



30 October 2018

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 7 November 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 (Chair)	R D MacRae
	L A Ball BEM (Vice-Chair)	G Marshall
	D Bagshaw	J K Marsters
	J S Briggs	P J Owen
	T P Brindley	R S Robinson
	M Brown	P D Simpson

A G E N D A

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 - 12

The Committee is asked to confirm as a correct record the minutes of the meeting held on 11 October 2018.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 18/00538/FUL PAGES 13 - 30
Construct 15 apartments,
following demolition of warehouse
The Raven Group, Ellis Grove, Beeston

5.2 18/00663/FUL PAGES 31 - 36
Change of use from building society (Class A2)
to café / restaurant (Class A3)
8 The Square, Beeston, NG9 2JG

5.3 18/00234/ENF PAGES 37 - 38
Construction of detached bungalow with six
unauthorised velux windows added in rear elevation
176 Moorgreen, Newthorpe, Nottingham, NG16 2FE

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 Delegated Decisions PAGES 39 - 46

PLANNING COMMITTEE

10 OCTOBER 2018

Present: Councillor M Handley, Chair

Councillors: D Bagshaw	G Marshall
L A Ball BEM	J K Marsters
J S Briggs	P J Owen
T P Brindley	M Radulovic MBE
M Brown	R S Robinson
R I Jackson	P D Simpson
R D MacRae	

23. DECLARATIONS OF INTEREST

Councillor R D MacRae declared a non-pecuniary interest in agenda item 5.1 as he had attended a number of public meetings on this matter where he had expressed a preference for option 2, minute number 26.1 refers.

24. MINUTES

The minutes of the meeting held on 12 September 2018 were confirmed and signed.

25. NOTIFICATION OF LOBBYING

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

26. DEVELOPMENT CONTROL

26.1 18/00080/ROC

Provision of pedestrian crossing on Hickings Lane
Carpenter Court, Site of Former Sinbad Plant Ltd, Hickings Lane, Stapleford
NG9 8PJ

Planning permission had been granted to construct 48 retirement living apartments in November 2016 accompanied by a Section 106 payment of £40,000 to the Council towards the provision of a pedestrian crossing. Two sites for the crossing had been identified and both were considered by the Committee.

It was noted that there were no late items regarding this item.

Mrs Susan Hobson (supporting option 1), Ms Maria White (supporting option 2), Councillor Richard MacRae, Ward Member, and Councillor John Longdon, Ward Member, addressed the Committee prior to the general debate.

The Committee debated the item, noting that both sites had been assessed as safe places to have a pedestrian crossing. It was considered that, because the Section 106 funding related to Carpenter Court, the crossing should be placed at option 1, closer to the development and with the needs of those residents in mind. It was noted that should there be a need for a second crossing at the option 2 site, this would be a matter for Nottinghamshire County Council.

RESOLVED that the Council progresses with option 1 (between Maranello Cars/KAM Servicing and the Co-op) and that consultants be instructed to carry out the necessary works to provide a crossing in this location.

(Having declared a non-pecuniary interest Councillor R D MacRae left the meeting prior to the debate and did not vote thereon.)

26.2 18/00439/FUL

Construct two storey side extension and alterations to single storey rear extension
2 Denewood Avenue, Bramcote, Nottinghamshire NG9 3EU

The decision on the application had been deferred by the Committee at the meeting on 12 September 2018 to allow the applicant to reduce the width of the planned extension to lessen the impact on the amenity of their neighbours at 4 Denewood Avenue.

The Committee was referred to a number of late items pertaining to the application including correspondence between the applicant, officers and the neighbour, as well as written representation from Councillor M E Plackett.

Mr Samuel O'Shea, the applicant, Mrs Nazia Tanveer, objecting, and Councillor J A Doddy, Ward Member, addressed the Committee prior to the general debate.

During the debate the Committee noted that the applicant had reduced the width of the extension by 35cm as well as agreeing to frost certain windows to protect the privacy of their neighbour. The style of the housing on the estate was noted, including the size of the gardens and the proximity of the houses to each other. The large number of extended properties was also discussed.

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 the Site Location Plan (1:1250) received by the Local Planning Authority on 25 June 2018, Proposed Ground and First Floor Plans and Proposed Elevations received by the Local Planning Authority on 17 September 2018 and Proposed Block Plan (1:500) received by the Local Planning Authority on 2 October 2018.
3. The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing house.
4. The first floor window in the north west (rear) elevation, closest to the boundary with 4 Denewood Avenue, shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the life time of the development.

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 Broxtowe Aligned Core Strategy (2014).
4. 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 by working to determine it within the agreed determination timescale.

26.3 18/00432/FUL

Construct dwelling, detached garage and front boundary wall
Land adjacent to 26 Bramcote Drive, Beeston, Nottinghamshire NG9 1AS

Councillor J C Patrick had requested that this application be determined by the Committee.

The Committee noted that there were late items to be considered in relation to the item including emails from local residents and the applicant.

There were no public speakers for the item.

The Committee debated the item, taking into consideration the size of the plot, the style of the proposed building, the privacy of the roof terrace and the clearance of the site.

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 19 July 2018; Proposed Plans and Elevations received on 28 September 2018 and the amended Block Plan and Gate Front Façade received by the Local Planning Authority on 28 August 2018.
3. No above ground works shall commence until details of the external materials to be used on the new dwelling and garage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details. The boundary wall shall be constructed in materials which match those used on the existing boundary wall.
4. No above ground works shall commence until a landscaping scheme for the area to the front of garage has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:
 - a) numbers, types, sizes and positions of proposed shrubs; and
 - b) planting, seeding/turfing of other soft landscape areas

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

5. The dwelling shall not be first occupied until:
 - i. The parking area has been surfaced in a suitable hard bound material (not loose aggregate), is appropriately drained within the site such that surface water does not drain onto the public highway and is available for use. The gradient of the driveway shall not exceed 1 in 20 for a distance of 5m from the highway boundary and 1:12 thereafter. This area shall be maintained accordingly for the life of the development.
 - ii. The dropped vehicular crossing has been extended in accordance with the Highway Authority specification.

6. The roof terrace shall not be first brought into use until the balcony screen along the north east side of the roof terrace has been erected and is obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority). It shall remain in place for the lifetime of the development.

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 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) and Policy 17 of the draft Part 2 Local Plan.
4. To ensure the development presents a satisfactory standard of external appearance of the area and in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).
5. In the interests of highway safety and in accordance with the aims of Policy T11 of the Broxtowe Local Plan (2004).
6. In the interests of privacy and amenity for nearby residents and in accordance with the aims of 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 by communicating with the applicant throughout the application.
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/>
3. In order to carry out off-site works, 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 Nottinghamshire County Council Highways team for details on Tel: 0115 9772210 or hdc.south@nottscc.gov.uk

4. **Best practicable means should be used during construction to ensure that noise and dust is kept to a minimum. It is advised that contractors limit noisy works to between 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturdays and no noisy works on Sundays and bank holidays. There should also be no bonfires on site at any time to prevent nuisance to neighbours.**

23.4 18/00433/FUL

Construct dwelling, detached garage and front boundary wall
Land adjacent to 26 Bramcote Drive, Beeston, Nottinghamshire NG9 1AS

Councillor J C Patrick had requested that this application be determined by the Committee.

The Committee noted that there were late items to be considered in relation to the item including emails from local residents and the applicant.

There were no public speakers for the item.

The debate focussed on the small scale of the alterations and that there was no harmful impact on neighbours.

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 20th July 2018; the Block Plan and Gate Front Façade received by the Local Planning Authority on 28 August 2018; and the Proposed Plans and Elevations received by the Local Planning Authority on 25th September 2018.**
3. **No works in respect of the garage shall commence until details of the materials have been submitted to and approved in writing by the Local Planning Authority. The garage shall be constructed in accordance with the agreed details.**
4. **The external walls of the dwelling, the dormers and the rear extension shall be finished in white painted render. The front extension shall be finished in timber cladding. The boundary wall shall be constructed in materials which match those used on the existing boundary wall.**

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 details are satisfactory, in the interests of the appearance of the area and in accordance with the aims of Policy H11 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the draft Part 2 Local Plan.
4. To ensure a satisfactory standard of appearance in accordance with the aims of Policies H9 and H11 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the draft Part 2 Local Plan.

Notes to Applicant

1. The Council has acted positively and proactively in the determination of this application by communicating with the applicant throughout the application.
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/>
3. Best practicable means should be used during construction to ensure that noise and dust is kept to a minimum. It is advised that contractors limit noisy works to between 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturdays and no noisy works on Sundays and bank holidays. There should also be no bonfires on site at any time to prevent nuisance to neighbours.

26.5 18/00288/FUL

Change of use of 4 ground floor retail units and basements (Class A1) to form 11 apartments (Class C3), external alterations and construct rear extensions
242, 244, 248, 250, 252 and 254 Derby Road, Stapleford NG9 7BG

The item had been called before the Committee for determination by Councillor J W McGrath.

There were no late items for this application and Councillor J W McGrath, Ward Member, addressed the Committee prior to the general debate.

The Committee debated the application with reference to the protected area for the High Speed 2 rail line, the need for housing in Stapleford and the use of Section 106 monies to improve local play areas. There was a discussion about which playing fields in the area should benefit. The dereliction of the site was noted and the proposed improvements were welcomed, though there was concern at the lack of parking for residents.

RESOLVED that:

The Head of Neighbourhoods and Prosperity be given delegated authority to grant planning permission subject to:

- (i) the prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 and**
- (ii) 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 site location plan received by the Local Planning Authority on 23 April 2018; the drawings numbered: DB/MW/17/49/05 rev A, received by the Local Planning Authority on 10 July 2018; and DB/MW/17/49/04 rev C, DB/MW/17/49/06 rev A, DB/MW/17/49/07 rev D and DB/MW/17/49/08 rev C received by the Local Planning Authority on 17 September 2018.**
 - 3. The extension shall be constructed using bricks and, where applicable, tiles of a type, texture and colour so as to match those of the existing building.**
 - 4. The proposed boundary treatment/fencing for each dwelling shall be erected in accordance with the approved plans and details prior to the occupation of that dwelling.**
 - 5. No dwelling shall be occupied until a landscaping scheme has been submitted to and approved in writing 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**
 - (d) proposed lighting details**
 - (e) planting, seeding/turfing of other soft landscape areas**

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

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. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014)
4. In the interests of residential amenity and the appearance of the area and in accordance with Policy 10 of the Aligned Core Strategy (2014)
5. No such details were submitted and 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 Aligned Core Strategy (2014)
6. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 10 of the Aligned Core Strategy (2014)

Notes to Applicant

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. Please note that this permission has been granted contemporaneously with an agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.
3. Sound insulation to limit the transmission of noise between each property should achieve the minimum requirements as contained in the current version of British Standard Approved Document E.

4. **Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays. There should also be no bonfires on site at any time.**

26.6 18/00158/ENF

Bin store not built in accordance with the approved plans
(16/00646/FUL)

Former Victory Club, Walker Street, Eastwood, Nottinghamshire NG16 3EN

It was noted that this item had been considered by the Committee on 12 September 2018 and that at that meeting the resolution had been to take enforcement action against the bin store which had been constructed in the wrong location. The Committee were advised that the developer had proposed to lessen the impact on the amenity of the occupants at 145 Nottingham Road by reducing the fence height of the compound to 1.5 metres so that it could not be seen and by making it a bicycle storage facility.

There were no late items or representations from public speakers for the Committee to consider.

The Committee debated the possibility of noise emanating from the new bicycle storage facility and concerns that it could attract antisocial behaviour and crime.

Councillor P D Simpson proposed that the recommendation be amended to secure a specific amended planning application for the compound, which would be subject to new conditions. Should the developer fail to submit the application within two months of the date of the Committee, enforcement action would be taken. Councillor L A Ball BEM seconded the motion. Councillor D Bagshaw proposed a recorded vote in respect of the aforementioned proposal and Councillor G Marshall seconded the motion which, on being put to the meeting was carried. The voting was as follows:

<u>For</u>	<u>Against</u>	<u>Abstention</u>
L A Ball BEM	D Bagshaw	
J S Briggs	T P Brindley	
M Brown	R D MacRae	
M Handley	G Marshall	
R I Jackson	J K Marsters	
P J Owen	M Radulovic MBE	
P D Simpson	R S Robinson	

In the event of the vote being tied the Chair's casting vote carried the motion.

RESOLVED that a specific amended planning application for the bin and cycle store be secured with this needing to be submitted within two months of the Committee.

27. INFORMATION ITEMS

27.1 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.

27.2 Appeal Decision

The Committee noted the appeal decision.

27.3 Delegated Decisions

The Committee noted the decisions determined under delegated powers between 11 August and 21 September 2018.

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Report of the Chief Executive

**18/00538/FUL
CONSTRUCT 15 APARTMENTS, FOLLOWING DEMOLITION OF
WAREHOUSE
THE RAVEN GROUP, ELLIS GROVE, BEESTON NG9 1EP**

Councillor J C Patrick requested this application be determined by the Committee.

1 Details of the Application

1.1 This is a major planning application for the construction of 15 apartments following the demolition of the existing warehouse. The apartments would be accommodated in a three storey detached building, in a broadly rectangular block, which would have its principal aspects to the front and rear. Secondary windows are proposed in the side elevations. A Juliette balcony would be provided to each flat on the upper floors, with patio doors to each on the ground floor. The proposed building would be located to the south east of the site. A 15 space car parking area with bin and cycle store, would be located to the front of the site, which is accessed from Ellis Grove.

2 Site and Surroundings

2.1 The application site is currently occupied by a warehouse, the footprint of which occupies the whole site. The building is set directly to the back edge of the highway, and has a roller shutter door for goods, along with a pedestrian door and windows to the office. To the north of the site, also fronting Ellis Grove, there is a separate building housing a car repairs business. The application site extends 21m to the rear of this. Two storey terraced housing runs along the remainder of Ellis Grove on this side, and also opposite the site, to the north west.

2.2 To the north east of the site, there is a social club and associated car park, which is housed in a detached building, and accessed from Hall Croft. The side elevation of this building is adjacent to the north east boundary of the site. Beyond that, to the north east, there are residential properties which front Hall Croft.

2.3 To the south east and south west (rear and side) of the application site, the land is undeveloped but formerly occupied by Myfords. A planning application for a care facility, supported living apartments and associated facilities is currently being considered (planning reference 18/00268/FUL). This site wraps around the application site and forms a buffer between it and the properties on Barrydale Avenue, which is to the south east of the site. Barrydale Avenue is typified by two storey semi-detached and terraced properties. Further to the south west of this site, there is an extant planning permission for a residential and retail development of two and three storey houses, and apartments above retail of four storeys in height. (Planning reference 17/00723/FUL).



Site frontage



View north east along Ellis Grove



View north east along Ellis Grove



View from Wilmot Lane, across Myfords



View from Hall Croft



Rear of properties on Ellis Grove



View from Chilwell Road tram stop



View from garden on Barrydale Avenue



View from upper floor of property on Barrydale Avenue

3 Relevant Planning History

3.1 There are two relevant planning applications prior to the submission of the current application. In 2007, planning permission was granted for the change of use from car mechanics workshop (Class B2) to education (Class D1). Planning reference 07/00546/FUL.

3.2 In 2011, planning permission was granted for a change of use from motor repair shop to offices (Class B1) and electrical / plumbing warehouse (Class B8).

4 Policy Context

4.1 **National policy**

4.1.1 The revised National Planning Policy Framework (NPPF) July 2018, outlines a presumption in favour of sustainable development, that planning should be planned, decisions should be approached in a positive and creative way and high quality design should be sought.

- 4.1.2 Weight may be given to emerging plan policies according to the stage of plan preparation, the extent to which there are unresolved objections to the policies, and the degree of consistency of the emerging policies to the NPPF.
- 4.1.3 Planning conditions and obligations should only be used where they meet the requirements set out in paragraphs 54-56.
- 4.1.4 The document outlines that the government's key housing objective is to significantly boost the supply of homes and states that there should be a sufficient number and range of homes within safe and well-designed environments. It advises that the needs of groups with specific housing requirements should be addressed.
- 4.1.5 Paragraph 59 states that a sufficient amount and variety of land should come forward where needed, and that land with permission is developed without unnecessary delay.
- 4.1.6 Paragraph 64 deals with the requirement to provide affordable housing when major residential schemes are proposed and stipulates that at least 10 per cent of homes should be available for affordable home ownership.
- 4.1.7 To promote healthy and safe communities, social interaction should be promoted through active street frontages, places should be safe and accessible and enable and support healthy lifestyles (e.g. through the provision of safe and accessible green infrastructure).
- 4.1.8 In relation to assessing the highway impacts of a proposal, the NPPF states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. Development should be designed so as to give priority to pedestrians and cyclists, meet the needs of disabled people, avoid unnecessary street clutter, allow for efficient goods delivery and access by emergency vehicles and enable charging of electric/ultra-low emission vehicles.
- 4.1.9 Section 11 outlines the need to make effective use of land, particularly previously-developed land. To achieve appropriate development density, consideration should be given to the identified need for different housing types, local market conditions, viability, the availability and capacity of infrastructure and services, promotion of sustainable transport, desirability of maintaining an area's character and setting or promoting regeneration and change and the importance of securing well-designed, attractive and healthy places. Where there is an existing or anticipated shortage of housing land, low density housing schemes should be avoided.
- 4.1.10 A fundamental aim of the planning process should be to create high quality buildings and places and section 12 includes guidance on achieving this aim. Developments should function well and add to the quality of an area for the lifetime of the development; be visually attractive; be sympathetic to local character and history whilst not discouraging change; establish or maintain a strong sense of place; make efficient use of land and create safe, inclusive and accessible places with a high standard of amenity for existing and future users.

Design should take into account the views of the community and where early, proactive and effective engagement with the community has occurred, such schemes should be looked on more favourably.

4.1.11 Paragraph 94 states that it is important that a sufficient amount of school places are available to meet the needs of existing and new communities.

4.1.12 Paragraph 127 states that developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history; establish or maintain a strong sense of place; and create places that are safe, inclusive and accessible.

4.1.13 Paragraph 180 states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

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' sets out how climate change will be tackled and adapted to and sets requirements for sustainable design of buildings.

4.2.4 'Policy 2: The Spatial Strategy' sets the overarching strategy for how growth in Greater Nottingham will be accommodated and distributed. It sets the required number of homes for Greater Nottingham (GN) between 2011 and 2028 (6150 in the Broxtowe Borough part of GN, of which 3800 are in or adjoining the existing built up area of Nottingham) and outlines a settlement hierarchy.

4.2.5 'Policy 4: Employment Provision and Economic Development refers to the need to appropriately manage existing employment sites to cater for the full range of employment uses by releasing sites no longer attractive to the market/those that are not good quality.

4.2.6 'Policy 8: Housing Size, Mix and Choice'. Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. All residential developments should contain adequate internal living space.

4.2.7 'Policy 10: Design and Enhancing Local Identity'. Aims to ensure that all new development should aspire to the highest standards of design, including construction methods and materials, and consideration of residential amenity should be integrated in the design.

4.2.8 'Policy 14: Managing Travel Demand' makes it a priority to select sites which are accessible by the most sustainable means of transport. It sets out measures to encourage a switch to sustainable forms of transport first before major highway capacity improvements are considered.

4.2.9 'Policy 16: Green Infrastructure, Parks and Open Spaces' sets out a strategic approach to the provision of new Green Infrastructure.

4.2.10 'Policy 19: Developer Contributions'. Developments will be expected to meet the reasonable cost of or contribute to the provision of new infrastructure where required by the proposal.

4.3 Saved Policies of the Broxtowe Local Plan

4.3.1 The Part 2 Local Plan is currently awaiting Examination hearing sessions. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:

4.3.2 Policy E29: Contaminated Land. Seeks to ensure development on land which may be contaminated will not be permitted unless a site investigation report has been carried out and remedial measures approved with the Local Planning Authority.

4.3.3 Policy E34: Control of Noise Nuisance – planning permission will not be granted for housing and other noise sensitive development if the occupants would experience significant noise disturbance.

4.3.4 Policy H6: Housing Density. Seeks to ensure an appropriate density of housing for sites, which should be higher where close to frequent public transport services.

4.3.5 Policy H7: Land not allocated for Housing Purposes. Residential development will be permitted subject to the development provided that a satisfactory degree of privacy for the future occupiers is achieved; the development would not result in an undesirable change in the character or appearance of the area or be piecemeal in character; access and parking is appropriate to the scheme; privacy and amenity of the occupiers of nearby property is safeguarded; and the site is not of significant value to nature conservation or required to be retained for another purpose in the Local Plan.

4.3.6 Policy T11 and Appendix 4 require satisfactory provision of vehicle parking and servicing, in accordance with the latest standards.

4.3.7 Policy RC4: Developer Contributions to Education and Community Facilities. Where a development would result in an identified need for additional capacity to be achieved in educational or community facilities, a contribution towards meeting these needs would be required.

4.3.8 Policy RC6: Open Space Requirements for New Developments. Where a development is proposed for ten or more dwellings, provision shall be made for

public open space within the site, or through developer contributions toward the provision of or improvement of facilities related to the site.

4.4 Part 2 Local Plan (Draft)

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has been submitted for Examination, with examination hearing sessions currently anticipated to take place toward the end of this year. The representations on the plan included 12 no. representations in relation to Policy 15, 11 no. representations in relation to Policies 17 and 32, 4 no. representations in relation to Policy 19, and 7 no. representations in relation to Policy 26. Given that there remain outstanding objections to Policies 15, 17, 19, 26 and 32 that will need to be considered through the Local Plan examination process, these policies can be afforded only limited weight.

4.4.2 Policy 15 ‘Housing Size, Mix and Choice’ seeks to ensure that housing developments provide a mix of house type, size, tenure and density to ensure the needs of the residents of all parts of the borough are met.

4.4.3 Policy 17 ‘Place-making, design and amenity’ states that permission will be granted for development which meets a number of criteria including that it should integrate into its surroundings, have good access to public transport and ensure a satisfactory degree of amenity for occupiers of the new development and neighbouring properties.

4.4.4 Policy 19 ‘Pollution, Hazardous Substances and Ground Conditions’ states that permission would not be granted for developments until site investigations have been carried out to assess contamination and measures to deal with contamination have been agreed prior to occupation of the development.

4.4.5 Policy 26: Travel Plans – A Travel Plan will be expected to be submitted for developments of 10 or more dwellings or 1000 sq m or more gross floorspace.

4.4.6 Policy 32: Developer contributions – financial contributions may be sought from developments of 10 or more dwellings or 1000 sq m or more gross floorspace for provision, improvement or maintenance, where relevant, of: affordable housing; health; community facilities; green space; biodiversity; education and highways.

5 Consultations

5.1 The Business and Projects Manager (Environment) would not require on-site provision of open space but would require a financial contribution to off-site provision, which would be allocated to be spent on upgrades to the play area at Dovecote Lane Recreation Ground.

5.2 The County Council as Highway Authority initially queried the extent of the application site in regard to Highway land ownership. This matter has been resolved and an amended site location plan and block plan have been received, to the satisfaction of Highways. The proposal is considered acceptable subject to conditions in relation to provision of a dropped vehicular crossing, footway, surfaced parking and turning areas, drainage and visibility splays.

- 5.3 The County Council as Lead Local Flood Authority object and require details of the drainage system to be agreed prior to the determination of the application.
- 5.4 The Private Sector Housing Officer has no objections.
- 5.5 The NET team have no objections subject to a condition outlining measures to protect overhead wires and other NET equipment, and measures to prevent debris from the development being embedded into the tracks. All works to be carried out in accordance with the 'Working near NET' leaflet.
- 5.6 The Waste and Recycling Officer makes recommendations in regard to size of refuse containers and location of the storage area in relation to the collection point.
- 5.7 The Conservation Advisor has no comments.
- 5.8 The Environmental Health Technical Officer has no objections subject to a condition relating to the remediation of contaminated land, the details of which to be agreed prior to the commencement of the development.
- 5.9 The County Council Policy team would require no contributions in regard to transport. A developer contribution toward education provision would be required and will be secured by way of a Section 106 Agreement.
- 5.10 Nineteen neighbouring properties were consulted. Five letters have been received in regard to the proposal. Two of the letters make observations in regard to the development, and three letters are in objection, one of which has been submitted on behalf of four properties. Two further letters of objection have been received following re-consultation on amended plans. One letter re-iterates concerns regarding loss of daylight and sense of enclosure. The second letter is a joint letter from nearby residents. This letter updates a previously received objection.
- 5.11 The observations make note of: the provision of parking on site is excellent, but Ellis Grove has the potential to become a very busy small road, given the three nearby developments (this site, the Myfords site and the Hive site to Chilwell Road, nearby) and consideration should be made to the residents and the state of the road; consideration of the boundary between the two development sites; proximity of proposal to boundaries, in regard to aspect and to proposed car park (on adjacent site); levels between the two sites need consideration; proposed emergency generator (on the Belong site) is close to the site boundary.
- 5.12 The objections raise concerns in regard to: height of building, at three storeys, is not in keeping with the surrounding two storey housing leading to a sense of enclosure; loss of privacy for occupiers of dwellings on Barrydale Avenue by virtue of overlooking from the rear elevation, in particular as the openings are full height; loss of daylight and sunlight; dust and noise during demolition and construction; noise, air and light pollution; increase in volume of traffic resulting in air pollution on Chilwell Road; design of building not in keeping with the character of the area; proposed hedge to boundary with British Legion social club would not be suitable and represents a security concern; unclear where bin store is to be

located, should this be near the cycle store this would represent an unacceptable risk of smell and poor hygiene for the properties overlooking the development; building would appear unduly prominent and out of scale with the surroundings and would set an undesirable precedent for taller buildings within the existing low rise environment of the area; the building is disconnected from the streetscape on Ellis Grove by virtue of its set back within the site; concerns regarding layout and levels; concerns regarding information on the boundary treatment; no landscaping proposed; lack of identified pedestrian/disabled access through the site; concerns regarding access for larger vehicles or emergency vehicles into the site; no provision of electric vehicle charging points; less parking would be preferable (due to sustainable location) which would free up space to make the building less intensive; cycle store needs to be covered and secure; absence of a travel plan; concerns regarding internal space standards and lack of outdoor amenity space; lack of information regarding drainage; lack of community engagement; question if building a sustainable development; no assessment in regard to Building for Life standard; inaccurate or partial information in the Design and Access statement or on the proposed floor plans (the latter in regard to internal measurements).

- 5.13 An updated objection has been received following re-consultation on amended plans. This re-iterates most of the previous concerns and raises new objections in regard to the accuracy of the site sections, adequacy of the noise assessment and the potential for bins to obstruct the public highway on collection day. The writer also requests that the agent is asked to consider measures to protect the privacy of residents to the south, which could include the removal of the Juliet balconies and replacement with traditional windows.

6 Appraisal

- 6.1 The main considerations relate to the principle of residential accommodation in this location, impact on the occupiers of neighbouring property, and the design and appearance of the proposed building.

6.2 **Principle**

- 6.2.1 Whilst the site is not allocated for housing purposes in the adopted Local Plan, it is recognised that aside from the motor repairs garage and the social club, the surrounding area, to the north, north east and south east, is predominantly residential in character. The adjacent site (Myfords) had outline permission for a number of uses including residential development and the proposed use would be consistent with this. Subject to the design and an assessment of the proposal in terms of its' impact on the amenities of neighbouring uses, the principle of residential on this site is acceptable.

6.3 **Amenity**

- 6.3.1 The closest residential properties to the proposed building would be the terrace to the north of the site, which front Ellis Grove. 11 Ellis Grove is the last dwelling in the terrace, and has its side elevation adjacent to the motor repair garage. Whilst there are windows in the rear elevation and in the side of the two storey rear addition which face the site, it is considered that as the angle of view would be oblique, and as the motor vehicle garage is to remain, there would not be a

significant impact on the amenities of the occupiers of this property in terms of loss of privacy, loss of light or overlooking.

- 6.3.2 It is considered that the occupiers of other residential properties on Ellis Grove, and those on Hall Croft, which are beyond the social club building, would not be significantly affected due to the angle of view and the distances between the proposal and any existing property (a minimum of 55m to closest rear elevation on Hall Croft).
- 6.3.3 In regard to the adjacent development site, previously known as Myfords, the proposed layout submitted as part of planning reference 18/00268/FUL indicates car parking to the area directly to the side of and behind the application site. A bin store and an emergency generator are included as part of that scheme, adjacent to the side boundary, and are proposed to be located next to the proposed car park of the Raven Group site. There is a proposed distance of 20 metres between the boundary and the building on the adjacent Myford site. The nearest element of the proposed building on that site, facing Raven Group site, would be three storey in height and would be a care facility. Whilst some bedroom windows within the care facility would face the application site, and the side elevation of the proposed residential development on the application site would have some windows to bathrooms and kitchens, it is considered that the distance between the two proposed buildings, at 20m, would not result in a loss of privacy for the future residents of either scheme. As the application on this neighbouring site has not yet been determined, only limited weight can be attached to this proposal.
- 6.3.4 There are two storey residential properties to the south east of the site, on Barrydale Avenue. These properties are separated from the application site by the adjacent Myfords site. As noted above, this part of the development as proposed under that scheme (also own as the 'Belong' scheme) would be a parking area. This would provide a buffer between the houses on Barrydale Avenue and the proposed residential development on Ellis Grove. Whilst it is noted that the ground level is higher on the application site than the properties on Barrydale Avenue (by 2m), it is considered that the distance between them, at a minimum of 49m, is adequate and would not result in a significant loss of light or privacy, or appear overbearing to the occupiers of the properties on Barrydale Avenue. It is also noted that there are several mature trees adjacent to the rear boundary of these properties, within the Myfords site. Whilst it is acknowledged that the trees cannot be relied upon to always provide privacy for the occupiers, the majority of these trees are shown to be retained in the proposed layout plan submitted as part of planning reference 18/00268/FUL.
- 6.3.5 The future occupiers of the apartments would benefit from an adequate level of internal space and have access to both natural light and to an acceptable outlook. There are sources of potential noise in close proximity (these being the motor repair garage, the social club and the proposed generator in the adjacent site), and to traffic noise from Chilwell Road. A noise assessment has been received and the contents accepted. The mitigation measures identified can be conditioned to secure installation prior to occupation, in order to safeguard the amenities of the future occupants.

6.4 Design and scale

6.4.1 The building would be of three storeys (9.3m high) and would have a flat roof. The materials proposed would be a combination of two brick colours, with feature brick panels. The window and door frames are proposed to be black upvc. It is considered that the scale of the building, at three storeys, is acceptable and would not be out of character with the surrounding area, given the approved four storey retail and residential scheme to the western section of the Myford site, the proposed three / four storey building to the adjacent 'Belong' site, and other recent approvals in the immediate area. Subject to details of the materials, which shall be conditioned, it is considered that the design, appearance and scale of the building is acceptable.

6.5 Highways and layout

6.5.1 Subject to conditions relating to dropped crossing, details of footpath, drainage and that the parking area shall be surfaced prior to occupation, the County Council as Highway Authority have no objections to the proposal. The site is in a highly sustainable location, with frequent bus and tram services within close proximity to the site, and close to services such as shopping, health, education and leisure facilities. As such it is considered that it would be unreasonable to require a travel plan for this development. The proposal would also provide an adequate level of off-street parking sufficient to discourage parking on Ellis Grove. Given the previous use of the site, as an office / warehouse, it is considered that the use of Ellis Grove for access is established and therefore acceptable. The bin store would be located to the front of the site, in an enclosure, and a covered cycle store would be provided close to the entrance, which would be overlooked by the residents. The proposed layout makes good use of the available space, which is constrained in part by the presence of the adjacent motor repair garage, which is a separate site. Details of boundary treatments and landscaping can be secured by condition.

6.6 Other Matters

6.7 Concerns Raised by Objectors, not Addressed Above

6.7.1 Dust and noise created during demolition and construction, should this cause a statutory nuisance, would be best controlled through Environmental Health legislation, and similarly light pollution. However construction hours (and demolition) will be conditioned in order to protect the occupiers of nearby housing and to be consistent with nearby permissions. Air pollution caused by additional traffic generated by the development has not been raised as a concern by Environmental Health.

6.7.2 In regard to the lack of community involvement, whilst this would have been welcomed, consultation was undertaken as part of this application.

6.7.3 In regard to the sustainability credentials of the proposed building, aside from its' location, the development would need to comply with any requirements of the Building Regulations in force at the time of the construction. No electric vehicle charging points have been proposed. However the provision is not a requirement of the adopted planning policies.

6.7.4 Drainage

It is understood that details of a drainage strategy would be submitted and agreed prior to a decision being issued. Notwithstanding this, a pre-commencement condition has been included in the draft decision notice in order to ensure that the details are agreed prior to commencement of the development.

6.8 Section 106 Obligations

6.8.1 The development would attract a requirement for a contribution to education and a financial contribution for off-site open space and this is to be secured by a Section 106 Agreement.

6.9 Housing Land Supply

6.9.1 The proposal for 15 dwellings would be of benefit as the Council do not currently have a 5 year land supply. The development is considered to provide much needed housing in a sustainable location.

7. Conclusion

7.1 It is concluded the proposal of 15 apartments, external alterations and extensions to the rear is acceptable and will not have an adverse effect on neighbouring amenity or highway safety. The proposal therefore accords with Policies E29, H6, H7, RC4 and RC6 of the Broxtowe Local Plan, with Policies 8 and 10 of the Aligned Core Strategy, Policies 15 and 17 of the Draft Part 2 Local Plan and with the National Planning Policy Framework.

Recommendation

The Committee is asked to RESOLVE that:

The Head of Neighbourhoods and Prosperity be given delegated authority to grant planning permission subject to:

- (i) the prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 and**
- (ii) 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 456 002 Rev D received by the Local Planning Authority on 5 September 2018, 456 004 rev D received by the Local Planning Authority on 2 October 2018, and 456 003 Rev B received by the Local Planning Authority on 12 October 2018.**

3.
 - 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 occupied or brought into use until:
 - (i) All necessary remedial measures have been completed in accordance with details approved in writing by the Local Planning Authority; and
 - (ii) It has been certified to the satisfaction of the Local Planning Authority that 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.
4. No part of the development hereby approved shall be commenced until details of a scheme for drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: details of proven outfall from the site; details of infiltration including soakaway testing; details of discharge for run off rate; demonstrate that the drainage system can cater for the 1 in 100 year event including 40% allowance for climate change; details of exceedance flows; details of a SuDS system; and details of management and maintenance for the drainage system. Thereafter, the development shall be carried out in accordance with the approved details.
5. No part of the development hereby permitted shall be brought into use until the access / parking / turning areas are constructed with provision to prevent the unregulated discharge of surface water from the access /parking / turning areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall thereafter be retained for the life of the development.
6. No part of the development hereby permitted shall be brought into use until a footway has been provided to the frontage of the development as indicated on plan ref: 456 004 Rev D and constructed in accordance with the Highway Authority specification; the parking and turning areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 456 002 Rev D and maintained in the bound material for the lifetime of the development; and the visibility splays shown on drawing no 456 04 Rev D have been provided. The area within the visibility splays shall thereafter be kept free of all obstructions, structures or erections and the parking area shall not be used for any purpose other than the parking and turning of vehicles.

7. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification.
8. No development above slab level shall be carried out until details of the manufacturer, type and colour of the materials to be used in the facing walls and roofs 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.
9. No development above slab level shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:
 - (a) numbers, types, sizes and positions of proposed trees and shrubs,
 - (b) proposed hard surfacing treatment
 - (c) planting, seeding/turfing of other soft landscape areas,
 - (d) proposed boundary treatments
 - (e) a timetable for implementation.

The approved scheme shall be carried out strictly in accordance with the approved details.
10. The approved landscaping shall be carried out not later than the first planting season following the practical 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.
11. No development shall take place until detailed plans showing the means of enclosure of the application site have been submitted to and approved in writing by the Local Planning Authority: no part of the development shall be occupied until it has been enclosed in accordance with those details, and thereafter retained for the lifetime of the development.
12. No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 07.30-18.00 Monday to Saturday and at no time on Sundays or Bank Holidays. Exceptionally, specific works or operations may be carried out outside these times, but these must be agreed in writing with the Local Planning Authority 7 days in advance of being undertaken.

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 provided and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure that the details are satisfactory, in the interests of public health and safety and in accordance with the aims of Policy E29 of the Broxtowe Local Plan (2004).
4. No such details were provided and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure that the details are satisfactory, in accordance with Policy 1 of the Aligned Core Strategy.
5. In the interests of highway safety to ensure surface water is not deposited on the public highway causing danger to other road users, and in accordance with Policy 10 of the Aligned Core Strategy.
6. In the interests of highway safety and in accordance with Policy 10 of the Aligned Core Strategy.
7. In the interests of highway safety and in accordance with Policy 10 of the Aligned Core Strategy.
8. Full details were not agreed, in the interests of the appearance of the development and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).
9. Insufficient details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area, to ensure a satisfactory standard of amenity and in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).
10. To ensure the development presents a more pleasant appearance in the locality and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).
11. In the interests of residential amenity and the appearance of the area and in accordance with Policy H7 of the Broxtowe Local Plan (2004).
12. In the interests of the amenities of nearby residents and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).

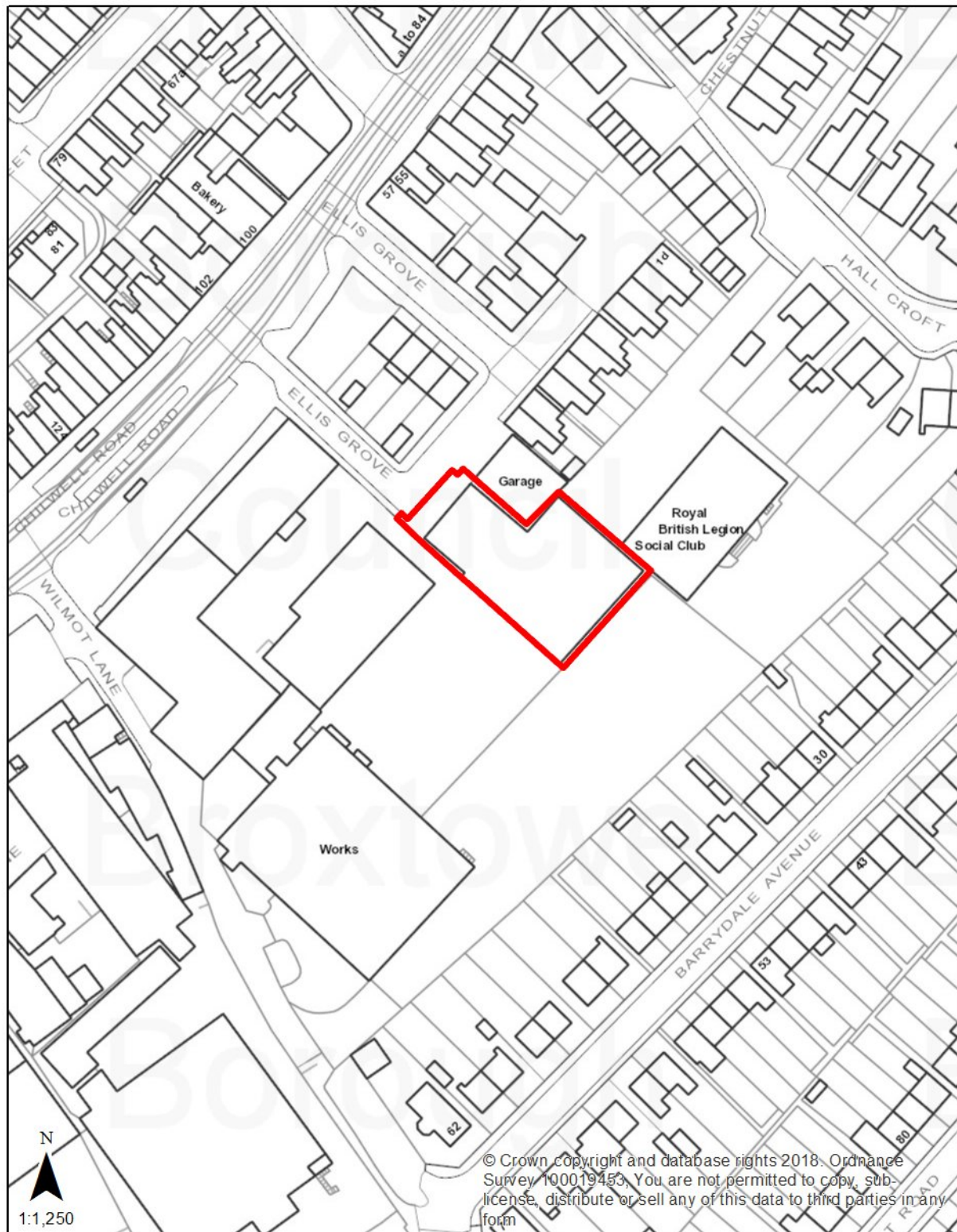
Notes to Applicant

1. The Council has acted positively and proactively in the determination of this application by communicating with the agent throughout the course of the application and determining the application within the agreed period.
2. The Public Protection team advise the following:
 - (i) No bonfires to be on the site at any time. No materials produced as a result of the development or clearance shall be burned on site.

- (ii) All reasonable steps, including dampening down site roads, shall be taken to minimise dust and litter emissions whilst works of demolition and construction are in progress.
 - (iii) The Environmental Health pollution team will require sight of the Asbestos survey and documentation relating to its' safe removal from site prior to commencement of demolition.
 - (iv) The Environmental Health pollution team will need to be notified of the arrival on site of the Mobile Crushing plant for them to carry out inspection of the crushing equipment in lie with the operational permit issued under the Pollution Prevention and Control Act 1999 Environmental Permitting (England and Wales) Regulations 2010 (as amended).
3. The development makes it necessary to construct and improve the vehicular crossing over the footway together with reinstatement of the footway fronting the site of/on the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at:
<http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>
4. It is not permitted for any vehicles to obstruct the tramway at any time and consideration should be given to erecting a warning sign at the construction site exit point to warn of overhead lines. Please contact the Nottingham Express Transit (NET) Project Office for further information (0115 876 4095).

Background papers

Application case file



Legend

Road Names

 Site

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Report of the Chief Executive

**18/00663/FUL
CHANGE OF USE FROM BUILDING SOCIETY (CLASS A2) TO CAFÉ/
RESTAURANT (CLASS A3)
8 THE SQUARE, BEESTON NG9 2JG**

The application is being brought to Committee as the site is owned by Broxtowe Borough Council.

1 Details of the Application

1.1 This is a planning application for the change of use of 8 The Square from a building society to a café / restaurant use. The unit would be knocked through to the adjacent unit (9 The Square) which is currently occupied by Costa Coffee, to make a combined unit. There are no external alterations proposed.

2 Site and Surroundings

2.1 The site is a ground floor unit, currently vacant, in The Square, which forms part of the Prime Shopping Frontage in Beeston Town Centre. The unit is between McCulloch jewellers (an A1 retail unit) and Costa Coffee (an A3 use). The unit was formerly occupied by Nationwide building society, which has re-located to a unit nearby.



Site



9 The Square, adjacent.

3 Relevant Planning History

3.1 A hybrid application (13/00042/FUL) consisting of outline permission for the removal of the external canopy and refurbishment of the street facing elevations of the building which includes the application property and full permission for demolition and replacement of the wider Square Shopping Centre was approved in July 2013.

4 Policy Context

4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) July 2018, outlines a presumption in favour of sustainable development, that planning should be planned, decisions should be approached in a positive and creative way and high quality design should be sought.

4.1.2 Section 7 (Ensuring the vitality of Town Centres) of the NPPF requires LPA's to provide opportunities for retail uses to be located in defined Town Centres, in order to ensure the vitality of the centre.

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 6: Role of Town and Local Centres. Retail uses, including Class A2, are expected to be located in town centres, in order to maintain the vitality and viability of the town centre.

4.2.4 Policy 10: 'Design and Enhancing Local Identity' states that development should be assessed in relation to a number of factors including its impact on the amenity of nearby residents.

4.3 **Saved Policies of the Broxtowe Local Plan**

4.3.1 The Part 2 Local Plan is currently awaiting Examination hearing sessions. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:

4.3.2 Policy S1: Shopping and Associated Uses within Town Centres. This policy allows for the granting of planning permission for A1, A2 and A3 uses within centres provided that they do not have an unacceptable impact on neighbouring uses, or on the vitality and viability of the Town Centre.

4.3.3 Policy S4: Prime Shopping Frontages. This policy seeks to retain A1 uses at ground floor level within the prime shopping frontage.

4.4 **Part 2 Local Plan (Draft)**

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has been submitted for Examination, with examination hearing sessions currently anticipated to take place toward the end of this year. The representations on the plan included 7 no. representations in relation to Policy 10 and 9 no. representations in relation to Policy 11. Given that

there remain outstanding objections to Policies 10 and 11 that will need to be considered through the Local Plan examination process, these policies can be afforded only limited weight.

4.4.2 Policy 10: Town Centre and District Centre Uses. This policy builds upon the above mentioned policies and additionally expands upon this by aiming to secure the use of upper floors for a main town centre use within centres.

4.4.3 Policy 11: The Square, Beeston. The policy sets out the aims for the redevelopment of the Square and seeks to ensure that new development in this area increases the vitality and viability of the centre as a whole.

5 Consultations

5.1 Comments of Environmental Health – no objections subject to conditions in regard to ventilation, opening hours and to the storage of waste. Details of waste storage have already been provided and this will be as per the adjacent unit.

5.2 To publicise the application three properties were consulted, and a site notice was posted outside the application site. No representations have been received.

6 Appraisal

6.1 The main issues to consider with this application are whether the proposed use (Class A3) is acceptable in this location and its impact on the vitality and viability of Beeston Town Centre.

6.2 The unit was last occupied as a building society (Class A2) and has been vacant for approximately two years. The application seeks to change the use of this unit to Class A3.

6.3 The main aim of the Local Plan retail policies is to ensure Beeston Town Centre has a strong retail function.

6.4 It is considered the proposed change of use will enhance the vitality and viability of Beeston Town Centre by bringing a vacant unit back into use and will assist in increasing activity within Beeston Town Centre. The unit is located close to regular bus and tram services and can be easily accessed on foot. The proposed A3 use, which sees the expansion of an existing business, in this location will contribute to the wide range of services offered in Beeston Town Centre and therefore is broadly compliant with Policy 6 of the Aligned Core Strategy.

6.5 The proposal accords with Policies 10 and 11 of the Draft Part 2 Local Plan, and Policies S1 and S4 of the Broxtowe Local Plan in that it brings back into use a vacant unit within the Town Centre, and would enhance the vitality and viability of The Square.

7 Conclusion

7.1 The proposal to change the use of the unit to Class A3 use would not see a loss of A1 retail in the Prime Shopping Frontage. Notwithstanding this, it is noted that

this unit has been vacant for some time and therefore the proposed use, which would bring the unit back into use, would not result in a reduction to the vitality of the Town Centre. The proposal accords with Broxtowe Local Plan Policies S1 and S4, with Policies 6 and 10 of the Broxtowe Aligned Core Strategy, with Policies 10 and 11 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 Site Location Plan (1:1250) and proposed floor plan drawing number Estates 20-07-18 003 Rev A received by the Local Planning Authority on 26 September 2018.**
- 3. The use hereby permitted shall not be open to customers outside the hours of 07.00 – 00.00 hours Monday to Sundays, Bank or other Public Holidays without the prior agreement in writing of the Local Planning Authority.**
- 4. The use hereby permitted shall not be open to customers until details of ventilation and filtration equipment to be installed on the premises have been submitted to and agreed in writing by the Local Planning Authority. Once approved the equipment shall be installed in accordance with these details and shall be 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. In the interests of the amenities of nearby residents and in accordance with Policy S1 of the Broxtowe Local Plan (2004).**
- 4. To minimise the emission of odour in the interests of the amenities of nearby residents and in accordance with the aims of Policy E24 of the Broxtowe Local Plan (2004).**

Note to Applicant

The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week determination timescale.

Background papers
Application case file



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Legend

- Road Names
- Site

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Report of the Chief Executive

**18/00234/ENF
CONSTRUCTION OF DETACHED BUNGALOW WITH SIX
UNAUTHORISED VELUX WINDOWS ADDED IN REAR ELEVATION
176 MOORGREEN, NEWTHORPE, NOTTINGHAM NG16 2FE**1 Background

- 1.1 This matter was brought to the Council's attention in late July 2018. The site was originally granted outline planning permission in 2016 under reference 16/00532/OUT and subsequently a reserved matters application was considered and approved for the detached bungalow on 1 June 2017 under reference 17/00245/REM. The site lies within the Green Belt.
- 1.2 A compliance visit revealed that six Velux windows had been inserted into the roof within the rear elevation of the property. The visit also revealed some minor discrepancies with regard to the type and position of some of the approved windows and doors.
- 1.3 At the time of the visit, the property was not occupied and largely complete externally. It was also noted that a staircase with first floor landing had been installed. This was not shown on the approved floor plans.
- 1.4 Contact has been made with the applicant's agent in an attempt to resolve these issues. It is considered that the addition of the Velux windows and staircase is materially different to that approved and constitutes more than a non-material amendment and therefore a full, revised application was requested for consideration.
- 1.5 The agent contends that the insertion of the Velux windows should be dealt with as a non-material amendment. However in the opinion of officers this would not be appropriate as in essence, a first floor element has been added to the dwelling. To date a full revised application has not been forthcoming for consideration and the dwelling as built is not in accordance with the approved plans, and is therefore unauthorised.

2 Appraisal

- 2.1 The grant of outline permission was based on very special circumstances. The applicant's health issues required that they downsize to a smaller property within the same area. It was considered that a bungalow set back within the plot would not result in any significant reduction in openness in comparison to a more prominent detached dwelling. The outline permission did not stipulate that the building could only be of single-storey.
- 2.2 The rear (north) elevation of the property looks out onto paddocks. There are no neighbouring properties which the windows could overlook in this direction and therefore no detrimental impact on privacy.

- 2.3 A condition was placed on the reserved matters consent which removed rights of permitted development under Classes A and B of the Town and Country Planning (General Permitted Development) Order 2015. The addition of Velux windows would fall under Class C however, because they were inserted at the time of construction and prior to completion or occupation of the property, rights of permitted development would not apply in this instance.
- 2.4 Since the bungalow has not been built in accordance with the approved plans it is unauthorised and subject to potential enforcement action. In deciding what action to take the 'fallback position' needs to be considered, which is the work the applicants could do without needing any further planning permission. They could undertake the necessary work to bring the building in accordance with the approved plans, occupy it and then re-insert the Velux windows. Internal changes do not amount to development requiring planning permission. Advice in the NPPG is that enforcement action should not be taken unless there are sound land use planning grounds for doing so.
- 2.5 It is finely balanced as to whether there are sound planning grounds for taking enforcement action. Although the breaches of planning control do not increase the size of the bungalow they do introduce visible additional development with the Velux windows in the new roof slope. As was the case when the application was originally considered, the officer opinion is that the personal circumstances of the applicant are not considered to be very special circumstances that necessitate any changes to the approved plans. The relatively minor changes that could be undertaken without needing planning permission do potentially amount to very special circumstances which may be sufficient to clearly outweigh the harm by reason of inappropriate development.
- 2.6 Having regard to Policy E8 of the Broxtowe Local Plan (2004) and Policy 8 of the Part 2 Local Plan (2017-2018) it is considered that an application to retain the bungalow including the Velux windows would be inappropriate development within the green belt. This needs to be balanced against the fallback position of the works the applicants could undertake as described in paragraph 2.4 and this should be tested as part of an amended planning application. A new application is needed as, since the building as constructed is unauthorised, the permitted development restrictions would not apply.

Recommendation

The Committee is asked to RESOLVE that no enforcement action be taken for a period of two months to allow for the submission of an amended planning application and if no application be forthcoming that a further report be brought to Committee to enable the appropriate action to be taken.

Background papers

Nil

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – NEIGHBOURHOODS & PROSPERITY

**PLANNING APPLICATIONS DEALT WITH FROM
22 SEPTEMBER 2018 TO 19 OCTOBER 2018**

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 : Mr Ben Parks 18/00472/FUL
Site Address : 8 Karen Gardens Chilwell Nottinghamshire NG9 5DX
Proposal : **Retain two storey side and single storey rear extension (revised scheme)**
Decision : **Conditional Permission**

Applicant : Mr J Beard 18/00574/FUL
Site Address : 9 Scrivelsby Gardens Chilwell Nottinghamshire NG9 5HJ
Proposal : **Construct two storey and first floor rear extension and insert new side elevation window**
Decision : **Conditional Permission**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mrs Robinson 18/00512/FUL
Site Address : 13 Awsworth Lane Cossall Nottinghamshire NG16 2SA
Proposal : **Construct single storey extension to extant planning permission 87/00203/FUL to convert the existing slaughter house to a detached bungalow**
Decision : **Conditional Permission**

Applicant : Mrs S Parsons 18/00597/PNH
Site Address : 22 Hawthorne Rise Awsworth Nottinghamshire NG16 2RG
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.05 metres, with a maximum height of 3.53 metres, and an eaves height of 2.39 metres**
Decision : **Prior Approval Not Required**

BEESTON CENTRAL WARD

Applicant : Mr R J Hartley Innes England 18/00111/ALT
Site Address : Site Of Former The Three Horseshoes Middle Street Beeston Nottinghamshire
Proposal : **Application for Certificate of Appropriate Alternative Development for residential purposes (use class C3)**
Decision : **Prior Approval Approved**

Applicant : Hibbert cvh accounting 18/00570/FUL
Site Address : 210 Lower Regent Street Beeston Nottinghamshire NG9 2DD
Proposal : **Retain first floor side extension**
Decision : **Conditional Permission**

Applicant : Mr A Worock 18/00579/PIAPA
Site Address : 33 & 33A Humber Road Beeston Nottinghamshire NG9 2EJ
Proposal : **Prior Notification under Class M - Change of use from retail (Class A1) to a dwelling house (Class C3)**
Decision : **Prior Approval Not Required**

BEESTON NORTH WARD

Applicant : Mr Geoffrey Marshall 18/00631/PNH
Site Address : 81 Central Avenue Beeston Nottinghamshire NG9 2QQ
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.0 metres, with a maximum height of 3.0 metres, and an eaves height of 3.0 metres**
Decision : **Prior Approval Not Required**

BEESTON RYLANDS WARD

Applicant : Mr Philip Bellamy BCM Fareva 18/00367/FUL
Site Address : Boots Campus D10 Building Main Road Boots Campus Beeston Nottinghamshire
Proposal : **Construct infill to part of South Dock of D10, construct extension to D25 and construct covered ramp between D10 and D25, adjacent to D10 building**
Decision : **Conditional Permission**

Applicant : Mr Don Bartley 18/00493/FUL
Site Address : 14 Canal Side Beeston Nottinghamshire NG9 1NG
Proposal : **Construct front and side extensions and raise roof height to create first floor**
Decision : **Conditional Permission**

Applicant : Dr Sam Bennett 18/00549/FUL
Site Address : 2 Ashfield Avenue Beeston Nottinghamshire NG9 1PY
Proposal : **Construct workshop**
Decision : **Conditional Permission**

Applicant : Mr P Bust 18/00564/FUL
Site Address : Byron Lodge 19 Rose Grove Beeston Nottinghamshire NG9 1PB
Proposal : **Construct two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mrs Walker 18/00566/FUL
Site Address : 102 Meadow Road Beeston Nottinghamshire NG9 1JS
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

BEESTON WEST WARD

Applicant : Mr Jag Singh Eleven Estates Ltd 18/00500/FUL
Site Address : 37 Barrydale Avenue Beeston Nottinghamshire NG9 1GN
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

BRAMCOTE WARD

Applicant : Mr Tom Wagstaff 18/00464/FUL
Site Address : 100 Hillside Road Beeston Nottinghamshire NG9 3AT
Proposal : **Construct two storey side and single storey rear extensions**
Decision : **Conditional Permission**

Applicant : Mr Ryan Stark 18/00487/FUL
Site Address : 72 Valmont Road Bramcote Nottinghamshire NG9 3JD
Proposal : **Construct rear extension**
Decision : **Conditional Permission**

Applicant : Dr Komal Raj 18/00513/MMA
Site Address : 65 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD
Proposal : **Minor material amendment to planning permission 17/00454/FUL (construct dwelling) to enable revisions to the design.**
Decision : **Conditional Permission**

Applicant : Mr & Mrs C & L BROUGH 18/00528/FUL
Site Address : 17 Rivergreen Crescent Bramcote Nottingham NG9 3ET
Proposal : **Construct first floor side extension, front lean-to roof and pitched roof over existing single storey rear extension**
Decision : **Conditional Permission**

Applicant	:	Mr Rob Smith	18/00567/FUL
Site Address	:	5 Ranmore Close Bramcote Nottinghamshire NG9 3FR	
Proposal	:	Construct single/two storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs Lisa Moulding	18/00577/FUL
Site Address	:	19 Bankfield Drive Bramcote Nottinghamshire NG9 3EH	
Proposal	:	Retain summer house and veranda	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs A Spence	18/00599/FUL
Site Address	:	Land Adjacent To 71 Russley Road Bramcote Nottinghamshire NG9 3JF	
Proposal	:	Construct dwelling	
Decision	:	Refusal	
BRINSLEY WARD			
Applicant	:	Applicant C/o Agent	18/00520/FUL
Site Address	:	115 Broad Lane Brinsley Nottinghamshire NG16 5BU	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr J Kinsey	18/00539/FUL
Site Address	:	48 Broad Lane Brinsley Nottinghamshire NG16 5BD	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
CHILWELL WEST WARD			
Applicant	:	Mr Chris Hare	18/00519/FUL
Site Address	:	6 Burgh Hall Close Chilwell Nottinghamshire NG9 5JH	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Simon Hatch	18/00575/FUL
Site Address	:	27 Greenland Crescent Chilwell Nottinghamshire NG9 5LD	
Proposal	:	Construct single storey front and rear and two storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs S Elkady	18/00626/PNH
Site Address	:	3 Wentworth Road Chilwell Nottinghamshire NG9 4FP	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.0 metres with a maximum height of 2.90 metres, and an eaves of 2.70 metres	
Decision	:	Refusal	
EASTWOOD HALL WARD			
Applicant	:	Mrs Swinoga-Nuthall	18/00544/PNH
Site Address	:	60 Robey Drive Eastwood Nottinghamshire NG16 3DP	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.45 metres, with a maximum height of 3.2 metres, and an eaves height of 2.4 metres	
Decision	:	Withdrawn	
Applicant	:	Mr Robert Ashdown	18/00578/FUL
Site Address	:	33 Garden Road Eastwood Nottinghamshire NG16 3FY	
Proposal	:	Construct single storey extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Anderton	18/00593/FUL
Site Address	:	13 Greenhills Road Eastwood Nottinghamshire NG16 3DG	
Proposal	:	Construct single storey side extension, front porch and new roof above existing window	
Decision	:	Conditional Permission	
EASTWOOD HILLTOP WARD			

Applicant : Mr N Dobney 18/00542/FUL
Site Address : 23 Norman Drive Eastwood Nottinghamshire NG16 3FJ
Proposal : **Construct single storey rear & front extensions**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mr & Mrs Blake 18/00523/FUL
Site Address : 19 Lawrence Avenue Eastwood Nottingham NG16 3LD
Proposal : **Construct conservatory to the rear**
Decision : **Conditional Permission**

Applicant : Mr Qiu Hua Huang 18/00535/FUL
Site Address : 25 Nottingham Road Eastwood NG16 3AD
Proposal : **Change use of banking hall (Class A2) and office use (Class B1), to retail (Class A1) and takeaway (Class A5) on ground floor, including alterations to shopfront and erection of flue. Change use to second and third floors to form three flats (Class C3)**
Decision : **Conditional Permission**

Applicant : Mr Colin Gibbin C/o Mellors Mews 18/00552/ROC
Site Address : 68 Nottingham Road Eastwood Nottinghamshire NG16 3NQ
Proposal : **Variation of condition 2 of planning ref: 16/00724/FUL (opening hours and variation of condition 4 to allow no amplified music inside or outside the building at any time)**
Decision : **Refusal**

Applicant : Mr W Pepper 18/00603/PNH
Site Address : 10 Addison Villas Eastwood Nottinghamshire NG16 3JA
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.530 metres, with a maximum height of 2.850 metres, and an eaves height of 2.650 metres**
Decision : **Refusal**

Applicant : Mr W Pepper 18/00655/PNH
Site Address : 10 Addison Villas Eastwood Nottinghamshire NG16 3JA
Proposal : **Construct single storey extension, extending beyond the rear wall of the original dwelling by 4.530 metres, with a maximum height of 2.850 metres, and an eaves height of 2.650 metres**
Decision : **Withdrawn**

GREASLEY WARD

Applicant : Mr & Mrs Poole 18/00429/FUL
Site Address : 32 Wessex Drive Giltbrook Nottingham NG16 2YP
Proposal : **Construct single storey rear and side extension**
Decision : **Conditional Permission**

Applicant : Mr Michael Bacon 18/00498/FUL
Site Address : 470A Nottingham Road Giltbrook Nottinghamshire NG16 2GE
Proposal : **Change of use of domestic garage (Class C3) to chiropractor's treatment room**
Decision : **Conditional Permission**

Applicant : Miss J Graham 18/00550/FUL
Site Address : 21 Bacon Close Giltbrook Nottinghamshire NG16 2UW
Proposal : **Construct front bay window**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Mr A Widdowson 18/00554/FUL
Site Address : 16 Main Street Kimberley Nottinghamshire NG16 2LL
Proposal : **Alterations to shop front to include new doors and render**
Decision : **Conditional Permission**

Applicant	:	Mrs Huang	18/00559/FUL
Site Address	:	The Queens Head 34 Main Street Kimberley Nottinghamshire NG16 2LL	
Proposal	:	Construct glazed roof enclosure over new metal access staircase	
Decision	:	Refusal	
Applicant	:	Mr & Mrs R Whitchurch	18/00580/FUL
Site Address	:	7 Hayley Close Kimberley Nottingham NG16 2HU	
Proposal	:	Construct first floor extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Stephen Thomas	18/00594/CLUP
Site Address	:	45 Norman Street Kimberley Nottinghamshire NG16 2LA	
Proposal	:	Certificate of lawful development to construct single storey rear extension	
Decision	:	Approval - CLU	
NUTHALL EAST & STRELLEY WARD			
Applicant	:	Mr Tanveer Mohammed	18/00155/FUL
Site Address	:	16 Roland Avenue Nuthall Nottinghamshire NG16 1BB	
Proposal	:	Construct annexe ancillary to main dwelling	
Decision	:	Conditional Permission	
Applicant	:	Mr V Sidhu	18/00299/FUL
Site Address	:	12 Kenton Avenue Nuthall Nottinghamshire NG16 1PX	
Proposal	:	Construct single storey front extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Saq Nawaz	18/00474/FUL
Site Address	:	11 Hillingdon Avenue Nuthall Nottinghamshire NG16 1RA	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Uma	18/00502/FUL
Site Address	:	3 Canterbury Close Nuthall Nottinghamshire NG16 1PU	
Proposal	:	Construct single/two storey side extension and porch (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr T Winson	18/00531/FUL
Site Address	:	Haven Cottage Main Street Strelley Nottinghamshire NG8 6PD	
Proposal	:	Construct wooden summer house	
Decision	:	Conditional Permission	
Applicant	:	Mr Tanveer MOHAMMED	18/00582/FUL
Site Address	:	16 Roland Avenue Nuthall Nottinghamshire NG16 1BB	
Proposal	:	Construct single storey and two storey extension to rear elevation and front porch including a render finish (revised scheme)	
Decision	:	Conditional Permission	
STAPLEFORD SOUTH EAST WARD			
Applicant	:	Ms Ann Curran	18/00601/LBC
Site Address	:	122 Nottingham Road Stapleford Nottinghamshire NG9 8AR	
Proposal	:	Listed Building Consent to retain partition in corner of second floor bedroom and wooden staircase to attic room	
Decision	:	Conditional Permission	
TOTON & CHILWELL MEADOWS WARD			
Applicant	:	Mr & Mrs Kamel Bensalem	18/00527/FUL
Site Address	:	40 Johnson Way Chilwell Nottinghamshire NG9 6RJ	
Proposal	:	Construct first floor rear extension	
Decision	:	Conditional Permission	
WATNALL & NUTHALL WEST WARD			

Applicant	:	Mr Danny Sharman	18/00481/FUL
Site Address	:	21 Trough Road Watnall Nottinghamshire NG16 1HQ	
Proposal	:	Construct single storey front extension	
Decision	:	Conditional Permission	
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Applicant	:	Mr C Smart	18/00526/FUL
Site Address	:	Land Adjacent To 73 Maple Drive Nuthall Nottinghamshire NG16 1EJ	
Proposal	:	Construct dwelling	
Decision	:	Conditional Permission	
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Applicant	:	Mr R Healey	18/00569/CLUP
Site Address	:	1 The Elms Watnall Nottinghamshire NG16 1JT	
Proposal	:	Certificate of lawful development to construct a pitched roof over existing garage flat roof, various minor alterations to elevations to include brick and timber panels, and replacement of all doors and windows	
Decision	:	Refusal	
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Applicant	:	Mr A Murphy	18/00581/PNH
Site Address	:	2 Albert Avenue Nuthall Nottinghamshire NG16 1DZ	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.2 metres, with a maximum height of 3.40 metres, and an eaves height of 2.25 metres	
Decision	:	Prior Approval Not Required	
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