

**MINUTES
PLANNING COMMITTEE**

Wednesday 24 February 2016

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: C Goodall, D Gray, L Mellors, N Morley and F Whyley

129 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

No apologies for absence were received.

130 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 03 FEBRUARY 2016.

RESOLVED:

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

131 DECLARATION OF INTERESTS

None.

Councillor Hewson entered the meeting.

132 APPLICATION NO. 2015/1257- 97 SHEEPWALK LANE, RAVENSHEAD, NOTTINGHAMSHIRE, NG15 9FD.

Proposed demolition of existing dwelling and development of site with 2 replacement dwellings and garages together with amended access arrangements.

Ms. Lomas, the applicant, spoke in favour of the application.

Mr. Slade, a resident objector, 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 permitted shall be completed in accordance with the planning application form, the location plan, drawing nos. 11121/10A, 11121/03B, 1112/11, 11121/10, 20541_03_ES rev 0, 20541_OGL rev A the landscaping scheme (dated September 2015), plan as existing (drawing no 11121/12), the design and access statement and the planning support statement received on 16th October 2015 as amended by the revised site plan Dwg. no. 11122-09E, the tree survey and report received by email on 19th January 2016, the email of 21st December from the applicant confirming that bedroom 1 of Unit 1 incorporates a glass "Juliet" balustrade preventing access onto the flat roof above the dining/family area, and also that whilst a full height aluminium framed screen is indicated to bedroom 2 of Unit 1 only the two central panes will be glazed with clear glass with the remaining panes infilled with opaque insulated panels, the emails of 19th and 25th January 2016 confirming the width of the entrance is 5.0m and the remainder of the drive 4.25 m which is unbounded with an equal camber and run off. Also, that the drive is stoned mastic asphalt and that the turning head has a minimum 8.5m beyond the main turning area.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
4. The dwellings shall not be occupied until the access driveway has been widened to 5.0m and is surfaced in a hard bound material (not loose gravel) for a minimum of 5.5m behind the highway boundary. The surfaced drive shall be maintained in such hard bound material for the life of the development.
5. No works permitted under Class A, B, C, D, E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 shall be undertaken without the prior written permission of the Borough Council as local planning authority.

6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the means of enclosure of the site. Thereafter the means of enclosure shall be erected and retained in accordance with the approved details.
7. The dwellings shall not be occupied until the access driveway is constructed with provision to prevent the unregulated discharge of surface water from the driveway to the public highway in accordance with details first submitted to and approved in writing by the Borough Council. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a tree constraints plan of the site showing existing and neighbouring trees, including root protection areas, which are likely to be affected by the proposed development. The plan should demonstrate how the trees are to be protected in a new arboricultural method statement. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council.
9. The dwellings shall not be occupied until the verge crossing has been widened and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Borough Council.
10. 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. The approved landscape 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.

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 a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
4. To reduce the possibility of deleterious material (loose stones etc) being deposited on the public highway.
5. In the interest of maintaining the character and appearance of the area, and in particular the Ravenshead Special Character Area, and protecting the amenities of the adjoining properties.
6. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Polices 2014).
7. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
8. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (certain policies saved 2014)
9. In the interests of Highway safety

133 JUDICIAL REVIEW JUDGEMENT- LAND NORTH OF THE LIGHTHOUSE, CATFOOT LANE, LAMBLEY.

RESOLVED:

To note the information.

134 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

135 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

136 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.31 pm

Signed by Chair:

Date: