

**MINUTES
PLANNING COMMITTEE**

Wednesday 22 February 2023

Councillor John Truscott (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Rosa Keneally
 Councillor Michael Adams Councillor Meredith Lawrence
 Councillor Peter Barnes Councillor Julie Najuk
 Councillor Chris Barnfather Councillor Barbara Miller
 Councillor David Ellis Councillor Marje Paling
 Councillor Rachael Ellis Councillor John Parr
 Councillor Andrew Ellwood Councillor Henry Wheeler
 Councillor Mike Hope

Absent:

Officers in M Avery, K Cartwright, N Bryan, S Fayaz and
Attendance: C Goodall

64 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

None.

65 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 11 JANUARY 2023

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

66 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all members of the committee in item 4 on the agenda, as Gedling Borough Council owned part of the application site.

67 APPLICATION NO. 2021/0936 - 53 FRONT STREET, ARNOLD

Proposed refurbishment and conversion of existing storage unit associated with retail premises to provide residential accommodation.

The Principal Planning Officer introduced the report.

Councillor Miller joined the meeting.

RESOLVED to:

Grant full planning permission subject to the conditions listed and for the reasons set out in the report.

Conditions

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.

2. This permission shall be read in accordance with the application form deposited on the 29th July 2021 and the following list of approved drawings:-

Deposited on the 29.07.21

Site Location Plan

Existing Site Location Plan drg. no 0326-1-02-00

Existing Upper Floor GA Plan drg. no. 0326-1-03-01

Existing Roof GA Plans drg. no. 0326-1-03-02

Existing GA Elevations A & B drg.no. 0326-04-00

Existing GA Elevations C & D drg. no. 0326-1-04-01

Site Analysis

Deposited on the 27.04.22

Existing Ground Floor GA Plan drg. 0326-1-03-00A

Deposited on the 16.09.22

Proposed GA Elevations A and B drg. no. 0326-3-21-00 Rev C

Proposed GA Elevations C and D drg. no. 0362-3-21-01 Rev C

Deposited on the 21.11.22

Proposed Site Plan drg. no. 0326-3-08-00 Rev D

Deposited on the 06.12.22

Proposed Ground and First floor Plan drg. no. 0326-3-11-00 Rev C

Proposed Second Floor and Roof Plan drg. no. 0326-3-11-01 Rev D

The development shall thereafter be undertaken in accordance with these plans/details.

3. Prior to any works to the extension hereby approved details/samples of materials to be used in the external appearance of the development shall be submitted to and approved in writing by the Local Planning Authority. The

development shall be carried out in accordance with the approved plans.

- 4 The external material used in the infilling of any openings of the building shall match those of the existing building as closely as possible.
- 5 Apartment A and Apartment B of the development hereby approved shall not be occupied until the ground floor windows on the north elevation have been installed with privacy glazing and the ground floor window on the south elevation has been installed to a minimum of Pilkington Level 4 as indicated on drg. no. 0326-3-21-00 Rev C and 0326-3-21-01 Rev C and secured as non-opening. These shall be retained as such thereafter.
- 6 Apartment C of the development hereby approved shall not be occupied until the windows to the east elevation and the first floor windows to the south elevation have been fitted with obscured glazing to a minimum of Pilkington Level 4 as indicated on drg. no. 0326-3-21 -00 Rev C and 0326-3-21-01 Rev C and are secured as non-opening. These shall be retained as such thereafter.
- 7 Apartment D of the development hereby approved shall not be occupied until the first floor windows to the east elevation and second floor windows on the south elevation have been have been fitted with obscured glazing to a minimum of Pilkington Level 4 as indicated on drg. no. 0326-3-21 -00 Rev C and 0326-3-21-01 Rev C and are secured as non-opening. These shall be retained as such thereafter.
- 8 No part of the development hereby approved shall be occupied until a sound insulation scheme has been submitted to and approved in writing by the Local Planning Authority. The sound insulation scheme shall include the specification and acoustic data sheets for glazed areas of the development and any complementary acoustical ventilation scheme and be designed to achieve internal noise levels not exceeding 30dB LAeq(1 hour) and not exceeding NR 25 in bedrooms for any hour between 23.00 and 07.00.
- 9 Prior to the first occupation of the building hereby permitted precise details of the bin store shall be submitted to and approved in writing by the Local Planning Authority. The bin store shall be implemented and made available for use in accordance with the approved details prior to first occupation of the building and shall be retained and maintained for the lifetime of the development.
- 10 No part of the development shall be occupied until the cycle racks shown on Proposed Site Plan drg. no. 0326-3-08-00 Rev D have

been installed. These shall be retained and maintained for the lifetime of the development

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt and to define the permission.
- 3 To ensure a satisfactory form of development and the interest of visual amenity.
- 4 To ensure a satisfactory form of development and the interest of visual amenity.
- 5 To ensure a satisfactory development and to safeguard neighbouring amenity.
- 6 To ensure a satisfactory development and to safeguard neighbouring amenity.
- 7 To ensure a satisfactory development and to safeguard neighbouring amenity.
- 8 To ensure a satisfactory development and to safeguard amenity.
- 9 To ensure a satisfactory form of development and the interest of visual amenity.
- 10 To ensure a satisfactory form of development.

Reasons for Decision

The principle of the development is supported. The layout, design and appearance of the proposed extension is considered acceptable. This together with the proposed use of the building as residential units would not be considered to be detrimental to the amenity of neighbouring buildings, future occupiers of the building nor to parking or highway safety. Taking the above into account it is considered that the proposal is a sustainable form of development which is appropriate for its context and in accordance with Sections 2, 4, 7, 9, 11 and 12 of the NPPF 2021, Policy A, Policy 2, Policy 8 and Policy 10 of the Aligned Core Strategy (2014), Policies, LPD 32, LPD 35, LPD 50, LPD 57 and LPD 61 of the Local Planning Document (2018) and the Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022).

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised by letters of representation submitted in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

68 APPLICATION NO. 2022/0987 - LAND OFF TEAL CLOSE, NETHERFIELD

Residential development of 16 dwellings, public open space, landscaping, access and associated infrastructure – Re-plan of Plots 583 to 597 as approved by Reserved Matters Approval 2019/0560.

The Principal Planning Officer introduced the report.

He explained that the Highways Authority had requested some minor amendments to the footpath link and road alignments and that as these matters had now been addressed, the Highways Authority had confirmed that they no longer had any objections to the scheme, subject to the normal conditions in relation to surface, drainage and wheel washing facilities. He added that these were already covered in the suggested conditions 3, 4 and 6 and as such it was only necessary to update the approved plan at condition 2, to incorporate these additional plans.

He added that the developer had requested that the timeframe to implement the planning permission was extended to five years instead of the standard three years to allow the site to be built out at the final stage of the development and for it to be used as a compound for the wider development up until that point. He added that it was considered to be a reasonable request and that there were no concerns in relation to the longer implementation period.

He added that for completeness it was also necessary to attach a further condition in relation to landscaping for the site.

He concluded that subject to the updated conditions and the additional landscaping condition the proposal was considered acceptable and was therefore recommended for approval.

RESOLVED to:

Grant Planning Permission subject to the applicant entering into a section 106 with the Borough Council as the Local Planning Authority and the County Council to secure planning obligations in respect of affordable housing in relation to the delivery of two First Homes, an education financial contribution and financial contribution towards the maintenance of open space and subject to the following conditions:

Conditions

- 1 The development hereby permitted shall commence before the expiration of 5 years from the date of this permission.
- 2 This permission shall be read in accordance with the following plans:

Location Plan

Planning Layout RG3/PL/01 Rev D

Charter Plan RG3/CC/CP/01/F

Housetypes

Broadhaven BrH_MA_Det_R21-901 Rev No.00

Broadhaven BrH_MA_Det_R21-904 Rev No.00

Broadhaven BrH_MA_Det_R21-905 Rev No.00

Cullen Detached Cul_MA_DET_R21-901 Rev No.00

Cullen Detached Cul_MA_DET_R21-904 Rev No.00

Cullen Detached Cul_MA_DET_R21-905 Rev No.00

Heysham Detached HeY_MA_DET_R21 -901 Rev No.00

Heysham Detached HeY_MA_DET_R21 -904 Rev No.00

Heysham Detached HeY_MA_DET_R21 -905 Rev No.00

Hollicombe Detached HoC_MA_DET_R21 -901 Rev No.00

Hollicombe Detached HoC_MA_DET_R21 -904 Rev No.00

Hollicombe Detached HoC_MA_DET_R21 -905 Rev No.00

Kingsand Detached KgS_MA_DET_R21 -901 Rev No. 00

Kingsand Detached KgS_MA_DET_R21 -904 Rev No. 00

Seacombe Detached Se_MA_DET_R21 -901 Rev No. 00

Seacombe Detached Se_MA_DET_R21 -904 Rev No. 00

Seacombe Detached Se_MA_DET_R21 -905 Rev No. 00

Turnberry Detached TuN_MA_DET_R21 -901 rev No. 00
Turnberry Detached TuN_MA_DET_R21 -904 rev No. 00

Alnmouth Semi Detached AI-C_MA_End_R21-901

Single Garage Hucknall
Double and Paired Garages Hucknall

The development shall thereafter be undertaken in accordance with these plans.

- 3 No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
- 4 No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 5 From the date of first occupation every property built on the site shall be provided with access to electric vehicle (EV) charge point(s) in line with Part S of the Building Regulations. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.
- 6 Prior to the commencement of development hereby approved a Construction Environmental Management Plan (CEMP) for the development shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details; (1) the hedgerow and tree protection measures that shall be implemented for all retained woodland, trees and hedgerows approved as part of the landscaping pursuant to this application. A statement shall also be provided which details how the protection measures shall be implemented so as to minimise damage and disturbance to habitats within the vicinity and the species they support. The protection measures shall accord with current British Standards in relation to design, demolition and construction (BS5837:2012 or any subsequent revision); (2) the measures that shall be implemented during the construction of the development so as to minimise water runoff and works pollution

entering watercourses; and (3) the measures that shall be implemented so as to avoid any disturbance to nesting birds during construction.(4) details of traffic routes for Heavy Good Vehicular movements during the construction of the development. (5) details of wheel washing facilities to be used by vehicles entering and leaving site during the construction of the development ; and (6) details of how the principle of Best Practicable Means shall be applied in relation to minimising impact on the surrounding area during the construction of the development in relation to noise and vibration and safeguarding air quality. The approved CEMP and all details therein shall be implemented in accordance with the approved details.

- 7 Prior to the commencement of the development the following must be complied with:

Site Characterisation

An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.

Submission of Remediation Scheme

Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

- 8 In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.
- 9 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination

development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

- 10 Prior to the commencement of development details of the existing and proposed ground levels of the site and finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.
- 11 No development shall be commenced until details of the means of surface and foul drainage have been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details.
- 12 Prior to above ground construction works commencing precise details of soft and hard landscaping works shall be submitted to and approved in writing by the local planning Authority. This shall include landscape plans and particulars including the size, species and positions of trees/hedges to provide screening to the side garden area together with a programme for implementation. The development shall be carried out in accordance with the approved details. If within a period of five years beginning with the date of the planting of any tree or shrub approved in relation to this permission that tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reasons

- 1 To define the permission and for the avoidance of doubt.
- 2 To define the permission and for the avoidance of doubt.
- 3 To reduce the possibility of deleterious material being deposited on the public highway.
- 4 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 5 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

- 6 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 7 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan
- 8 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan
- 9 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 183 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan
- 10 To ensure a satisfactory form of development.
- 11 To ensure a satisfactory means of surface and foul drainage for the site.
- 12 In the interests of visual amenity.

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2019).

All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015) and The Electric Vehicles (Smart Charge Points) Regulations 2021.

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. During the processing of the application discussions took place with the applicant to make amendments to the application to ensure a positive outcome could be achieved.

69 APPLICATION NO. 2022/0823 - LAND OFF ORCHARD CLOSE, BURTON JOYCE

Modification of S106 agreement (2018/1034) to amend the public Open space clauses to allow for either on-site or off-site provision and future maintenance of the same.

The Principal Planning Officer introduced the report.

RESOLVED:

That the section 106 agreement be varied to secure new planning obligations in relation to on-site public open space and to retain the planning obligations in respect of capital and maintenance financial contributions in-lieu of such provision.

70 ENFORCEMENT REF: 0037/2022 - LAND AT 86 CHAPEL LANE, RAVENSHEAD

This item was withdrawn from the agenda.

71 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

72 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

73 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT

None.

The meeting finished at 6.30 pm

Signed by Chair:

Date: