Planning Committee
Wednesday, 11 June 2025

9. Late Items (Pages 3 - 6)

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SUMMARY of LATE ITEMS

5.1 24/00304/VOC Land North of Home Farm Cottage and Park View Cottage Main Street Strelley

No late items to report

5.2 24/00839/FUL Land South of 70 and 72 Sandy Lane Beeston

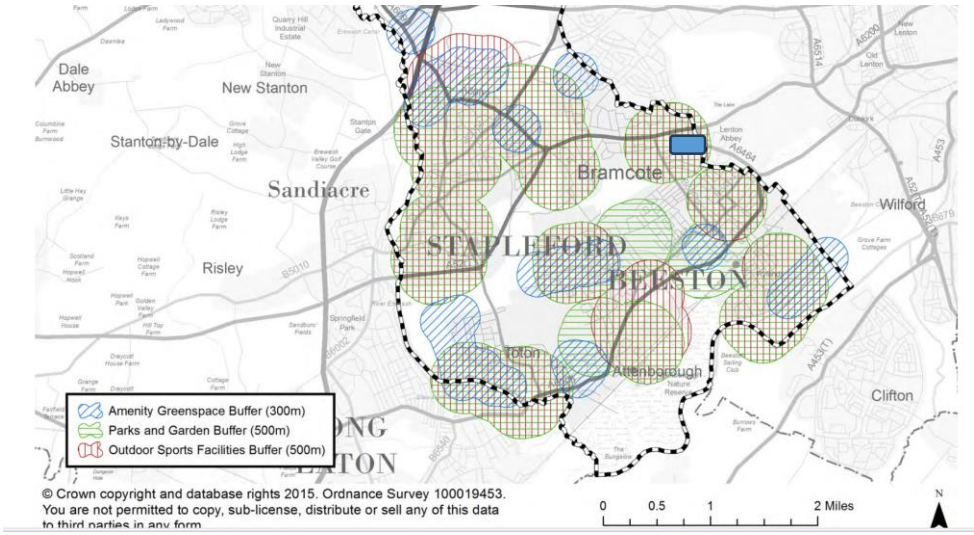
- Letter received 02.06.25 from agent. Required confirmation of the following:

1. Green Infrastructure Strategy: Can applicants rely on the Broxtowe Green Infrastructure Strategy (2015–2030) as a definitive guide to local open space deficiency? If not, what weight does the Council assign it?

   Planning response: The Green Infrastructure Strategy is a consideration however it carries limited weight in the context of the application, which is to construct 2 dwellings. In any case, the 'community park' is outside the red line, and the acceptability or otherwise of the proposed development is not dependent on the creation of a community park to make it acceptable.

2. Open Space Assessment: How does the Council reconcile the claim that nearby parkland meets community needs, when its own Strategy confirms high local open space deficiency?

   Planning response:



Extract from Map 14 of the Green Infrastructure Strategy: Access to Amenity Greenspace, Parks and Gardens and Outdoor Sports Facilities, with unshaded areas identifying lack of provision. This clearly shows that there is no justification to claim lack of access to open space provision in the context of the application site (shown indicatively by the dark rectangle). Furthermore,

the extract only identifies land known to be publicly accessible (that is, not privately owned), and does not include areas of land to which the public can access, even without permission from the landowner.

3. Consideration of Local Deficiencies: How will the identified spatial deficiency be objectively reflected in the officer's report?

   Planning response: There is no identified local deficiency relevant to the application site.

4. Weight Given to Nottingham City Open Space & Quality Audit 2021: Why has the Council given no weight to a formal, professionally commissioned audit which identifies significant open space deficiency adjacent to and directly affecting the site? What alternative audit, if any, is being relied upon?

   Planning response: As the application site is wholly within Broxtowe Borough Council Authority, no weight could be afforded to the above document.

Notwithstanding the above responses, the two dwellings and associated curtilage would result in the loss of part of a Green Infrastructure Asset, therefore, contributing to the applicant's perceived deficiency. The application site (that is, the land within the red line boundary) is not publicly accessible, nor would it ever be, should planning permission be granted. Furthermore, the Green Infrastructure Strategy directly feeds into Broxtowe Part 2 Local Plan Policy 28: Green Infrastructure Assets and as such the strategy has been fully considered in the context of that policy throughout the assessment of the application.

- Email received from occupier of neighbouring property 10.06.25:
  - Fully supports the development as a means to eradicate Japanese Knotweed (JKW), to remove the threat from the neighbouring properties, whilst also gaining a park
  - The JKW is metres away from our and our neighbours boundary
  - Support to remove JKW also from Bramcote Neighbourhood Forum
  - Supporter attached photos from 5 years ago to show native bluebells which have now been lost as a result of the JKW

- Email with attached letter from agent received 10.06.25. Raises following points:
  - LPA have changed the description of development from that which is on the application form
  - Considers wording in paragraph 3.6 of the committee report to be misleading

In response, the change of description used by the LPA is considered to accurately reflect development within the red line boundary and for which planning permission would be required. This is the same description as used in the previous application for same, and which the Planning Inspectorate took no issue with.

In respect of the wording in paragraph 3.6, this states:
The High Court concluded that the Planning Inspector decision was upheld in all aspects aside from the consideration of the weight afforded to the argument to allow the development due to the cost of eradicating the JKW.

To clarify, this should have read:
The High Court concluded that there was no error in law in regard to the Planning Inspector decision in respect of the weight afforded to the argument to allow the development due to the cost of eradicating the JKW.

5.3 <u>24/00835/FUL The Secret Garden Attenborough Day Nursery and Pre-School Shady Lane Attenborough</u>

- One neighbour letter received in support of the proposal.

- Email received 08.06.25 on behalf of Attenborough Tennis Club, adding to their original objection (included in the report), on the following points:
    - Parking – additional traffic and parking would cause issues as no on-site parking available. Parking at the cricket club is for users of the nursery's other site on The Strand
    - Building would significantly block sunlight to the adjacent courts, causing moss growth, may cause drainage issues from water runoff. Suggest a condition in respect of surface water drainage be applied
    - Impact on privacy of occupier at 1 The Strand
    - Overdevelopment of the site, not in keeping with the Conservation Area

5.4 <u>25/00223/VOC 390 Nottingham Road Newthorpe</u>

Additional responses have been received from contributors during the re-consultation period for the application, with the following comments received:

- Visual impact of the materials – out of character with the surrounding residential garden, whereby the garages are shorter in height and are covered in pebble dash concrete panels, with a convoluted roof.
- The structure appears to exceed the permitted regulations regarding how close the build can be to a neighbouring property border.

- The amended material is visually little different to that previously rejected by the Planning Department and that any visual difference in texture is only distinguishable at close quarters to the building.
- The colour remains to be anthracite black as before and is of a ribbed sheet steel design and therefore it does not accord with the conditional approval given or the Planning Officer's justification for approval, especially in relation to the principle and design elements allied to the current local plan policies 10 and 17.

Late response received 09.06.25 from Greasley Parish Council. Considers:

- Limited regard for valid concerns of residents
- Applicant has little regard to adhering to conditions
- Concern over proposed colour (anthracite grey)
- Inclusion in description of change to refer also to condition 2 as not been fairly consulted on [Officer note – this condition merely reflects which plans are to be approved, including the plan submitted to comply with condition 3]
- Believe the application should be withdrawn and submission of a new application

5.5 <u>25/00266/FUL 61 Nottingham Road Trowell</u>

No late items to report