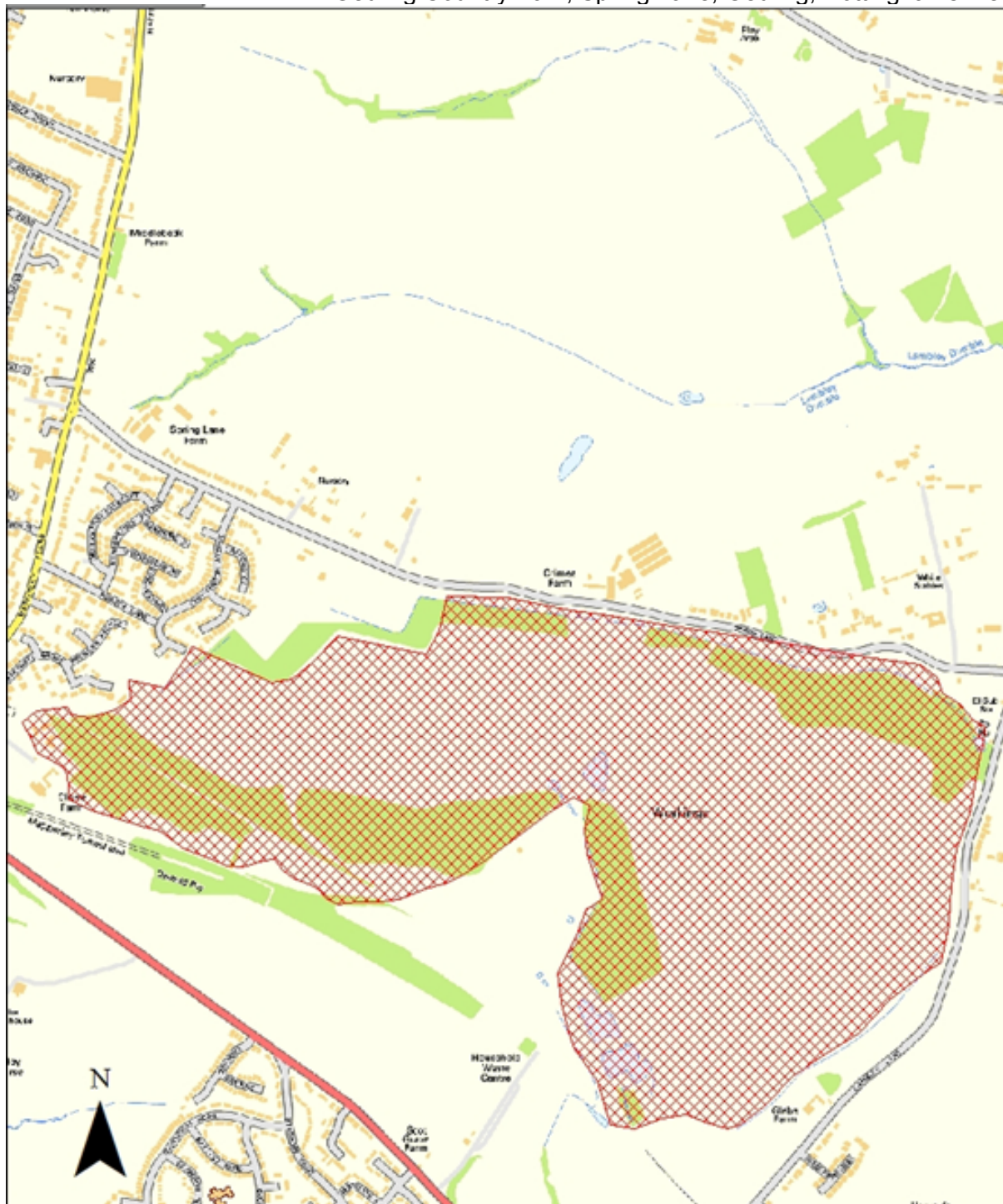


Application Number: 2015/0028

Location: Gedling Country Park, Spring Lane, Gedling, Nottinghamshire



NOTE:

This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 078026
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Report to Planning Committee

Application Number:	2015/0028
Location:	Gedling Country Park, Spring Lane, Gedling, Nottinghamshire.
Proposal:	Erection of two pit tubs on either side of the entrance to Gedling Country Park at Spring Lane.
Applicant:	Gedling Borough Council
Agent:	
Case Officer:	Alison Jackson

This application is being brought to Committee due to the applicant being Gedling Borough Council.

Site Description

The application site relates to the former Gedling Colliery site which covers an area of approximately 110 hectares. The colliery closed in 1991 and has been restored to its current state which is largely open grassland with areas of conservation grassland and woodland planting. The site is a dominant feature in the landscape with two colliery spoil heaps, to the west and east of the site, on the southern slope of an irregular east to west ridgeline. The spoil heaps are connected by a saddle of colliery spoil between the two main heaps. The larger eastern spoil heap has steep southern and eastern slopes with a large plateau.

The site is bounded to the north by Spring Lane, to the east by Lambley Lane and to the west by residential properties. Residential properties are currently being erected to the north west of the application site off Spring Lane. The former colliery yard and the line of the former mineral railway line lie to the south of the application site. A methane plant is now in operation adjacent to the southern boundary of the site.

There are residential developments directly to the west together with properties along Spring Lane to the north of the site and along Lambley Lane to the east of the site. To the south of the site is mature woodland, agricultural land and a recreation ground to the south east of the site. Beyond this to the south and east of the site lie residential areas. The Mapperley Golf Club lies to the south west off Arnold Lane and undulating agricultural land lies to the north and east of the site.

All colliery structures have been demolished and removed from the site except for isolated headwalls, spillways, pipes and culverts which are associated with the site water management system.

There is a Site of Importance for Nature Conservation (SINC) to the south of the site.

Works have been implemented on site in respect to the provision of the Country Park.

Relevant Planning History

Planning permission was granted in April 2013, reference 2012/1456, for the creation of a country park on the site for the use of local residents and visitors. The site provides mature woodland tree cover, existing tree planting, conservation grassland, amenity grassland and lagoons/open water areas.

Planning permission was granted in November 2013, reference 2013/0713, for the creation of a new access road and footpath from Spring Lane leading to a car park which would serve the country park as granted under planning permission reference 2012/1456. The proposed access road into the site from Spring Lane would be in the same position as the access previously approved under planning permission 2012/1456 and a visibility splay would be provided to the proposed access.

An application has been submitted, reference 2015/0030, for the erection of seven advertisements, two sited at the entrance to the Country Park and the remainder within the grounds of the Country Park.

Proposed Development

Planning permission is sought for the erection of two pit tubs to be positioned to either side of the entrance into the Country Park from Spring Lane.

The pit tubs would be erected on a base measuring 3.05 metres by 2.13 metres. The overall height of the pit tubs including the base would be 1.7 metres.

During the processing of the application a revised plan was submitted showing a revised location to the siting of the proposed pit tubs.

Consultations

Nottinghamshire County Council (Highway Authority) – raise no objections.

A site notice has been posted at the site – The statutory consultation period for representations is until midnight on the 18th February 2015 and any consultation responses received by 6 pm on the 18th February 2015 will be reported verbally at Committee. Any representations received after this time prior to a decision being made on the application will be considered by the Corporate Director in relation to whether they would materially affect the recommendation of this report.

Planning Considerations

The main considerations in the determination of this application are the impact of the proposals on nearby properties and the area in general. The impact of the proposals on highway safety will also need to be assessed.

Gedling Borough adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10th September 2014 and this now forms part of the Development Plan along with certain policies saved contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the GBACS. The GBACS is subject to a legal challenge under section 113 of the Planning and Compulsory Purchase Act 2004 to quash certain parts. The challenge to the GBACS is a material consideration and must be taken account of. The decision maker should decide what weight is to be given to the GBACS. In this instance significant weight has been given to the GBACS however, should the GBACS be quashed I do not consider that a different recommendation would be reached given that the policies mirror the guidance contained within the NPPF.

- Policy 10 - Design and Enhancing Local Identity.

Appendix E of the ACS refers to the Saved Policies from the Adopted Local Plan. The following policy contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 is relevant: -

- Policy ENV1 – Development Criteria.

In my opinion the proposed pit tubs will be visually acceptable when viewed along the Spring Lane approach to the Country Park.

I am satisfied that the proposed pit tubs will result in no undue impact on nearby properties or the area in general given their siting to either side of the entrance to the Country Park.

I note that the Highway Authority, following the receipt of a revised plan which shows the slight repositioning of the proposed pit tubs, no objections are raised to the proposals. I am therefore satisfied that there are no highway safety implications arising from the proposals.

I note that the consultation period for the application does not expire until midnight on the 18th February 2015. Therefore should any comments be received in respect to the application after the Committee on the 18th February 2015, will be taken into account in the assessment and determination of the application.

I am therefore satisfied that the proposals accord with the above guidance and policy and recommend that planning permission be granted.

As the consultation period expires after Planning Committee, the recommendation will be that the decision on the application be delegated to the Corporate Director to grant conditional planning permission subject to no representations being received that raise material planning considerations. Therefore if material representations are received the application will be referred back to Planning Committee. If no material representations are received the decision will be delegated to the Corporate Director.

Recommendation:

That the decision be delegated to the Corporate Director to GRANT CONDITIONAL PLANNING PERMISSION subject to no representations being received that raise material planning considerations.

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be undertaken in accordance with the details as set out within the application forms received on the 8th January 2015, the plans received on the 8th January 2015 and the revised plan received on the 27th January 2015.

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 visually acceptable and results in no significant impact on nearby properties or the area in general. The proposed development is also acceptable from a highway safety viewpoint. The development therefore accords with the Aligned Core Strategy and the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

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. 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.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

