

**MINUTES
PLANNING COMMITTEE**

Wednesday 1 July 2015

Councillor John Truscott (Chair)

In Attendance:

Councillor Barbara Miller	Councillor Gary Gregory
Councillor Michael Adams	Councillor Sarah Hewson
Councillor Pauline Allan	Councillor Meredith Lawrence
Councillor Peter Barnes	Councillor Marje Paling
Councillor Sandra Barnes	Councillor Colin Powell
Councillor Chris Barnfather	Councillor Paul Stirland
Councillor Alan Bexon	Councillor Paul Wilkinson
Councillor Bob Collis	

Officers in Attendance: P Baguley, L Mellors, N Morley and F Whyley

19 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None.

20 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 17 JUNE 2015.

RESOLVED

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

21 DECLARATION OF INTERESTS

All members declared a non-pecuniary interest in application numbers 2014/1346, and 2015/0565 as the Council owns the site which is the subject of the applications. All members declared a non-pecuniary interest in application 2015/0058 as the applicant was a Gedling Borough Councillor.

Councillor Barnfather declared a non-pecuniary interest in application number 2015/0058 as a he is an Executive Member of the Newstead Youth Club Committee and indicated that he would leave the meeting during the debate.

22 APPLICATION NO. 2014/0918- 44 SANDFORD ROAD, MAPPERLEY.

Demolish existing dwelling and construct 3 detached and 4 town houses.

RESOLVED to GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

1. An application for approval of all the reserved matters (namely layout, scale, appearance, access and landscaping) shall be made to the local planning authority before the expiration of three years from the date of this permission.
2. The development hereby approved shall be begun within two years from the date of the approval of the last reserved matter to be approved.
3. The submissions for approval of the reserved matters named above within condition 2 shall also include details of access and access widths, drive lengths, gradients, surfacing and drainage. All details submitted to the Local planning Authority for approval shall comply with the County Council's 6c's Highway Design and Parking Guides and shall be implemented as approved and retained as such for the lifetime of the development.
4. Before development is commenced there shall be submitted to and approved by the Borough Council detailed plans, sections and elevations of all buildings.
5. The proposed dwellings shall not be brought into use until the details approved as part of the plans and particulars to be submitted for the application for the approval of reserved matters referred to in condition 1, 2, 3 and 4 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
6. Before development (including site preparation) is commenced a detailed tree protection plan and method plan, incorporating details of a no dig methodology, to protect the existing street tree on Sandford Road shall be submitted to and approved in writing by the Borough Council as Local Planning Authority. Once these details are approved the development shall be carried out in accordance with the approved details and the tree protected at all times during site preparation and development.
7. Before development is commenced there shall be submitted to and approved by the Borough Council details of the siting, species and height of a replacement tree to be planted on Robinson Road in the first planting season following the removal of the existing tree. The replacement tree shall be planted in accordance with the approved details within the first planting season following substantial completion of the development,

whichever is sooner. If the tree to be planted becomes diseased, dies or is removed shall be replaced by another tree of similar size and species unless otherwise agreed in writing with the Borough Council.

8. 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 development. Once approved the development shall be carried out in accordance with these 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. The approved means of enclosure shall be erected before the dwelling is first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.
10. 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. The approved means of surfacing shall be erected before the dwellings are first occupied.
11. Before development is commenced there shall be submitted to and approved by the Borough Council a plan of the site showing the details of any proposed planting as well as details of the existing planting to be removed or retained. The approved details 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.
12. No works permitted under Class A, B, C, D or 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 prior written permission of the Borough Council as local planning authority.
13. Occupation of the proposed dwellings shall not take place until the associated access driveways are fronted by a dropped kerb vehicular crossing.
14. Occupation of the proposed dwellings shall not take place until the associated access driveways have been surfaced in a suitably bound material (not loose gravel) for a minimum distance of 5.0

metres behind the highway boundary. The driveway shall then be maintained in the bound material for the life of the development.

15. Occupation of the proposed dwellings shall not take place until the associated access driveways have been constructed with provision to prevent the unregulated discharge of surface water from the driveway to the public highway. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.
16. Occupation of the proposed dwellings shall not take place until the associated accesses are constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary and never exceed 1:12 thereafter.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. In the interests of good arboricultural practice and to ensure that the details of the development are acceptable, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
7. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
8. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).

9. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
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11. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
12. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
13. In the interest of highway safety.
14. In the interest of highway safety.
15. In the interest of highway safety.
16. In the interest of highway safety.

Reasons for Decision

In the opinion of the Borough Council the proposed development will result in no undue impact on the amenities of neighbours, the character and appearance of the area or on highway safety. The application is therefore in accordance with Policy 10 of the Aligned Core Strategy (September 2014) and Policies ENV1, H7 and T10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014.

Notes to Applicant

The development makes it necessary to construct a 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 to be carried out on telephone 0300 500 80 80.

The development makes it necessary to replace the existing street tree on Robinson Road. These works shall be constructed to the satisfaction of the County Council Forestry Manager. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80.

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.

Your attention is drawn to the requirements on the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). Should any bats be found at the site during demolition and development, works must stop immediately and the Bat Conservation Trust be contacted on 0845 1300228.

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.

23 APPLICATION NO. 2014/1346- PLAY AREA, DUNSTAN STREET, NETHERFIELD.

Construction of 6 dwellings.

The Service Manager for Planning and Economic Development informed the Committee that a letter had been received from Severn Trent stating no objections to 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 permitted shall be completed in accordance with the approved plans: 2266/P102D (Proposed Site Plan) dated 06/11/14, 2266/P103a (Plot Layouts) dated 27/11/2014, and 2266/P104A (Street Views) dated 28/11/2014.
3. The development hereby permitted shall be completed in accordance with the Revised Phase II Site Investigation Report

(revision B, dated: 19.05.2015) and the email received from the agent on 22/05/2015 stating that the rear gardens will be finished with poured concrete presenting a solid barrier as shown on plan no: 2266/P102D.

4. Before the properties are first occupied a verification report confirming that the gas membrane has been installed by a suitably qualified person (i.e NVQ level 2 Diploma in Sub Structure Work Occupations (Construction) - Installation of Gas Membranes, or equivalent) before any finished floor was placed, shall be submitted to the Borough Council and approved in writing. The verification report should be based on the Council's Gas Membrane Proforma (available on request) including photographic evidence.
5. Occupation of the proposed dwellings shall not take place until their respective driveways have been provided surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary and which shall be drained to prevent surface water run-off onto the public highway. The bound surface and the provision to prevent the discharge of surface water to the public highway shall be retained for the life of the development.
6. No part of the development hereby permitted shall be occupied until the extension to Dunstan Street as shown for indicative purposes only on drawing number 2266/P102D has been provided.
7. Before development commences the applicant shall provide confirmation that the Section 228 of the Highways Act 1980 procedure has been determined favourably. The confirmation should be submitted to and confirmed in writing by the Borough Council before development commences.
8. The applicant shall provide confirmation from the Highway Authority of proposed extension to Dunstan Street being acceptable under Section 278 of the Highways Act 1980. The confirmation should be submitted to and confirmed in writing by the Borough Council prior to the dwellings being occupied.
9. The approved landscape shall be completed in accordance with the approved plans: 2266/P102D (Proposed Site Plan) dated 06/11/14 and 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.

10. The development hereby permitted shall be completed in accordance with the approved Flood Risk Assessment dated November 2014 (Report Ref No. C2081/FRA/A) incorporating the details contained within appendix 8 and appendix 9.
11. Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the bricks and tiles to be used in the external elevations of the proposed development along with the precise details for the Block Paver for the private drives. Once approved the development shall be carried out in accordance with these details.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that practicable and effective measures are taken to treat, contain or control any contamination in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
4. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
5. To prevent third party water/deleterious material from being discharged onto the public highway, in the general interest of highway safety.
6. To ensure that drivers can access off-street parking provision, and to ensure that any affected highway assets can be removed/repositioned.
7. To ensure the development is not constructed on contested land.
8. To ensure the development is constructed to the satisfaction of the Highway Authority in the general interest of highway safety.
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 ensure the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or

exacerbating a flooding problem and to minimise the risk of pollution.

11. 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, on flood risk 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 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.

Your attention is brought to comments received from Severn Trent Water. For any new connection(s), into the public sewer or the reuse of an existing sewer connection(s), you will need to apply under Section 106 Water Industry Act 1991 as amended by the Water Act 2003. Severn Trent New Connection Team currently processes Section 106 applications and can be contacted on 0800 707 6600 for an application pack and guidance notes (or visit www.stwater.co.uk). Applications to make such connections should be made separately from any application for adoption of the related sewers under Section 104 Water Industry Act 1991 as amended by the Water Act 2003.

Planning Statement - The Borough Council has undertaken negotiations during the consideration of the application to address adverse impacts identified by officers and the Highway Authority 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).

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake these works you will need to enter into an agreement under Section 278 of the Act. Please contact Matt Leek on 0300 500 8080 for details.

24 APPLICATION NO. 2015/0058- MULTI USE GAMES AREA, TILFORD ROAD, NEWSTEAD.

To install wind and solar powered lights on the multi-use games area (MUGA) at Newstead.

Councillor Barnfather left the meeting.

Councillor Andrews spoke in favour of 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 shall be carried out in accordance with the application form, site location plans and deposited plan, drawing no. GA-706, received on 14.01.2015.

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

In the opinion of the Borough Council, the proposed lights on the multi use games area would have no undue impact on neighbouring residential amenity, highway safety or the locality in general. The development therefore complies with Policies 10 of the Aligned Core

Strategy for Gedling Borough (September 2014) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Notes to Applicant

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 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.

Councillor Barnfather returned to the meeting.

25 APPLICATION NO. 2015/0565- ARNOT HILL HOUSE, ARNOLD.

Internal alterations to Arnot Hill House.

Service Manager, Planning and Economic Development informed the Committee that no comments had been received from Historic England on the application.

RESOLVED to GRANT LISTED BUILDING CONSENT, 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 carried out in accordance with the submitted application form received on 22 May 2015, as amended by the Heritage Statement and location plan received by email on 1st June 2015, the details of the button

panel and handset received by email on 11th June 2015 and the revised plan received by email on 16th June 2015.

Reasons

1. In order to comply with Section 18 of the Listed Building and Conservation Areas Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt as to what is permitted

Reasons for Decision

The proposed work has been designed to minimise the impact on the special architectural and historic interest of this listed building, whilst ensuring it continues in its use as offices. It is considered, therefore, that it will be in accordance with The National Planning Policy Framework, the Planning Practice Guidance and the Gedling Borough Aligned Core Strategy

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. 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.

The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework by meeting on site and negotiating a revised scheme, which is acceptable to the applicant, the Council as Local Planning Authority and its heritage advisers.

26 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

27 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

28

ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.40 pm

Signed by Chair:

Date: