



Proposed demolition of existing dwelling and erection of 4 no. detached dwellings with garages and private drive access.

Mr Wegner, a local resident, spoke against the application.

**RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be built in accordance with the approved plans and application forms received on the 13th October 2014, drawing no: Existing Site Plan (VED394 01), Site Location Plan (VED394 02) and The Impact Assessment Trees, the revised plans received on 7th February 2015 drawing no: Plots 3 and 4 Elevations (VED394 31 D), and the revised plans received on 5th March 2015: drawing no's: Plots 1 and 2 Layout & Elevation (VED394 30 E), Fire Appliance Vehicle Tracking (VED394 26), Proposed Site Sections (VED394 23D), and Proposed Site Plan (VED394 22 G).
3. No part of the development hereby permitted shall be brought into use until the access has been widened to 5.25m in width and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
4. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
5. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained.
6. The approved landscape scheme, approved under condition 5, shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

7. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the materials to be used in the external elevations of the proposed development. Once approved the development shall be completed out in accordance with these details.
8. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of surfacing of the unbuilt on portions of the site. Once approved the development shall be carried out in accordance with the approved details.
9. Before development is commenced there shall be submitted to and approved by the Borough Council details of the means of enclosure of the site and for each of the individual plot boundaries. The approved means of enclosure shall be erected before the dwellings they serve are first occupied, and shall be retained thereafter unless alternative means of enclosure are agreed in writing by the Borough Council.
10. No additional windows or openings to those shown on the approved plans shall be inserted in the external elevations of the proposed dwellings at any time, unless express consent has been given by the Borough Council.
11. The proposed 1.8 metre high timber screens to the first floor balconies, shown on the plan received on 5th March 2015 drawing no: Plot 1 & 2 Layout and Elevations (VED394 30 E) shall be provided before the balconies are first brought into use and shall thereafter be retained at all times for the life of the development.
12. No works permitted under Class A, B, C and E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the express consent of the Borough Council.

### **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 Highway safety.
4. In the interest of Highway Safety.

5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (2005).
6. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).
7. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
8. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
9. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
10. To prevent the overlooking of the adjoining property, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (2014).
11. To prevent the overlooking of the adjoining property, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (2014).
12. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2014.

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, the area in general and is acceptable from a highway safety viewpoint. The proposal therefore accords with Policy 10 of the Aligned Core Strategy (2014) and H7, H16 and ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014)

### **Notes to Applicant**

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).

Your attention is brought to the fact there is a public sewer that runs through the site. The advice of Severn Trent water should be sought before development commences. You may wish to apply to Severn Trent Water to divert the sewer in accordance with Section 185 of the Water Industry Act 1991.

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.

Should any bat/s be found during demolition, work must stop immediately. If the bat/s does not voluntarily fly out, the aperture is to be carefully covered over to provide protection from the elements whilst leaving a small gap for the bat to escape should it so desire. The Bat Conservation Trust should be contacted immediately on (0845) 1300228 for further advice and they will provide a licensed bat worker to evaluate the situation and give advice. Failure to comply is an offence under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010 which makes it an offence to kill, injure or disturb a bat or to destroy any place used for rest or shelter by a bat (even if bats are not in residence at the time). The Countryside and Rights of Way Act 2000 strengthens the protection afforded to bats covering 'reckless' damage or disturbance to a bat roost.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application and during Pre Application discussions to address adverse impacts identified by officers to address concerns in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and favourable recommendation. The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework (March 2012).

The proposal makes it necessary to widen the access and vehicular crossing over a 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.

**306**

**APPLICATION NO. 2015-0051- KIOSK, ARNOT HILL PARK, ARNOLD.**

Minor alterations to existing cafe building.

**RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The new opening to the west shall have a profile, a reveal, a surround and shutters that shall match those within the existing openings.
3. This permission relates to the planning application, location plan (Rev 0) and existing elevations and layout plan (Rev 0) received on 20th January 2015 and the revised proposed elevations and layout plan received by email together with the additional information contained in the email both of which was received on 13th March 2015.

**Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure a satisfactory development in accordance with the aims of Policies 10, 11 and 13 of the Aligned Core Strategy for Gedling Borough and Policies ENV 1 and R1 of the Gedling Borough Replacement Local Plan (certain policies saved) 2014
3. For the avoidance of doubt as to what is permitted

**Reasons for Decision**

In the opinion of the Borough Council the proposed development would not have an undue impact on the locality or a listed building and both protect a tourist facility and support its development. It would also help to protect this open space. The proposal therefore complies with ENV1 and R1 of the Gedling Borough Replacement Plan (certain policies saved) 2014 and Policies 10,11 and 13 of the Aligned Core Strategy for Gedling Borough (September 2014)

**Notes to Applicant**

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

Single storey rear extension, and creation of additional first floor bedroom on top of existing ground floor footprint.

**RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:**

**Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development shall be built in accordance with the details as set out within the application forms received on the 1st February 2015 and the plans received on the 1st February 2015, drawing numbers JH01, JH02, JH03, JH04 and JH05.

**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**

In the opinion of the Borough Council the proposed development is visually acceptable and results in no significant impact on neighbouring residential properties. The proposal therefore accords with policies H10 (Residential Extensions) and ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Saved Policies 2014), the National Planning Policy Framework 2012 and Policy 10 of the Aligned Core Strategy (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.

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.

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).

**308 PLANNING ENFORCEMENT REF. 0151/2013- UNIT 3 ALEXANDER COURT, NEWSTEAD**

Unauthorised change of use from B1/B8 to car sales (sui generis).

**RESOLVED:**

To authorise the Corporate Director, in consultation with the Council Solicitor and Monitoring Officer, to take any necessary enforcement action including service of notices and issuing/defending legal proceedings, if required.

**309 PLANNING DELEGATION PANEL ACTION SHEETS**

**RESOLVED:**

That the information be noted.

**310 FUTURE PLANNING APPLICATIONS**

**RESOLVED:**

That the information be noted.

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

None.

The meeting finished at 6.35 pm

Signed by Chair:  
Date: