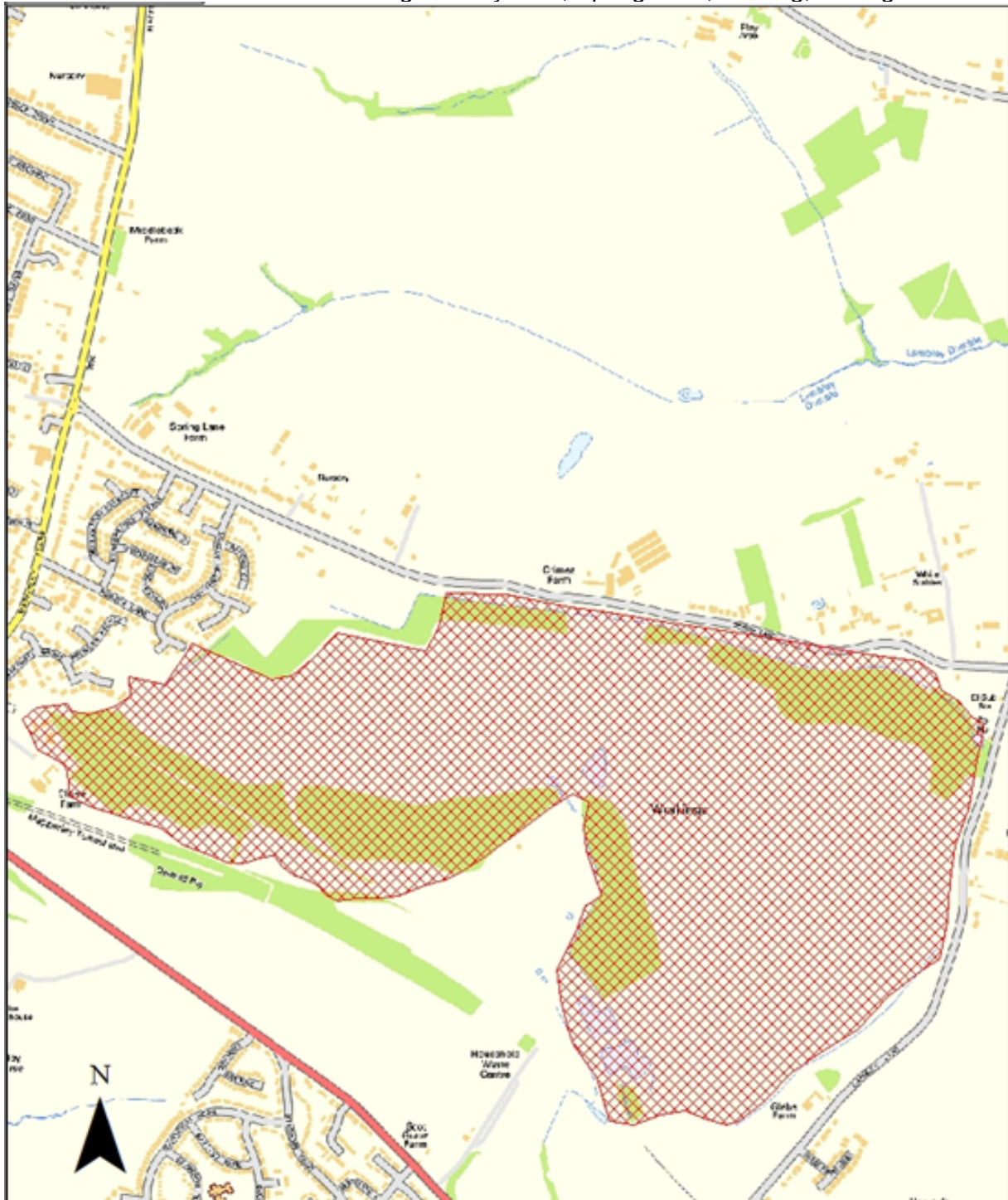


Application Number: 2015/0030

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



NOTE:

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Report to Planning Committee

Application Number:	2015/0030
Location:	Gedling Country Park, Spring Lane, Gedling, Nottinghamshire.
Proposal:	Site information boards x No 7
Applicant:	Miss Katie Cafferkey
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.

Proposed Development

Advertisement consent is sought for the following:

1. Three information boards positioned within the Country Park (Signage 1). The signs would measure 2 metres in height by 1.219 metres in width and would have a depth of 10 centimetres;
2. Two entrance signs to the access into the site from Spring Lane (Signage 2). The signs would be positioned to either side of the entrance. The signs would measure 2.48 metres in width by 2.4 metres in height and would have a depth of 10 centimetres; and
3. Two lectern signs positioned within the Country Park (Signage 3). The signs would measure 0.9 of a metre by 0.65 of a metre and would have an overall height of 1.2 metres.

None of the signage is proposed to be illuminated.

A revised plan has been submitted during the processing of the application which shows the revised positioning of the entrance signage into the site (signage 2).

Consultations

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

Planning Considerations

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 state that Local Planning authorities should consider applications in the interests of amenity and public safety. The National Planning Policy Framework (2012) (NPPF) is the relevant national policy guidance in the determination of this application.

Paragraph 67 of the NPPF states that:-

‘Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority’s detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.’

I am satisfied that the proposed signage to the entrance into the site from Spring Lane, signage 2, will be visually acceptable within the streetscene when viewed along the Spring Lane approach to the Country Park.

In respect to the other proposed signage, signage 1 and 3, to be located within the Country Park, I am satisfied that their positioning within it will be visually acceptable.

I am satisfied that the proposed signage results in no undue impact on the amenity of nearby properties given its proposed siting.

In respect to highway safety issues, I note following the receipt of a revised plan, which shows the positioning of the entrance signage behind the highway boundary, the Highway Authority has raised no objections to this proposed signage.

The Highway Authority has also confirmed that they have no objections to the proposed signage to be located within the boundaries of the Country Park.

I am therefore satisfied that there are no highway safety implications arising from the proposals.

I therefore consider that the proposals accord with the 2007 Advertisement Regulations and advice contained within the above policies and guidance.

Recommendation:

To GRANT CONDITIONAL ADVERTISEMENT CONSENT:

Conditions

1. The advertisements hereby approved shall be carried out 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. For the avoidance of doubt.