

PLANNING COMMITTEE

WEDNESDAY, 15 JANUARY 2020

Present: Councillor J W McGrath (Vice Chair in the Chair)

Councillors: D Bagshaw
L A Ball BEM
T A Cullen
D Grindell
M Handley
R D MacRae
J M Owen (substitute)
P J Owen
D D Pringle
P D Simpson (substitute)
C M Tideswell
I L Tyler (substitute)

Apologies for absence were received from Councillors R I Jackson, D K Watts and R D Willimott.

63 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

64 **MINUTES**

The minutes of the meeting held on 16 December 2019 were confirmed and signed as a correct record.

65 **NOTIFICATION OF LOBBYING**

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

66 **DEVELOPMENT CONTROL**

66.1 **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 application sought planning permission for the erection of a two storey side extension to enable the conversion of the existing dwelling and extension to four

apartments and had been brought before the Committee at the request of Councillor D K Watts.

Members considered a late item for the application which was an objection which raised concerns over loss of privacy, the building height and the overpowering nature of the building.

Mr James Chojnowski (applicant) addressed the Committee prior to the general debate.

Members debated the application and it was stated that it was of benefit to the community that the building was coming back into use.

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 window details received by the Local Planning Authority on 03.10.19, drawings numbered 002 rev H received by the Local Planning Authority on 28.11.19, 003 rev H received by the Local Planning Authority on 30.12.19, 004 rev E received by the Local Planning Authority on 06.01.20, and the email detailing materials, received by the Local Planning Authority on 21.11.19.**
- 3. Notwithstanding the details of materials submitted, no above ground works shall be carried out until details of the manufacturer, type and colour of the bricks and zinc cladding to be used in the facing elevations of the extension, and details of the bin store enclosure materials 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 works shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:**
 - a) Numbers, types, sizes and positions of any proposed trees and shrubs**
 - b) Planting, seeding/turfing of other soft landscaping areas**
 - c) Proposed hard surfacing treatment**

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

- 5. 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.

6. The windows on the first floor north east (rear) elevation serving the landing (in the new extension) and the bathroom (to flat 2, in the existing rear elevation) 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 be non-opening below 1.7m internal floor level. These windows shall be retained in this form 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. Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policies 17 and 23 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 the development presents a satisfactory standard of external appearance, in accordance with the aims of Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
5. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
6. 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).

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

66.2 19/00669/FUL

Construct side extension

Sri Thurkkai Anman Temple, West Crescent, Beeston Rylands, Nottinghamshire, NG9 1QE

This planning application sought to build an extension to the side of the existing building to be used as a store.

There were no late items for the application.

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

- The proposed development was too large in addition to being too close to the neighbours.
- This was a residential area and there was an over-intensification of the site.
- There would be too much traffic with the extra visitors.

Councillor D Grindell proposed that the item be deferred for a future meeting. However, the proposal did not receive a seconder.

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

By virtue of its scale and location, the extension as proposed is considered to be an over-intensive form of development which would have a detrimental impact on the amenities of the occupiers of neighbouring property, contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

66.3 19/00619/FUL

Construct pump house and sluice gate

Temple Lake House, 53a Kimberley Road, Nuthall, NG16 1DA

This application, which sought permission to construct a single storey outbuilding to be used as a pump house and a sluice gate was brought to the Committee as it was inappropriate development within the Green Belt.

Members were asked to consider the late items for the application, which included two objections which raised concerns around a covenant for the land, the site being within the Green Belt and the loss of amenity due to the pitched roof.

The Committee debated the application and stated that further consideration should be given to a lower ridge or flat roof to the pump house building.

It was proposed by Councillor P J Owen and seconded by Councillor M Handley that the application be deferred.

RESOLVED that the application be deferred.

66.4 19/00665/FUL
Retain conservatory
33 Newtons Lane, Cossall, NG16 2SB

The application, which sought permission to retain the conservatory to the rear of the dwelling, was submitted to the Committee at the request of Councillor D D Pringle.

There were no late items.

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

1. The development hereby permitted shall be retained in accordance with the drawings numbered Jack007 (1:500, 1:1250), Jack004b (1:100), Jack004a (1:100), Jack003 (1:100), Jck003b (1:100); received by the Local Planning Authority on 1 and 5 November 2019.
2. The development hereby permitted shall be rendered in a white or off white render within 3 months of the date of this permission.

Reasons

1. For the avoidance of doubt.
2. To ensure a satisfactory standard of external appearance in accordance with the Broxtowe Part 2 Local Plan (2019) Policy 17 and Broxtowe Aligned Core Strategy (2014) Policy 10.

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.

67 INFORMATION ITEMS

68 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.

69 DELEGATED DECISIONS

The delegated decisions were noted.