

**MINUTES
PLANNING COMMITTEE**

Wednesday 14 January 2026

Councillor Roy Allan (Chair)

In Attendance:	Councillor Paul Wilkinson	Councillor Lynda Pearson
	Councillor Pauline Allan	Councillor Catherine Pope
	Councillor Jane Allen	Councillor Grahame Pope
	Councillor Stuart Bestwick	Councillor Sam Smith
	Councillor David Ellis	Councillor Ruth Strong
	Councillor Andrew Ellwood	Councillor Henry Wheeler
	Councillor Helen Greensmith	Councillor Russell Whiting
	Councillor Julie Najuk	

Absent: None.

Officers in Attendance: J Krawczyk, N Bryan, C Turton, H Stylianou and C Goodall

34 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

No apologies for absence were received.

35 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 3 DECEMBER 2025

RESOLVED:

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

36 DECLARATION OF INTERESTS

None.

37 APPLICATION NO. 2025/0567 - 428 CARLTON HILL, CARLTON

Change of use from dance school and offices to 11 flats including external alterations.

Dr James Kitchen of the Trentside Medical Group, an adjoining business, spoke against the application.

The Development Manager introduced the report.

RESOLVED:

To Grant Planning Permission: Subject to the conditions listed 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 undertaken in accordance with the submitted application form and following list of approved drawings:

2504(08)003 Rev.B – proposed plans and elevations
2504(08)004 Rev.A – proposed block site plan
- 3 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.
- 4 Prior to the occupation of the development hereby permitted, the parking shown on plan: 2504(08)004 Rev.A shall be provided and shall be retained thereafter in perpetuity.
- 5 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site-specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.
- 6 Prior to the commencement of development a Local Labour Agreement (LLA) shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be completed in accordance with the approved LLA.
- 7 Prior to the change of use occurring, details of the cycle and bin storage shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter commence in accordance with the details as approved.

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 the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 4 To ensure that there is sufficient parking provision for the development, in accordance with Policy LPD 57 of the Gedling Local Planning Document 2018.
- 5 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 6 To comply with policy LPD48.
- 7 To ensure that the character of the area is respected and to comply with policy ASC10.

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with the National Planning Policy Framework.

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. 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 gross internal area of new build is less 100 square metres

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.

Biodiversity Net Gain The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been

granted subject to the condition (biodiversity gain condition) that development may not begin unless:(a) a Biodiversity Gain Plan has been submitted to the planning authority, and(b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Gedling Borough Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is considered to apply. The development impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or(ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat. If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits. The effect of section 73D of the Town and Country Planning Act 1990If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier

Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted: i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The grant of planning permission does not override other legislation, including the Wildlife and Countryside Act. Therefore, should protected species be impacted during the development hereby approved, including bats, there would be a need to cease work and receive guidance from a suitably qualified ecologist on mitigation that may be required.

Please note that there are certain permitted development rights in respect of installing solar panels as outlined in Section 2, part 14, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

38 APPLICATION NO. 2025/0702 - NOTTINGHAMSHIRE FIRE & RESCUE HEADQUARTERS, BESTWOOD LODGE DRIVE, BESTWOOD

Demolish existing buildings and develop a new private residential therapy and treatment centre, together with associated infrastructure and landscaping. (Variation of Conditions 21, 22 and 26 of planning permission 2024/0708 to enable alterations to ground levels under trees T32, T33 and T34 to facilitate the required gradient for the access drive and to remove tree T73 and Hedgerow H18 to allow the building of a previously approved wall.)

The Principal Planning Officer advised members of the committee that it was proposed to alter condition 22 to make the wording clearer.

The wording proposed was as follows:

"Prior to any works being carried out within the Root Protection Area of retained trees, the Tree Protection Fencing shown within the Tree Protection Plan (received by the Local Planning Authority 08.12.2025) shall be implemented and retained for the duration of the works."

She then went on to introduce the report.

RESOLVED:

TO GRANT PLANNING PERMISSION subject to the following conditions:

- 1 The development must be begun not later than 2nd July 2028.
- 2 The development hereby permitted shall be completed in accordance with the submitted documents:

Existing Plans, received 18th November 2024
Proposed Elevation Plans, 23rd October 2024
Proposed Floor Plans, received 3rd October 2024
Proposed Site Plan, received 3rd October 2024
Site Location Plan, received 3rd October 2024
Application Form, received 3rd October 2024
Drawing no. PBLS-BSP-ZZ-ZZ-DR-D-0001 Rev P02, received 23rd January 2025

- 3 The development shall be undertaken in the materials identified on the submitted Elevation Plans and Material Details received by the Local Planning Authority on 25th July 2025 as part of discharge of condition application 2025/0581DOC.
- 4 The development shall not be occupied until a detailed scheme for the boundary treatment of the site, including position, design and materials, and to include all boundaries, cycle storage area and bin storage area, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is first brought into use.
- 5 The hard landscaping works shall be carried out in accordance with the submitted External Works Layout Plan and Hard Landscaping Plan, 480-L-D-111 Rev P01 received by the Local Planning Authority on 25th July 2025 as part of discharge of condition application 2025/0581DOC.
- 6 Prior to completion of development the surface water drainage scheme approved as part of discharge of condition application reference number 2025/0581DOC shall be implemented in full. The approved documents are;-

601186-HEX-XX-XX-D-C-9201 P01 Exceedance Plan, received 29th October 2025
601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025
601186-HEX-00-XX-T-C-9210 V01 Surface Water Maintenance and Management Plan, received 2nd October 2025
601186-HEX-XX-XX-D-C-9200 P02 Surface Water Drainage Layout, received 2nd October 2025

- 7 From the date of first occupation the development shall be provided with access to electric vehicle (EV) charge point(s) in line with Part S of the Building Regulations. A minimum of three (3) active chargepoints and, cable routes installed to at least one-fifth of the remaining number of parking spaces. 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 site users.
- 8 No part of the development hereby permitted shall be brought into use until the cycle parking store as indicated on the submitted site plan, has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles.
- 9 Development shall be undertaken in accordance with the Construction Emission Management Plan received 30th September, approved as part of discharge of condition application reference number 2025/0730.
- 10 Development may not be begun unless:
 - (a) a biodiversity gain plan has been submitted to the planning authority; and
 - (b) The planning authority has approved the plan.

Development shall thereafter be carried out in accordance with the approved biodiversity gain plan, in accordance with the timings agreed by the biodiversity gain plan.
- 11 The Biodiversity Gain Plan shall be prepared in accordance with the Ecological Impact Assessment, received 3rd October 2024 and the Statutory Metric Calculation Tool received by the Local Planning Authority 3rd October 2024.
- 12 The development shall not commence until a Habitat Management and Monitoring Plan in respect of any on-site biodiversity gain (the Onsite HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
 - (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the Onsite HMMP;

(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat,

has been submitted to, and approved in writing by, the Local Planning Authority.

13 Notice in writing shall be given to the Council when the Onsite HMMP works have started.

14 Monitoring reports shall be submitted to and approved in writing by local planning authority in accordance with the methodology and frequency specified in the approved Onsite HMMP.

15 Development shall be undertaken in accordance with the approved ground Investigation Report “Hexa Consulting, Bestwood Lodge Drive, Ground Investigation Report, ref. 601186-HEX-XX-XX-RP-GE-000 Rev P03”, received by the LPA 24th September 2025 and approved as part of discharge of condition application reference number 2025/0581DOC.

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.

16 Development shall be undertaken in accordance with the waste information, approved as part of discharge of condition application reference number 2025/0730. The approved documents are;-

CC86 – Healthcare Waste Policy and Procedure, received 30th September 2025

Site Waste Management Plan for Delamere – Bestwood Lodge, received 30th September 2025

Waste Management Summary, received 30th September 2025

Waste Management Strategy 23058-PP 0090-, received 30th September 2025

- 17 Development shall be undertaken in accordance with the approved badger survey information, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are:

Pre-commencement badger survey

External Lighting Statement and Construction Ecological Management Plan

Confirmation of badger licence, received by the LPA 26th September 2026

Badger Plan, received by the LPA 25th September 2026

- 18 Development shall be undertaken in accordance with the approved wildlife friendly lighting information, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are:

Delamere Health - External Lighting Statement (P02) as updated by applicant's email of 2nd September 2025 stating *"As discussed the standard method of installing columns is to put a sleeve into the ground that is 400mm diameter (dependant on size of column) to the depth of the column root and add a concrete base within the sleeve. The column is then placed into the sleeve and packed into position with sand. I have attached a generic column installation instruction, we do always recommend consulting a structural engineers to confirm details of installation because of the ground conditions on site"*

- 19 If protected species are encountered during development then works should halt, the scheme ecologist should be consulted and the Local Planning Authority informed. Works should not re-commence until any required mitigation measures to ensure no adverse impact to that species have been submitted to the Local Planning Authority and approved in writing. Development shall then re-commence in accordance with the approved details.

- 20 Development shall be undertaken in accordance with the submitted Ecology Mitigation, submitted as part of discharge of condition application reference number 2025/0581DOC. The documents are:-

RSE_8328_Enhancement Plan_V1R2_Optimized

RSE_8328_R1_V1_CEMP

- 21 All retained trees, and hedges must be protected in accordance with the submitted tree survey reference RSE_8329_R1_V5_ARB

(received by the Local Planning Authority 08.12.2025) and the approved protection shall be implemented prior to construction commencing and retained for its duration.

- 22 Prior to any works being carried out within the Root Protection Area of retained trees, the Tree Protection Fencing shown within the Tree Protection Plan (received by the Local Planning Authority 08.12.2025) shall be implemented and retained for the duration of the works.
- 23 No development shall take place until a date for the Council's Arboricultural Officer to inspect the installed tree protection fencing in accordance with tree survey as part of the pre-development preparations has been agreed in writing by the Local Planning Authority.
- 24 Any structures built on the site should comply with current building regulations and NHBC Chapter 4.2 - Building near Trees (2022) 6. Foundation depths for buildings near or adjacent to trees should consider the potential size of the trees at maturity and their subsequent water demand. The soil types throughout the site should be fully investigated and appropriate measures taken. If trees are removed across the site, the potential for soil heave should be assessed and foundations designed accordingly.
- 25 Development shall be undertaken in accordance with the approved soft landscaping information, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are:

Updated landscape proposals, received 2nd September 2025 including Delamere Maintenance Manual Rev A, 2025 05 07 Planting Schedule, 480-P-300 P03 Delamere Planting Plan A1.

Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details.

- 26 There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees, with the exception of trees T32, T33 and T34 (as shown on Tree Protection Plan - Protection Plan RSE_8329_TPP Rev 6 (received by the Local Planning Authority 08.12.2025))

The levels of trees T32, T33 and T34 can be altered as per plans entitled "Vehicle Swept Path – Fire Appliance (shown in Appendix B of the submitted Transport Statement), Plan 601186-HEX-XX-

XX-D-C-9150 P01 "Earthworks Analysis and Plan 601186-HEX-XX-XX-D-C-9100 POL "Proposed Levels Layout".

Trees T32, T33 and T34 shall be subject to annual inspections for a period of 5 years from the commencement of works. Each inspection shall be carried out by a suitably qualified arboricultural professional holding a Professional Tree Inspection (PTI) certificate, and a written report shall be submitted to the Local Planning Authority (LPA) following each inspection. If any of the trees die, become severely damaged, or require removal during this period, replacement tree planting shall be undertaken in accordance with a scheme to be submitted to and approved in writing by the LPA."

- 27 Development shall not commence (other than demolition and remediation) until precise details of the following have been submitted to and approved in writing by the Local Planning Authority:

Samples and details of the finish of all lighting
Parking delineation
Details of the cycle store
Details of the external pavilion
Location and details of any plant required

Development shall thereafter be carried out in accordance with the approved details.

- 28 Development shall be undertaken in accordance with the approved Travel Plan, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are;-

PBLS-BSP-ZZ-XX-RP-D-0001-TP2_Travel_Plan, received by the LPA 19th August 2025

- 29 The proposed development hereby permitted shall not be brought into use until the highway works as shown on drawing number PBLS-BSP-ZZ-ZZ-DR-D-0001 Rev P02, received by the Local Planning Authority, 23rd January 2025, have been completed.

- 30 Development shall be undertaken in accordance with the approved Site Levels Plan, received 25th July 2025, approved as part of discharge of condition application reference number 2025/0581DOC.

- 31 Development shall be undertaken in accordance with the approved Construction Ecological Management Plan details approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are;-

RSE_8328_Enhancement Plan_V1R2_Optimized
RSE_8328_R1_V1_CEMP

- 32 Development shall be undertaken in accordance with the approved drainage systems for the infiltration of surface water to the ground as approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are;-

601186-HEX-XX-XX-D-C-9201 P01 Exceedance Plan, received 29th October 2025

601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025

601186-HEX-00-XX-T-C-9210 V01 Surface Water Maintenance and Management Plan, received 2nd October 2025

601186-HEX-XX-XX-D-C-9200 P02 Surface Water Drainage Layout, received 2nd October 2025

601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025

Surface Water Flow V01, received 2nd October 2025

- 33 No piling or any other foundation designs using penetrative methods shall be carried out unless precise details have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. A site-specific piling risk assessment must be provided for review and approval by Local Planning Authority prior to commencing piling activities on the site.

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 heritage.
- 4 In the interests of visual amenity and heritage.
- 5 In the interests of visual amenity and heritage.
- 6 A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

- 7 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 8 To ensure that adequate cycle provision has been provided.
- 9 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 10 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 11 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 12 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 13 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 14 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 15 To ensure the development is safe and suitable for use, thereby taking into consideration the National Planning Policy Framework and Policy LPD7 of the Councils Local Plan.
- 16 To minimise the creation of waste.
- 17 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 18 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 19 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.

- 20 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 21 In the interests of visual amenity and biodiversity.
- 22 In the interests of visual amenity and biodiversity.
- 23 In the interests of visual amenity and biodiversity.
- 24 In the interests of visual amenity and biodiversity.
- 25 In the interests of visual amenity and biodiversity.
- 26 In the interests of visual amenity and biodiversity.
- 27 In the interests of visual amenity and heritage.
- 28 To promote sustainable travel.
- 29 To promote sustainable travel, in the general interest of highway safety.
- 30 In the interests of visual amenity and in order to preserve the openness of the Green Belt.
- 31 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.
- 32 To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 180 of the NPPF.
- 33 To ensure that any proposed penetrative foundation solutions do not harm groundwater resources.

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.

Any new signage may require advertisement consent.

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 39 of the National Planning Policy Framework (2024). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation

With regards to condition 10, the biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.
- (g) timings for implementation

With regards to condition 7, 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

A claim for a bridleway has been made along the track that the applicant proposes to use for access. The applicant is strongly advised to contact countryside.access@nottsc.gov.uk for further information regarding the status of the claim and the impact that this may have on the proposal. If the claim for a bridleway is successful, this will need to be accommodated within the development.

It is recommended that the Secured by Design standard is adopted as part of this property redevelopment. Nottinghamshire Police Designing Out Crime Officers will be available to provide ongoing guidance to the developer in the adoption of the SBD standards, Further information can be found at;-

https://www.securedbydesign.com/images/COMMERCIAL_GUIDE_2023_v4.pdf

The developer is encouraged to consider site security during construction and review the relevant guide;-

https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal

Agreement will be required. Further information regarding Incidental Coal Agreements can be found here –

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

There may be a gas pipeline close to the site. The applicant is advised to contact Cadent Gas for further information.

With regards to condition 33, if Piling is proposed, a site-specific Piling Risk Assessment must be submitted to LPA / EA prior to commencing piling on the site and it must be written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73.

With regards to condition 32, It is anticipated that areas of the site will contain infilled materials, and it would not be appropriate for infiltration drainage (such as soakaways) to discharge into infilled materials, waste, or made ground.

Waste on site

Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to our:

-Position statement on the Definition of Waste: Development Industry Code of Practice and;

- [https://www.gov.uk/government/organisations/environment-](https://www.gov.uk/government/organisations/environment-agency) website at

[https://www.gov.uk/government/organisations/environment-](https://www.gov.uk/government/organisations/environment-agency) agency for further guidance.

Waste to be taken off site

Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- o Duty of Care Regulations 1991
- o Hazardous Waste (England and Wales) Regulations 2005
- o Environmental Permitting (England and Wales) Regulations 2010
- o The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standards BS EN 14899:2005 'Characterisation of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with the EA as a hazardous waste producer. Refer to the website at <https://www.gov.uk/government/organisations/environment-agency> for more

With regards to the discharge of conditions 10 (BNG Gains Plan) and 12 (BNG Habitat Management and Monitoring Plan), please be aware that a Section 106 Legal Agreement may be required in order to secure the required details and monitoring fee, as part of the discharge if condition application.

With regards to condition 10, the biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any such other matters as the Secretary of State may by regulations specify; and
- (g) timings for implementation.

39 APPEAL SUMMARY REF: APP/N3020/W/25/3363548 - 8 TUDOR CLOSE, COLWICK

Erection of pair of semi-detached properties.

RESOLVED:

To note the information.

40 FIVE YEAR HOUSING LAND SUPPLY ASSESSMENT 2025

The Assistant Director of Development introduced a report, which had been circulated in advance of the meeting, asking members to note the latest five-year housing land supply assessment.

RESOLVED:

To note the Gedling Borough Five Year Housing Land Supply Assessment 2025, attached as Appendix A.

41 AUTHORITY MONITORING REPORT APRIL 2024 – MARCH 2025

The Assistant Director of Development introduced a report, which had been circulated in advance of the meeting, asking members to note the Gedling Borough Council Authority Monitoring Report April 2024 – March 2025.

RESOLVED:

To note the Gedling Borough Council Authority Monitoring Report April 2024 - March 2025 attached as Appendix A.

42 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

43 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

44 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.45 pm

Signed by Chair:

Date: