

**MINUTES
PLANNING COMMITTEE**

Wednesday 22 June 2016

Councillor John Truscott (Chair)

In Attendance: Councillor Barbara Miller Councillor Marje Paling
 Councillor Michael Adams Councillor Colin Powell
 Councillor Pauline Allan Councillor Paul Stirland
 Councillor Alan Bexon Councillor Paul Wilkinson
 Councillor Bob Collis Councillor David Ellis
 Councillor Kevin Doyle Councillor Sarah Hewson
 Councillor Gary Gregory Councillor Nicki Brooks
 Councillor Meredith Lawrence

Absent: Councillor Peter Barnes, Councillor Sandra Barnes and
 Councillor Chris Barnfather

Officers in Attendance: C Goodall, D Gray, F Whyley and P Seddon

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Councillors Brooks, Ellis and Hewson attended as substitutes for Councillors P Barnes, S Barnes and Barnfather, who had given their apologies for absence.

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 18 MAY 2016.

RESOLVED:

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

3 DECLARATION OF INTERESTS

None.

4 APPLICATION NO. 2015/1301- 130B MAIN ROAD, RAVENSHEAD

Detached garage and garage conversion.

Mr Bevan, a local resident, spoke in objection to the application.

The Interim Head of Planning introduced the item.

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 shall be carried out in accordance with the application form, site location plan and deposited plans, drawing no's 2015-05-A, 2015-05-B, 2015-05-D, received on 5th November 2015, and drawing no' 2015-05-G titled "Site Plan Existing Landscape", "Site Plan Proposed" received on 29th January 2016.
3. The materials to be used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
4. The detached garage hereby approved shall be equipped with a roller shutter door for the life of the development unless otherwise agreed in writing by the Borough Council.
5. The detached garage shown to be provided on the approved plan shall remain in use for garage purposes ancillary to the dwelling house which it serves. It 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.
6. The shared turning area in front of the proposed detached garage shall remain free of parked vehicles for the life of the development.
7. The existing area to front of the converted integral garage hereby approved shall be left available for the parking of 2 vehicles for the life of the development unless otherwise agreed in writing by the Borough Council. The space available for off street car parking shall measure a minimum of 4.8 metres in width and 5 metres in depth.

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 10 of the Aligned Core Strategy (September 2014).
4. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
5. To ensure that adequate off street car parking provision is available to serve the development in accordance with the Gedling Borough Council Car Parking Provision for Residential Dwellings SPD.
6. In the interests of road safety, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).
7. To ensure that adequate off street car parking provision is available to serve the development in accordance with the Gedling Borough Council Car Parking Provision for Residential Dwellings SPD.

Reasons for Decision

In the opinion of the Borough Council, the proposed development would have no significant undue impact on neighbouring residential amenity or the locality in general. The proposal is of a size and design in keeping with the existing dwelling and its wider setting. The development therefore complies with Policies ENV1 and H10 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014), the Supplementary Planning Document "Parking Provision for Residential Developments" (2012), Policy 10 of the Aligned Core Strategy (September 2014) and advice contained within the NPPF.

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 at www.gedling.gov.uk. 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 gross internal area of new build is less 100 square metres.

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 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.

5 APPLICATION NO. 2015/1433- LAND AT GOOSEDALE FARM, GOOSEDALE LANE, BESTWOOD

Full Planning Permission for the erection of nine holiday lodges and the change of use of hardstanding area to car park.

Mr Hayer, applicant for the development, spoke in support of the scheme.

The Interim Head of Planning introduced the item.

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 accordance with the following drawing numbers and documents and such other plans, and documents as may be approved pursuant to the conditions of this planning permission unless otherwise agreed in writing by the local planning authority: Goosedale Lodges - (Sections) 15 12 2015; Goosedale Lodges Operator Statement; A101 (Lodge Information Point); A101 - Floor Plan (Type 3 Two Bed Variation); A103 - Roof Plan (Type 3

Two Bed Variation); A104 - Elevations 1 & 2 (Type 3 Two Bed Variation); A105 - Elevations 3 & 4 (Type 3 Two Bed Variation); A106 - Sections; A107 - Front Elevation Image (Type 3 Two Bed Variation); A109 - Rear Elevation Image (Type 3 Two Bed Variation); A110 - Side Elevation Image 1 (Type 3 Two Bed Variation); A112 - Sun Study; A101 - Floor Plan (Type 3 Bed Variation); A103 - Roof Plan (Type 3 Bed Variation); A104 - Elevations 1 & 2 (Type 3 Bed Variation); A105 - Elevations 3 & 4 (Type 3 Bed Variation); A106 - Sections (Type 3 Bed Variation); A107 - Front Elevation Image (Type 3 Bed Variation); A109 - Rear Elevation Image (Type 3 Bed Variation); A110 - Side Elevation Image 1 (Type 3 Bed Variation); A111 - Side Elevation Image 2 (Type 3 Bed Variation); A101 - Floor Plan (4 Bed Lodge Type 3); A103 - Roof Plan (4 Bed Lodge Type 3); A104 - Elevations 1 & 2 (4 Bed Lodge Type 3); A105 - Elevations 3 & 4 (4 Bed Lodge Type 3); A106 - Sections (4 Bed Lodge Type 3); A107 - Front Elevation Image (4 Bed Lodge Type 3); A109 - Rear Elevation Image (4 Bed Lodge Type 3); A110 - Side Elevation Image 1 (4 Bed Lodge Type 3); A111 - Side Elevation Image 2 (4 Bed Lodge Type 3); A101 - Floor Plan (2 Bed Lodge Type 2); A102 - First Floor Plan (2 Bed Lodge Type 2); A103 - Roof Plan (2 Bed Lodge Type 2); A104 - Front Elevation (2 Bed Lodge Type 2); A105 - Rear Elevation (2 Bed Lodge Type 2); A106 - Side Elevation 1 (2 Bed Lodge Type 2); A107 - Side Elevation 2 (2 Bed Lodge Type 2); A108 - Section 1 (2 Bed Lodge Type 2); A109 - Section 2 (2 Bed Lodge Type 2); A110 - Front Elevation Image 1 (2 Bed Lodge Type 2); A112 - Rear Elevation Image 2 (2 Bed Lodge Type 2); A113 - Side Elevation Image (2 Bed Lodge Type 2); A114 - Side / Front Image (2 Bed Lodge Type 2); A101 - Floor Plan (3 Bed Lodge type 1); A102 - Roof Plan (3 Bed Lodge type 1); A103 - Elevations (3 Bed Lodge type 1); A104 - Elevations (3 Bed Lodge type 1); A105 - Sections (3 Bed Lodge type 1); A109 - Rear Elevation Image (3 Bed Lodge type 1); A110 - Front Elevation Image (3 Bed Lodge type 1); A101 - Floor Plan (Type 1 Four Bed Variation); A102 - Roof Plan (Type 1 Four Bed Variation); A103 - Elevations (Type 1 Four Bed Variation); A104 - Elevations (Type 1 Four Bed Variation); A105 - Sections (Type 1 Four Bed Variation); A108 - Front Elevation Image (Type 1 Four Bed Variation); A109 - Rear Elevation Image (Type 1 Four Bed Variation); A110 - Side Elevation 1 (Type 1 Four Bed Variation); A111 - Side Elevation 2 (Type 1 Four Bed Variation); Location Plan 17.03.2016; Combined Design and Access Statement - March 2016; and Goosedale lodges - Masterplan 16.03.2016.

- 3 The holiday lodges hereby permitted shall be used as holiday accommodation and shall not be occupied continuously by any person or persons for a period in excess of 28 days in any one single letting. There shall be no consecutive lettings beyond four weeks to the same person, family or group and a written record of lettings shall be kept and made available for inspection by the Local Planning Authority at their reasonable request.
- 4 Before development is commenced there shall be submitted to and approved by the Borough Council precise details of the materials to be used on the external elevations of the proposed development. The development shall be carried out in accordance with the approved details.
- 5 The application site shall only be used for holiday accommodation in the 9 approved holiday lodges and no other camping or caravanning shall be operated on the site other than the provisions permitted within The Town and Country Planning (General Permitted Development) 2015 - Part 4 and Part 5 (or any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order).
- 6 The development hereby permitted shall be completed in accordance with the recommendations given in section 7 of the Bridle and Green Ecology Report BG15.174.
- 7 Before development is first commenced full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Once approved the works shall be carried in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme of works that has been prior agreed in writing with the Local Planning Authority.
- 8 The hard and soft landscaping details to be submitted in relation to condition 7 above shall include the following; proposed finished levels or contours of the site; hard surfacing materials for car parking areas, and other vehicular and pedestrian access and circulation areas; minor artefacts and structures such as column lighting and bollard style luminaries to communal car parking areas; planting plans; written specifications; schedules of plants (noting species, plant sizes and proposed numbers/densities) and a schedule of landscape maintenance for a minimum period of five years from the date that the soft landscape works are completed.

- 9 Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of a Local Employment Agreement to cover the construction of the development hereby permitted and the creation of new jobs in the local area. The Local Employment Agreement shall be implemented strictly in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.

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 the use of the holiday lodges is effectively restricted to tourist accommodation as the introduction of a permanent residential use would be contrary to paragraph 89 of the National Planning Policy Framework (March 2012).
- 4 To ensure a satisfactory development, in accordance with Policy 10 of the Aligned Core Strategy for Gedling Borough (September 2014) and with the aims of policy ENV1, ENV21, ENV25, and ENV37 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 5 To ensure the use of the holiday lodges is effectively restricted to the tourist accommodation proposed and not as a permanent campsite or caravan site.
- 6 To protect and enhance the ecology that has been located on the site.
- 7 To ensure that the details of the development are acceptable , in accordance with the aims of Policy 10 of the Aligned Core Strategy and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 8 To ensure that the final form of the development complies with policies ENV1, of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
- 9 To seek to ensure that the development provides appropriate employment and training opportunities, in accordance with Policy 4 of the Aligned Core Strategy for Gedling Borough (September 2014).

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014), where appropriate. It is the opinion of the Borough Council that where the development conflicts with the Development Plan that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact to the openness of the Green Belt or any of the purposes of including land within the Green Belt.

Notes to Applicant

For the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. You can obtain copies of Severn Trent's current guidance notes and application from either (www.stwater.co.uk) or by contacting the New Connections Scheme (Tel: 0800 707 6600).

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area that is specified, there may be sewers that have recently been adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

The Borough Council requests that the applicant considers incorporating provision for residential dwellings (with dedicated parking) to have dedicated outside electric power points, to allow residents to charge electric/hybrid vehicles into the future (see IET Code of Practice for EV Charging Equipment Installation).

You must contact the Borough Council's Building Control Section with regard to any proposed demolition of buildings on the site at least 4 weeks prior to any site clearance commencing.

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 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.

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 issues raised, providing details of issues raised in consultation responses; requesting clarification, additional information or drawings in response to issues raised; and providing updates on the application's progress.

Date Recommended: 6th October 2015

6 APPLICATION NO. 2016/0060- 88 SHEEPWALK LANE, RAVENSHEAD

Demolition of existing dwelling and erection of 3 no. detached dwellings with integral garages. Block up existing vehicular access and provide new relocated vehicular access.

The Interim Head of Planning introduced the item and advised Members of a proposed revision to Condition 7 regarding landscaping and a proposed additional condition 10 regarding drainage.

It was proposed and seconded to accept the revised conditions and the application was then put to a vote.

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

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 plans, application form, Arboricultural Impact Assessment and Supporting Document received on the 21st

January 2016, drawing no's VED394-504 "Plot C & D - As Proposed" received on 21st January 2016, drawing no. VED394-506A "Existing Site Survey/Tree Removal" received on 4th March 2016, and revised plans, drawing no's VED394-500B "Site Plan - As Proposed", VED394-501B "Site Plan - As Proposed with Landscaping", VED394-505B "Site Plan - Tracking, Vis Splay & Highway", VED394-502A "Site Sections - As Proposed", VED394-503B "Plot B - As Proposed (Plot A removed)", received on 22nd April 2016.

3. No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing no VED394-505B are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections.
4. 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.
5. No part of the development hereby permitted shall be brought into use until the access is constructed with a gradient not exceeding 1 in 20 for a distance of 5m from the rear of the highway boundary, and never exceeds 1:12 thereafter, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
6. No part of the development hereby permitted shall be brought into use until the existing site access that has been made redundant as a consequence of this consent and as shown on plan VED394 505B is permanently closed and the access crossing reinstated as verge and footway in accordance with details to be first submitted to and approved in writing by Gedling Borough Council.
7. The approved landscape scheme, drawing no. VED394-501B, 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. The retained trees shown on plan no: VED394-500B shall be protected strictly in accordance with the approved details and

shall be retained for the life of the development. The retained trees shall not be felled / lopped / pruned without the prior written approval of the Local Planning Authority.

8. No additional windows or openings to those shown on the approved plans shall be inserted in the external elevations of the proposed dwellings at any time, unless express consent has been given in writing by the Borough Council.
9. No works permitted under Class A, B, C and E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2015 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the express consent of the Borough Council.
10. No part of the development hereby approved shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority for that phase, based on sustainable drainage principles. The scheme shall subsequently be implemented strictly in accordance with the approved details before occupation and shall be retained for the life of the development 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.
3. In the interests of Highway safety.
4. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).
5. In the interests of Highway safety.
6. In the interests of Highway safety.
7. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).
8. To prevent the overlooking of the adjoining property, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (2014).

9. To ensure a satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2014.
10. To prevent the increased risk of flooding, to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy for Gedling Borough (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 properties, the area in general and is acceptable from a highway safety viewpoint. The proposal therefore accords with Policy 10 of the Aligned Core Strategy (September 2014), policies ENV1 and H7 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014), advice contained within the NPPF (2012) and the SPD "Parking Provision for Residential Development".

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 as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

You must contact the Borough Council's Building Control Section with regard to any proposed demolition of buildings on the site at least 4 weeks prior to any site clearance commencing.

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 construct a new access and reinstate the redundant site access and vehicular crossing over a footway of the public highway. These works shall 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.

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. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

The applicants attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how we might help decrease levels by incorporating mitigation measures into scheme design as standard. (See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>) We would also ask therefore, that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point(s); to allow employees and/or clients/visitors to charge electric/plug-in hybrid vehicles whilst on site. Reference can be made to guidance produced by IET Code of Practice for EV Charging Equipment Installation for details of charging points and plugs specifications.

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.

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.

7

**APPLICATION NO. 2016/0264- LONGDALE CRAFT CENTRE,
LONGDALE LANE, RAVENSHEAD.**

Outline application for residential development.

Kelly Whyles spoke on behalf of the applicant, in support of the scheme.

RESOLVED:

**TO GRANT PLANNING PERMISSION subject to the following
amended conditions:-**

Conditions

1. An application for approval of all the reserved matters (access, 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. This permission relates to the application form, site location plan, Supporting Planning Statement and Preliminary Ecological Appraisal, received on 2nd March 2016.
4. 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. Once approved the buildings shall be built strictly in accordance with the approved plans unless otherwise agreed in writing by the Borough Council.
5. 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 4 above have been implemented, unless other timescales are prior agreed in writing by the Borough Council.
6. Before development (including site preparation) is commenced a full Tree Survey (BS 5837:2012) to include an Arboricultural Method Statement, 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.

7. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a landscape plan of the site showing retention of hedgerows and any supplementary planting as well as details of the existing planting to be removed or retained. The landscape plan shall also include a 2m buffer between the proposed development and the boundary of the adjacent Local Wildlife Site. 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.
8. Before development is commenced there shall be submitted to and approved in writing 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.
9. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure of the site. The means of enclosure of the residential gardens shall include boarding with mammal passes. 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.
10. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details regarding the retention of habitats in the eastern portion of the site, with enhancement to the grassland in that area and the inclusion of reptile refuge and bird nesting boxes and hedgehog boxes. Once these details are approved the development shall be carried out strictly in accordance with the approved details.
11. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a Method Statement for clearance works regarding reptiles. Once approved the development shall be carried out strictly in accordance with these details.

12. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details regarding the findings of a pre-works check for badger's setts onsite / within 30m of the site. Best practice measures outlined in Report Reference RSE_459_01-V1 – January 2016 shall be carried out regarding the pre-works checks. Once approved the development shall be carried out strictly in accordance with the approved details unless otherwise agreed in writing by the Borough Council.
13. Demolition and construction works (including site preparation) will not be undertaken during the bird breeding season (1st March to the 31st August inclusive). If this cannot be avoided, an ecologist will need to search for active bird nests immediately prior to works commencing. If nesting birds are on site, works cannot commence until the young have fledged. Written confirmation should be submitted to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site as birds, their nests and eggs, are protected by the Wildlife and Countryside Act 1981.
14. 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.
15. 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.
16. 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 2015 (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.
17. 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).

18. 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 Borough Council.
19. 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).

20. The development hereby permitted shall be limited to not more than three dwellings with a maximum cumulative floorspace of 600 square metres.

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. For the avoidance of doubt.
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. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
6. 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).
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) and in the interest of protecting the adjacent Local Wildlife Site.
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) and in order to prevent anthropogenic disturbance on the adjacent Local Wildlife Site and to retain ecological connectivity.
10. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014) and in order to protect the adjacent Local Wildlife Site.

11. To ensure the protected species present on site and in the area are offered adequate protection.
12. Because the surrounding habitat is being considered as good sett excavation potential for badgers and because of the mobile nature of this species.
13. In order to protect all birds (except pest species), their nests and eggs.
14. To ensure the details of the development are satisfactory, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
15. In the interest of highway safety.
16. To ensure the openness of the Green Belt is protected in accordance with Paragraphs
17. Because agricultural and horticultural holdings are considered to be a potentially contaminative land use and the proposals are for sensitive end-use (residential with gardens).
18. Because agricultural and horticultural holdings are considered to be a potentially contaminative land use and the proposals are for sensitive end-use (residential with gardens).
19. Because agricultural and horticultural holdings are considered to be a potentially contaminative land use and the proposals are for sensitive end-use (residential with gardens).
20. To ensure the openness of the Green Belt is protected in accordance with paragraphs 89 and 90 of the NPPF.

Reasons for Decision

In the opinion of the Borough Council the proposal results in an acceptable re-development of brownfield land within the Green Belt, is not detrimental to the open character of the Green Belt, results in no significant impact on neighbouring residential properties and is acceptable in terms of highway safety. The proposal therefore accords with Paragraphs 79 - 92 of the National Planning Policy Framework, Policies A (Presumption in Favour of Sustainable Development), 3 (The Green Belt) and 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy (September 2014), and Policy ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

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.

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 applicant's attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how we might help decrease levels by incorporating mitigation measures into scheme design as standard. (See <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>) We would also ask therefore, that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point(s); to allow employees and/or clients/visitors to charge electric/plug-in hybrid vehicles whilst on site. Reference can be made to guidance produced by IET Code of Practice for EV Charging Equipment Installation for details of charging points and plugs specifications.

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.

You must contact the Borough Council's Building Control Section with regard to any proposed demolition of buildings on the site at least 4 weeks prior to any site clearance commencing.

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.

8 SECTION 106 DEED OF VARIATION- VALE ROAD, COLWICK

Erection of 44 dwellings with associated roads & sewers.

The Service Manager, Legal Services, introduced the report, providing clarity as to the purpose of the deed of variation.

RESOLVED:

That the Service Manager for Legal Services be instructed to undertake the necessary work to prepare and finalise a Deed of Variation to the Planning Obligation lodged with the Borough Council dated 7th June 2011, in relation to the development permitted by planning permission no: 2008/0287.

9 ENFORCEMENT ACTION- 80 CHURCH DRIVE, DAYBROOK

Construction of a timber framed and clad garden annex in the rear of the ground floor flat, ancillary use to the ground floor flat.

RESOLVED:

That the Chief Executive and the Director of Organisational Development and Democratic Services be authorised to take any appropriate enforcement action including the service of relevant notices.

The Director of Organisational Development and Democratic Services be authorised to take any further legal action following the service of any relevant notices, if such legal action is appropriate.

10 DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

11 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

12 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.40 pm

Signed by Chair:

Date: