

**MINUTES
PLANNING COMMITTEE**

Wednesday 17 July 2013

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|---------------------------|--------------------------------|
| Councillor Barbara Miller | Councillor Sarah Hewson |
| Councillor Pauline Allan | Councillor Jenny Hollingsworth |
| Councillor Peter Barnes | Councillor Meredith Lawrence |
| Councillor Alan Bexon | Councillor Marje Paling |
| Councillor John Boot | Councillor Colin Powell |
| Councillor Bob Collis | Councillor Suzanne Prew-Smith |
| Councillor Andrew Ellwood | Councillor Gordon Tunnicliffe |
| Councillor Cheryl Hewlett | |

Apologies for absence: Councillor Chris Barnfather and Councillor Mike Hope

Officers in Attendance: P Baguley, A Dubberley, L Sugden and M Russell

13 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Barnfather and Hope.

14 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 29 MAY 2013.

RESOLVED:

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

15 DECLARATION OF INTERESTS

Councillor Truscott, on behalf of all members of the committee, declared non-pecuniary interests in Application number 2013/0620 as Members of Gedling Borough Council.

Councillors Barnes, Bexon, Powell and Prew-Smith declared non-pecuniary interests in Application number 2013/0523.

Councillor Boot declared a prejudicial interest in Application number 2013/0523.

Councillor Collis declared a pecuniary interest in application number 2013/0551.

APPLICATION NO. 2013/0272 - STOCKINGS FARM, ARCH HILL, REDHILL.

Substitution of House types to Plots 321-345 inclusive (reserved matters application 2010/0437)

The Service Manager, Planning and Economic Development advised that no comments on the revised plans had been received from the highway authority.

RESOLVED to SUPPORT the principle of granting planning permission but DELEGATE the decision to the Corporate Director subject to no objection from the highway authority to the revised layout, and (if granted) to the following 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 House Types DH304GE-2, DH313CD-2, DH313CDW-2, DH330G-2, DH400G-2, DH402G-2, DH404G-2, DH413G-2, DH416G-2, DH417G-2, DH418G-2; DH419G-2, DH428G-2, DH501G-2 and DH516G-2; Garage Types DG1, DG2-S, DG3-S, DG4-S and DG14-S, deposited on 12th March 2013; and the revised Planning Layout ER/1042-03 Rev A, received on 22nd April 2013.
3. All details approved by pre-commencement condition, or conditions requiring pre-occupation details, under application nos: 2005/0925 & 2010/0437, other than details being dealt with by condition under this application, shall remain applicable and of effect.
4. No part of the development hereby approved shall be first occupied until a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 has been entered into by all persons with a relevant interest in the site and lodged with the Borough Council to re-apply, as appropriate, the terms of the original planning obligation attached to outline planning permission no: 2005/0925 and the Borough Council as local planning authority has notified in writing the persons submitting the same that they are to the Borough Council's approval.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the finished floor levels of the plots hereby permitted in relation to existing levels. The development shall then be completed in accordance with the approved details.

6. Before any part of the development hereby approved is first occupied there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure, including retaining walls, to the individual plot boundaries. The development shall then be completed in accordance with the approved details.
7. Before any part of the development hereby approved is first occupied there shall be submitted to and approved in writing by the Borough Council details of the proposed means of surfacing of the access roads, private drives, pathways and other unbuilt on portions of the site. The development shall then be completed in accordance with the approved details.
8. Before any part of the development hereby approved is first occupied 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.
9. The approved landscape scheme 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 garages shown to be provided on the approved plan shall remain in use for garage purposes ancillary to the dwelling houses which they serve. They shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose unless otherwise agreed in writing by the Borough Council as local planning authority.
11. No additional windows shall be inserted in the east facing, first floor, side elevations of the dwellings hereby permitted on plots 330, 331 and 327 at any time.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. For the avoidance of doubt.
4. To secure the provision of contributions towards public open space, affordable housing, health care facilities, education facilities and integrated transport measures in accordance with

Policies T1, H2, C2, R3 and H18 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and the Supplementary Planning Documents in relation to Open Space Provision and Affordable Housing.

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 (Certain Policies Saved 2008).
6. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
9. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
10. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
11. To protect residential amenity in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

In the opinion of the Borough Council the proposed substitution of house types would achieve an effective and efficient use of land that would have regard to the appearance of the area and would have no significant adverse impact on highway safety or residential amenity. The proposed development meets with the fundamental aims of the National Planning Policy Framework and Policies ENV1, C2, H2, H4, H8, H16, H18, R3 and T1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008). It also accords with the aims of Policies 8 and 10 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.

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APPLICATION NO. 2013/0620 - ARNOLD LEISURE CENTRE, 161 FRONT STREET.

Proposed new single storey flat roof extension to leisure centre to

provide additional foyer/reception/admin space. including removal of two existing trees. Extension includes new permanent pergola entrance feature/structure. Installation of new external air handling ventilation unit at ground floor level enclosed by permanent 2.4m high fencing and double access gates/additional hardstanding. Improvements to existing retained soft/hard landscaping to leisure centre site / perimeter.

The Service Manager, Planning and Economic Development, advised Members of one further letter of objection - the contents of which had already been addressed in the report.

RESOLVED to GRANT PLANNING PERMISSION subject to the following 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 approved plans (Drawing no.PL 04 and PL 06) deposited on the 10th June 2013.
3. The air handling/ventilation unit hereby approved shall be installed in accordance with drawing no.s PL 04, PL 06 and M/SK-01 and the Flaktwoods system details and specifications deposited on the 10th June 2013 and 27th June 2013. A air handling/ventilation system that accords with the submitted details and specifications shall thereafter be retained in working order at all times for the lifetime of the development.

Reasons

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

18 APPLICATION NO. 2013/0618 - 7 AYLESHAM AVENUE, ARNOLD.

Single storey front and two storey side extension

RESOLVED to GRANT PLANNING PERMISSION subject to the following 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 submitted plans received on the 10th June 2013, drawing no's 213:18:1 and 213:18:2.

Reasons

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

19 APPLICATION NO. 2013/0523 - 3 LOXLEY MEADOW, BURTON JOYCE

Councillor Boot left the room for consideration of this item

Proposal for the retention of a gate as installed.

The Service Manager, Planning and Economic Development advised that one letter of objection had been received since the agenda was printed commenting on the height of the gate and safety concerns – all of which had been addressed by the report. He also reported that the highway authority had raised no objections to the application.

RESOLVED to SUPPORT the principle of granting planning permission but DELEGATE the decision to the Corporate Director subject to no objections being received before 22 July that raise material planning considerations and, if granted, to the following condition:

This permission relates to the development as shown on the submitted photographs received by the Borough Council on the 8th May 2013.

Reason

For the avoidance of doubt.

Reasons for Decision

The development has no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider street scene. The proposal therefore accords with Policy ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Councillor Boot returned to the meeting.

20 APPLICATION NO. 2013/0551 - 27 BENNETT ROAD, MAPPERLEY.

Councillor Collis left the meeting for consideration of this item

Demolish existing conservatory and replace with UPVC on existing brick base.

RESOLVED to GRANT RETROSPECTIVE PLANNING PERMISSION subject to the following 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 approved plans received by the Borough Council on the 16th May 2013.

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 results in no significant impact on the amenities of neighbouring residential properties and has no material impact on the character or appearance of the site or the wider street scene. The proposal therefore accords with Policy H10 (Extensions) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Councillor Collis returned to the meeting.

21 APPLICATION NO. 2013/0611 (FOOTPATH DIVERSION) - LAND SURROUNDING 315 SPRING LANE.

RESOLVED:

To authorise the Council Solicitor and Monitoring Officer to make an order that Carlton Footpath 1 be diverted in accordance with the plan submitted with the application.

22 PLANNING ENFORCEMENT REFERENCE: 0006/2013 - GRIFFINS HEAD PUBLIC HOUSE (PH), MOOR ROAD, PAPPLEWICK.

RESOLVED:

To authorise the Corporate Director, in consultation with the Council Solicitor and Monitoring Officer, to take any appropriate enforcement action including the service of relevant notices.

23 CERTIFICATE OF LAWFULNESS - GLEBE FARM, 71 LAMBLEY LANE, GEDLING

RESOLVED:

To note the information

24 APPEAL RECEIVED - GLEBE FARM, 71 LAMBLEY LANE, GEDLING

RESOLVED:

To note the information

25 APPEAL RECEIVED - LAND ADJACENT TO 51 KIRKBY ROAD, RAVENSHEAD.

RESOLVED:

To note the information

26 PLANNING DELEGATION PANEL ACTION SHEETS.

RESOLVED:

To note the information.

27 FUTURE APPLICATIONS

RESOLVED:

To note the information

28 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

The Chair reported that in the matter of the Judicial Review by Mr Holder of the Council's decision to grant planning permission for the wind turbine at Woodborough, the High Court had found in favour of the Council, but that notification had been received that Mr Holder has made an application to the Court of Appeal for permission to appeal this decision. Members will be kept informed.

The meeting finished at 6.45 pm

Signed by Chair:
Date: