

PLANNING COMMITTEE

WEDNESDAY, 4 SEPTEMBER 2019

Present: Councillor D K Watts, Chair

Councillors: D Bagshaw
L A Ball BEM
D Grindell
M Handley
R I Jackson
R D MacRae
J W McGrath (Vice-Chair)
P J Owen
D D Pringle
C M Tideswell
R D Willimott

An apology for absence was received from Councillor T A Cullen.

21 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

22 **MINUTES**

The minutes of the meeting held on 24 July 2019 were confirmed and signed as a correct record.

23 **NOTIFICATION OF LOBBYING**

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

24 **DEVELOPMENT CONTROL**

24.1 **19/00267/OUT**

Outline application with some matters reserved for construction of a building containing 10 flats with parking (following demolition of existing commercial premises)
198 Cator Lane, Chilwell, Nottinghamshire, NG9 4BE

Councillor R I Jackson requested this application, which sought permission to construct apartments, be determined by the Committee.

Mrs K Ford, objecting and Councillor E Kerry (Ward Member) addressed the Committee prior to the general debate.

There was concern amongst members of the Committee that the proposed scheme was overbearing to the surrounding neighbours. The Committee requested that the application be deferred in order to accommodate a member site visit to assess the relationship between the proposal and the surrounding area.

RESOLVED that consideration of the application be deferred.

24.2 19/00297/FUL

Construct student accommodation building (providing 36 bedrooms) following demolition of bungalow and single storey extension (at 3 Queens Road East)
1 Queens Road East, Beeston, Nottinghamshire, NG9 2GN

Councillor P Lally requested this application, which sought permission for a three block building providing 36 bedrooms be determined by the Committee.

The Committee noted the late items, which included a further 8 letters of objection. Additionally, clarification was received in relation to the parking requirements of HMOs being stated in the consultation response from the Highways Authority.

Mr Fraser Williams (representative of the applicant), Ms Store (objecting), and Councillor L A Lally (Ward Member), addressed the Committee prior to general debate.

The Committee raised concerns that the proposal was overbearing and over intensive for the surrounding area. Further concern was raised as to the parking issues that would arise from the increased number of residents. The Committee requested that the item be deferred for further consideration.

RESOLVED that consideration of the application be deferred.

24.3 19/00012/FUL

Change of use from a nursing and residential care home (Class C2) to four houses of multiple occupation (Class C4)
The Gables Attenborough Lane Attenborough, NG9 6AB

Members had previously deferred this application to allow for further consideration to be given.

The Committee noted the late items, which included a travel plan statement submitted by the agent, comments from the highways authority and Environmental Health Technical Officer. There were no changes to the comments made previously.

Additionally, a further 32 letters of objections were received.

Mrs Janice Lawrance and Mr Michael Hutchinson (objecting), Mr Allan Harding, (applicant), and Councillor E Kerry (Ward Member) addressed the Committee prior to general debate.

The Committee raised concerns that the proposal was overbearing and over intensive for the surrounding area. It was also noted that the proposed development was close to a busy corner, with a village hall, garage and public house. The Committee agreed

that the property required renovation and that it had the potential to become an eyesore if it continued disused.

Further concern was raised with regard to parking issues that would arise from the increased number of residents and that no guarantee could be given as to the use of public transport by new residents.

RESOLVED that the application be refused.

Reason

The proposed development, by virtue of the intensity of occupation and location of the bin store, would have a detrimental impact on neighbour amenity in terms of noise, smells and disturbance, and would result in an unacceptable increase in vehicle movements, due to the inadequacy of the parking layout, contrary to Policies E34, H4 and T11 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 (2018).

24.4 19/00332/FUL

Construct two storey and single storey rear extensions, to form one x five bed unit.
Flewitt House Middle Street Beeston

The application, which sought planning permission to construct two storey and single storey rear extensions, had been called before the Committee by Councillor P Lally.

The late items included an additional objection and query regarding the amended plans.

Mr Stephen Porter (objecting) and Councillor L A Lally (Ward Member) made representations to the Committee prior to the general debate.

The Committee raised concern as to the scale of the development and the pre-existing overbearing nature of the building on the neighbouring properties. The Committee highlighted that a site visit would be beneficial to assess the nature of the application.

RESOLVED that consideration of the application be deferred.

24.5 19/00294/FUL

Change of use of 6 bed house in multiple occupation (Class C4) to a 7 bed house in multiple occupation
24 Lower Road, Beeston, NG9 2GL

The application, which sought permission to change the use of the existing six bed dwelling to a seven bed House in Multiple Occupation, had been called before the Committee by Councillor P Lally.

The only late item was a comment of no objection from Nottingham Express Transit.

Councillor L A Lally (Ward member) made representation to the Committee prior to the general debate.

The Committee raised concern in regards to the over intensification of the existing property, especially in regards to the increased number of residents being requested to reside in the property should the application be approved.

RESOLVED that the application be refused.

Reason

The proposed development, by virtue of the intensity of occupation, would have a detrimental impact on the amenity of residents of the proposed development and neighbour amenity in terms of noise and disturbance. Accordingly, the development is contrary to Policies E34 and H4 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 (2018).

24.6 19/00339/FUL

Construct single storey rear extension, raised patio and steps to rear garden
74 Peveril Road Beeston

The application which sought permission to construct a single storey rear extension, had been called before the Committee by Councillor P Lally.

The late items included a submission from the Council's Private Sector Housing Officer noting that the kitchen does not have access to natural light or ventilation. An additional two representations were received, one in support of the application and one making observations in regards to loss of light and increased parking issues.

Councillor L A Lally (Ward member) made representations to the Committee prior to the general debate.

The Committee raised concerns in relation to the lack of natural light and ventilation for the kitchen in the proposed plans and adverse impact neighbour amenity. Additional concern was raised over the current lack of a policy with regard to houses in multiple occupation.

RESOLVED that the application be refused.

Reason

The proposed development, by virtue of the intensity of occupation, would have a detrimental impact on amenity of residents of the proposed development and neighbour amenity in terms of noise and disturbance. Accordingly, the development is contrary to Policies E34 and H4 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 (2018).

25 INFORMATION ITEMS

25.1 APPEAL STATISTICS - UPDATE REPORT ON PREVIOUS GOVERNMENT CHANGES TO THE CRITERIA FOR DESIGNATION OF LOCAL PLANNING AUTHORITIES

The Committee noted the appeal statistics, which stated that the Council was

required to have a maximum of less than 10% of total major application decisions overturned at appeal over the preceding two years.

25.2 APPEAL DECISIONS

The appeal decisions were noted.

25.3 DELEGATED DECISIONS

The Committee noted the decisions determined under delegated powers between 1 June 2019 to 9 August 2019.