

## **PLANNING COMMITTEE**

**MONDAY, 16 DECEMBER 2019**

Present: Councillor D K Watts, Chair

Councillors: L A Ball BEM  
S J Carr (substitute)  
D Grindell  
R I Jackson  
R D MacRae  
J W McGrath  
J M Owen (substitute)  
P J Owen  
D D Pringle  
H E Skinner (substitute)  
C M Tideswell

Apologies for absence were received from Councillors D Bagshaw, T A Cullen, M Handley and R D Willimott.

### 53 **DECLARATIONS OF INTEREST**

Councillor J McGrath declared a non-pecuniary interest in agenda item 5.4 due to knowing the applicant, minute number 56.4 refers.

### 54 **MINUTES**

The minutes of the meeting held on 6 November 2019 were confirmed and signed as a correct record.

### 55 **NOTIFICATION OF LOBBYING**

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

### 56 **DEVELOPMENT CONTROL**

#### 56.1 **19/00610/FUL**

Construct three storey side extension and convert existing house to create 7 apartments, rear dormer, first floor rear extension, demolish existing garage, external alterations, new vehicular and pedestrian access, 7 car parking spaces and bin and cycle stores (revised scheme).

**232 Queens Road, Beeston, Nottinghamshire, NG9 2BN**

This planning application to construct a three storey side extension and convert existing house to create 7 apartments, rear dormer, first floor rear extension, demolish existing garage, external alterations, new vehicular and pedestrian access, 7 car parking spaces and bin and cycle stores (revised scheme), had been called in by Councillor P Lally.

There were no late items for this application.

Mrs L Harrison (objecting) and Councillor P Lally (ward member) addressed the Committee prior to the general debate.

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

- The proposal was over-intensive for the site.
- Further parking issues would arise from the increased number of residents.
- There was a decline in family housing.
- There would be a loss of neighbour amenity.

**RESOLVED that the planning permission be refused, with the precise wording of the refusal to be delegated to the Head of Planning and Economic Development in consultation with the Chair of the Planning Committee.**

#### **Reason**

**The proposed development would be over-intensive with insufficient parking and the extension would not appear subservient to the existing building. A significant loss of neighbour amenity would result from the proposal. Accordingly, the proposal would be contrary to Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Draft Part 2 Local Plan (2018).**

#### 56.2 19/00563/FUL

Construct two storey apartment block, incorporating 3 two bed units and 1 one bed unit.

Former site of 8th Beeston Scout Hut Headquarters, Waverley Avenue, Beeston, Nottinghamshire, NG9 1HZ

This planning application to construct a two storey apartment block, incorporating 3 two bed units and 1 one bed unit, had been called in by Councillor P Lally.

Members were asked to consider the late items for the application, which included two objections which raised concern in regards to loss of neighbour amenity and increased traffic issues, one observation in relation to the increased parking and one item in support of the application.

Councillor P Lally (ward member) addressed the Committee prior to the general debate.

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

- The reduction in size of the development was acceptable.

- The increase in number of parking spaces was welcomed.

**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 received by the Local Planning Authority on 3 September 2019, and drawings numbered 2598(08)A11 Rev A, 2598(08)A12 Rev B, 2598(08)A13 Rev A, 2598(08)A14 Rev A, 2598(08)902 Rev A, 2598(08)202 Rev A, 2598(08)E12 Rev A, 2598(08)E11 Rev A, 2598(08)G02 Rev B 2598(08)102 Rev A and 2598(08)S11 Rev A received by the Local Planning Authority on 22 November 2019.**
- 3. No above ground works shall be carried out until details of the manufacturer, type and colour of the bricks, tiles and cladding to be used in facing elevations have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**
- 4. No above ground development 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 shrubs**
  - (b) proposed hard surfacing treatment**
  - (c) planting, seeding/turfing of other soft landscape areas.**

The approved scheme shall be carried out strictly in accordance with the agreed details.
- 5. No above ground development shall take place until details of the bin store and a covered cycle store have been submitted to and approved in writing by the Local Planning Authority.**
- 6. No part of the development shall be occupied until the vehicular access has been widened, made available for use and constructed in accordance with the highway authority specification. The access shall thereafter be retained for the lifetime of the development.**
- 7. No part of the development hereby permitted shall be brought into use until the parking and turning areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 2598 (08) G02 Rev B. The parking and turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking and turning of vehicles.**
- 8. No part of the development hereby permitted shall be brought into use until the cycle parking as indicated on drawing 2598 (08) G02 Rev B has been**

provided and that area shall not thereafter be used for any purpose other than the parking of cycles.

9. 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, 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.
10. The development shall be carried out in accordance with the submitted flood risk assessment (reference FRA-MA10992-R01) and finished floor levels shall be set no lower than 27.84m above Ordnance Datum (AOD) and flood resilience construction measures shall be incorporated throughout the development as stated within.

These mitigation measures shall be fully implemented prior to occupation and shall be retained and maintained thereafter throughout the lifetime of the development.

11. The windows on the first floor rear elevation and at ground and first floor level on the side (north) elevation annotated as privacy glass on drawing nos. 2598(08)102 rev A and 2598(08)G02 rev B 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 lifetime of the development.
12. The development shall be carried out in accordance with the noise mitigation measures as detailed in the Acute Acoustics Ltd Noise Assessment report, reference 2347 Beeston-Waverley Avenue, dated 18 March 2019.

### 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. Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
4. Limited 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 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
5. Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of

**Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).**

- 6. In the interests of highway safety in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).**
- 7. In the interests of highway safety in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).**
- 8. In the interests of promoting sustainable modes of transport, in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).**
- 9. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).**
- 10. To reduce the risk of flooding to the proposed development and future occupants, in accordance with the aims of Policy 1 of the Aligned Core Strategy (2014).**
- 11. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).**
- 12. In the interest of the amenities of the future residents and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).**

#### **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. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.**

**Further information is also available on the coal authority website at:**

**[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)**

- 3. The proposal makes it necessary to widen the vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services on telephone 0300 500 80 80 to arrange for these works to be carried out.**
- 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.**
- 5. No planting shall take place within the limits of the adopted highway.**

**6. No windows or doors at ground floor level shall overhang the adopted highway.**

56.3 19/00600/FUL

Construct three storey apartment building containing 8 apartments, including 8 car parking spaces.

Land on the North West Side of The Man In Space, Nottingham Road, Eastwood, Nottinghamshire, NG16 3GR

This planning application to construct a three storey apartment building containing 8 apartments, including 8 car parking spaces, had been called in by Councillor M Radulovic MBE.

There were no late items for the application.

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

- The application was a good use of vacant brownfield site.
- There would be no loss to neighbour amenity.

**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 drawings numbered ST-347/02 Revision B (1:100), ST-347/03 Revision C (1:100), ST-347/01 Revision B (1:200, 1:100); received by the Local Planning Authority on 18 September and 23 October 2019.**
- 3. No part of the development hereby permitted shall be brought into use until the dropped vehicular footway and parking spaces as shown on drawing ST-347/02 Rev B, are available for use and constructed in accordance with the Highway Authority specification.**
- 4. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material and with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development.**
- 5. No part of the development hereby permitted shall be brought into use until the boundary wall and fence on the north west boundary of the site is erected in accordance with the details on drawing no. ST-347/01 Revision B.**
- 6. The development hereby permitted shall not be first occupied until details of the bin store have been submitted to and approved in writing by the local**

planning authority. The bin store shall then be erected in accordance with these details.

7. The windows above ground floor level in the north west elevation of the development hereby permitted shall be obscurely glazed to Pilkington level 4 or 5 and retained as such for the lifetime of the development.
8. No above ground works shall take place until details including the colour and manufacturer of the brick and render have been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with these details.

### **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 highway safety.
4. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) and to ensure surface water from the site is not deposited on the public highway causing dangers to road users.
5. To protect the amenity of the neighbouring residents and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019).
6. To ensure a satisfactory standard of appearance and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019).
7. In the interest of protecting the amenity of the residents in the neighbouring properties and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019).
8. To ensure a satisfactory standard of appearance and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019).

### **Notes to Applicant**

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the eight agreed determination timescale.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

- 3. The development makes it necessary to construct a vehicular crossing over a footway of the public highway. You are therefore required to contact the County Council's Highways Area Office tel. 0300 500 80 80 to arrange for these works to be carried out.**

56.4 19/00452/FUL

Change of use from agricultural land to recreational use, conversion of existing barn to coffee and farm shop with site manager's accommodation, decking, parking and provision of an additional 3 glamping pods and retention of BBQ hut.  
Mill Farm, 62 Mill Road, Stapleford, Nottinghamshire, NG9 8GD

This planning application for the change of use from agricultural land to recreational use, conversion of existing barn to coffee and farm shop with site manager's accommodation, decking, parking and provision of an additional 3 glamping pods and retention of BBQ hut, had been called in by Councillor R D MacRae.

Members were asked to consider the late items for the application, which included no objection from the Environment Agency and one objection from a local resident in relation to traffic issues.

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

- That parking for the development was sufficient.
- That the application would not cause competition with Stapleford Town Centre.

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

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with drawing numbers: 3459/7 received by the Local Planning Authority on 10 September 2019, 3459/06B received by the Local Planning Authority on 5 November 2019, 3459/03D received by the Local Planning Authority on 13 November 2019, 3459/04D received by the Local Planning Authority on 15 November 2019 and 3459/05H received by the Local Planning Authority on 5 December 2019.**
- 3. No building works, including site clearance, shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:**
  - (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) details of the site boundary treatments and any pod curtilage boundary treatments;**
  - (e) details of any external lighting; and**
  - (f) a timetable for implementation of the scheme.**



4. The landscaping scheme shall be carried out in accordance with the approved timetable. If any trees or plants, which, within a period of 10 years, die, are removed or have become seriously damaged or diseased they shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.
5. Notwithstanding the details on the submitted plans, the glamping pods hereby approved shall have a finished floor level set no lower than 38.78m AOD and the converted barn finished floor levels shall be set no lower than 37.18m AOD. This is in accordance with sections 5.5.1 and 5.5.2 of the accompanying flood risk assessment. These floor levels shall be maintained and retained for the lifetime of the development.
6. The glamping pods and coffee/farm shop hereby approved shall not be brought into use until the dropped vehicular footway has been widened and is available for use, pedestrian visibility splays of 2m by 2m are provided each side of the vehicle access and the parking bays clearly delineated in accordance with drawing reference 3459/04D received by the Local Planning Authority on 15 November 2019. This shall be maintained for the life of the development.
7. No pod erected pursuant to this permission shall be occupied or brought into use until:
  - i) All necessary remedial measures identified within the Phase 1 Desktop Study and Contamination Assessment Report (ref IV.84.18) dated April 2018 have been completed in accordance with details approved in writing by the Local Planning Authority; and
  - (ii) It has been certified to 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.
8. The glamping pods hereby approved shall only be used for the purposes of holiday letting accommodation and shall not be occupied as permanent residential units at any time.
9. The coffee/farm shop hereby approved shall not be open to customers except between the hours of 09:00 – 17:30 Monday to Friday and 10:00 – 17:00 on Sunday.

#### Reason

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 with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing and to ensure the development presents a more pleasant appearance in the locality, does not adversely

impact on the Nottinghamshire Green Belt, and in accordance with the aims of Policy 10 Broxtowe Aligned Core Strategy (2014) and Policy 8 of the Part 2 Local Plan (2019).

4. To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Part 2 Local Plan (2019).
5. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and in accordance with Policy 17 of the Part 2 Local Plan (2019).
6. In the interest of public health and safety.
7. This Green Belt site is not suitable for permanent residential dwellings and for the avoidance of doubt.
8. In the interests of amenity for nearby residents and in accordance with the aims of the Policy 10 of the Aligned Core Strategy and Policy 17 of the Part 2 Local Plan (2019).

#### **Notes to Applicant**

1. The Council has acted positively and proactively by working to determine this application within the agreed determination date.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the coal authority website

At: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

3. The development makes it necessary to extend the vehicular crossing over a verge of 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. A caravan site license would be required in order to meet the minimum standards that must be achieved to protect health, safety and welfare of site occupants. The applicant should contact the Council's Licensing department on 0115 917 7777.
5. Before any works are undertaken, the applicant should contact the Council's Food Hygiene team on 0115 917 3485. The premises must be registered and approved by the Council 28 days prior to trading.
6. Any external extraction systems e.g. flues or air conditioning units are likely to require planning permission.
7. The prospective site manager should register to receive flood warnings.

- 8. A Flood Warning and Evacuation Plan for the site should be brought into place prior to the occupation of the development with this information being made available to any subsequent users.**

56.5 19/00442/FUL

Construct two storey side extension and subdivide existing building to form four apartments, construct bin store and erect boundary enclosure and gates.  
45 Town Street, Bramcote, Nottinghamshire, NG9 3HH

This planning application to construct a two storey side extension and subdivide the existing building to form four apartments, construct bin store and erect boundary enclosure and gates, had been called in by Councillor D K Watts.

Members were asked to consider the late items for the application, which included a note from the applicant stating that there is a restrictive covenant on the property imposed by Greene King brewery and a correction to paragraph 6.5.6.

Mr James Chojnowski (applicant) and Mr Frank Love (objecting) addressed the Committee prior to the general debate.

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

- The design of the extension is not in keeping with the existing building and the surrounding the area.
- The proposed extension is inappropriate in the conservation area.

**RESOLVED that the application be deferred.**

57 INFORMATION ITEMS

57.1 APPEAL DECISIONS

The Appeal Decisions were noted.

57.2 APPEAL STATISTICS

The Committee noted that the position remained unchanged from that reported at its meeting on 4 September 2019. The Council was not therefore currently at risk of special measures based on the figures reported to the Committee on the aforementioned date.

57.3 DELEGATED DECISIONS

The delegated decisions were noted.

58 EXCLUSION OF PUBLIC AND PRESS

**RESOLVED** that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of the Act.

59 19/00693/FUL

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

- 1. The development hereby permitted shall be carried out in accordance with the drawing numbered 1649TG 004 Rev E (1:500, 1:1250), 1649TG 001 Rev M (1:50, 1:100), 1649TG 002 Rev O (1:50, 1:100), 1649TG 003 Rev G (1:100); received by the Local Planning Authority on 28 and 29 October 2019.**
- 2. Notwithstanding the provisions of the town and country planning (general permitted development) order 2015, or any order revoking or re-enacting this order, no extensions, enlargements or outbuildings shall be carried out to the dwelling hereby approved which come within schedule 2 part 1 of the order without the prior written permission of the Local Planning Authority by way of a formal planning permission.**

**Reasons**

- 1. For the avoidance of doubt.**
- 2. To ensure that the building remains of a suitable scale and size which is appropriate within the Green Belt and in accordance with the aims of Policy 8 of the Broxtowe Part 2 Local Plan (2019) and Section 13 of the National Planning Policy Framework (2019).**

**Note 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.**