

**MINUTES
PLANNING COMMITTEE**

Wednesday 12 August 2015

Councillor John Truscott (Chair)

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

Absent: Councillor Sarah Hewson and Councillor Paul Stirland

Officers in Attendance: P Baguley, D Gray, L Parnell and F Whyley

39 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Councillors Doyle and Parr attended as substitutes for Councillors Stirland and Hewson, who had given apologies for their absence.

40 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 22 JULY 2015.

RESOLVED:

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

41 DECLARATION OF INTERESTS.

On behalf of all Members, the Chair declared a non-pecuniary interest in applications 2015/0750 and 2015/0636 as the sites are in the ownership of the Borough Council.

42 APPLICATION NO. 2015/0750 - ARNOT HILL HOUSE ARNOT HILL PARK ARNOLD NOTTINGHAMSHIRE.

Proposal to improve security at Arnot Hill House for the Police and Crime Commissioner. (PCC Office).

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 consent
2. The development hereby approved shall be carried out in accordance with the submitted application form, location plan, the dextra lighting details, the video call point details, Plan 1 (existing and proposed layout) and 7no photos received on 22 June 2015, as amended by clarification on the light fitting for the porch received by email on 9th July 2015 and clarification on the method for fixing the grille and the positioning of the video call panel received by email on 31st July 2015. The development shall be carried out in accordance with the approved plans.

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 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.

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.

**43 APPLICATION NO. 2015/0636 - SITE OF FORMER GARAGES
BAGNALL AVENUE ARNOLD NOTTINGHAMSHIRE.**

Outline planning application for new residential development of land off Bagnall Avenue, Arnold to provide a pair of semi-detached houses.

The Chair moved a motion to defer consideration of the application to a future meeting of the Planning Committee, to allow for the conclusion of a Nottingham City Council consultation relating to the part of the site in their ownership and to allow for the outcomes of that consultation to be taken into consideration when determining the application.

The motion was duly seconded and it was

RESOLVED:

To defer consideration of the application to a future meeting of the Planning Committee.

**44 APPLICATION NO. 2015/0700 - 49 PATERDALE ROAD
WOODTHORPE NOTTINGHAMSHIRE.**

Single storey rear extension with raised deck.

RESOLVED to GRANT CONDITIONAL PLANNING CONSENT:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be read in accordance with the following plans: Proposed Single Storey Rear Extension dwg no. 15-1096 received on 8th July 2015. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. The materials to be used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwelling.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to define the terms of this permission.

3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties and amenities. The proposal therefore accords with Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014 and saved Policies ENV1 (Development Criteria) and H10 (Extensions) of the Gedling Borough Replacement Local Plan.

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 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 Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by meeting the applicant to discuss the proposal; requesting clarification and additional information in response to issues raised; and providing updates on the application's progress.

APPEAL DECISION - 25 MOUNT PLEASANT, CARLTON.

The erection of an extension to the existing building and the use of the entire building for three one bedroom flats and one two bedroom flat together with provision for off road car parking at ground floor level.

RESOLVED:

To note the information.

46 APPEAL DECISION - LAND ADJ 51 KIRKBY ROAD, RAVENSHEAD.

Conversion of existing stables and barn on land adjacent to No. 51 to 2 bedroom dwelling including elevation alterations.

RESOLVED:

To note the information.

47 DELEGATION PANEL ACTION SHEETS.

RESOLVED:

To note the information.

48 FUTURE PLANNING APPLICATIONS.

RESOLVED:

To note the information.

49 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.10 pm

Signed by Chair:
Date: