

**MINUTES
PLANNING COMMITTEE**

Wednesday 23 September 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

Absent:

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

59 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None received.

60 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 02 SEPTEMBER 2015.

RESOLVED:

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

61 DECLARATION OF INTERESTS

The Chair, on behalf of all Members, declared a none pecuniary interest in application numbers 2015/0920 and 2015/1012 as the sites are in the ownership of Gedling Borough Council and in application number 2015/1000 as the applicant is Gedling Borough Council.

62 APPLICATION NO. 2015/0920- 9 PENINE CLOSE, BESTWOOD

Change of use of land to residential curtilage.

The Service Manager, Planning, introduced the application and clarified the location of the land in question.

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: Site Location Plan and the proposed fencing as shown on 'Side view of the house', both received by the Local Planning Authority on 21 July 2015. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

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.

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, and results in no unduly detrimental harm to the character and setting of the locality. 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 Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Discussions have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. The application for planning permission is subsequently approved subject to conditions.

63

APPLICATION NO. 2015/1000- PROPOSED CCTV COLUMN, COLLYER ROAD, CALVERTON

Proposed CCTV Column, Collyer Road, Calverton, Nottinghamshire.

RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION.

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 carried out in complete accordance with the plans received on 4th August 2015 and the detailed specification contained in two emails dated 25th and 27th August 2015 which form part of this permission unless otherwise agreed in writing by the local planning authority.

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 ensure that the development is carried out in accordance with the details as approved.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, and seeks to reduce crime and disorder in the area. The proposal therefore accords with the requirements of the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy (2014) 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. 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.

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. During the processing of the application a number of details were clarified with the applicant to ensure that the development is appropriate and can proceed as envisaged. Such details were controlled by the imposition of a suitably worded planning condition.

The applicant is advised that it is necessary to obtain a Licence to construct a structure on the public highway. In this regard, the applicant is required to contact the County Council's Highway Liaison Team on telephone 0115 9774474 to arrange for these works to be carried out.

64

APPLICATION NO. 2015/1012- JUBILEE DEPOT. JUBILEE ROAD, DAYBROOK

New modular 2 storey building to replace old tyre store, canteen and toilet block.

RESOLVED to GRANT CONDITIONAL PLANNING PERMISSION.

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 carried out in complete accordance with the plans and drawings received on 6th August 2015 which are attached to and form part of this permission unless otherwise agreed in writing by the local planning authority.
3. The development permitted by this planning permission shall be carried out in accordance with the approved Design and Access Statement and the following mitigation measures: The internal finished floor levels shall be set no lower than 300mm above the adjacent external ground levels. The mitigation measures shall be fully implemented prior to occupation.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the development is carried out in accordance with the details as approved.
3. To reduce the risk of flooding to the proposed development and future occupants.

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring properties, and introduces no flood risk concerns. The proposal therefore accords with the requirements of the National Planning Policy Framework, Policy 10 of the Aligned Core Strategy (2014) 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. 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.

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. During the processing of the application there were no problems for which the Local Planning Authority had to seek a solution in relation to this application.

It is noted that the applicant intends to select contrasting colours for the wall cladding of the proposal at ground and first floor. Whilst it is not considered necessary to impose a planning condition to agree the precise colour of the material with the Local Planning Authority, owing to the location of the site within the confines of the depot, the applicant is informed that the use of more subtle colours would be appropriate.

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

The applicant shall consider all appropriate flood resilient design and construction techniques and shall give consideration to the recommendations of the Environment Agency and DEFRA Report, 'Improving the flood performance of New Buildings - Flood Resilient Construction' (ISBN 9781859462874).

To note the information.

66 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

67 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.07 pm

Signed by Chair:

Date: