



12 June 2018

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 20 June 2018 in the New Council Chamber, Town Hall, Foster Avenue, Beeston, NG9 1AB, commencing at 7.00 pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors: M Handley
L A Ball BEM (Vice-Chair, in the
Chair)
D Bagshaw
J S Briggs
T P Brindley
M Brown

R D MacRae
G Marshall
J K Marsters
P J Owen
R S Robinson
P D Simpson

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. MINUTES

PAGES 1 - 14

The Committee is asked to confirm as a correct record the minutes of the meeting held on 23 May 2018.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 18/00176/FUL PAGES 15 - 36

Hybrid planning application comprising a full application to construct industrial/office units (Class B1 and B2) including a link building, attenuation pond, site access, car park and landscaping (Phase 1). outline application to construct industrial unit (Class B1 and B2) Phase 2.

Land North of Common Lane and West of Common Farm
Common Lane, Watnall

5.2 18/00197/FUL PAGES 37 - 48

Retain summerhouse and outbuilding extension

65 Newdigate Road, Watnall, Nottingham, NG16 1HN

5.3 18/00070/FUL PAGES 49 - 56

Change of use from domestic garage to dog grooming salon
21 Oakland Way, Strelley, Nottinghamshire NG8 4JS

5.4 18/00295/FUL PAGES 57 - 64

Construct first floor side extension, single and two storey rear extension

5 Humber Road, Beeston, Nottingham, NG9 2EF

6. INFORMATION ITEMS

6.1 Appeal Statistics

The Committee is asked to NOTE that the position remains unchanged from that reported at its meeting on 22 March 2017. The Council is not therefore currently at risk of special measures based on the figures reported to Committee on the aforementioned date.

6.2 Appeal Decisions PAGES 65 - 70

6.3 Delegated Decisions PAGES 71 - 78

PLANNING COMMITTEE

23 MAY 2018

Present: Councillor M Handley, Chair

Councillors:	D Bagshaw	J W McGrath
	L A Ball BEM	J K Marsters
	T P Brindley	M Radulovic MBE
	M Brown	P D Simpson
	R I Jackson	A W G A Stockwell
	R D MacRae	

Apologies for absence were received from Councillors G Marshall, P J Owen and R S Robinson.

1. DECLARATIONS OF INTEREST

Councillor L A Ball BEM declared a pecuniary interest in agenda item 5.1 due to her employment and would withdraw from the meeting during debate and voting on that item in the interests of transparency, minute number 4.1 refers.

Councillor R D MacRae declared a non-pecuniary interest in agenda item 5.3 as he had attended a number of public meetings on this matter, minute number 4.3 refers.

Councillor J W McGrath declared a non-pecuniary interest in agenda item 5.3 as he had attended a number of public meetings on this matter, minute number 4.3 refers.

2. MINUTES

The minutes of the meeting held on 18 April 2018 were confirmed and signed.

3. NOTIFICATION OF LOBBYING

The Committee received notifications of lobbying in respect of the planning applications subject to consideration at the meeting.

4. DEVELOPMENT CONTROL

4.1 15/00010/FUL

Construct 67 no. dwellings

Land off Acorn Avenue, Giltbrook, Nottingham, NG16 2UF

The application had been brought back to Committee following the undertaking by the Head of Neighbourhoods and Prosperity to update members on the progress made on flooding matters since the resolution to grant planning permission subject to a section 106 Agreement at the meeting of the Committee which took place on 11 November 2015. The monies from the section 106 agreement were intended to fund flood alleviation measures.

The Committee was referred to the summary of late items which noted that there had been eight emails from local residents largely relating to objections and concerns raised in respect of flooding and drainage in the area, alongside an email from another resident who was concerned about traffic, pollution, loss of amenity and overdevelopment.

Mr Davidson, objecting, and Councillor E Cubley (Ward Member) addressed the Committee prior to the general debate.

The Committee debated the application and the following comments were amongst those made:

- It was noted that the resolution was subject to the section 106 agreement and that the conditions in place required extensive details of the flood mitigation plan, which would be for the whole local area.
- There was planning permission for 63 houses in place, without a section 106 agreement for the flood mitigation scheme. The scheme for 67 houses, if approved, would include £100,000 of funding towards flood mitigation across the whole area, with the design to be decided upon by Severn Trent in conjunction with Nottinghamshire County Council.
- There was reluctance to support the amendments to the site whilst the details of the flood mitigation plan were not in the public domain.
- There was concern about the site continuing to be derelict and subject to antisocial behaviour.

Councillor M Handley proposed that the recommendation be approved and Councillor T P Brindley seconded the motion. Councillor Radulovic proposed a recorded vote in respect of the aforementioned proposal and Councillor R I Jackson seconded the motion which, on being put to the meeting was carried. The voting was as follows:

For

J S Briggs
T P Brindley
M Brown
M Handley

Against

D Bagshaw
J W McGrath
M Radulovic MBE

Abstention

R I Jackson
R D MacRae
J K Marsters
A W G A Stockwell
P D Simpson

RESOLVED that the Head of Neighbourhoods and Prosperity be given delegated authority to grant planning permission for application 15/00010/FUL subject to prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 and the conditions set out below.

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with drawings numbered AAGDR01-SLP Revision K received by the Local Planning Authority on 4 April 2018 and drawings numbered: KB1/2017 (OSG) Rev A, KB1/2017 (HSG) Rev A, N2/2017 (HSG) REV a, K7/2017 (OSG) Rev A, K7/2017 (HSG) Rev A, received by the Local Planning Authority on 26 February 2018 and drawings numbered: KA2/2017 (HSG), KA2/2017 (OSG), A1/2018 (OSG), A1/2018 (HSG), B6/2017 (OSG), C8/2016 (OSG), C9/2016 (OSG), C9/2017(HSG), S20/2018 (OSG), S20/2018 (HSG), T20/2017 (OSG), T20/2017 (HSG), Z4/2018 (OSG), Z4/2018 (HSG), DA3/2017 (O), DA3/2017 (H), E20/2016 (OSG), E20/2017 (SG), F5/2018 (HSG), plot 223 F5/2018 (OSG) and plot 224 F5/2018 (OSG) received by the Local Planning Authority on 2nd February and 27 March 2018 and drawing numbered: Garage/DG/2/88s/B Revision A, received by the Local Planning Authority on 12 January 2015.**
- 3. No building operations shall be carried out until details of the manufacturer, type and colour of the materials to be used in the facing walls and roofs, details of the colour of the rainwater goods, and the colour and location of the external meter cupboards have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed only in accordance with those details.**
- 4. No part of the development hereby approved shall be commenced until the coal mining remedial works, as recommended in the Geoenvironmental Appraisal Report (March 2013) and the Interim Report on the Geological/ Mining Position of Giltbrook Farm Site, Eastwood, Nottingham (November 1979, K. Wardell and Partners) as annotated on the accompanying drawing (K. Wardell and Partners, Drawing No. 10/3176/1 have been implemented in full to the satisfaction of the Local Planning Authority.**
- 5. (a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and**

water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.

- (b) No building to be erected pursuant to this permission shall be first occupied or brought into use until:-
- i. All the necessary remedial measures have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the Local Planning Authority; and
 - ii. It has been certified to the satisfaction of the Local Planning Authority that the necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified, unless an alternative has first been approved in writing by the Local Planning Authority.
6. No part of the development hereby approved shall commence until a detailed surface water drainage scheme and foul sewage scheme, including details of the attenuation feature subject to planning application 15/00018/REG or an alternative drainage strategy based on sustainable drainage principles, and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall demonstrate:
- Surface water drainage system(s) designed in accordance with CIRIA C697 and C687 of the National SUDS Standards, should the latter be in force when the detailed design of the surface water drainage system is undertaken.
 - Limiting the discharge rate generated by all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm ideally to Greenfield rates for the site but as a minimum not to exceed the run-off from the undeveloped site and will not increase the risk of flooding off-site.
 - Provision of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SCO30219 Rainfall Management for Developments'.
 - Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.

- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.
7. No part of the development hereby approved shall take place until details of the new roads have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross sectional gradients, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services and any proposed structural works. Pedestrian visibility splays of 2m x 2m shall be provided on each side of the vehicle access leading to parking spaces and/ or garages. The development shall be implemented in accordance with these details to the satisfaction of the Local Planning Authority.
 8. No dwelling shall be first occupied unless and until its associated access driveway and/or parking spaces have been constructed to prevent the unregulated discharge of surface water from the driveway and/or parking spaces onto the public highway.
 9. No part of the development hereby approved shall commence until wheel washing facilities have been installed on the site in accordance with details first submitted to and approved in writing by the Local Planning Authority. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no debris is discharged or carried onto the public highway. These facilities shall be retained on the site until the substantial completion of construction work.
 10. The erection of fencing for the protection of the protected trees shall be undertaken in accordance with details to be submitted to and approved by the Local Planning Authority before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.
 11. No part of the development hereby approved shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:
 - (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development
 - (b) numbers, types, sizes and positions of proposed trees and shrubs
 - (c) proposed hard surfacing treatment including detailing of the footpaths
 - (d) planting, seeding/turfing of other soft landscape areas

(e) proposed boundary treatments including along the external boundaries.

The approved scheme shall be carried out strictly in accordance with the approved details.

12. The approved landscaping shall be carried out not later than the first planting season following which the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) within Schedule 2, Part 1, Classes A, B, or C shall be made to the following dwelling house(s) as shown on drawing number AAGDR01-SLP Revision K: Plots 223, 224 and 250 without the express permission in writing of the Local Planning Authority.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. No such details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
4. In the interests of public health and safety.
5. In the interests of public health and safety and in accordance with Policy E29 of the Broxtowe Local Plan (2004).
6. To prevent the increased risk of flooding, to improve and protect water quality; and to ensure the future maintenance of the sustainable drainage structures in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2012).
7. In the interests of highway safety.
8. In the interests of highway safety to ensure surface water from the site is not deposited on the public highway causing danger to road users
9. In the interests of highway safety.
10. To ensure the existing trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy E24 of the Broxtowe Local Plan (2004)
11. To ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
12. To ensure the development presents a more pleasant appearance in the locality and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).

13. To protect the amenity of neighbouring occupiers and in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014).

Notes to Applicant

1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by communicating with the agent during the course of the application.
2. Conditions 3,4,5,6,7,9 and 11 are required to be pre-commencement conditions as no/insufficient information on those matters was submitted with the application and as those parts of the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of those aspects, respectively, of the development commencing.
3. Any tree works should be undertaken outside of the bird-breeding season (March-September inclusive). If works are to be carried out during this time then a suitably qualified ecologist should be on site to survey for nesting birds. Birds, their nests and eggs (except pest species) are protected by the Wildlife and Countryside Act 1981 (and as amended).
4. Greasley Footpaths Number 54 and 55 runs through the site. The footpath should remain open and unobstructed at all times. If a temporary closure of the footpath is required Nottinghamshire County Council's Countryside Access Team must be contacted at least 5 weeks before to allow for a Temporary Closure Order to be put in place. Nottinghamshire County Council can be contacted on 0300 500 8080.
5. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. This may result in problems to occur in the future, particularly as a result of the development taking place. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.
The applicant should be aware that any intrusive activities and any subsequent treatment require the prior written permission of the Coal Authority. Failure to obtain permission will potentially result in court action. The Coal Authority can be contacted on 0845 762 6848 and further information is provided on <https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

(Councillor L A Ball BEM, having declared a pecuniary interest, left the meeting before debate or voting thereon.)

4.2 17/000866/FUL

Construct 39 bedroom hotel (Class C1) with associated car parking and ancillary development

Land to the north of Old Moor Lodge, Mornington Crescent, Nuthall, NG16 1QE

The application, which sought permission to erect a 39 bedroom hotel next to the Old Moor Lodge public house, had been called in by Councillor P J Owen. The item had been deferred by the Committee at the meeting of 18 April 2018 to allow for further discussion with applicant and highways to enable members to fully understand current parking levels, proposed parking levels and whether there would be sufficient parking, specifically at peak times such as early evening.

The Committee was asked to note the late item comprised of an email from a resident documenting their concerns about car parking in the area.

Ms Tina Morhouse (on behalf of the applicant) and Mrs Meena Sahdev (objecting) addressed the Committee prior to the general debate.

Members debated the item and the following comments were amongst those noted:

- Planning permission had previously been granted for a 44 bedroom hotel, but this had lapsed.
- The scheme had been revised to provide 11 additional car parking spaces, including four disabled spaces.
- The hotel would bring in tourists and therefore create jobs in the area.

The motion was proposed by Councillor M Handley and seconded by Councillor L A Ball BEM. On being put to the meeting the motion was carried unanimously.

RESOLVED that planning permission be granted subject to the following conditions:

1. **The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
2. **The development hereby permitted shall be carried out in accordance with drawing numbers: Location Plan, 4366 A001, received by the Local Planning Authority 19th December 2017, Soft Landscape Details, MR17-057/101A, and Ground Investigation Report (J17152A February 2018) received by the Local Planning Authority 20th March 2018, Proposed Elevations and Roof Plan, 4366 A102E, Proposed Floor Plans, 4366 A101B received by the Local Planning Authority 23rd March 2018 and Proposed Compound Plan, 4366 A009B, Proposed Fence Details, 4366 A055C, Proposed Site Plan, 4366 AO22J and Proposed Hard Landscaping, 4366 AO44D received by the Local Planning Authority 2nd May 2018.**

3. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are provided in accordance with the approved plans. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall remain available as such for the life of the development.
4. The development hereby approved shall be undertaken and carried out in accordance with the details and mitigations measures outlined in the submitted Preliminary Ecological Appraisal (Torc Ecology, July 2017) and the Badger EclA Report (Torc Ecology, October 2017).
5. The 1.8 metre high close boarded timber fence shown on drawing no. 4366-A005 Rev B, received by the Local Planning Authority on 5th April 2018 shall be erected in its entirety prior to development (including site clearance) commencing and shall be retained for the life of the development.
6. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. In the Interest of highway safety.
4. To ensure the development does not have an adverse impact upon species specifically protected under the schedule of the Wildlife and Countryside Act 1981 in accordance with the aims of the NPPF.
5. In the interests of visual amenity.
- 6 To ensure the development presents a more pleasant appearance in the locality.

Note to applicant

1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186

and 187 of the National Planning Policy Framework, by seeking amended plans to address the issues identified on the officers site visit.

2. **Given the proximity of residential neighbours to the application site, contractors are advised to limit any noisy construction works to between 08.00 – 18.00 on Monday – Friday and between 08.00 – 13.00 on Saturdays, and not at all on Sundays or Public Holidays.**
3. **No clearance of vegetation shall be conducted during the bird breeding season (March to August inclusive), except under the guidance of a suitably qualified and experienced ecologist.**

4.3 17/00873/FUL

Change of use from retail (Class A1) to retail and residential (Class C3) to create 6 flats and external alterations including side dormer
54 Derby Road, Stapleford, Nottinghamshire, NG9 7AB

The application sought permission to retain the use of a ground floor vacant retail unit previously used as a carpet shop and convert the first and second floors in to six residential flats. Councillor J W McGrath had requested that this application be determined by the Committee and the application was deferred to allow for the collation of further information about car parking.

Members were asked to consider the late items which included a statement from the applicant's agent stating that their parking survey showed capacity within the immediate locality to provide sufficient parking for the proposed flats.

Mrs Hanger (objecting) addressed members prior to the general debate.

The item was debated with particular reference to the following:

- Concern about the lack of car parking facilities and that the flats would be more akin to bedsits than long term homes for people.
- That the parking surveys had been done during the day, rather than at weekends or in the evening.
- It was noted that Deacon House was a prominent building that was currently underutilised and at risk of dereliction. The proposal would bring the building back into use and provide homes.

A point of order was raised concerning the fact that the agent for the developer had at one time been an employee of the Council. Clarification was given that an interest would need to be declared in circumstances where members considered themselves to have a personal relationship with the applicant or agent.

The motion was proposed by Councillor M Handley and seconded by Councillor L A Ball BEM. On being put to the meeting the motion was carried.

RESOLVED that planning permission be granted subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of the permission.**
- 2. The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 27 December 2017, Proposed Elevations and Roof Plans received by the Local Planning Authority on 20 March 2018 and Proposed Floor Plans received by the Local Planning Authority on 22 March 2018.**
- 3. Any materials used in the external alterations of the building should be of a type, texture and colour so as to match those of the existing building.**

Reasons

- 1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**
- 2. For the avoidance of doubt.**
- 3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).**

Note to applicant:

- 1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework by working to determine this application within the agreed determination timescale.**
- 2. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. For further information please see: <https://www.broxtowe.gov.uk/for-you/planning/development-in-former-coal-mining-areas/>**

- 4.4 18/00089/FUL
Retain 10 satellite dishes and 1 aerial
Hopkins Court, Scargill Walk, Eastwood. NG16 3AZ

The application proposed to retain ten satellite dishes and one aerial that had been erected on the three buildings that made up Hopkins Court. The application was brought before the Committee as it was a Council application.

There were no late items and no public speakers.

Members debated the application and it was noted that there were no objections from residents, neighbours or the Conservation Officer.

RESOLVED that planning permission be granted subject to the following condition:

The development hereby permitted shall be retained in accordance with drawing numbers CW18:014:002 (1:100); received by the Local Planning Authority on 5 April 2018.

Reason

For the avoidance of doubt.

Note to applicant

The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by determining the application within the eight week determination timeframe.

- 4.5 17/00802/ADV
Retain 10 Flagpoles
Evans Halshaw, Nottingham Road, Attenborough, NG9 6DQ

The application sought consent to retain ten flagpoles and Councillor L Fletcher had requested that the application be determined by the Committee.

There were no late items pertaining to the application.

Mr Morley MBE (objecting) and Councillor L Fletcher (Ward Member) addressed members prior to the general debate.

The application was debated with the following points made:

- There was an existing planning condition which prohibited the use of flags, bunting or similar display material from being erected on the site without the prior permission of the Council to prevent visual clutter.
- There was a public safety issue with the possibility of the flags being a distraction to drivers. There was also concern that the flags were being moved around the site and secured in place with car wheels, and that this could be unsafe.
- Permission had been given for three large flag poles on site, though they did not have permission to display advertising.
- The residential area was a considerable distance away and the flags could not be seen from Ransom Road.
- There was a debate as to whether the area was predominantly a business or residential area.
- There was no necessity for more advertising material when the site was already extremely visible to passers-by on Nottingham Road.

RESOLVED that advertisement consent be refused.

Reason

The retention of the flags amounts to visual clutter which is harmful to the visual amenity of the area and would be a distraction to motorists which is harmful to highway safety. Accordingly, the proposal conflicts with paragraph 67 of the National Planning Policy Framework.

5. INFORMATION ITEMS

5.1 Appeal Statistics

The Committee noted that the position remained unchanged from that reported to it on 22 March 2017 and that the Council was not therefore at risk of special measures based on the figures reported to it on that date.

5.2 Delegated Decisions

The Committee noted the decisions determined under delegated powers between 4 March 2018 and 4 May 2018.

Chair

This page is intentionally left blank

Report of the Chief Executive

18/00176/FUL

HYBRID PLANNING APPLICATION COMPRISING A FULL APPLICATION TO CONSTRUCT INDUSTRIAL/OFFICE UNITS (CLASS B1 AND B2) INCLUDING A LINK BUILDING, ATTENUATION POND, SITE ACCESS, CAR PARK AND LANDSCAPING (PHASE 1). OUTLINE APPLICATION TO CONSTRUCT INDUSTRIAL UNIT (CLASS B1 AND B2) PHASE 2.

LAND NORTH OF COMMON LANE AND WEST OF COMMON FARM, COMMON LANE, WATNALL

Councillor Jill Owen requested this application be determined by the Committee.

1 Details of the Application

1.1 This is a major hybrid planning application for the construction of a B1/B2 industrial building with offices, a link building to the existing Aero Fabrications industrial units on Common Lane, access and parking.

1.2 Phase 1 is in full and comprises the site access and highway works, car parking and yard areas. The front part of the site would accommodate offices and a new manufacturing unit with attenuation pond set towards the south-eastern part of the site. The Phase 1 footprint would be 7,130sqm and the building would be single storey with a maximum height of 10.7 metres. A detailed landscaping scheme, including planting to the site frontage and along the boundaries, is also proposed.

1.3 Phase 2 is in outline and would provide an additional 4,000sqm of floorspace to allow the future expansion of Aero Fabrications when the company leases expire on their other site at Moorgreen.

1.4 In addition to the proposed plans, the following information has been submitted in support of the application:

- Planning Statement
- Landscape and Visual Appraisal and Green Belt Assessment
- Flood Risk Assessment and Sustainable Drainage Strategy
- Transport Assessment and Travel Plan
- Design and Access Statement
- Ecology Appraisal.

2 Site and Surroundings

2.1 This Green Belt site is located on the eastern side of Main Road with allotments to the north, agricultural land to the east, the existing industrial units on Common Lane to the south and the highway with dwellings beyond to the west. The site is 8.8 acres in area and comprises a narrow strip of agricultural land which is

relatively flat. A public footpath is adjacent to the rear of the site. There is a hedgerow beside Main Road.



View from footpath towards Common Lane



View 'into' the site from the rear boundary



Views from Main Road looking towards the site with the adjacent industrial site



Looking in a south-easterly direction towards the site from Main Road

3 Relevant Planning History

- 3.1 Outline planning permission was granted in 1980 for the industrial development at the adjacent site (80/00889/OUT). Subsequent applications followed to gain full consent for individual units across the site.

3.2 There is no relevant history on this site.

4 Policy Context

4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) March 2012, contains a general presumption in favour of sustainable development whereby planning permission should be granted for proposals that accord with the development plan without delay. Paragraph 14 deals with the presumption in favour of sustainable development which for decision taking means approving development proposals without delay and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies contained in the NPPF or specific policies indicate development should be restricted.

4.1.2 Paragraphs 18-22 confirm the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's strength. It states planning should operate to encourage and not act as an impediment to sustainable growth and that significant weight should be placed on the need to support economic growth. At paragraph 21 it states planning policies should recognise and seek to address potential barriers to investment and that local planning authorities should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.

4.1.3 Section 7 sets out the Government's approach to design and places great importance on the design of the built environment and states that good design is a key aspect of sustainable development.

4.1.4 Section 9 deals with the Green Belt stating the Government attaches great importance to Green Belts and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. It sets the 5 purposes of Green Belt and states development in the Green Belt is generally considered inappropriate unless very special circumstances can be demonstrated which outweigh any potential harm to the Green Belt.

4.1.5 Section 10 deals with climate change and flooding and Section 11 with conserving and enhancing the natural environment.

4.2 **Broxtowe Aligned Core Strategy**

4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

4.2.2 'Policy A: Presumption in Favour of Sustainable Development' reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

- 4.2.3 Policy 1 Climate Change states all proposals will be expected to mitigate against and adapt to climate change, be of a sustainable design and provide sustainable drainage.
 - 4.2.4 Policy 3 The Green Belt sets out that the principle of the Nottingham Derby Green Belt will be retained.
 - 4.2.5 Policy 4 Employment Provision and Economic Development states the economy will be strengthened and diversified with new floorspace being provided across all employment sectors to meet restructuring, modernisation and inward investment needs.
 - 4.2.6 Policy 10 Design and Enhancing Local Identity requires all developments to be designed to make a positive contribution to the public realm and sense of place.
 - 4.2.7 Policy 14 Managing Travel Demand states that the need to travel by private car should be reduced by locating developments in the most accessible locations.
 - 4.2.8 Policy 16: Green Infrastructure, Parks and Open Spaces sets out a strategic approach to the provision of new Green Infrastructure. It states that existing Green Infrastructure corridors will be protected and enhanced. Criteria for development impacting on existing open space are provided. Landscape Character should be protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment.
 - 4.2.9 Policy 17: Biodiversity identifies the requirement to increase biodiversity over the Plan period. Measures to ensure this include the need for new development to provide new biodiversity features and improve existing biodiversity wherever possible. The policy also requires that, where biodiversity loss is unavoidable, it needs to be demonstrated that there are no alternative sites or schemes that are suitable.
- 4.3 Saved Policies of the Broxtowe Local Plan**
- 4.3.1 The Part 2 Local Plan is currently under preparation. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:
 - 4.3.2 Saved Policy K5 defines the extent of the Green Belt in Broxtowe.
 - 4.3.3 Saved Policy E8 states permission will not be granted for development in the Green Belt except where it constitutes appropriate development.
 - 4.3.4 Policy H8 – Businesses in Residential Areas states that business activities in residential areas will be permitted where the residential amenity of neighbouring properties is not adversely affected.
 - 4.3.5 Policy T1: Developers Contributions to Integrated Transport Measures advises when contributions towards transport infrastructure should be sought.

4.3.6 Policy T11 of the Broxtowe Local Plan (2004) advises that appropriate provision should be made for parking.

4.4 Part 2 Local Plan (Draft)

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. Consultation on the draft plan occurred between 18 September and 3 November 2017. The consultation comments are currently being considered and a summary of the comments provided were reported to the Council's Jobs and Economy Committee on 14 December 2017. Due to the current stage of the plan preparation, only limited weight can be attached to the policies.

4.4.2 Policy 8 Development in the Green Belt states applications for development in the Green Belt will be determined in accordance with the NPPF.

4.4.3 Policy 17 Place Making, Design and Amenity states that permission will be granted for development which meets a number of criteria (where relevant) including that it integrates into its surroundings; provides, or is close to, community facilities; has good access to public transport; creates a place with a locally inspired or otherwise distinctive character; takes advantage of existing topography and buildings; provides sufficient, well-integrated parking; ensures satisfactory standards of amenity for existing and proposed residents; enables convenient use by people with limited mobility; incorporates ecologically sensitive design, with a high standard of planting (makes use of native species) and features for biodiversity (including bat/bird boxes) and does not prejudice the development of a larger site. An assessment in relation to 'Building for Life' criteria will be required to be submitted within the Design and Access Statement.

4.5 Greasley Neighbourhood Plan

4.5.1 The Greasley Parish Council Neighbourhood Plan has undergone consultation on the interim draft plan. It contains presumptions to seek to retain existing business and to facilitate the creation of new jobs and to protect the Green Belt from development. Due to the current stage of plan preparation, only limited weight can be attached to this plan.

5 Consultations

5.1 Nottinghamshire County Council as the Highway Authority have confirmed the layout of the proposed junction is suitable to serve the proposed development.

5.2 Nottinghamshire County Council as the Lead Local Flood Authority have no objection and request a condition requiring the submission of soakaway testing to justify the decision not to use infiltration as the primary form of drainage.

5.3 Nottinghamshire County Council Area Rights of Way Officer confirms Greasley Footpath 18 abuts the outside corner of the development site; however, the footpath appears unaffected by the development and recommend an informative requiring the footpath to not be encroached upon, to remain open at all times and not obstructed.

- 5.4 Nottinghamshire County Council Nature Conservation Officer raises no objection subject to conditions requiring the submission and implementation of a bat sensitive lighting scheme, to control the timing of vegetation clearance and to protect hedgerows.
- 5.5 Nottinghamshire County Council Planning raise no objection and state it would be useful for the application to be supported by a waste audit and there are no objections from a minerals perspective.
- 5.6 The Senior Environmental Health Officer has no objection subject to conditions controlling the times of deliveries and limiting noise emissions.
- 5.7 The Planning Development and Regeneration Manager states Aero Fabrications is a well-established local company with 95% of the highly skilled workforce taken from the local area. The company anticipates 20% growth in the next two years, without taking on further contracts, the company have invested within the site over several years and the proposal would allow it to expand its current operations which would enable further contract opportunities to be realised, remove the need to move, allow them to comply with tight aerospace regulations and prevents 90 jobs being put at risk. Furthermore 30 new jobs would be created immediately, with other job opportunities likely to follow. If/when the second stage of the development is implemented, Aero Fabrications will leave their current premises on Moorgreen Industrial Park, Engine Lane which will provide commercial units for businesses looking to expand or relocate into the Borough.
- 5.8 The Environment Agency state the site falls in Flood Zone 1.
- 5.9 42 neighbouring properties were consulted on the application and a site notice was posted. During the course of the application, 47 letters were received objecting on the following grounds:
- There will be further applications leading to urban sprawl, the site acts as a buffer from the centre of the village, loss of rural identity, development does not respond to the village characteristics, landscaping will not adequately mask development, harmful impact for users of the footpath;
 - Question the case made in support of the application, i.e. other companies manage to relocate, not convinced by accreditation case, there are other industrial sites in the area, the proposal would make part of the adjacent industrial floorspace redundant through creating more space in the Green Belt, the development does not meet the exceptional circumstances required for the Green Belt, there would be a loss of 8 acres of Green Belt, loss of openness;
 - Loss of agricultural land;
 - Already excess traffic in the area, including large quantities of lorries, many of which drive too fast, the road is overstretched and there is no room to make a third lane for lorries turning, the proposed alterations to the road are not safe, access to Stannier Way already difficult and new road layout

and additional traffic could make it more dangerous to use this junction, no consideration given to pedestrians, including children, walking along Main Road, no correlation between the number of vehicle movements to the proposed site (58 per day) and the proposed 199 car parking spaces, public transport does not provide a sufficiently regular service or sufficient capacity to attract workers to use it, the Rolls Royce site will also have industrial units and housing which must be taken into account in traffic generation assessments, additional congestion;

- The development would not be in line with the Local Plan;
- Would expect an EIA, light pollution needs to be considered, the land is prone to flooding, air quality and acoustics has not been professionally assessed, increase in cleaning materials/detergents, oils and lubricants for machinery, primers and paints adjacent to housing, traffic pollution;
- The existing hedgerow beside Main Road will be removed leading to loss of habitation, difficult to see how the hedges will be maintained, the proposed attenuation pond has been poorly sited which means it is likely to have poor links to existing fauna pathways;
- Unreasonable loss of privacy to residents in the vicinity of the site.

6 Appraisal

6.1 The main issues relating to this application are the principle of development, including development within the Green Belt, design and the impact upon visual amenity of the area, residential amenity, highway safety and ecology. These are discussed in turn as follows:

6.2 Green Belt

6.2.1 The site lies in the Green Belt and the NPPF states inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering a planning application, substantial weight should be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

6.2.2 The construction of new buildings is inappropriate in the Green Belt other than a number of exceptions; the proposal does not meet any of these exceptions. As such, the proposal is inappropriate and by definition would be harmful to the Green Belt.

6.2.3 In terms of what may amount to very special circumstances, the applicant states that Aero Fabrications specialise in the manufacture of fabricated parts, details and assemblies for the aerospace industry. Tight aerospace industry regulations mean that companies cannot operate without the necessary approvals and accreditations which are site and address specific and can take up to four years to obtain. The company has grown by more than 350% over the last five years,

investing approximately £5 million in technology at Common Lane with a significant increase in staff over the last three years (187 full time staff currently employed). The company anticipate growth of 20% over the next two years but have outgrown the current accommodation on Common Lane and at Moorgreen. Additional floorspace is therefore urgently required to demonstrate their capacity to existing and potential customers, enabling their continued growth. The company anticipate the additional floorspace would lead to a further 30 jobs immediately but without the new accommodation, the company could not take on new business and existing customers may look to remove some business from the company which would put 90 jobs at risk.

- 6.2.4 Given the accreditation and approval regime, the company state moving is not a realistic option and that it is imperative the Common Lane address is maintained. The application reflects this by physically linking the existing premises to the new premises in order to share the address. Additional evidence, which is commercially sensitive, has been provided to officers to substantiate the accreditation and approval regime.
- 6.2.5 The company has a largely locally sourced workforce who are highly skilled and the company provide support for a range of education programmes assisting individuals with the skills required for long term careers.
- 6.2.6 It is considered by officers that a convincing case has therefore been made to justify the need for the additional accommodation in order for this successful local company to expand. It is also considered that a convincing case has been made to demonstrate how it is not feasible for the company to expand without maintaining the current Common Lane address. The NPPF places great weight on assisting economic development and ensuring the planning system does not place barriers to growth and investment. The alternative to expanding the company on this site could feasibly be the loss of opportunity to expand and the resultant harm to the economy and potentially the loss of jobs.
- 6.2.7 The site is currently an undeveloped, agricultural field which is open and contributes to the Green Belt. Green Belts serve five purposes which are:
- To check the unrestricted sprawl of large built up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 6.2.8 In terms of Green Belt seeking to check unrestricted sprawl, the proposal would develop an agricultural field into an industrial site, taking built development further north and east. The site is however narrow and a relatively enclosed parcel of land which is constrained by the existing Common Lane development to the south and the allotments to the north. The eastern boundary abuts the footpath which would act as a physical barrier to further development. The development would not project beyond the eastern boundary of the Common Lane development and would therefore have a limited excursion into the Green Belt. It is not considered the proposal would represent unrestricted sprawl of the built-up area.

- 6.2.9 The second role of the Green Belt is to prevent neighbouring towns merging into one another. The development would not extend beyond the end of Common Lane and therefore the overall distances between Watnall and Bulwell would not be reduced.
- 6.2.10 The Green Belt seeks to safeguard the countryside from encroachment. Given the constraints of the site with allotments to the north, Common Lane to the south and residential development to the west, the site makes a limited contribution to the overall countryside setting of Watnall, being a narrow-fronted parcel of land. Development of the site would clearly represent development in the countryside; however, on balance, it is not considered this incursion would represent significant encroachment.
- 6.2.11 The Green Belt seeks to preserve the setting of historic towns; Watnall does not contain a Conservation Area and is not a historic town. As such, the purpose of the land being within the Green Belt would not be compromised by this proposal.
- 6.2.12 Finally, the Green Belt seeks to assist urban regeneration by encouraging the recycling of derelict sites; for reasons given earlier in the report, the jobs and potential regeneration benefits cannot realistically be achieved on an alternative site not on the Green Belt.
- 6.2.13 The Council's 2015 Green Belt Review divided the Green Belt around Kimberley into seven distinct zones and this site scored the second lowest score of the Kimberley zone, with higher scores indicating greater importance in the Green Belt. As such, the review highlighted this site was not one of the highest performing areas of Green Belt.
- 6.2.14 As set out above, the Green Belt policy is to control development by keeping the designation permanently open. The development would to an extent, result in a built incursion into the Green Belt; this would not be unrestricted sprawl but would represent encroachment into the countryside. It is considered by officers that the economic benefits of the application, the lack of these benefits being realised on other sites and the lack of harm to the purposes of including land in this Green Belt, amount to a convincing case to demonstrate very special circumstances which outweigh harm.

6.3 Principle of Development and Land Use

- 6.3.1 The proposal comprises an industrial development on land currently in agricultural use and forming part of the countryside. Paragraph 112 of the NPPF states that where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- 6.3.2 The development would result in the loss of this agricultural land. However, it comprises only 8.8 acres and the site is constrained by allotments to the north and Common Lane to the south. As such, it is not considered the loss of this parcel of agricultural land would be harmful on a district wide level.

6.3.3 The parcel of land is within the countryside; however, it is well related to Watnall with allotments to the north, Common Lane to the south and abuts the highway to the west. The site is adjacent to the built-up part of Watnall and although it would lead to development on land classed as countryside, it would represent a relatively small incursion into the rural fringe of Watnall.

6.4 Design and Visual Amenity

6.4.1 Policy 10 'Design and Enhancing Local Identity' of the Broxtowe Aligned Core Strategy sets design and layout principles to be applied to new development and looks to ensure that valued local characteristics are reinforced.

6.4.2 Policy 17 'Place-making, Design and Amenity' states that permission will be granted for development which meets a number of criteria (where relevant) including that it integrates into its surroundings.

6.4.3 The proposal comprises the erection of an industrial building of one storey with offices to the front of the building and the industrial floorspace beyond. This would provide 7,130m² of floorspace. The building would be set back in excess of 42 metres from the site frontage to allow it to be in line with the façade of the building on the adjacent site to the south and to facilitate landscaping on the site frontage. The front part of the building would have a maximum ridge height of 7.5 metres, with the rear portion comprising a maximum of 10.7 metres.

6.4.4 A detailed landscaping scheme has been submitted to incorporate frontage landscaping, additional landscaping on the northern boundary and planting on the eastern boundary. In order to facilitate the access, there would be some loss of the existing hedgerow and the replacement planting would include native hedgerow. The eastern part of the site would be heavily planted with native trees to form a wooded edge and there would be additional planting around the attenuation pond.

6.4.5 The second phase is anticipated to come forward in approximately seven years time when the leases at Moorgreen expire. This phase would extend to 4,000m² and would be sited to the rear of the building proposed at this stage.

6.4.6 The development would have a significant visual impact in developing a field characterised by its openness and undeveloped nature. However, the field is relatively narrow and is constrained to the south by the Common Lane development. The proposal has been developed in order to attempt to reduce the visual impact and to integrate the development as effectively as possible. The building would be set well back from the highway boundary with landscaping along the boundary and on land towards the front of the site; this would effectively screen the development from the public realm. A section of hedgerow would be lost and the access would be clearly visible, presenting a more engineered appearance. However, this is only for a relatively short section. The proposed planting would strengthen the boundary treatment to the north and there would be a planting belt along the eastern boundary; this would reduce the visual impact of the development from the footpath and in longer distance views from the east.

6.4.7 The proposed building would be of a modern design, with a nautical theme on the façade. With the public face of the building on the front elevation, the building would have the appearance of a large office rather than of an industrial building. This portion of the building would mask the remainder of the building which would have a greater industrial hue. Overall, it is considered the design, layout and landscaping would allow the development to be effectively integrated into the site and would be read as part of the development to the south, albeit with a far greater degree of landscaping.

6.5 Landscape and Visual Appraisal

6.5.1 A Landscape and Visual Appraisal and Green Belt Assessment has been submitted in order to provide an assessment of the likely effects of the proposed development on landscape and visual receptors. The report draws on relevant policies, national and local landscape character assessments and a visual assessment of the site and surroundings. It establishes a number of important viewpoints in order to form a conclusion on the visual impact on the landscape.

6.5.2 The report considers during the construction phase there would be a minor/moderate adverse landscape effect on the site and immediate context with effects localised to the site and adjacent settlement edge. Once complete and at the operation stage, the site is considered to be of low/medium susceptibility to change and of low/medium landscape value. The report notes the development would include a substantial proportion of green infrastructure (30% of the site) which would lead to a net gain in habitats across the site and would establish a robust landscape framework for the built development proposals.

6.5.3 The report also considers the visual effects on residential properties and concludes the proposed landscaping to the front of the site would reduce the impact to negligible/minor adverse. Properties fronting onto Main Road which experience more direct views due to their orientation would experience minor/moderate effects where the proposed buildings would appear as a continuation of the existing industry to the south.

6.5.4 The impact of the development on users of the local footpath network is assessed and notes the greatest effect would be experienced by users of the footpath on Common Lane where a short section abuts the site. However, with the proposed woodland buffer, these effects would be negligible/minor adverse. More distant views from the footpath network east of the M1 are unlikely due to intervening topography, vegetation and Common Farm.

6.5.5 It is considered the conclusion of the report can be supported. This states the landscape character of the site has the ability to absorb change through the introduction of the development and associated green infrastructure which would be appropriate within the landscape context and the proposed development would not give rise to any unacceptable landscape and visual harm.

6.6 Residential Amenity

6.6.1 Although the site is located within a mixed area, not solely residential, it is considered appropriate to assess the proposal against Policy H8 which states that

business activities in residential areas will be permitted where the residential amenity of neighbouring properties is not adversely affected.

6.6.2 Concerns have been raised by neighbours about light pollution, air quality and how it is difficult to assess the likely impact of the proposal on local residents.

6.6.3 Aero Fabrications do not produce any airborne emissions beyond those usually associated with industrial units and state beyond the existing generator, there are no other noise sources above those common for such an industrial estate. Lighting, noise and deliveries can be controlled by condition. The proposed development would remove the need for the generator and the Council's Environmental Health Officer raised no objection to the proposal.

6.6.4 The built form of the building would not adversely affect the residential amenity of neighbouring properties. The site is adjacent to allotments to the north, countryside to the east and Common Lane to the south. Although there are residential properties to the west, these are separated by the significant distance of the setback from the highway and the road itself, with the closest neighbouring residential property being 73 metres from the front of the proposed building. As such, there would be no overlooking, overbearing impact, loss of daylight/sunlight etc.

6.7 Highways

6.7.1 It is proposed that access to the development is taken via a new junction onto the B600 Main Road. The junction takes the form of a priority junction with a ghost island right turn facility.

6.7.2 The Transport Assessment identifies as a worst-case scenario, the proposed development, when complete, would result in up to 58 vehicle movements onto Main Road in the peak hour. Observed existing flows along Main Road are more than 1,000 vehicles during the morning peak and more than 1,200 during the evening peak.

6.7.3 The proposal seeks to provide 39 parking spaces to the front of the proposed building and 160 spaces to the rear on permeable gravel, a total of 199 parking spaces would be available for parking on site. Additionally, HGV parking will be provided.

6.7.4 Due to concerns raised in respect of the information submitted with the application, an addendum to the Transport Assessment and a site plan clearly identifying parking spaces were submitted during the course of the application. In response to this additional information, the Highways Authority raise no objections to the development, subject to conditions. They comment that:

- The speed survey demonstrates that the site is suitable for installation of a zebra crossing and therefore our concerns in this regard have been satisfactorily addressed.
- Car parking provision is considered to be acceptable.
- HGV turning areas and parking space (whilst not laid out) are considered to be acceptable.

- The highways impact of the development has been appropriately assessed using robust trip generation data and shown to be acceptable at all key junctions in the area, taking into account planned major developments in the area and no mitigation is required.
- Whilst there are some minor changes which need to be incorporated into the submitted Travel Plan, this document is largely acceptable and any matters of concern can be appropriately controlled by condition.

6.7.5 Having regard to the information submitted, the proposed highway alterations to accommodate the development and the comments received from the Highways Authority, the application is considered to be acceptable in relation to the impact of the development on the local highway network.

6.8 Ecology

6.8.1 An Ecological Appraisal has been submitted and concludes the proposal would have no impact on any of the nearby SSSI's due to lack of connectivity across the intervening landscapes. Four non-statutory designated sites are within 1km of the application site and would not be affected. The site comprises mainly arable habitat bordered in part by a small amount of unimproved grassland. The loss of these habitats would not affect biodiversity locally and to compensate for the loss of some sections of hedgerow, the landscaping scheme can incorporate new species rich native hedgerow planting to enhance habitat corridors. No evidence of potentially suitable habitats for protected, rare or notable species were noted.

6.9 Flood Risk and Drainage

6.9.1 A Flood Risk Assessment and Sustainable Drainage Strategy has been submitted. This did not identify any significant pluvial, groundwater or sewer-based risks. The closest watercourse, the Gilt Brook, is 1.7km away from the site and modelling shows there to be no risk posed to this site. External levels on the site would be arranged to provide routes away from building thresholds to manage any residual risk associated with groundwater, sewer and pluvial sources. A surface water drainage assessment has concluded discharge to the surface water sewer along Main Road is suitable and a restricted discharge to the surface water sewer along Main Road is proposed. Attenuation will be provided in a pond on the south-eastern side of the site. The report concludes the development represents sustainable development.

6.9.2 Nottinghamshire County Council as the Lead Local Flood Authority have no objection and request a condition requiring the submission of soakaway testing to justify the decision not to use infiltration as the primary form of drainage. The Environment Agency confirm the site is within Flood Zone 1.

6.9.3 It is considered the proposal poses no undue flood risk and the drainage of the site can be dealt with via a condition.

6.10 Comments from Neighbours

6.10.1 It is acknowledged a large number of objections have been received raising concerns on the grounds of precedence, urban sprawl, development in the Green

Belt, questioning the justification for the development at this location, traffic and access issues, contrary to the Local Plan and harm to residential amenity.

6.10.2 The recommendation to approve is an on balance view taking into account the submission, national and local policies and all representations received. Whilst precedence in planning does not exist, issues of urban sprawl and the justification for the development in this Green Belt location are discussed above and in the planning balance, approval is recommended. The application has been carefully assessed in terms of highway safety and residential amenity and it is not considered there are adequate grounds to resist the application, subject to conditions.

7 Conclusion

7.1 The proposed development is inappropriate and by definition is therefore harmful to the designated Green Belt, affecting the openness of the site. It is considered that a convincing case has been made by the applicant to demonstrate the economic benefit that the proposal would yield, with specific reference to the supporting of current employment and training opportunities at the site and the creation of additional jobs. They have also identified the difficulties involved in relocating the business due to the strict accreditation process involved in the industry, which could result in significant time delays and loss of current contracts.

7.2 Whilst the proposal would result in more development within the Green Belt, it would not lead to a significant urbanising impact upon it, would not lead to the coalescence of any settlements and would not significantly adversely impact upon the surrounding locality. Consequently, when weighed in the balance against the case put forward by the applicant, it can be argued that there are sufficient very special circumstances to support the development.

7.3 In addition to this, the proposal would not be harmful to the visual and residential amenity of the area, would provide adequate off-street parking provision and access and would have no significant adverse impact on highway safety. Therefore, the proposal is considered to be in accordance with the relevant local and national policy guidance and there are no material considerations which would outweigh this.

7.4 As the very special circumstance relate to the applicant and their business, it is considered appropriate to attach a condition to any permission requiring that they are the first company to occupy the premises.

7.5 Whilst it is the view of officers that sufficient very special circumstances apply to outweigh the harm the proposal would cause to the Green Belt, should Committee resolve to grant planning permission, in accordance with the relevant direction, the application must be referred to the Secretary of State prior to issuing a planning permission.

Recommendation

The Committee is asked to RESOLVE that:

- 1) In accordance with the Town and Country Planning (Consultation)(England) Direction 2009, the application be referred to the Secretary of State for Housing, Communities and Local Government, advising him that the Local Planning Authority is minded to approve the application and that;
- 2) Subject to the application not being called in for determination by the Secretary of State, the Head of Neighbourhoods and Prosperity be given delegated authority to grant planning permission subject to the following conditions:
 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.
 2. Application for approval of reserved matters in respect of Phase 2 must be made no later than the expiration of five years beginning with the date on which this permission is granted, and the development of Phase 2 must not begin later than five years from the final approval of the reserved matters for Phase 2 or, in the case of approval on different dates, five years from the final approval of the last such matters to be approved.
 3. Phase 2 of the development hereby permitted shall not be commenced until approval of the details for appearance, layout, landscaping and scale for Phase 2 (the reserved matters) has been obtained from the Local Planning Authority.
 4. The development hereby permitted shall be carried out in accordance with drawing numbers:
 - Location Plan
 - 170926-031-08 Site Layout
 - 170926-034-02 Layout
 - 170926-035-01 Roof
 - 170926-036.03 Elevations 1 of 2
 - 170926-037-02 Elevations 2 of 2
 - 170926-040.01 Block Plan
 - 8232-L-01E Landscaping
 - 8232-L-02E Landscaping
 - 8232-L-03E Landscaping
 - ADC1655/001C Access Junction Layout.
5. The development shall be carried out in accordance with the materials detailed at page 8 of the Design and Access Statement January 2018.
6. The approved landscaping scheme shall be carried out no later than the first planting season following the substantial completion of Phase 1 or occupation of the building, whichever is the sooner and any trees or plants which within a 5 year period, die, are removed or have become seriously

damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.

7. Details of the proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the unit, the boundary treatment shall be erected in compliance with these details and shall be retained in this form for the life of the development.
8. Before commencement of development, details of soakaway testing, in accordance with BRE365, and a full drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details and scheme and shall thereafter be so maintained.
9. Before development commences, details of the protection measures to be implemented for the retained hedges, in accordance with BS5837(2012) shall be submitted to and approved in writing by the Local Planning Authority. These approved measures shall be implemented prior to work commencing on the site and shall be maintained throughout the construction phase.
10. Before the development is occupied, details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the building hereby approved.
11. Deliveries by commercial vehicles shall only be made to or from the site between 0700 and 2100 hours Monday to Saturday and 0900 and 1800 hours on Sundays, Bank Holidays and other public holidays, unless the prior agreement in writing from the Local Planning Authority has been obtained.
12. The total rating level resulting from the use of any plant, machinery or equipment hereby installed pursuant to this permission, shall not exceed the existing day time or night time background sound levels when measured according to British Standard BS4142:2014 at a point one metre external to the nearest noise sensitive premises.
13. Before development commences, a waste audit for the construction phase shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
14. The building hereby approved shall be first occupied by Aero Fabrications.
15. No part of the development shall be brought in use until the new right turn facility and zebra crossing have been provided on Main Road, as shown for indicative purposes only on drawing referenced ADC1655/001 Rev C, to the satisfaction of the Local Planning Authority.

- 16. No part of the development hereby permitted shall be brought into use until the parking/turning/servicing areas are provided in accordance with the approved plan 170926-031.08. The parking/turning/servicing areas shall not be used for any purpose other than parking/turning/loading and unloading of vehicles.**
- 17. No part of the development hereby permitted shall be brought into use until the parking/turning/servicing areas are constructed with provision to prevent the unregulated discharge of surface water from the parking/turning/servicing areas to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.**
- 18. No development shall take place until the owner or the occupier of the site has appointed and thereafter continue to employ or engage a travel plan coordinator, who shall be responsible for the implementation, delivery, monitoring and promotion of the sustainable transport initiatives set out in the Interim Travel Plan to be approved prior to development taking place and whose details shall be provided and continue to be provided thereafter to the Local Planning Authority.**
- 19. The travel plan coordinator shall within 6 months of occupation, produce or procure a Detailed Travel Plan that sets out final targets with respect to the number of vehicles using the site and the adoption of measures to reduce single occupancy car travel consistent with the Interim Travel Plan to be approved by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved timetable and be updated consistent with future travel initiatives, including implementation dates, to the satisfaction of the Local Planning Authority.**
- 20. The travel plan coordinator shall submit reports in accordance with the Standard Assessment Methodology (SAM) or similar to be approved and to the Local Planning Authority in accordance with the Travel Plan monitoring periods. The monitoring reports submitted to the Local Planning Authority shall summarise the data collected over the monitoring period and propose revised initiatives and measures where travel plan targets are not being met, including implementation dates, to be approved in writing by the Local Planning Authority.**
- 21. Before the development commences, the routeing of construction traffic, including proposed construction site access arrangements, shall be submitted to and approved in writing by the Local Planning Authority and no other access points for construction traffic shall be used unless otherwise agreed in writing by the Local Planning Authority.**
- 22. No development shall take place until details of wheel-washing facilities to be provided on site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to development commencing and shall be maintained on site during the period of**

construction. All commercial vehicles shall have their wheels washed before entering the public highway.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).
3. To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).
4. For the avoidance of doubt.
5. To ensure a satisfactory external appearance in accordance with Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Draft Local Plan Part 2.
6. To ensure a satisfactory external appearance and to integrate the development into the surroundings in accordance with Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Draft Local Plan Part 2.
7. No such details were submitted with the application and to ensure a satisfactory form of boundary treatment in accordance with Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Draft Local Plan Part 2.
8. To ensure adequate justification is provided not to use infiltration as the primary form of drainage in accordance with the aims and objectives of Policy 1 of the Aligned Core Strategy (2014).
9. To ensure adequate protection for retained hedges.
10. In order to ensure a satisfactory external appearance and to protect residential amenity in accordance with Policy 10 of the Aligned Core Strategy (2014).
11. To protect the residential amenities of nearby residents from excessive delivery noise.
12. To protect existing residents from excessive plant noise.
13. In order to reduce waste during the operational phase in accordance with Policy 1 of the Aligned Core Strategy (2014).
14. Permission is granted only due to the very special circumstances of the applicant in accordance with Policy E8 of the Local Plan (2004) and Policy 3 of the Aligned Core Strategy (2014).

15. In the interest of highway safety, to ensure adequate pedestrian and vehicular access is provided to serve the development in accordance with Policy 14 of the Aligned Core Strategy (2014).
16. In the interest of highway safety, to ensure adequate parking and turning provision is provided to the proposed development.
17. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
18. To promote sustainable travel in accordance with Policy 14 of the Aligned Core Strategy (2014).
19. To promote sustainable travel in accordance with Policy 14 of the Aligned Core Strategy (2014).
20. To promote sustainable travel in accordance with Policy 14 of the Aligned Core Strategy (2014).
21. In the interest of highway safety and to protect the amenity of residential areas.
22. To reduce the possibility of deleterious material (loose stones etc) being deposited on the public highway.

Note to applicant

1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by communicating with the agent throughout the course of the application and securing revised plans where required.
2. Greasley Footpath 18 abuts the site. This footpath shall not be encroached upon and shall remain open, unobstructed and be kept on its legal alignment at all times. Vehicles shall not be parked on the public right of way or materials unloaded or stored on the public right of way so as to obstruct the path. The safety of the public using the path shall be observed at all times. Structures cannot be constructed on the line of the right of way without the prior authorisation of the Nottinghamshire County Council Rights of Way Team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed.
3. No clearance of vegetation shall be conducted during the bird breeding season (March to August inclusive), except under the guidance of a suitably qualified and experienced ecologist.
4. The lighting scheme shall take account of Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting in order to ensure the lighting scheme is bat sensitive.

5. **Where possible consideration should be given to the provision of a range of birds and bat boxes across the site. These may be positioned on suitable retained trees or on new buildings.**
6. **In order to carry out the off-site works required, you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act. Please contact the County Highway Authority for details.**

Background papers

Application case file



Legend

- Site
- Byway open to all traffic
- Bridleway
- Footpath
- Local Wildlife Site
- SSSI
- Green Belt

This page is intentionally left blank

Report of the Chief Executive

**18/00197/FUL
RETAIN SUMMERHOUSE AND OUTBUILDING EXTENSION
65 NEWDIGATE ROAD WATNALL NOTTINGHAM NG16 1HN**

Councillor Jill Owen requested this application be determined by the Planning Committee.

1 Details of the Application

- 1.1 The application seeks retrospective planning permission to retain extensions to an existing outbuilding, positioned to the rear of the dwelling, and to retain a single storey summerhouse, positioned in the north west corner of the application site.
- 1.2 The original outbuilding structure forms the eastern section of the current building to be retained and is 11.94m in length with a width of 4.295m and ridge height of 3.35m. The works requiring planning permission extend the building by 7.0m to the north west with the extension having a width of 5.15m. The total size of the outbuilding, including the extensions is 80.683 sq.m.
- 1.3 The summerhouse has already been erected in the north corner of the rear garden and has a width of 4.15m with a total length of 6.4m, ridge height of 2.8m and eaves height of 2.0m.

2 Site and Surroundings

- 2.1 The application property is a two storey detached residential dwelling, occupying a large plot on the corner of Newdigate Road and Cloverlands Drive.
- 2.2 The application property has one immediate neighbour to the north with this boundary made up of a wooden panel fence, circa 1.8m high, and a hedge, circa 2m high. The boundary to the rear is a 1.9m high wooden fence with residential flats occupying the land adjoining the site. The south boundary adjoins Cloverlands Drive with the boundary made up of a 2m high wooden fence with a hedge on the road side of the boundary. There is an existing access to the rear garden from this road.



North West elevation of extensions. Also shows relationship with protected tree.



Relationship between outbuilding and boundary adjoining 67 Newdigate Road.



Relationship between outbuilding and boundary adjoining 67 Newdigate Road.



Front elevation of original dwelling.



View from rear window of neighbouring property (67 Newdigate Road).

Summerhouse in north corner of rear garden.



View of development from Cloverlands Drive.

3 Relevant Planning History

- 3.1 65 Newdigate Road has been subject to four previous planning applications for the construction of a new residential dwelling to the rear of the original dwelling, all of which have been refused planning permission.
- 3.2 In 2007, an outline planning application (ref: 07/00861/OUT) was submitted applying for the construction of a two storey dwelling to the far end of the rear garden. The application was refused on the grounds that the site could not accommodate an additional dwelling that would not cause unacceptable harm to the roots of the trees on the site, especially the tree protected by a TPO. A second reason cited was that it would cause an unacceptable loss of privacy and amenity to the occupiers of the new dwelling and neighbouring properties.
- 3.3 In 2011, an application was submitted (ref: 11/00250/FUL) for a two storey detached dwelling to be erected on the same site. The application was refused planning permission on the grounds of design by virtue that the scale and massing would be out of keeping with and have an unacceptable impact on the character and appearance of the immediate area. It was also considered that due to the proximity of the proposed dwelling to the northern boundaries on the site it would result in a cramped and overbearing form of development which would have an adverse impact on the amenity of the occupiers of the adjacent property. A further reason given for refusal was that the occupants of the proposed dwelling would have a poor standard of amenity due to the extent of overshadowing on the site caused by existing protected trees, which would likely result in pressure to cut back or remove the trees in the future.
- 3.4 The applicant appealed this decision in January 2012 and the appeal was dismissed. The main issues identified by the Inspector were the effect of the proposal on the character and appearance of the area, and the effect of the proposal on living conditions in relation to the outlook of the occupiers of 67

Newdigate Road and in relation to the future occupiers of the proposed house with regards to the amount of sunlight received.

- 3.5 An application (ref: 13/00048/FUL) was submitted in 2013 to construct a detached bungalow on the same site. The application was once again refused on the grounds of having an unacceptable impact on the character and appearance of the immediate area and the positioning close to the northern boundary resulting in cramped and overbearing development which would have an unacceptable impact on the amenity of the neighbouring property.
- 3.6 The applicant again appealed this decision in November 2013 and the appeal was dismissed. The main issues identified by the Inspector were deemed to be the effect of the proposed development on the character and appearance of the area, and the effect of the proposed development on the living conditions of the neighbouring occupant with particular regard to outlook, although it was deemed it would not have an unacceptable impact on light or privacy.
- 3.7 An application was submitted in 2016 (ref: 16/00344/FUL) for the construction of a single storey detached dwelling. The application was refused on the grounds that it would have an unacceptable impact on the character and appearance of the immediate area. The decisions of both the 2011 and 2013 appeals were material considerations in this application.
- 3.8 The most recent application to be submitted prior to the current application was application reference 17/00796/FUL to retain the extensions to the outbuilding (garage) and convert the structure to an annexe. This application was withdrawn by the applicant.
- 3.9 In addition to the applications for the construction of a detached dwelling, an application was submitted in 2009 (ref: 09/00205/FUL) to construct a two storey side and single storey rear extension to the original dwelling. This application was granted permission and has been implemented.

4 Policy Context

4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) March 2012, contains a general presumption in favour of sustainable development whereby planning permission should be granted for proposals that accord with the development plan without delay.

4.2 **Broxtowe Aligned Core Strategy**

4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

4.2.2 'Policy A: Presumption in Favour of Sustainable Development' reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

4.2.3 The Aligned Core Strategy Policy 10 also aims to ensure that development has regard to the local context and is assessed in terms of its impact on the amenity of neighbouring residents.

4.3 Saved Policies of the Broxtowe Local Plan

4.3.1 The Part 2 Local Plan is currently under preparation. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. The relevant saved policy is:

4.3.2 Policy H11 - states that planning permission will be granted for minor development such as sheds and garages provided that siting, design and materials do not substantially harm the appearance of the property or the street scene, or the amenity of neighbouring occupiers.

4.4 Part 2 Local Plan (Draft)

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. Consultation on the draft plan occurred between 18 September and 3 November 2017. The consultation comments are currently being considered and a summary of the comments provided were reported to the Council’s Jobs and Economy Committee on 14 December 2017. Due to the current stage of the plan preparation, only limited weight can be attached to the policies.

4.4.2 Policy 17 states that all householder development should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene. Any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

5 Consultations

5.1 Eight neighbouring properties were consulted on this application. The Council received one letter of objection to the application with the following reasons for objection cited:

- Sense of enclosure.
- Over development of the site.
- The development is not in keeping with the surrounding area.

5.2 The Council’s Senior Environmental Health Officer raises no objection to the application.

6 Appraisal

6.1 Neighbouring Amenity

6.1.2 The north east elevation of the outbuilding is set 0.25m from the boundary adjoining 67 Newdigate Road. The extended part of the property is 2.9m from the boundary and gives the structure a total length of 11.4m.

- 6.1.3 The 2013 proposal (ref: 13/00048/FUL) had a maximum ridge height of 5.75m and would have been situated 2.0m from the shared boundary with No. 67's rear garden. The Inspector determining the appeal for this application concluded that the development would result in the enclosure of No. 67's garden and would have an overbearing, harmful effect on the occupants when using their garden.
- 6.1.4 The 2016 application proposed a maximum ridge height of 4.475m and a distance of 1.5m to the rear boundary and 6.0m to the boundary with No. 67. Loss of neighbouring amenity was not cited as a reason for the refusal of this application as the 6.0m distance to the adjoining boundary was considered to be an acceptable measure to resolve the issue.
- 6.1.5 The current proposal has reduced the height of the outbuilding to 3.35m, and it is 0.25m from the adjoining boundary with No. 67 at its closest point. However, the section of the outbuilding with the maximum ridge height is 2.9m from the boundary, with the section adjoining the boundary having a reduced ridge height of 2.65m. The development has been assessed from both the garden and the first floor rear windows of No. 67. It is considered that the scale and massing of development in such close proximity to the boundary does create some overbearing effect on No. 67, therefore having an impact on the amenity of the residents of the dwelling. Taking into account the stepped nature of the ridge, setting back the highest part of the outbuilding by 2.9m, it is not considered that a refusal on the basis of sense of enclosure could be sustained. This part of the outbuilding forms the original structure, with the extension being to the north of this part. Therefore, regardless of whether or not permission is granted, this part of the building could be lawfully retained.
- 6.1.6 The extended part of the structure falls on the north west side of the existing outbuilding, is 2.9m from the adjoining boundary with No. 67 and is 12.5m from the rear elevation of No. 67. The extension has a height of 3m stepping down to 2.5m. The distance of the extended element of the structure from the rear elevation of No. 67, relative to its height is considered sufficient to ensure it does not have an unacceptable impact on the residents of the neighbouring property in terms of an overbearing impact or loss of light.
- 6.1.7 There are no windows looking directly into 67 Newdigate Road, and therefore it is not considered to have an unacceptable impact on the loss of privacy for the residents of number 67.
- 6.1.8 The extension to the outbuilding is more than 9m from the rear boundary of the application site. Considering the single storey nature of the extension and the fact that the adjoining residential units to the rear are perpendicular to the property, it is not considered it will have any impact on the amenity of the properties to the rear.
- 6.1.9 The extension is 12m from the south west boundary of the site. There is a road to the south west of the application site, with residential dwellings on the other side. It is considered that the extension is far enough away not to have an unacceptable impact on the amenity of these dwellings.

6.1.10 The summerhouse in the north corner of the rear garden is set 0.6m from the adjoining boundary with No. 67 and 1.0m from the rear boundary. However, taking into account the size of the building and the location to the end of the garden away from the original dwelling and No. 67, it is not considered to have an unacceptable impact on the amenity of neighbouring properties.

6.2 Design and Appearance

6.2.1 The application site is within a residential area with the majority of properties being two storey houses set within spacious plots. In the two proposals that were dismissed at appeal, the Inspectors cited the effect of the proposal on the character and appearance of the surrounding area as a reason for refusal. These applications both related to new build developments towards the end of the garden, which lead to the separation of the plot. This application relates to the extension of an existing structure. Therefore whilst the scale of development is significant, the curtilage of the dwellinghouse will not be altered as with previous proposals and it relates to the extension of an existing structure as opposed to the development of a new building.

6.2.2 The development is largely screened from public vantage points by existing boundary treatments but is clearly visible from the first floor of a number of neighbouring properties. The neighbouring properties on Newdigate Road are generally of traditional design, being two storey brick built houses set within large plots. Whilst the adjacent properties which form Woodlands Close, off Cloverlands Drive, are newer having been built circa 2006, they are of traditional design with brick built elevations that are in keeping with the surrounding area.

6.2.3 The extended outbuilding is single storey with wood effect cladding on the elevations and wave tile steel-effect roofing. Whilst the appearance does not share design characteristics with neighbouring dwellings, this is no different to if an outbuilding was constructed without planning permission under Class E of Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 whereby a building of a similar size and design could be erected.

6.2.4 The summerhouse and outbuilding extension are considered to be appropriate for the style of building. The design is therefore not considered to have a harmful impact on the character or appearance of the surrounding area.

6.3 Impact on tree

6.3.1 The development does not bring the structure any closer to the protected tree than it is at present, and therefore is not considered to have any further impact on the tree.

7 Discussions with applicant

7.1 This application was submitted following an ongoing Planning Enforcement case as the existing structure has been extended without the necessary planning permission. The applicant has claimed that he undertook the works without planning permission as he was under the impression that the works were covered

- under householder permitted development rights and did not require planning permission.
- 7.2 In accordance with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class E, the provision within the curtilage of the dwellinghouse of any building or enclosure for a purpose incidental to the enjoyment of the dwellinghouse is permitted development and does not require planning permission. Development however, is not permitted if, among other conditions, the height of the building is above 2.5m within 2m of the boundary of the curtilage or if the eaves height of the building would exceed 2.5m. The extended outbuilding subject to this application does not comply with either of these conditions and therefore the development requires planning permission.
- 7.3 With this in mind, should planning permission for this structure be refused, there is a fall-back position to legitimise the structure as it stands which would in the view of the applicant result in a significantly worse impact on neighbouring properties than what he seeks to retain. These works would involve extending the structure to the south east, bringing it closer to No. 65 and No. 67, in order to bring the eaves height of the building down to 2.5m. He would also demolish the lower, brick built part of the outbuilding which is within 2m of the boundary of the dwellinghouse. Once these alterations have been carried out, the structure would be compliant with Class E of the Order and therefore planning permission would not be required.
- 7.4 The alterations detailed above would result in a larger structure than that which is the subject of this application, and the Council would have no control over its appearance. A sketched example of how this would appear is provided in Appendix 1.
- 7.5 Taking into account the alternative of this larger structure being developed within the plot, it is considered that the approval of the current structure would be preferable and would allow control over any further developments within the plot as it could be conditioned that no further works could take place to extend the dwelling or erect outbuildings or extensions or alterations to such without the written consent from the Council. This would provide the Council with some degree of control over any future extensions planned by the applicant, to protect the amenity of the neighbouring properties and retain the character and appearance of the area.
- 7.6 The applicant is fully aware that the outbuilding in its extended form cannot be used for residential purposes which are not ancillary to the enjoyment of the host dwelling without written permission from the Local Planning Authority by way of a formal planning permission. Taking this into account, it is not considered necessary to condition that the outbuilding cannot be used for residential purposes.

Recommendation

The Committee is asked to **RESOLVE** that planning permission be granted subject to the following conditions:

- 1. The development hereby permitted shall be retained in accordance with the Block Plan (1:250), and drawing number 17/829/01 (1:100); received by the Local Planning Authority on 25 April 2018.**
- 2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking or re-enacting this Order, no extensions, enlargements or alterations shall be carried out to 65 Newdigate Road or any structure within its curtilage, which fall within Class A, B, C, D or E of the Order, without the prior written permission of the Local Planning Authority by way of a formal planning permission.**

Reasons

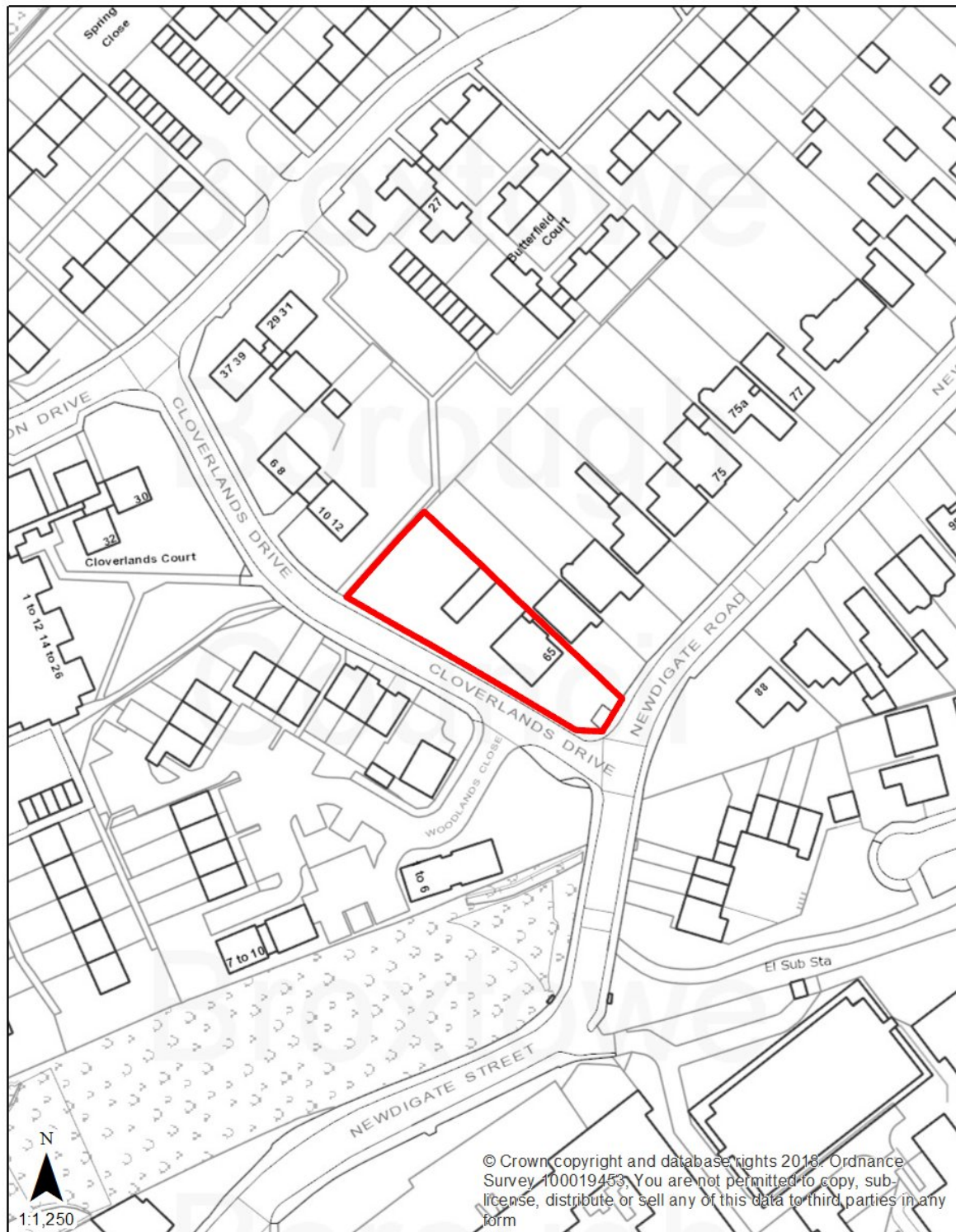
- 1. For the avoidance of doubt.**
- 2. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).**

Note to applicant

The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by communicating with the agent throughout the course of the application.

Background papers

Appendix 1 – Proposed works suggested by applicant under householder permitted development rights should this application be refused (Not To Scale).



Legend

 Site

This page is intentionally left blank

Report of the Chief Executive

**18/00070/FUL
CHANGE OF USE FROM DOMESTIC GARAGE TO DOG GROOMING SALON
21 OAKLAND WAY STRELLEY NOTTINGHAMSHIRE NG8 4JS**

Councillor Philip Owen has requested this application be determined by the Planning Committee.

1 Details of the Application

1.1 This application seeks permission to change the use of an existing integral domestic garage to a dog grooming salon.

1.2 The applicant has provided the following information, clarifying the extent of the business use:

- This is a new business venture with minimal initial costs involved in the conversion of the existing garage.
- The applicant has invested a substantial amount of their income in training to become a groomer and to operate a professional business.
- No other staff will be employed and the business will operate around the applicant's current job.
- It is intended the business will operate during the hours of 9am – 5pm Monday to Friday and 10am to 2pm Saturdays, although there is no intention to operate the business six days a week, but these operating times will give customers flexibility.
- Up to three dogs (average two dogs) to be groomed per day, by appointment only and a formal diary of appointments will be kept.
- There would be only one dog being groomed at any one time.
- Potential clients would be a mixture of local residents and members of the public gained through word of mouth.
- Most equipment to be used will be hand tools such as scissors, combs, brushes etc, although there will be electrical equipment used including hair clippers of a high quality/low noise which are specially selected to create less stress for the dogs. A dog bath/ shower will also be used which will make as much noise as a household shower and a driver/blaster which are available in modern low volume formats and which will be used for a maximum of around 10 to 15 minutes per dog.
- The only waste produced in the operation would be the clipped dog hair.

2. Site and Surroundings

2.1 The application site consists of a three storey end of terrace residential property, with a driveway to the front and garden to the rear. The surrounding area is predominantly residential, with Bilborough College located to the south. Directly to the front of the site there is an access driveway, with a landscaped area located beyond fronting onto Bilborough Road.



Frontage of garage and existing driveway.



Access road leading to property.

3. Relevant Planning History

3.1 Outline planning permission (02/01095/OUT) was granted in 2003 for the redevelopment of the college campus to include (a) new college buildings, sports hall, car park on southern part of the site (within Nottingham City), (b) residential development on northern part of site (within Broxtowe) and (c) new site access road and roundabout junction to Bilborough Road.

3.2 In 2006, the reserved matters application in association with the earlier outline permission was granted for 118 houses and apartments with associated works (06/00693/REM).

4 Policy Context

4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) March 2012 contains a general presumption in favour of sustainable development whereby planning permission should be granted for proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of permitting the development significantly and demonstrably outweigh the benefits, or specific policies in the framework indicate development should be restricted. It outlines 12 core planning principles which should underpin the planning system including that planning should be plan-led, a good standard of amenity for existing and future occupants should be secured and developments should be located in sustainable locations.

4.2 **Broxtowe Aligned Core Strategy**

4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

4.2.2 'Policy A - Presumption in Favour of Sustainable Development' reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

- 4.2.3 Policy 2 - The Spatial Strategy states sustainable development will be achieved through urban concentration with regeneration.
- 4.2.4 Policy 4 - Employment Provision and Economic Development will be achieved through provision of suitable sites which assist regeneration and are attractive to the market.
- 4.2.5 Policy 10 – Design and Enhancing Local Identity states new development should reinforce local characteristics and development will be assessed in terms of its treatment of the impact on the amenity of nearby residents.
- 4.2.6 Policy 14 - Managing Travel Demand states that the need to travel by private car should be reduced by locating developments in the most accessible locations.

4.3 Saved Policies of the Broxtowe Local Plan

- 4.3.1 The Part 2 Local Plan is currently under preparation. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:
- 4.3.2 Saved Policy H8 – Businesses in Residential Areas and Properties: Will be permitted where residential amenity and character is not adversely affected, and there is appropriate parking provision.
- 4.3.3 Saved Policy T11 and Appendix 4 – Guidance for Parking Provision: Permission will not be granted for new development unless appropriate provision is made for vehicle parking and servicing in accordance with the Highways Authority guidelines.

4.4 Part 2 Local Plan (Draft)

- 4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. Consultation on the draft plan occurred between 18 September and 3 November 2017. The consultation comments are currently being considered and a summary of the comments provided were reported to the Council's Jobs and Economy Committee on 14 December 2017. Due to the current stage of the plan preparation, only limited weight can be attached to the policies.
- 4.4.2 Policy 17 'Place-making, design and amenity' states that permission will be granted for development which meets a number of criteria (where relevant) including that it integrates into its surroundings; provides, or is close to, community facilities; has good access to public transport; creates a place with a locally inspired or otherwise distinctive character; takes advantage of existing topography and buildings; provides sufficient, well-integrated parking; ensures satisfactory standards of amenity for existing and proposed residents; enables convenient use by people with limited mobility; incorporates ecologically sensitive design, with a high standard of planting (makes use of native species) and features for biodiversity (including bat/bird boxes) and does not prejudice the development of a larger site. An assessment in relation to 'Building for Life' criteria will be required to be submitted within the Design and Access Statement.

4.5 Nuthall Neighbourhood Plan

4.5.1 The submission version of the Nuthall Neighbourhood Plan was published on 26 February, with the consultation period ending on 20 April 2018. Policy 5 'Design and the Historic Environment' states that design of all new development should enhance and positively contribute to the character of the area in which it is located. Due to the current stage of the plan preparation, only limited weight can be attached to the policies.

5 Consultations

5.1 Nottinghamshire County Council as the Highway Authority raise no objections to the proposal.

5.2 The Council's Environmental Protection Officer offers no objections to the proposal subject to conditions restricting the opening hours and the requirement for a scheme of insulation to mitigate noise emanating from the building to be submitted and approved prior to the use commencing.

5.3 Three neighbouring properties were consulted on the application. During the course of the application, one letter of support has been received from a neighbouring property. One letter of objection has also been received raising concerns in respect of noise, additional comings and goings and parking.

6 Appraisal

6.1 The main issues relating to this application are the principle of development, impact upon neighbouring amenity with regards to noise and disturbance and highway safety. These are discussed in turn as follows:

6.2 **Principle of Development**

6.2.1 Numerous types of business activities can be run from home where a material change of use has not taken place without the need for planning permission. The proposed dog grooming within this application would be a small scale business operating from an existing integral garage. The residential character of the street would therefore not be adversely affected. It is considered that the proposed use would be "sui generis" as prior appointments would be required rather than a Class A1 dog parlour which promotes services to passers-by. The principle of this type of small scale business from home is therefore considered to be acceptable.

6.3 Residential Amenity

- 6.3.1 Policy H8 – Businesses in Residential Areas states that business activities in residential areas will be permitted where the residential amenity of neighbouring properties is not adversely affected.
- 6.3.2 It is considered that the scale of the business would only attract a small number of customers and the applicant has confirmed that services would only be provided for up to three dogs each day. The Council's Environmental Health Officer has confirmed no objections to the proposal subject to the imposition of conditions. These conditions relate to restricting the opening hours and the requirement for a scheme of insulation to mitigate noise emanating from the building to be submitted and approved prior to the use commencing.
- 6.3.3 It is considered that the imposition of relevant conditions relating to numbers of dogs, operating hours, the keeping of an appointment diary and the requirement for a noise emanating scheme prior to the use commencing would ensure that the amenity of occupiers of neighbouring residential properties would not be significantly affected. Any likely noise, such as barking from dogs which are being treated, would be similar to the occupier having numerous dogs as pets. If only one dog is on the premises at any one time, this is unlikely to be of significant noise levels or longevity to cause significant harm. However, any statutory noise nuisance could be addressed through Environmental Health legislation.
- 6.3.4 Overall, the proposal constitutes a low-level, working-from-home business where the residential character of the street would not be adversely affected. It is considered that any noise or activity generated would not be significantly greater than could be expected within a residential area, and that the use can be appropriately controlled by conditions to ensure it is acceptable in this area.

6.4 Highway Safety

- 6.4.1 Policy T11 of the Broxtowe Local Plan (2004) advises that appropriate provision should be made for parking.
- 6.4.2 Concerns have been raised by a local resident in respect of the additional comings and goings the business will create and parking issues.
- 6.4.3 Access to the property is via a private driveway serving the site which is located off the main section of road serving Oakland Way. Directly to the front of the property there is a driveway. It should be noted that Oakland Way is restricted in respect of parking permits between the hours of 9am – 4pm Monday – Friday. Although the applicant has advised one further parking permit could be applied for from Nottinghamshire County Council for visitors, given the low key nature of the business and the fact that the applicant only envisages up to three dogs per day, it is not considered the proposed business will lead to an increase in comings and goings or parking issues within the locality.

6.4.4 The Highway Authority offer no objections to the proposal and advise that given there would only be three additional cars visiting the property per day with dogs, the impact upon highway safety would be very minimal.

7 Conclusion

7.1 It is considered that, having regard to the relevant policies of the Development Plan, National Planning Guidance and to all other material considerations, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Block Plan (1:500) and Proposed Elevations/Floor Plans received by the Local Planning Authority on 12 February 2018.**
- 3. The dog grooming business hereby approved shall be carried out only during the following times: 09.00 – 17.00 Monday – Friday, 09.00 - 13.00 Saturdays and at no time on Sundays, Bank Holidays or other Public Holidays.**
- 4. Other than the applicant, no members of staff shall be employed to work at the premises.**
- 5. Dog grooming shall be undertaken by an appointment system only. Appointment diaries shall be kept and made available to the local planning authority on request. A maximum of 3 dogs per day shall be groomed. Only 1 dog shall be groomed at the premises at any one time.**
- 6. All dog grooming shall be carried out with all external windows and doors closed.**
- 7. Prior to commencement of the use hereby permitted, a scheme of sound insulation shall be submitted to and approved by the Local Planning Authority, and the works shall be completed in accordance with the approved details, and retained for the duration of the use.**

Reasons

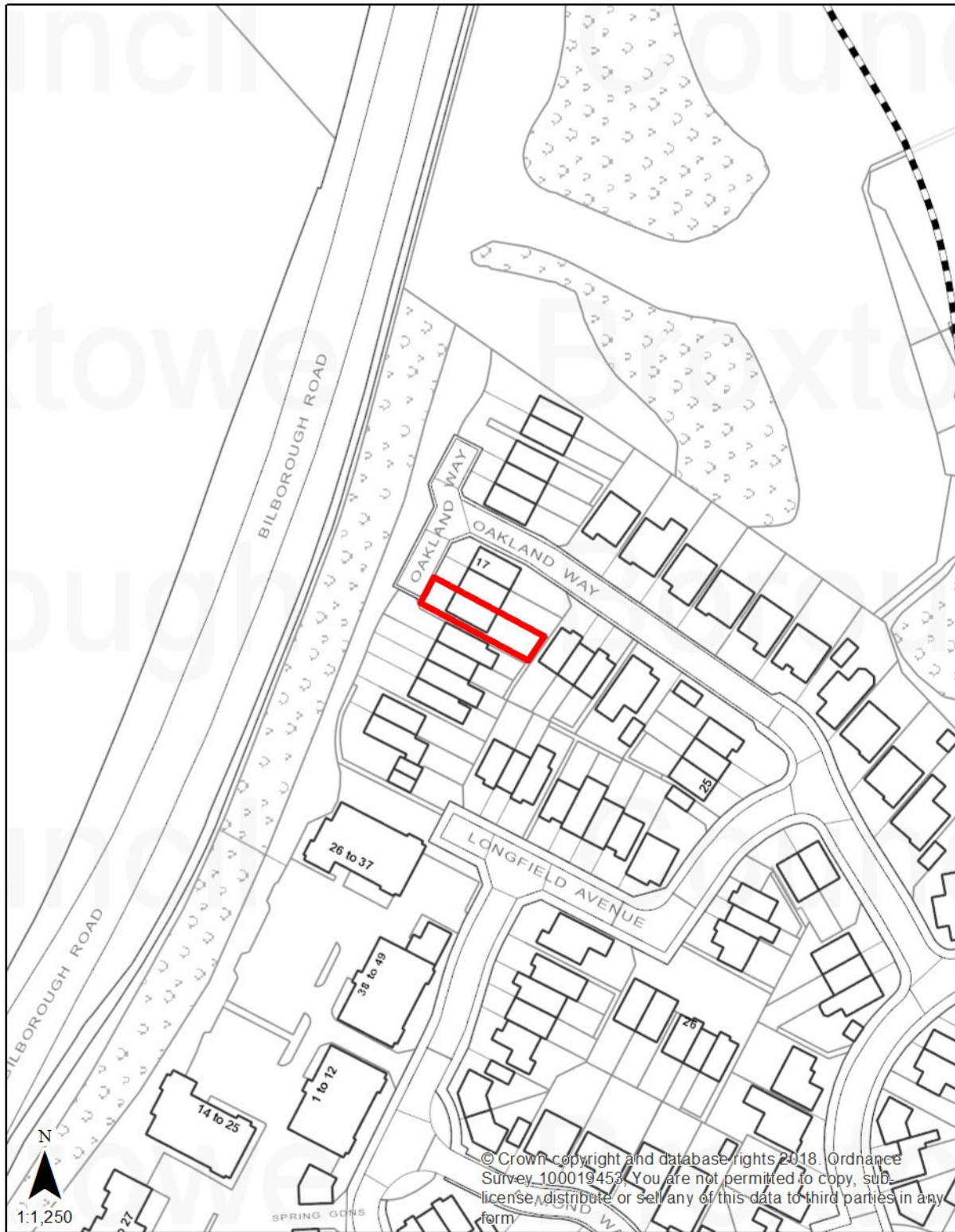
- 1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**
- 2. For the avoidance of doubt.**

3. To protect nearby residents from excessive operational noise.
4. To ensure that the use operates in accordance with the interests of the amenities of nearby residents.
5. In the interests of the amenities of nearby residents and in accordance with the aims of Policy H8 of the Broxtowe Local Plan (2004).
6. In accordance with the applicant's stated intentions, in the interests of the amenities of nearby residents and in accordance with the aims of Policy H8 of the Broxtowe Local Plan (2004).
7. To protect nearby residents from excessive operational noise.

Note to applicant

The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by communicating with the agent throughout the course of the application.

Background papers
Application case file



Legend

 Site

Report of the Chief Executive

18/00295/FUL**CONSTRUCT FIRST FLOOR SIDE EXTENSION, SINGLE AND TWO STOREY REAR EXTENSION AND LEAN-TO GARAGE ROOF
5 HUMBER ROAD BEESTON NOTTINGHAM NG9 2EF**

Councillor P Lally has requested this application be determined by the Committee.

1 Details of the Application

- 1.1 The application seeks permission to construct a first floor side extension and a single/two storey rear extension.
- 1.2 The first floor side extension would be set back 0.5m from the front elevation. It would have a width of 2.6m and extend back by 4.5m. A lean-to roof would be placed on the front and rear section of the existing garage, and the roof of the first floor extension would be hipped and set down 0.7m from the original ridge. The side extension would be on the boundary with no. 7.
- 1.3 The rear extension would have a ground floor that extends from the rear of the existing side garage by 3.1m and would extend for the entire width of the dwelling (9.1m) and would encompass the existing single storey rear kitchen element. The first floor of the rear extension would extend 3.1m from the rear elevation and would extend for a width of 6.4m. The single storey extension, and the rear of the existing garage, would have a lean-to roof with an eaves height of 2.6m and a ridge height of 3.8m. The first floor rear extension would have a hipped roof with the same eaves and ridge heights as the existing house. The north west (side) elevation of the proposed two storey rear extension would be 1m from the boundary with no. 3.
- 1.4 The front elevation of the first floor side extension would have a window. The rear extension would have two ground floor windows and glazed doors with side lights and the first floor would have two windows. The side elevations of the extensions would be blank. The new first floor windows in both side elevations of the original dwelling are considered to be permitted development as they are proposed to be obscurely glazed with opening elements 1.7m above floor level.
- 1.5 The first floor side extension would be used as a new bedroom. The rear extensions would be used as a prayer room, an extended kitchen and living room, a bedroom and bathroom.
- 1.6 The plans have been amended to reduce the scale of the first floor side extension. The depth of the extension has been reduced by 2.9m, the ridge height reduced by 0.7m and the rear window omitted. In addition, a lean to roof is now proposed on the section of garage which is to the rear of the proposed side extension.

2 Site and Surroundings



Front elevation.



Rear elevation.



Looking west towards no. 3.



Looking south towards no. 7.



Looking south west towards boundary with no. 7.



Looking north west from no. 7's kitchen window towards existing side garage of application property.



Looking south west from garden of no. 1 Coventry Road towards rear of application property.

- 2.1 The application property is a detached hipped roof two storey house with an original single storey rear element with a gable roof which projects 3.1m. There is a flat roofed single storey side extension which is used as a garage. The front elevation is red brick with a double height bay window and a mock Tudor gable. The side elevations are red brick and the rear is red brick with cream painted brick on the ground floor. The roof tiles are red/brown plain tiles. There is space for three cars to park on the frontage.
- 2.2 The boundary with 3 Humber Road is a 2.2m high wall which becomes a 1.3m high wall towards the rear of the boundary. There is some vegetation on the boundary with no. 3. No. 3 is taller than the application property and has a ground and a first floor south east side window towards the front of the property. No. 3 has a side garage beside the boundary with the application property. The rear boundary is a 1.7m high fence that adjoins the rear garden of no.1 Coventry Road.
- 2.3 The boundary with 7 Humber Road is a 1.8m high fence and the application property's garage. No. 7 has a rear conservatory and an obscurely glazed door in the rear elevation of the single storey element beside the boundary with the application property. It has two rear first floor windows, one of which is obscurely glazed. The north west (side) elevation has two ground floor windows; one obscurely glazed window serves a store cupboard and the other serves the kitchen. The first floor side elevation has two obscurely glazed windows, one for the stairway and the other for a bathroom.
- 2.4 The site is relatively flat, with two steps down from the rear paved patio to the rear lawn. Humber Road is a one-way street with residential dwellings of different designs. No. 3 is a Victorian semi-detached property and nos. 7, 9 and 11 are of a similar design to the application property. No. 9 has a single storey side and rear extension (11/00702/FUL) and no. 1 Coventry Road has a single storey rear extension (97/00286/FUL).

3 Relevant Planning History

- 3.1 The application site has no planning history.

4. Policy Context

4.1 National policy

4.1.1 The National Planning Policy Framework (NPPF) March 2012, contains a general presumption in favour of sustainable development whereby planning permission should be granted for proposals that accord with the development plan without delay. It outlines 12 core planning principles which should underpin the planning system including that planning should be plan-led, a good standard of amenity for existing and future occupants should be secured, and developments should be located in sustainable locations.

4.2 Broxtowe Aligned Core Strategy (2014)

4.2.1 Policy 10 'Design and Enhancing Local Identity' states that development should be assessed in relation to its massing, scale, materials, design and impact on the amenity of nearby residents.

4.3 Saved Policy of the Broxtowe Local Plan (2004)

4.3.1 Policy H9 'Domestic Extensions' states that extensions will be permitted provided that they are in keeping with the original building in terms of style, proportion and materials, are in keeping with the appearance of the street scene, do not create a terraced or cramped effect and do not cause an unacceptable loss of privacy or amenity for the occupiers of neighbouring properties.

4.4 Draft Part 2 Local Plan (2017)

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. Consultation on the draft plan occurred between 18 September and 3 November 2017. The consultation comments are currently being considered and a summary of the comments provided were reported to the Council's Jobs and Economy Committee on 14 December 2017. Due to the current stage of the plan preparation, only limited weight can be attached to the policies.

4.4.2 Policy 17 'Place-Making, Design and Amenity' states that householder developments should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene. Any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

5 Consultations

5.1 Two objections have been received. The objections are that the proposed extensions would overlook neighbouring properties and cause loss of sunlight.

6 Appraisal

- 6.1 The main issues to consider with this application are the design of the extension and the impact on neighbour amenity.
- 6.2 The first floor side extension would have a hipped roof, with a front lean-to roof. The 0.5m first floor setback and the ridge set down would prevent a terracing effect and will be in keeping with the design of the existing property. Matching brickwork and roof tiles are proposed. The use of matching materials will be conditioned. Accordingly, it is considered that the extension will not have a significant impact on the street scene.
- 6.3 The single storey rear extension would have a lean-to roof and the two storey extension would have a hipped roof which would match the original hipped roof. Having a single storey section with a lean-to roof on the rear extension reduces the scale of the development and ensures it remains subservient to the main dwelling. It is considered that the design of the rear extensions is acceptable.
- 6.4 The front elevation of no. 8 Humber Road is 26m from the proposed first floor side extension. It is considered that due to this distance, and the intervening road, there will not be a significant impact on the amenity of the occupants of no. 8.
- 6.5 The rear extensions would be 10.5m from the rear boundary with no. 1 Coventry Road. The two storey rear extension would bring a bedroom and bathroom window 3.2m closer to the rear boundary with no. 1. No. 1 is located to the east of the application site and has a 26m long rear garden which is overlooked by the first floor windows of nos. 5, 7 and 9 Humber Road. It is considered that although the rear extension would bring two first floor windows closer to the rear boundary, because there would be a 10.5m separation distance, and the windows would not look directly into the house, there would be no significant negative impact on the amenity of the occupants of no. 1 Coventry Road.
- 6.6 The rear extensions would be 1m from the boundary with no. 3 Humber Road. The proposed two storey rear extension would have a blank north west side elevation and would result in the first floor of the application property being in line with the rear elevation of no. 3. It is considered that given this alignment, and as the closest window would serve a bathroom, there would not be a significant negative impact on the amenity of the occupants of no. 3.
- 6.7 No. 7 Humber Road is a detached property located to the south east of the application site. The first floor side extension and ground floor rear extension would be on the boundary with no. 7. The two storey rear extension would be 2.6m from the boundary with no. 7. It is considered that because the first floor rear elevation already has two windows, the two storey rear extension has a projection of only 3.2m and the single storey rear extension and new garage roof have an eaves height of 2.6m beside the boundary, with the roof sloping away from the boundary up to a ridge height of 3.8m, there would be no significant impact on no. 7's amenity from the rear extensions and new garage roof. No. 7's north west (side) elevation has two ground floor windows, one of which is obscurely glazed, and two first floor windows, both obscurely glazed. The non-obscurely glazed ground floor window is the only kitchen window. The kitchen

window is already largely obscured by the existing garage at the application property. This garage was built under permitted development rights (did not require planning permission). The plans have been amended to reduce the depth of the first floor side extension, which means the first floor side extension would not be adjacent to no. 7's kitchen window. It is considered that the first floor side extension and new garage roof would cause some loss of light to no. 7's side windows. However, given the side windows are solely reliant on light from across the application site, as the plans have been amended to reduce the scale of the first floor side extension, and as the kitchen window is already largely obscured by the garage, it is considered this impact is not significant enough to warrant a refusal.

7 Conclusion

7.1 In conclusion, it is considered that the development is not harmful to neighbour amenity and is an acceptable design. The proposal therefore accords with Broxtowe Local Plan Policy H9, with Policy 10 of the Broxtowe Aligned Core Strategy, Policy 17 of the Draft Part 2 Local Plan and with the National Planning Policy Framework.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the Location Plan at scale 1:1250 received by the Local Planning Authority on 25 April 2018, the 'Existing and Proposed Block Plan' (SG/18/03/16/03 Rev A) received by the Local Planning Authority on 30 May 2018 and the 'Proposed Plans and Elevations' (SG/18/03/16/02 Rev A) received by the Local Planning Authority on 7 June 2018.**
- 3. The extensions shall be constructed using materials of a type, texture and colour so as to match those of the original building.**

Reasons

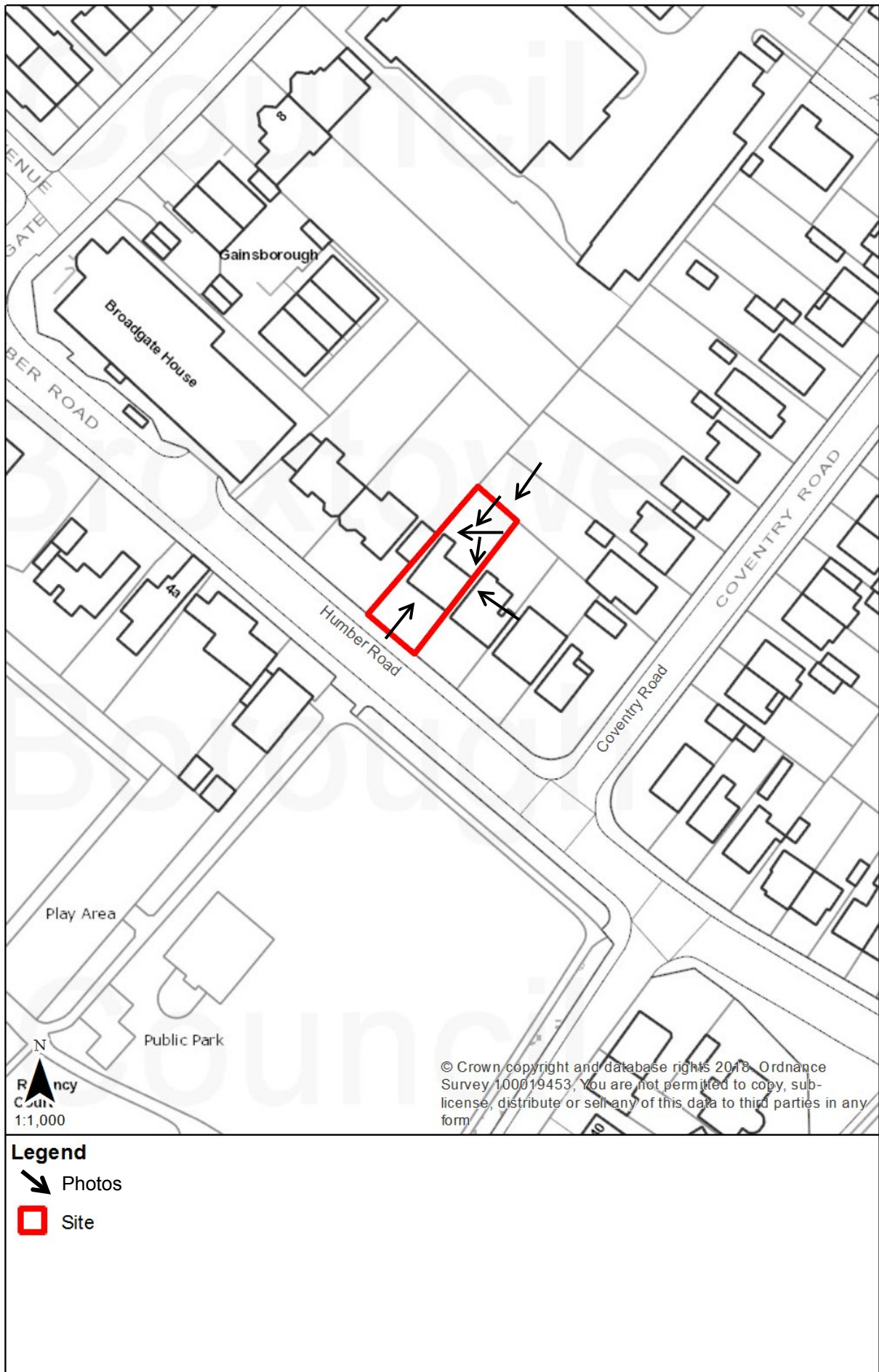
- 1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**
- 2. For the avoidance of doubt.**
- 3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).**

Note to applicant

- 1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by working to determine this application within the eight week determination timescale.**
- 2. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. For further information please see: <https://www.broxtowe.gov.uk/for-you/planning/development-in-former-coal-mining-areas/>**

Background papers

Application case file



Report of the Chief Executive

APPEAL DECISION

Reference Number : **17/00183/FUL**
Applicant/Agent : **Forthmeadow Ltd**
Site Address : **Eastwood House 24 Church Street Eastwood Nottinghamshire**
Proposal : **Construct extension to residential care home to provide 9 bedrooms with ancillary store, staffroom and laundry**

APPEAL ALLOWED

The application sought planning permission to construct an extension to an existing residential care home to provide 9 bedrooms with ancillary store, staffroom and laundry room. The extension, built into the existing sloping site would provide 5 bedrooms on the first floor, 4 bedrooms and an office on the ground floor, and a staff room, laundry and store at the basement level, set into the slope. A lift and stair case serves all floors. An officer recommendation of approval subject to conditions was put forward, but the application was refused by Planning Committee on 21 June 2017 for the following reason:

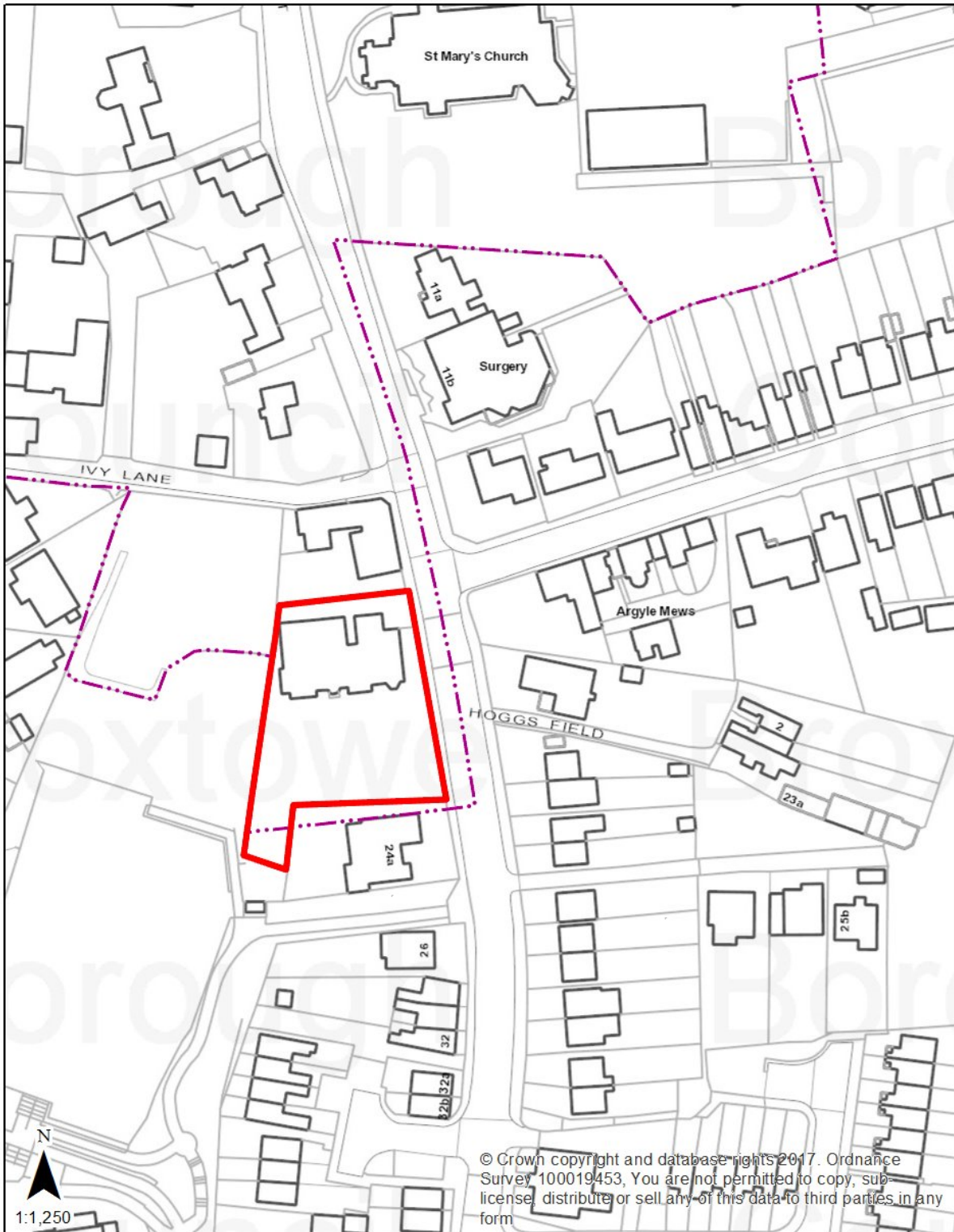
The Local Planning Authority are of the view that the residential care home, as extended, would have insufficient parking capacity to accommodate the additional traffic generated by the increased number of residents, staff, visitors and deliveries, which would be contrary to saved Policy T11 and Appendix 4 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).

The Inspector considered the main issue in the determination of the appeal was whether the appeal proposal provided satisfactory on-site car parking provision. The Inspector noted that the proposal would increase the parking provision within the site to 10. It was considered there was no evidence to suggest the proposed additional bedrooms/residents would generate a material increase in the number of deliveries required by Eastwood House, and that there was no reason to doubt the residents of Eastwood House would not require car parking spaces. In addition, the Inspector noted there were spaces available on the unrestricted roadside at both times visited and it was not considered this section of Church Street demonstrated an unacceptable level of parking stress. Having regard to all submitted evidence, it was found that the appeal proposal would provide satisfactory on-site car parking provision. Overall the proposal was therefore considered to be in accordance with Policy T11 of the Broxtowe Local Plan 2004, and Policy 10 of Aligned Core Strategy 2015, which requires development to reduce the dominance of the motor car. The Appeal was allowed.

Application for Costs



An application for costs was made by the appellant on procedural and substantive grounds. The appeal was allowed.

The applicant considered that the Council had behaved unreasonably due to the Planning Committee refusing the planning application on highway safety grounds against officer and consultee advice, had failed to consider advice and supporting information within the planning application, had relied on unsupported and unjustifiable evidence regarding parking and highway impacts, and the applicant had incurred unnecessary expense to instruct both a planning consultant to progress the appeal and transport consultant to provide supporting material. The Inspector considered the officer report presented a balanced and fair assessment of the planning application and supporting evidence, together with a consistent recommendation, and that in the planning judgement, it appeared that having regard to the provisions of the development plan, national planning policy and other material considerations, the development proposed should clearly have been permitted. Accordingly, the Inspector concluded that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, had been demonstrated and that a full award of costs is justified.



© Crown copyright and database rights 2017. Ordnance Survey 100019453. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

Legend

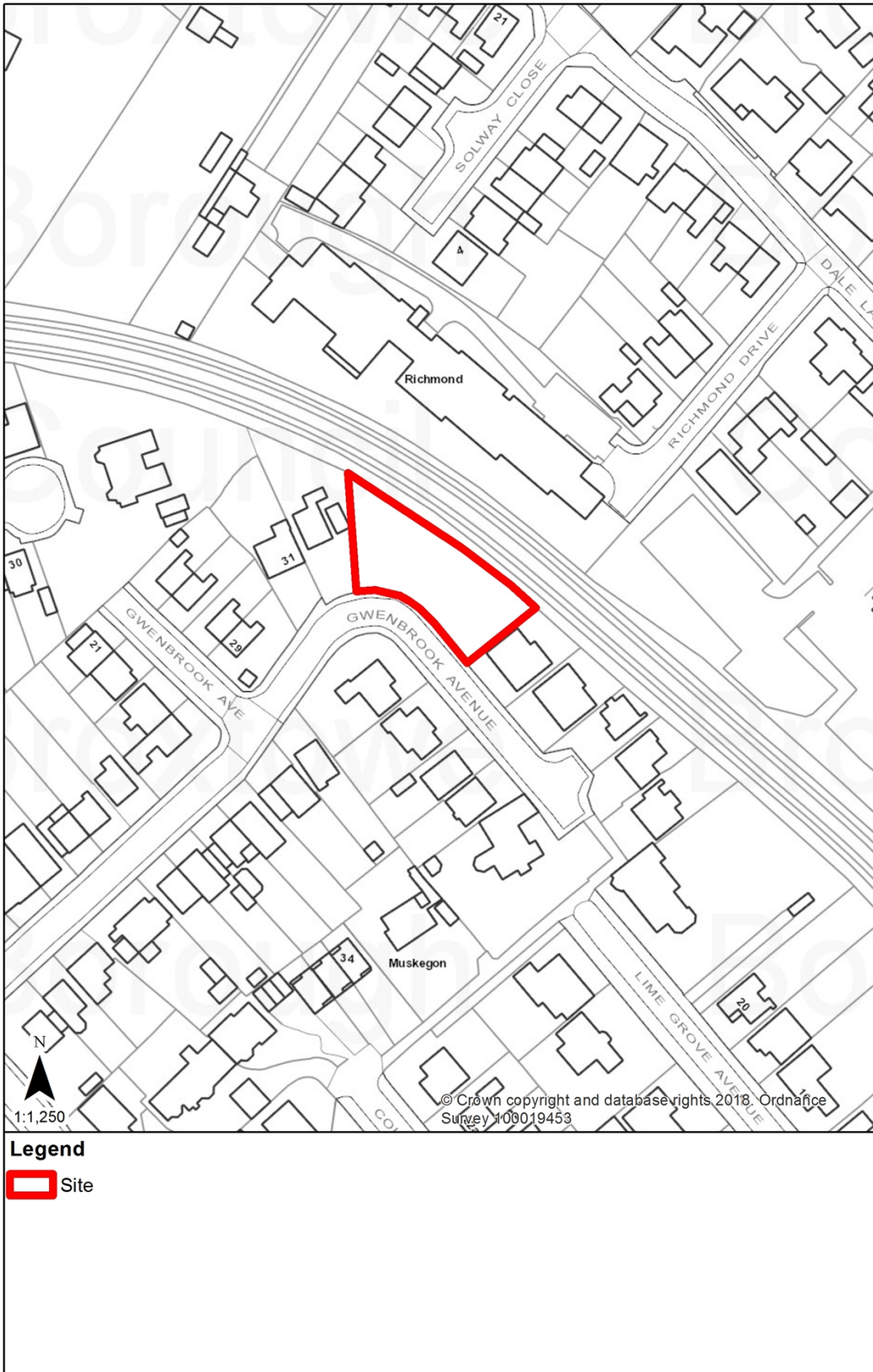
-  Site
-  Conservation Areas (Local Plan)

Reference number: **17/00283/OUT**
Proposal: **Outline application to construct three detached dwellings (with some matters reserved)**
Site address: **Land between 33 and 43 Gwenbrook Avenue, Chilwell**
Applicant: **Mr Simon Daly**

APPEAL DISMISSED

The application proposed the erection of three detached houses. Permission was refused because the proposal failed the Sequential Test and the Flood Risk Assessment failed to demonstrate that the potential flood risk from all sources had been considered. In addition, by virtue of the constrained nature of the site and the scale of the proposed development, it was considered there would be an adverse impact on the character of the surrounding area and the amenity of future occupiers and the occupiers of 33 Gwenbrook Avenue.

The Inspector considered the main issues to be whether the residents of the proposed houses and existing residents would have an adequate standard of amenity; flood risk and the effect of the proposed development on the character of the area. The Inspector considered that the development would harm the living conditions of the occupiers of number 33 with particular regard to sense of enclosure, reduction in outlook and reduction in light due to the siting and height of the proposed north westernmost dwelling. Whilst recognising the depth of the proposed rear gardens is limited, the Inspector considered that the occupants of the proposed dwellings would have a sufficient degree of amenity. Given the previous outline consent for two dwellings on the site, (which was granted by Committee contrary to officer recommendation for refusal because of the failure to pass the sequential test), the Inspector concluded that the Council had accepted the site was suitable for residential development having regard to flood risk and therefore this reason for refusal held no weight. In terms of the deficiencies of the FRA, the Lead Local Flood Authority had not objected to the proposal. The Inspector considered that the proposal reflected the general character of the area, given the shortening of some rear gardens as a result of the tram line construction. In conclusion, the Inspector found that the proposal would be harmful to the living conditions of the occupiers of 33 Gwenbrook Avenue but found no harm in respect of living conditions of future occupiers, flood risk or character of the area.



This page is intentionally left blank

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – NEIGHBOURHOODS & PROSPERITY

**PLANNING APPLICATIONS DEALT WITH FROM
05 MAY 2018 TO 08 JUNE 2015**

CONTENTS

Planning applications dealt with under Delegated Powers

Please note: This list is now prepared in WARD order (alphabetically)

BROXTOWE BOROUGH COUNCIL
DEVELOPMENT CONTROL – NEIGHBOURHOODS & PROSPERITY

P L A N N I N G A P P L I C A T I O N S D E T E R M I N E D B Y
D E V E L O P M E N T C O N T R O L

ATTENBOROUGH & CHILWELL EAST WARD

Applicant : CEMEX UK Properties Ltd 17/00778/OUT
Site Address : Ready Mixed Concrete (East Midlands) Ltd Concrete Batching Plant Long Lane
Attenborough Nottinghamshire NG9 6BD
Proposal : **Outline planning application for a residential development of up to 20 dwellings
with all matters reserved except for access**
Decision : **Conditional Permission**

Applicant : Mr Richard Hutchinson 18/00132/FUL
Site Address : 5 Hallams Lane Chilwell Nottinghamshire NG9 5FH
Proposal : **Construct side extension**
Decision : **Conditional Permission**

Applicant : Ms Akinleye 18/00156/FUL
Site Address : 4 Clumber Avenue Chilwell Nottinghamshire NG9 4BJ
Proposal : **Construct two storey side extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Popow 18/00193/FUL
Site Address : 3 Kelsey Close Attenborough Nottingham NG9 6BA
Proposal : **Construct single storey front extension**
Decision : **Conditional Permission**

Applicant : Mr Les Halliday 18/00225/FUL
Site Address : 42 Milton Crescent Attenborough Nottinghamshire NG9 6BE
Proposal : **Construct single and two storey extensions to the front, side and rear, alterations to
roof and install timber cladding**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Wilson 18/00235/FUL
Site Address : 2 Ferndale Close Attenborough Nottinghamshire NG9 6AQ
Proposal : **Construct two storey front and side extension, single storey front extension and
render finish to first floor frontage**
Decision : **Conditional Permission**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Trowell Garden Centre 18/00064/FUL
Site Address : Trowell Garden Centre Stapleford Road Trowell Nottinghamshire NG9 3TG
Proposal : **Widening and improvements to access road (part retrospective) and New Access
Gate.**
Decision : **Conditional Permission**

Applicant : Tia Pankow 18/00246/FUL
Site Address : 5 Derbyshire Avenue Trowell Nottinghamshire NG9 3QD
Proposal : **Construct two-storey and single-storey rear extensions, hip to gable roof
enlargement and associated external alterations**
Decision : **Conditional Permission**

Applicant : Mrs C Gibling 18/00290/PNH
Site Address : 1 The Glebe Cossall Nottinghamshire NG16 2SH
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.937 metres, with a maximum height of 3.902 metres, and an eaves height of 2.619 metres**
Decision : **Prior Approval Not Required**

BEESTON CENTRAL WARD

Applicant : Mr David Carter 18/00146/FUL
Site Address : 1 Humber Road Beeston Nottingham NG9 2EF
Proposal : **Construct Single Storey Rear Extension**
Decision : **Conditional Permission**

Applicant : Mr Gary Arnold Mecca Bingo Ltd 18/00192/ADV
Site Address : Mecca Bingo 183 Queens Road Beeston Nottinghamshire NG9 2FE
Proposal : **Display illuminated fascia signs and illuminated tickertape signs**
Decision : **Conditional Permission**

Applicant : Mr Sanaa Hallam 18/00222/FUL
Site Address : 51 Salisbury Street Beeston Nottingham NG9 2EQ
Proposal : **Construct side and rear extensions and change of use from dwelling house (Class C3) to a house in multiple occupation**
Decision : **Withdrawn**

Applicant : Mr D Bhuchar 18/00244/FUL
Site Address : 49 Fletcher Road Beeston Nottinghamshire NG9 2EL
Proposal : **Construct single storey side and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr A Biddulph 18/00305/PNH
Site Address : 11 Leslie Avenue Beeston Nottinghamshire NG9 1HT
Proposal : **Construct single storey rear extension, extending beyond the rear of the original dwelling by 4.912 metres , with a maximum height of 3.615 metres, and an eaves height of 2.250 metres**
Decision : **Prior Approval Not Required**

BEESTON NORTH WARD

Applicant : Mr Peter Breen 18/00179/FUL
Site Address : 3 Peveril Road Beeston Nottinghamshire NG9 2HY
Proposal : **Erect log cabin**
Decision : **Conditional Permission**

Applicant : Mr B Howell-Thomas 18/00224/PNH
Site Address : 103 Peveril Road Beeston Nottinghamshire NG9 2HU
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.73 metres, with a maximum height of 3.07 metres and an eaves height of 2.6 metres**
Decision : **Prior Approval Not Required**

Applicant : Mr Christopher Clarke 18/00263/CLUP
Site Address : 94 Marlborough Road Beeston Nottinghamshire NG9 2HL
Proposal : **Certificate of lawful development to construct single storey rear extension**
Decision : **Approval - CLU**

BEESTON RYLANDS WARD

Applicant : Mihmic Investments Ltd 18/00232/FUL
Site Address : 6 Laburnum Grove Beeston Nottinghamshire NG9 1QN
Proposal : **Change of use from flats (Class C3) to house in multiple occupation**
Decision : **Conditional Permission**

BEESTON WEST WARD

Applicant	:	Sainsbury's Supermarkets Ltd	18/00149/FUL
Site Address	:	Sainsbury's Stoney Street Beeston Nottinghamshire NG9 2LA	
Proposal	:	Install four automatic number plate recognition cameras	
Decision	:	Conditional Permission	
Applicant	:	Sainsbury's Supermarkets Ltd	18/00150/ADV
Site Address	:	Sainsbury's Stoney Street Beeston Nottinghamshire NG9 2LA	
Proposal	:	Install illuminated and non-illuminated signage	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs M Viggars	18/00161/FUL
Site Address	:	11 Holden Road Beeston Nottingham NG9 1AP	
Proposal	:	Construct two storey side extension and pitched roof over rear flat roof	
Decision	:	Conditional Permission	
Applicant	:	Mr Bob Woollard	18/00189/FUL
Site Address	:	17 Charnwood Avenue Chilwell Nottinghamshire NG9 4DJ	
Proposal	:	Construct single storey front, side and rear extensions (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr Suraj Pathak	18/00190/ROC
Site Address	:	6A Chilwell Road Beeston Nottinghamshire NG9 1AA	
Proposal	:	Variation of condition 4 (opening hours restricted to 12:00-23:30) of planning ref: 17/00535/FUL (change of use from retail to restaurant) to enable opening hours to be extended to 08:00-23.30	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Paul and Kathryn Harrison	18/00194/FUL
Site Address	:	95 Park Road Chilwell Nottinghamshire NG9 4DE	
Proposal	:	Construct two storey side/rear extension and render finish to rear of property	
Decision	:	Conditional Permission	
Applicant	:	Mr Peter Dawber	18/00202/FUL
Site Address	:	2 Winchester Avenue Beeston Nottinghamshire NG9 1AU	
Proposal	:	Construct single storey front, side and rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Ibrahim	18/00220/FUL
Site Address	:	14 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs C White	18/00221/FUL
Site Address	:	1 Imperial Road Beeston Nottinghamshire NG9 1ET	
Proposal	:	Subdivide dwelling to create two flats	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Ashley Starr	18/00241/FUL
Site Address	:	17 Clinton Street Beeston Nottinghamshire NG9 1AZ	
Proposal	:	Construct single storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Miss Olivia Marsh	18/00243/FUL
Site Address	:	60 Bramcote Road Beeston Nottinghamshire NG9 1DW	
Proposal	:	Construct single storey rear and two storey side extension and hip to gable roof extension	
Decision	:	Conditional Permission	

BRAMCOTE WARD

Applicant	:	Mr & Mrs Jackie Mather & David Cunningham	17/00878/FUL
Site Address	:	1 Thornhill Close Bramcote Nottingham NG9 3FS	
Proposal	:	Construct ground and first floor extension with new roof, to include 2 dormer windows to the front elevations (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr J M & Mrs C J Hanshaw	18/00199/FUL
Site Address	:	32 Rufford Avenue Bramcote Nottinghamshire NG9 3JH	
Proposal	:	Construct first floor extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs Claire Cooper	18/00230/FUL
Site Address	:	45 Bankfield Drive Bramcote Nottinghamshire NG9 3EH	
Proposal	:	Construct single storey rear and side extension (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr C Borghisani	18/00255/PNH
Site Address	:	31 Marshall Drive Bramcote Nottinghamshire NG9 3LE	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.5 metres, with a maximum height of 3.62 metres, and an eaves height of 2.63 metres	
Decision	:	Prior Approval Not Required	
BRINSLEY WARD			
Applicant	:	Mr B Hayer	17/00837/FUL
Site Address	:	72 Mansfield Road Brinsley Nottinghamshire NG16 5AE	
Proposal	:	Proposed dwelling	
Decision	:	Refusal	
Applicant	:	Mrs Yvonne Owen	18/00201/FUL
Site Address	:	54 Church Lane Brinsley Nottinghamshire NG16 5AB	
Proposal	:	Construct dropped kerb	
Decision	:	Conditional Permission	
Applicant	:	Ms C Bennett	18/00251/FUL
Site Address	:	31 Main Street Brinsley Nottinghamshire NG16 5BG	
Proposal	:	Install external insulation and rendered finish	
Decision	:	Conditional Permission	
CHILWELL WEST WARD			
Applicant	:	CO-OPERATIVE FOOD FOOD PROGRAMME DELIVERY ORCHID GROUP	18/00158/ADV
Site Address	:	Co-operative Food 69 Bramcote Lane Chilwell Nottinghamshire NG9 5EL	
Proposal	:	Display signage	
Decision	:	Conditional Permission	
EASTWOOD HILLTOP WARD			
Applicant	:	Mr And Mrs G Bates	18/00184/FUL
Site Address	:	1 Misk View Eastwood Nottinghamshire NG16 3FH	
Proposal	:	Construct single storey side extension	
Decision	:	Conditional Permission	
EASTWOOD ST MARY'S WARD			
Applicant	:	Mr Colin Gibbin	18/00264/ROC
Site Address	:	68 Nottingham Road Eastwood Nottinghamshire NG16 3NQ	
Proposal	:	Variation of condition 2 of planning permission ref: 16/00724/FUL (The A4 premises including any licensable activities shall not be open for business except between 12.00 Noon - 22.30 hours Monday to Saturday and 12.00 Noon - 22.00 hours on Sundays, bank holidays and other public holidays) and variation of condition 4 (No sound reproduction or amplification equipment including public address systems, loudspeakers etc. which is audible at site boundaries shall be installed or operated on the A4 premises hereby permitted)	
Decision	:	Refusal	

Applicant : B&Q 18/00294/ADV
Site Address : B&Q Derby Road Eastwood Nottinghamshire NG16 3NZ
Proposal : **Erect 3 illuminated, 15 non-illuminated and 2 free standing double sided banner frame signs**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : Mr Malcolm Hodgkinson 17/00490/FUL
Site Address : Beauvale Manor Farm New Road Greasley NG16 2AA
Proposal : **Construct three agricultural buildings, including demolition of a single agricultural building**
Decision : **Conditional Permission**

Applicant : Mrs K Noon 18/00170/FUL
Site Address : 22 Mary Road Eastwood Nottinghamshire NG16 2AH
Proposal : **Construct front and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Evans 18/00185/FUL
Site Address : 400 Nottingham Road Newthorpe Nottinghamshire NG16 2ED
Proposal : **Construct two storey side/rear extension and hip to gable roof alteration**
Decision : **Conditional Permission**

Applicant : Mr Hunter 18/00187/FUL
Site Address : 39 Valley Drive Newthorpe Nottinghamshire NG16 2DT
Proposal : **Construct two storey side extension with dormer**
Decision : **Conditional Permission**

Applicant : Mr E Sherriff 18/00207/FUL
Site Address : 15 Daisy Farm Road Newthorpe Nottinghamshire NG16 2AY
Proposal : **Construct bay window to front elevation**
Decision : **Conditional Permission**

Applicant : Mr Beaver 18/00219/CLUP
Site Address : 67 Baker Road Giltbrook Nottinghamshire NG16 2FZ
Proposal : **Certificate of Lawful Development to construct single storey rear extension**
Decision : **Approval - CLU**

Applicant : Mr Paul Naylor 18/00248/FUL
Site Address : 9 Mill Road Newthorpe Nottinghamshire NG16 3QJ
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Mr Simon Richard 18/00125/FUL
Site Address : 39 Clive Crescent Kimberley Nottinghamshire NG16 2QB
Proposal : **Construct two storey side and single storey rear extensions**
Decision : **Conditional Permission**

Applicant : Mr Andrew Hutchinson 18/00126/FUL
Site Address : 23 Beech Avenue Nuthall Nottinghamshire NG16 1FH
Proposal : **Construct detached garage**
Decision : **Conditional Permission**

Applicant : Mr & Mrs B Wardle 18/00143/FUL
Site Address : 28 Little Lane Kimberley Nottinghamshire NG16 2PE
Proposal : **Construct single storey side and two storey rear extension**
Decision : **Conditional Permission**

Applicant	: Mr Peter Freestone	18/00182/FUL
Site Address	: 96 High Street Kimberley Nottingham NG16 2PD	
Proposal	: Construct two storey side and single storey rear extension	
Decision	: Conditional Permission	
Applicant	: Mr K Fenton Amber Valley Commercials	18/00196/CLUE
Site Address	: Amber Valley Commercials Awsworth Lane Awsworth Nottinghamshire NG16 2RN	
Proposal	: Certificate of Lawfulness for Existing Use as MOT testing station	
Decision	: Approval - CLU	
NUTHALL EAST & STRELLEY WARD		
Applicant	: Mr Omer	18/00021/FUL
Site Address	: 3 Canterbury Close Nuthall Nottinghamshire NG16 1PU	
Proposal	: Construct two storey side extension and porch	
Decision	: Refusal	
Applicant	: Mr James Martin Garden Hideouts	18/00142/FUL
Site Address	: 73 Drummond Drive Nuthall Nottinghamshire NG16 1BJ	
Proposal	: Construct single storey out building to form ancillary living accommodation	
Decision	: Conditional Permission	
Applicant	: Mr Mehan	18/00172/FUL
Site Address	: 73 Gunnersbury Way Nuthall Nottinghamshire NG16 1QD	
Proposal	: Construct 2 storey side and single storey front and rear extensions	
Decision	: Conditional Permission	
Applicant	: Mrs K Kaur	18/00200/FUL
Site Address	: 5 Oakwood Gardens Nuthall Nottinghamshire NG16 1RS	
Proposal	: Construct single storey rear extensions	
Decision	: Conditional Permission	
Applicant	: Miss P Yong	18/00215/ROC
Site Address	: Gardeners Cottage Strelley Lodge Main Street Strelley Nottinghamshire NG8 6PE	
Proposal	: Variation of condition 4 of listed building consent 17/00419/LBC	
Decision	: Conditional Permission	
Applicant	: Mr & Mrs S Papp	18/00233/PNH
Site Address	: 19 Perivale Close Nuthall Nottinghamshire NG16 1QG	
Proposal	: Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.5 metres, with a maximum height of 3.7 metres, and an eaves height of 2.5 metres	
Decision	: Prior Approval Not Required	
STAPLEFORD NORTH WARD		
Applicant	: Mr John Sowter	18/00166/FUL
Site Address	: 267F Ilkeston Road Stapleford Nottinghamshire NG9 8JD	
Proposal	: Retain shed	
Decision	: Conditional Permission	
Applicant	: Mr A Blakemore	18/00217/FUL
Site Address	: 2 Kennedy Drive Stapleford Nottinghamshire NG9 8HT	
Proposal	: Construct single storey side extension	
Decision	: Conditional Permission	
STAPLEFORD SOUTH EAST WARD		
Applicant	:	18/00297/PNH
Site Address	: 165 Ewe Lamb Lane Bramcote Nottinghamshire NG9 3JW	
Proposal	: Construct single storey rear extension, extending beyond the rear wall of the dwelling by 3.2 metres, with a maximum height of 3 metres, and an eaves height of 3 metres	
Decision	: Prior Approval Not Required	
STAPLEFORD SOUTH WEST WARD		

Applicant	:	Mr & Mrs David Appleby	18/00106/FUL
Site Address	:	41 Warren Avenue Stapleford Nottinghamshire NG9 8EY	
Proposal	:	Construct rear extension and raise roof height to create first floor accommodation	
Decision	:	Conditional Permission	

TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mr MARK SMITH	18/00154/FUL
Site Address	:	8 Spinney Rise Toton Nottingham NG9 6JN	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	

Applicant	:	Tejinder Sangha	18/00159/FUL
Site Address	:	9 Stapleford Lane Toton Nottingham NG9 6FZ	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr J Mistry	18/00181/FUL
Site Address	:	159 Seaburn Road Toton Nottinghamshire NG9 6HF	
Proposal	:	Construct two/single storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Jackson	18/00214/FUL
Site Address	:	18 Banks Road Toton Nottinghamshire NG9 6HD	
Proposal	:	Construct two storey side and single storey front and rear extensions	
Decision	:	Conditional Permission	

Applicant	:	D Fisher	18/00269/FUL
Site Address	:	3 Minton Close Chilwell Nottinghamshire NG9 6PZ	
Proposal	:	Construct single storey side and rear extension (revised scheme)	
Decision	:	Conditional Permission	

WATNALL & NUTHALL WEST WARD

Applicant	:	Mr J Eyre	18/00050/FUL
Site Address	:	5 Farnsworth Close Watnall Nottinghamshire NG16 1JE	
Proposal	:	Construct double garage	
Decision	:	Conditional Permission	

Applicant	:	Mr David Forster	18/00206/FUL
Site Address	:	51 Kimberley Road Nuthall Nottinghamshire NG16 1DA	
Proposal	:	Construct single storey rear extension and boundary wall	
Decision	:	Conditional Permission	

Applicant	:	Mr S Gibson	18/00256/FUL
Site Address	:	3 Stannier Way Watnall Nottinghamshire NG16 1GL	
Proposal	:	Construct fence	
Decision	:	Conditional Permission	
