



PLANNING COMMITTEE
WEDNESDAY, 7 JUNE 2023

LATE ITEMS

6.6 LATE ITEMS

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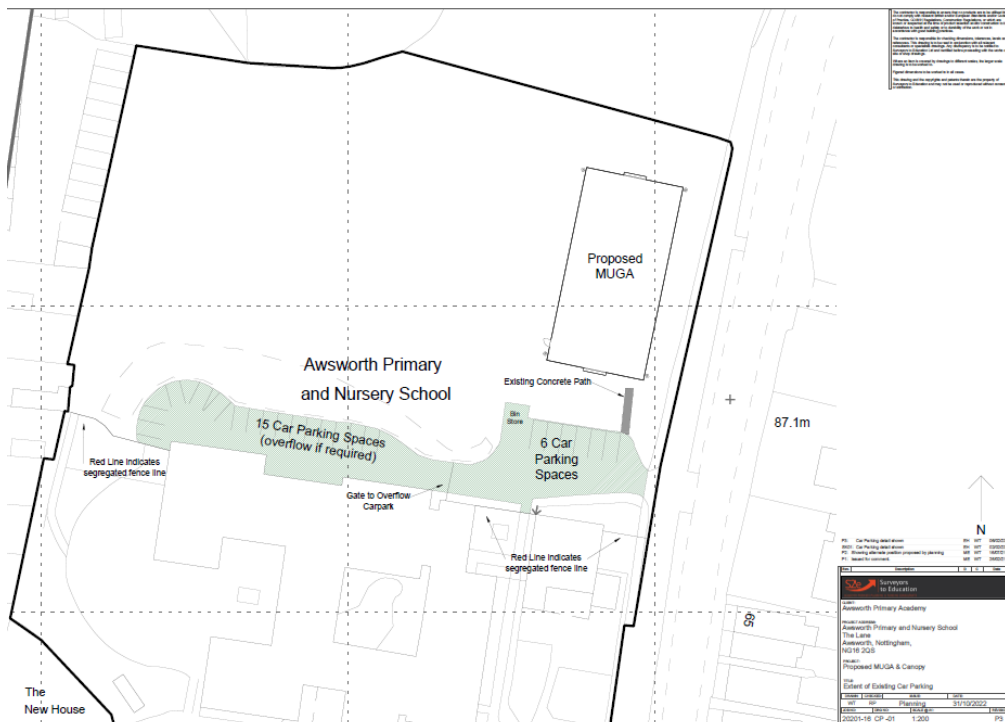
SUMMARY of LATE ITEMS

5.1 – 22/00767/FUL – Land South of 50 Pinfold Road Newthorpe

- No late items to report

5.2 - 23/00130/FUL - Awsworth Junior And Infant School The Lane Awsworth

- During determination of the application it was noted the car parking plan was not formally submitted, but was referred to in the Supporting Statement and within the draft Community Use Agreement. For the avoidance of doubt the agent provided the parking plan and the Local Planning Authority undertook a 7-day re-consultation with local residents, neighbours, contributors and the Parish Council. This plan did not introduce any new information but provided clarification on the parking arrangement. See the plan below:



Following re-consultation on the above parking plan, a further 12 letters of objection were received reiterating concerns highlighted in the report. One letter of objection raised the following:

- No proper noise assessment;
- No proper assessment of the traffic and parking plan and;
- Neighbour amenity issues

The application has been assessed by the Environmental Health Officer and they have not raised any objection to the application, subject to conditions.

Nottinghamshire County Council Highways Authority have assessed the application and have also raised no objection to the application.

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- A neighbour to the site has provided additional comments regarding the application. Their comments relate to the CUA and use being 52 weeks per year, noise, parking and wildlife. All points have been addressed in the report.

5.3 – 23/00696/VOC - Land North of Home Farm Cottage and Park View Cottage, Main Street, Strelley

- Environmental Health have commented that the viewing balcony would need to be amended to meet work place health and safety regulations if the viewing balcony were to be used as a commercial use.
- The agent has confirmed in writing that the site is not a commercial business and no staff are employed. Further to this, public exhibitions are restricted by planning condition as part of the original planning permission 21/00023/FUL.
- Environmental Health have confirmed that a licencing application has been submitted but this is not valid currently.

5.4 – 23/00078/FUL – 126 Central Avenue Beeston

- No late items to report.

5.5 – 22/00799/FUL - Southfields Farm, Common Lane, Bramcote, Nottinghamshire, NG9 3DT

- 5 objections have been received raising concerns already summarised in the committee report.
- Bramcote Neighbourhood Forum have provided concerns that have already been raised in the committee report. Further to this, the NF have questioned the viability of the operation and decommission of the proposal and the NF have offered changes to the proposed conditions in the committee report.
- It should be noted that if planning committee resolve to grant planning permission, the application would need to be referred to the Secretary of State as the proposal comprises inappropriate development in the Green Belt and would have a significant impact on the openness of the Green Belt (Town and Country Planning (Consultation) (England) Direction 2021).

5.6 – 23/00051/REG3 - Pavilion, Hickings Lane Recreation Ground, Hickings Lane, Stapleford

- Two objections have been received raising concerns already summarised in the committee report.
- The Councils Economic development team held a community drop in event on Thursday 25th May 2023. The feedback indicated that 37% of people were either likely or very likely to use the facility compared to 26% who were unlikely to and 34% were unsure. The main areas of concern identified have

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already been summarised in the committee report. It has been recognised that the revised design is an improvement.

- Since publishing the committee report a number of errors in the report have been identified. These include:
 - Paragraph 6.2.10. This should have included “With regard to the issue about the skate park. Whilst there is currently no facility on site, we are endeavouring to find another location for a skate park and are working with Skate Nottingham and Skate GB for a skate boarding facility. Nevertheless, there is no existing site there now, so it is considered there is no planning requirement for replacement facility as part of this application.”
 - Paragraph 5.19. This should have stated no objections from the Councils Tree Officer.
 - Paragraph 6.3.5. This should have stated that the sub-station is likely to be permitted development subject to the relevant criteria contained within Part 15 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- Sports England – After the second consultation Sport England have upheld their objection on the following grounds:
 - The proposal displaces Stapleford Cricket Club and precludes the site’s use for cricket in the future.
 - The proposed MUGA would result in a reduction in capacity for natural turf football pitches, as well as loss of the existing basketball court and skate park.
 - The revised pavilion is judged to accord with exception 2 as it provides an enhanced facility to support multi-sport use and wider physical activity at the site, without having a negative effect on pitch sports at the site.
- It should be noted that if planning committee resolve to grant planning permission, the application would need to be referred to the Secretary of State as Sport England have objected to the proposal on the grounds that the proposal involves a loss of a playing field and the displacement of the cricket club (Town and Country Planning (Consultation) (England) Direction 2021).

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