

**MINUTES
PLANNING COMMITTEE**

Wednesday 27 April 2016

Councillor John Truscott (Chair)

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

Absent: Councillor Pauline Allan, Councillor Paul Stirland and
 Councillor Kevin Doyle

Officers in Attendance: C Goodall, F Whyley and N Morley

159 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

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

160 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 06 APRIL 2016.

RESOLVED:

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

161 DECLARATION OF INTERESTS

The Chair declared a non-pecuniary interest, on behalf of all members of the Committee, in application number 2016/0253 on the grounds that Gedling Borough Council is both the applicant and the owner of the site.

162 APPLICATION NO. 2016/0068- 9 ROSEGROVE AVENUE, ARNOLD, NOTTINGHAMSHIRE, NG5 8DU

Construction of a detached bungalow and associated alterations to existing boundary and parking arrangement.

RESOLVED to REFUSE PLANNING PERMISSION:

1. The proposed development by reason of its scale and design would result in an overintensive development of the site that would be detrimental to the visual appearance of the area and incongruous on the streetscene. The proposal would therefore not accord with the following local policies:- Policy 10 'Design and Enhancing Local Identity' of the Aligned Core Strategy 2014 and Saved Policies H7 'Residential Development on unidentified sites within the Urban Area and the Defined Village Boundaries' and ENV1 'Development Criteria' of the Gedling Borough Council Replacement Local Plan. The proposed development would also fail to accord with paragraph 63 of the National PPF which seeks to ensure that new development is of good design.
2. In the opinion of the Borough Council, by reason of the scale and bulk of the proposed bungalow on elevated land and the proximity to neighbouring residential amenity, the proposed development would result in an undue overbearing and overshadowing impact on no.9 Grenville Rise. The proposal would therefore be contrary to the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

163

APPLICATION NO. 2016/0069- LAND ADJACENT 219 STANDHILL ROAD, CARLTON, NOTTINGHAMSHIRE, NG4 1LF

Construction of two self-contained flats.

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. This permission shall be read in accordance with the revised plans received by the Local Planning Authority on 4 March 2016, ref. 'Proposed Layouts, Elevations, Site Layout, Block and Location Plans' 1109 - 101 - Rev A. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. Before development commences, samples of all external materials to be used in the development shall be first submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with

those details unless otherwise agreed with the Local Planning Authority.

4. Before development is commenced there shall be submitted to and approved by the Local Planning Authority details of the means of surfacing of the unbuilt on portions of the site, including details of a pedestrian access from Standhill Road. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.
5. Before development is commenced there shall be submitted to and approved by the Local Planning Authority details of the means of enclosure of the site. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.
6. The proposed car parking spaces shall be surfaced and marked out in permanent materials before the development hereby permitted is first brought into use, and the spaces shall not thereafter be used for any other purpose other than the parking of vehicles.
7. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
8. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
9. No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning areas is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
10. Before development commences, details of the bin storage area including location and design shall be submitted to the Local

Planning Authority for approval. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with 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.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
5. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
6. In the interests of highway safety.
7. In the interests of highway safety.
8. To reduce the possibility of deleterious materials being deposited on the public highway.
9. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
10. For the interests of residential amenity.

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 has no adverse impact upon the highway network. 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 H7 (Residential Development on Unidentified Sites in the Urban Area) of the Gedling Borough Replacement Local Plan.

Notes to Applicant

The proposal makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall then 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 on telephone 0300 500 80 80 to arrange for these works to be carried out.

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 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.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

164

APPLICATION NO. 2016/0253- LAND (2) AT PARK ROAD/BROAD VALLEY DRIVE, BESTWOOD, NOTTINGHAMSHIRE.

Residential development for two dwellings.

RESOLVED to GRANT PLANNING PERMISSION, subject to the following conditions:

Conditions

1. An application for approval of all the reserved matters (appearance, landscaping, layout and scale) 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. Before development is commenced there shall be submitted to and approved in writing by the Borough Council detailed plans, sections and elevations of all buildings.
4. 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 and 3 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
5. Before development (including site preparation) is commenced an Arboricultural Method Statement, including details of tree protection fencing and a tree protection plan, to protect the existing trees, 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 trees shall be protected at all times during site preparation and development.
6. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing 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.
7. 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.
8. 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 dwellings are first occupied and shall thereafter be retained unless alternative means of enclosure are agreed in writing by the Borough Council.

9. 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.
10. The formal written approval of Gedling Borough Council is required prior to commencement of any development with regard to parking and turning facilities, access widths, gradients, surfacing, visibility splays and drainage (Hereinafter referred to as reserved matters). All details submitted to Gedling Borough Council for approval shall comply with the County Council's current 6'cs Highway Design and shall be implemented as approved.
11. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of surface water and foul drainage. Once approved the development shall be carried out in accordance with these details.
12. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of any proposed alterations to the existing ground levels of the site and details of the height of proposed floor levels of the proposed dwellings relative to the existing levels. Once approved the development shall be carried out in accordance with these details.
13. 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.
14. Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has been complied with: Site Characterisation: An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land,

controlled waters, ecological systems, archaeological sites and ancient monuments. Submission of Remediation Scheme: Where required, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).

15. In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works. Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.
16. In the event that contamination is found at any time when carrying out the approved development that was not previously identified 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 above, 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 assessment should be carried out in line with current guidance CLR11 and the appropriate British Standards (i.e. BS10175).

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. 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).
6. To ensure the details of the development are satisfactory, 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).
10. In the interest of highway safety.
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. To ensure the details of the development are satisfactory, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014.
14. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.
15. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during

the re-development of the neighbouring site revealed made ground to depth.

16. Because the site has had a history of 'industrial' land use (agriculture) that is a potentially contaminative use. Additionally, the Borough Council is aware that assessments carried out during the re-development of the neighbouring site revealed made ground to depth.

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 Policies 8 and 10 of the Aligned Core Strategy (September 2014), Policies ENV1, H7 and T10 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies) 2014 and advice contained within the NPPF (2012).

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

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 proposal makes it necessary to relocate the Parish Council sign in order to facilitate accesses to the proposed dwellings.

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.

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.

165 FIVE YEAR HOUSING LAND SUPPLY ASSESSMENT 2015

Consideration was given to a report of the Planning Policy Manager, which had been circulated prior to the meeting, informing Planning Committee of the update to the Council's Five Year Housing Land Supply Assessment.

RESOLVED:

To note the content of the Five Year Housing Land Supply Assessment 2015.

166 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

167 FUTURE PLANNING APPLICATIONS

The interim Head of Planning informed the Committee of an additional future planning application relating to the Gedling Colliery site, which was expected to be considered by Committee on the 18th of May 2016.

RESOLVED:

To note the information.

168 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.35 pm

Signed by Chair:
Date: