

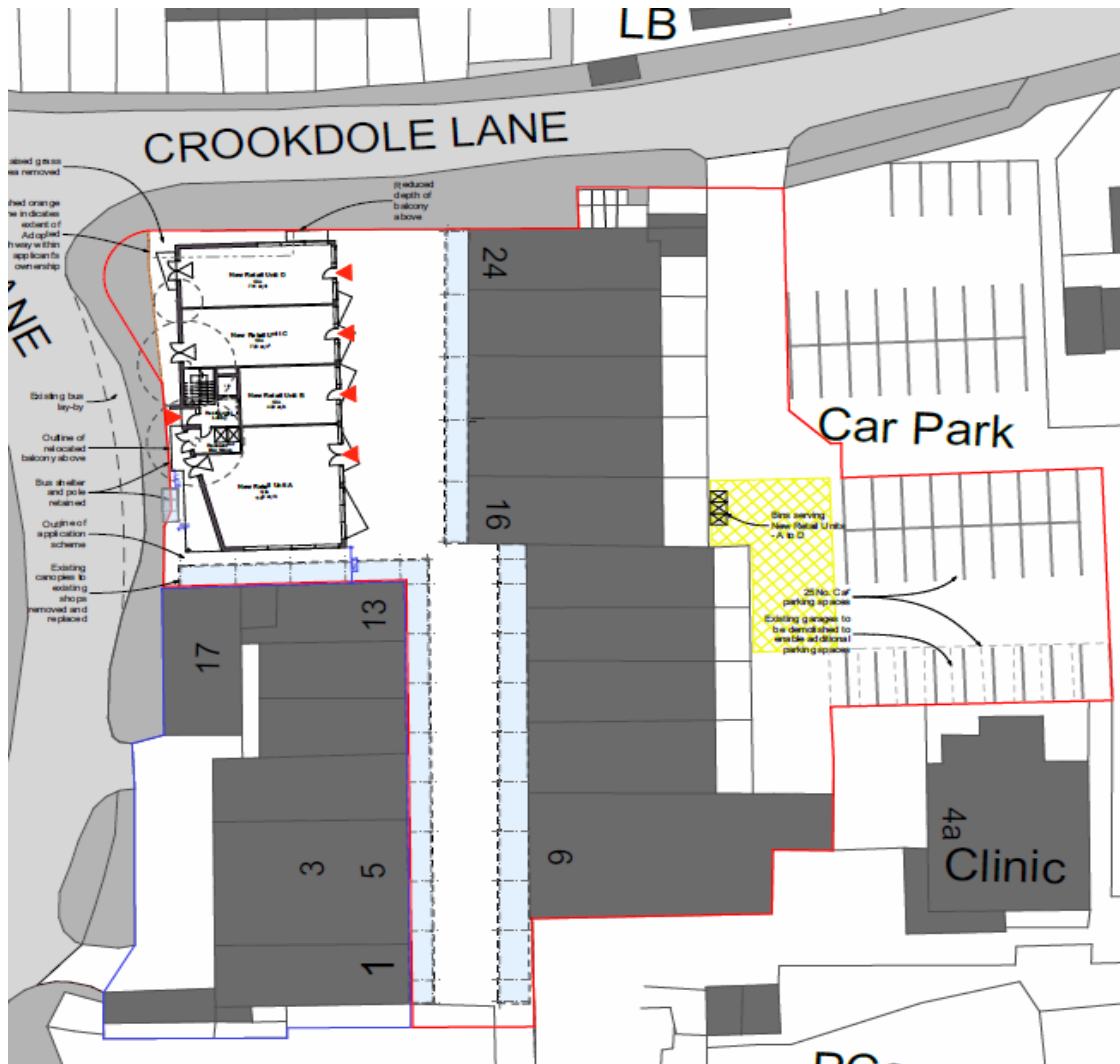
Proposal

Proposed new 3 storey building comprising 8no. First and second floor residential dwelling /flats (C3) and 4no. ground floor retail units (A1/A2/A5)
St Wilfred's Square Calverton
Wayshop 1 (Tree) Limited 2017/0207

Additional info

In addition to the above there are some redundant garage blocks within the car parking area which are to be demolished and 9no extra car parking spaces are proposed.

There are presently 2no car parking areas to serve this retail square within Calverton Centre, which is free to use by anyone, if visiting this shopping area multi trips may take place.



Highway comments sent

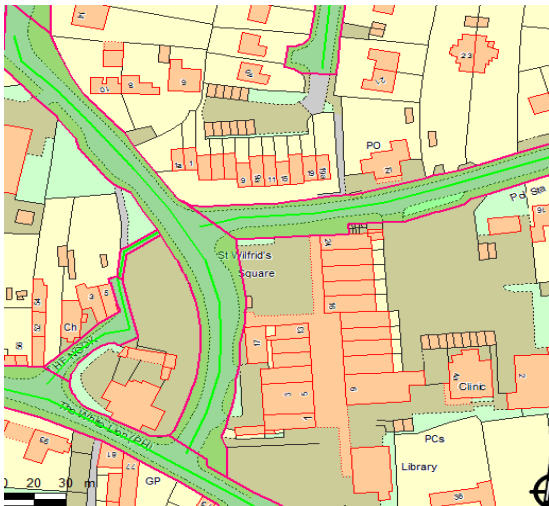
31/05/2017

The Highway Authority is in receipt of revised/additional plans for the proposal which aims to overcome the concerns which were raised as part of the previous correspondence, in regards to the bus shelter and balcony reduced, which does not overhang over the public footway.

The comments regarding the proposed layout of the site are made on the revised plan entitled 'Proposed alteration Plan', (Drawing ref: 7097/SK, which are now acceptable from a Highways/Transportation perspective.

Note:

The red line is incorrect on the plans, which shows the red line covering part of the adopted footway as per the map below;



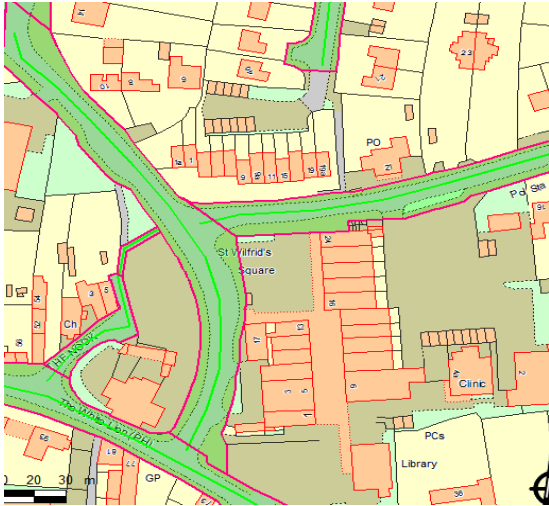
26.06.2017

The Highway Authority is in receipt of revised/additional plans for the proposal which aims to overcome the concerns which were raised as part of the previous correspondence, in regards to the balcony relocation not overhanging over the bus shelter.

The comments regarding the proposed layout of the site are made on the revised plan entitled 'Proposed Floor Plans', (Drawing ref: 7097/06 Rev E), which are now acceptable from a Highways/Transportation perspective.

Note:

The red line is incorrect on the plans, which shows the red line covering part of the adopted footway as per the map below;



24.08.2017

This revised application is to extend the rear car parking area. However the car park is internal and does not affect the highway network, therefore there are no additional highway comments to add to the previous comments given.

26.09.2017 email from "GBC" Gedling Borough

Ref: St Wilfrid's Square – 2017/0207

Further to the above and the your previous comments which raises no objections to the proposal, except the private matter of the red line and land ownership.

I have received comments from the Calverton Parish Council regarding a deficit of car parking serving the development.

According to the 6C's parking standards, new retail units would require 1 space per 14sqm, resulting in an additional requirement of 18 spaces. (See correct car parking provision below)

I would note that the plans now illustrate the demolition of the private garage blocks and the provision of an additional 11 spaces. Further to our conversation I understand that given St Wilfrids Square is currently served by 2 public car parks, and with the additional 11spaces this would be sufficient given that service users would likely be using the shopping centre for multiple trips and the combined car parking should be adequate.

I would be very grateful for your formal comments on this matter,

Sent to 26.09.2017 The correct car parking provision

CLASS A1 – SHOPS

2. Small shops and supermarkets below 3,000 m²

Staff and operational parking, one car space per 50 sq. metres gross floor area up to 100 sq. metres. Additional spaces at the rate of one per 100 sq. metres. A minimum provision of two spaces.

In the case of shops and supermarkets exceeding 300 sq. metres, customer parking will be required in addition to staff and operational parking at the same rate. These facilities for customers need not necessarily be provided at the development site itself. In all cases, provision.



NOTICE OF PLANNING PERMISSION

TP 2/1 (b)

TOWN AND COUNTRY PLANNING ACT 1990

Application No:2017/0207

Gordon White & Hood
Mr William Bates
Beresford House
1 Newtown Street
Leicester
LE1 6WH

Applicant: Wayshop1 (Tree) Limited
Location : St Wilfrids Square Calverton NG14 6FP
Proposal : 3 storey building comprising; 8no. first and second floor residential dwelling flats (C3) and 4no. ground floor retail units (A1).

The Gedling Borough Council having considered an application numbered as above, which application and plans and any relevant correspondence are hereinafter referred to as 'the application' hereby in pursuance of their powers under the above mentioned Act.

GRANT PERMISSION

For the development in accordance with the application, subject to compliance with the following conditions imposed for the reasons set out below:-

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 completed strictly in accordance with the approved plans and application forms drawing no's: 7097 - Design and Access Statement; (Proposed Sections) 7097/08 Rev D; (Revised Proposed Floor Plans) 7097/06 Rev G; (Revised Proposed Elevations) 7097/07 Rev E; (Revised Proposed Block Plan) 7097/04 Rev G; and (Revised Site Location Plan) 7097/02 Rev B.
3. Before the development hereby permitted commences a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. Your attention is brought to the informative below outlining detailed requirements of the surface water drainage scheme. The scheme shall subsequently be implemented strictly in accordance with the approved

NOTICE OF PLANNING PERMISSION

TP 2/1 (b)

- TOWN AND COUNTRY PLANNING ACT 1990 Application No:2017/0207
details before occupation and shall be retained for the life of the development unless otherwise agreed in writing by the Local Planning Authority.
4. Prior to the commencement of the development hereby permitted, precise details of all the materials to be used in the construction of the external surfaces of the development (including details of all new external doors/window frames and decorative details), shall be submitted to and approved by the Local Planning Authority in writing. Samples of the proposed external finishes shall be submitted for consideration and subsequent approval. The development shall thereafter be completed strictly in accordance with the approved details and materials.
 5. 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.
 6. The hard and soft landscaping details to be submitted in relation to condition 5 above shall include the following; proposed finished levels or contours of the site; hard surfacing materials for car parking areas, pedestrianised areas and other vehicular and pedestrian access and circulation areas; minor artefacts and structures such as lighting, bollard style luminaries, street furniture; 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.
 7. No part of the development hereby permitted shall be brought into use until the proposed car parking areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 7097/04 Rev G. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of cars.
 8. Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority precise plans and details of the relocation of the CCTV Column and Camera on St Wilfrid's Square. The

NOTICE OF PLANNING PERMISSION

TP 2/1 (b)

TOWN AND COUNTRY PLANNING ACT 1990 Application No:2017/0207
relocation shall be approved in agreement with Gedling Borough Council's
Community Protection Manager.

9. Before development hereby approved is first commenced, precise details and elevation drawings of the proposed bin stores, as shown on drawing no: 7097/04 Rev G, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples of materials to be used on the external surfaces. The development shall be implemented in accordance with the written approval and retained as such for the lifetime of the development.
10. Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority details of a Local Employment Agreement to cover the construction of the development hereby permitted. The Local Employment Agreement should be developed and implemented in accordance with the Construction Industry Training Board (CITB) and the National Skills Academy for Construction Client-Based Approach; Local Client Guidance England. Once approved the development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
11. The new Retail Units (A, B, C, and D), as indicated on the approved drawing 7097/04 Rev G, shall be used for strictly for Retail purposes within Use Class A1 (Retail) under the provisions of The Town and Country Planning (Use Classes) (England) Order 1987 (as amended) (or any Order amending, revoking or re-enacting that Order with or without modification) only. The units shall remain A1 (Retail) only for the life of the development unless otherwise approved in writing by the Local Planning Authority.
12. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved CEMP. The CEMP shall include but not necessarily be restricted to the following details; a) Details of the siting of all temporary contractors compounds and construction operatives car parking areas; b) The loading and unloading of arrangements for heavy plant and machinery; c) The location of, extent and duration of any temporary stockpiling areas; d) Measures to avoid nesting birds; e) A tree protection plan showing the siting of the protection measures around the individual trees to be retained; f) Wheel washing facilities/measures to prevent mud being deposited

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TP 2/1 (b)

TOWN AND COUNTRY PLANNING ACT 1990 Application No:2017/0207
details before occupation and shall be retained for the life of the development
unless otherwise agreed in writing by the Local Planning Authority.

4. Prior to the commencement of the development hereby permitted, precise details of all the materials to be used in the construction of the external surfaces of the development (including details of all new external doors/window frames and decorative details), shall be submitted to and approved by the Local Planning Authority in writing. Samples of the proposed external finishes shall be submitted for consideration and subsequent approval. The development shall thereafter be completed strictly in accordance with the approved details and materials.
5. 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.
6. The hard and soft landscaping details to be submitted in relation to condition 5 above shall include the following; proposed finished levels or contours of the site; hard surfacing materials for car parking areas, pedestrianised areas and other vehicular and pedestrian access and circulation areas; minor artefacts and structures such as lighting, bollard style luminaries, street furniture; 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.
7. No part of the development hereby permitted shall be brought into use until the proposed car parking areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 7097/04 Rev G. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of cars.
8. Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority precise plans and details of the relocation of the CCTV Column and Camera on St Wilfrid's Square. The