

**MINUTES  
PLANNING COMMITTEE**

**Wednesday 28 February 2024**

Councillor Roy Allan (Chair)

In Attendance:      Councillor Paul Wilkinson                      Councillor Catherine Pope  
                                 Councillor Sandra Barnes                      Councillor Grahame Pope  
                                 Councillor Stuart Bestwick                      Councillor Sam Smith  
                                 Councillor David Ellis                              Councillor Ruth Strong  
                                 Councillor Rachael Ellis                              Councillor Jane Walker  
                                 Councillor Andrew Ellwood                              Councillor Henry Wheeler  
                                 Councillor Helen Greensmith                              Councillor Russell Whiting  
                                 Councillor Ron McCrossen

Absent:                      Councillor Lynda Pearson

Officers in Attendance:                      M Avery, C Goodall, C Miles, N Osei, L Sturgess and C Turton

**70                      APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.**

Apologies for absence were received from Councillor Pearson. Councillor Rachael Ellis attended as substitute.

**71                      TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 10 JANUARY 2024**

**RESOLVED:**

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

**72                      DECLARATION OF INTERESTS**

Councillor David Ellis declared a non-pecuniary interest in application 2023/0502, item 6 on the agenda, as Portfolio Holder for Public Protection and confirmed that he would take no part in the discussion nor the vote.

The Chair declared a collective non-pecuniary interest in application 2023/0502, item 6 on the agenda, as Gedling Borough Council were the applicant and the landowner.

**73                      APPLICATION NO. 2023/0474 - 2 SANDFORD ROAD, MAPPERLEY**

Construction of 1 no. dwelling and 13 no. apartments.

Nicholas Bowes, a local resident, spoke against the application.

The Principal Planning Officer introduced the report.

**RESOLVED:**

To GRANT PLANNING PERMISSION: Subject to the owner entering into planning obligations secured through a s106 agreement with the Borough Council as the Local Planning Authority and the County Council as the Local Highway Authority to secure 2 no. First Homes (affordable housing) on the site as well as a contribution to bus stop improvements in the area and a local labour agreement and subject to the conditions listed for the reasons set out in the report.

**74 APPLICATION NO. 2023/0666 - 3 FLATTS LANE, CALVERTON**

Construction of first floor extension to rear of shop and creation of 3 x apartments in the extension and existing first floor area.

The Principal Planning Officer introduced the report.

**RESOLVED:**

To Grant Planning Permission subject to the following conditions:

**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 and following list of approved drawings:
  - Proposed Plans - Site and Location Plan - #Pln-A.02.1.1;
  - Proposed Plans - Ground Floor Plan - #Pln-A.02.1.2;
  - Proposed Plans - First Floor - #Pln-A.02.1.3;
  - Prop'd Elev. - North - #Pln-A.02.2.1;
  - Prop'd Elev. - West - #Pln-A.02.2.2; and
  - Prop'd Elev. - South - #Pln.A.02.2.3.

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

- 3 The development hereby approved shall be carried out using materials as set out in the application.

- 4 No part of the development hereby permitted shall be brought into use until the parking areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number PIn-A.02.1.1. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of vehicles.
- 5 No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing has been widened and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
- 6 No part of the development hereby permitted shall be brought into use until the parking areas are constructed with provision to prevent the unregulated discharge of surface water from the parking area(s) to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 7 No part of the development hereby permitted shall be brought into use until the lighting column has been relocated at the applicant's expense and relocated in accordance with the Highway Authority specification.
- 8 The flat roof area between the first-floor rear extension and the existing building shall at no time be used as a balcony or roof terrace.

## Reasons

- 1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
- 2 For the avoidance of doubt.
- 3 To ensure that the character of the area is respected and to comply with policies ASC10, LPD26 and LPD32.
- 4 To ensure that the dwelling hereby permitted has sufficient parking provision in accordance with Policies LPD 57 and LPD 61.
- 5 To ensure that the proposed development does not result in an adverse impact on highway safety in accordance with Policy LPD 61.
- 6 To ensure surface water from the site is not deposited on the public highway causing dangers to road users and to ensure that

the proposed development does not result in an adverse impact on highway safety in accordance with Policy LPD 61.

- 7 To facilitate the dropped kerb access to be installed.
- 8 To prevent unacceptable loss of privacy to neighbouring properties, in the interests of neighbour amenity in accordance with Policies LPD 32 and LPD 35.

### **Notes to Applicant**

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework (2023).

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk). Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).

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. Where the Council's view is that CIL is payable, full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

The development makes it necessary to widen and improve the vehicular crossing over the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at: <http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

The proposal makes it necessary to relocate the lighting column on the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these

works on telephone 0300 500 80 80.to arrange for these works to be carried out.

**75 APPLICATION NO. 2023/0502 - CAR PARK, CHURCH LANE, ARNOLD**

Install a 10m cabinet style galvanised column together with a 2m antennae extension and a concrete base for CCTV camera.

The Principal Planning Officer introduced the report.

**RESOLVED:**

To Grant Planning Permission subject to the following conditions:

**Conditions**

- 1 The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
- 1 This permission shall be carried out in accordance with the details set out in the application form;  
  
Updated site plan (received on 14 December)  
Pole specification (received on 02 January P1)  
Antenna and camera specification (received on 06 February P1 and P6)

**Reasons**

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.

**Reasons for Decision**

The proposed development is consistent with Gedling Borough planning policies. The proposal represents an acceptable form of development which seeks to reduce crime, the detection of crime and the fear of crime. The proposal is not considered to have an unacceptable impact on the visual amenity of the area, or detrimental impact on the setting of the adjacent Listed Building. The proposal will not have an unacceptable impact on the residential amenity of the occupiers of neighbouring properties. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Section 8 and 12), Policies

10 and 11 of the GBCAS (2014) and Policies 20, 26, 27 and 32 of the LPD.

### **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. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk). Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

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.

**76**

### **APPLICATION NO. 2024/0001 - 10 NEVILLE ROAD, CALVERTON**

Proposed front and rear single storey extensions and alteration of conservatory.

The Principal Planning Officer introduced the report.

### **RESOLVED:**

To Grant Planning Permission subject to Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development shall be carried out in accordance with the details as set out within the application form received 1 January 2024 and the following plans:
  - Site Location Plan received 1 January 2024
  - Block Plan Sheet No.4 received 1 January 2024

- Floor Plans Sheet No.1 received 1 January 2024
- Elevations Sheet No.3 received 1 January 2024
- Roof Plan Sheet No. 5 received 1 January 2024.

- 3 The development hereby approved shall be carried out using materials as set out in the application.

### **Reasons**

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interests of visual amenity and in accordance with Policy 10 of the Aligned Core Strategy and Policy BE2 of the Calverton Neighbourhood Plan.

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on the amenity of neighbouring residential properties and would not have any adverse impacts on highway safety. The development therefore accords with the aims set out in the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy, Policies 32, 43, 57 and 61 of the Local Planning Document, Policy BE2 of the Calverton Neighbourhood Plan and the Parking Provision for Residential and Non-Residential Developments SPD.

### **Notes to Applicant**

Planning Statement - 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 there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

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 at [www.gedling.gov.uk](http://www.gedling.gov.uk).

**77 APPEAL REF: APP/N3020/W/23/3325230 - BEACON BAPTIST CHURCH, KILLISICK ROAD, ARNOLD**

Residential development (outline) (to include demolition of existing site buildings).

**RESOLVED:**

To note the information.

**78 APPEAL REF: APP/N3020/W/23/3315910 - 34 MARLBOROUGH ROAD, WOODTHORPE**

The proposed erection of two new 4 bedroom detached houses and one new 3 bed detached bungalow.

**RESOLVED:**

To note the information.

**79 APPEAL REF: APP/N3020/D/23/3328184 - 91 MAIN STREET, BURTON JOYCE**

Driveway gates and side gate to front garden (retrospective).

**RESOLVED:**

To note the information.

**80 APPEAL REF: APP/N3020/W/23/3328444 - 164 LONGDALE LANE, RAVENSHEAD**

Single storey rear extension, conversion of covered way to living accommodation and internal alterations.

**RESOLVED:**

To note the information.

**81 APPEAL REF: APP/N3020/W/23/3323060 - OLD MANOR FARM,  
LOWDHAM LANE, WOODBOROUGH**

Proposed residential redevelopment of former farm complex - comprising the replacement of an existing dwelling, non-traditional former agricultural buildings and caravan storage building with 4 self-build dwellings and 1 agricultural workers' dwelling.

**RESOLVED:**

To note the information.

**82 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

To note the information.

**83 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

To note the information.

**84 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.**

None.

The meeting finished at 6.37 pm

Signed by Chair:  
Date: