



Tuesday, 7 January 2020

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 15 January 2020 in the Council Chamber, Council Offices, 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 Legal Services at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors: D Bagshaw  
L A Ball BEM  
T A Cullen  
D Grindell  
M Handley  
R I Jackson  
R D MacRae

J W McGrath (Vice-Chair)  
P J Owen  
D D Pringle  
C M Tideswell  
D K Watts (Chair)  
R D Willimott

## A G E N D A

1. APOLOGIES

To receive any apologies and notifications of substitutes.

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

To approve the minutes of the previous meeting held on 16 December 2019.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 19/00442/FUL PAGES 13 - 36

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, NG9 3HH

5.2 19/00669/FUL PAGES 37 - 48

Construct side extension  
Sri Thurkkai Amman Temple, West Crescent, Beeston Ryland, NG9 1QE

5.3 19/00619/FUL PAGES 49 - 60

Construct pump house and sluice gate  
Temple Lake House, 53A Kimberley Road, Nuthall, NG16 1DA

5.4 19/00665/FUL PAGES 61 - 68

Retain Conservatory  
33 Newtons Lane, Cossall, NG16 2SB

6. INFORMATION ITEMS

6.1 Appeal Statistics PAGES 69 - 70

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.



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## **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.



### Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>19/00442/FUL</b>
<b>LOCATION:</b>	<b>45 Town Street Bramcote Nottinghamshire NG9 3HH</b>
<b>PROPOSAL:</b>	<b>Construct two storey side extension and subdivide existing building to form four apartments, construct bin store and erect boundary enclosure and gates.</b>

The application is brought to the Committee following a deferral from December committee. The December 2019 report is attached as an appendix.

#### 1 Details of the Application

- 1.1 This application was first brought before Planning Committee on 16 December 2019 with a recommendation for approval (original report attached as an appendix). Members deferred making a decision at that time following concerns regarding the design and to allow for further amendments to be made.
- 1.2 The planning application has been amended and sees the mono-pitched roof of the proposed extension altered to show a flat roof with a parapet.

#### 2 Consultation

- 2.1 Neighbouring properties have been re-consulted and any responses will be reported at committee.

#### 2.2 Conservation Officer

No objections to the alterations to the roof.

#### 3 Assessment

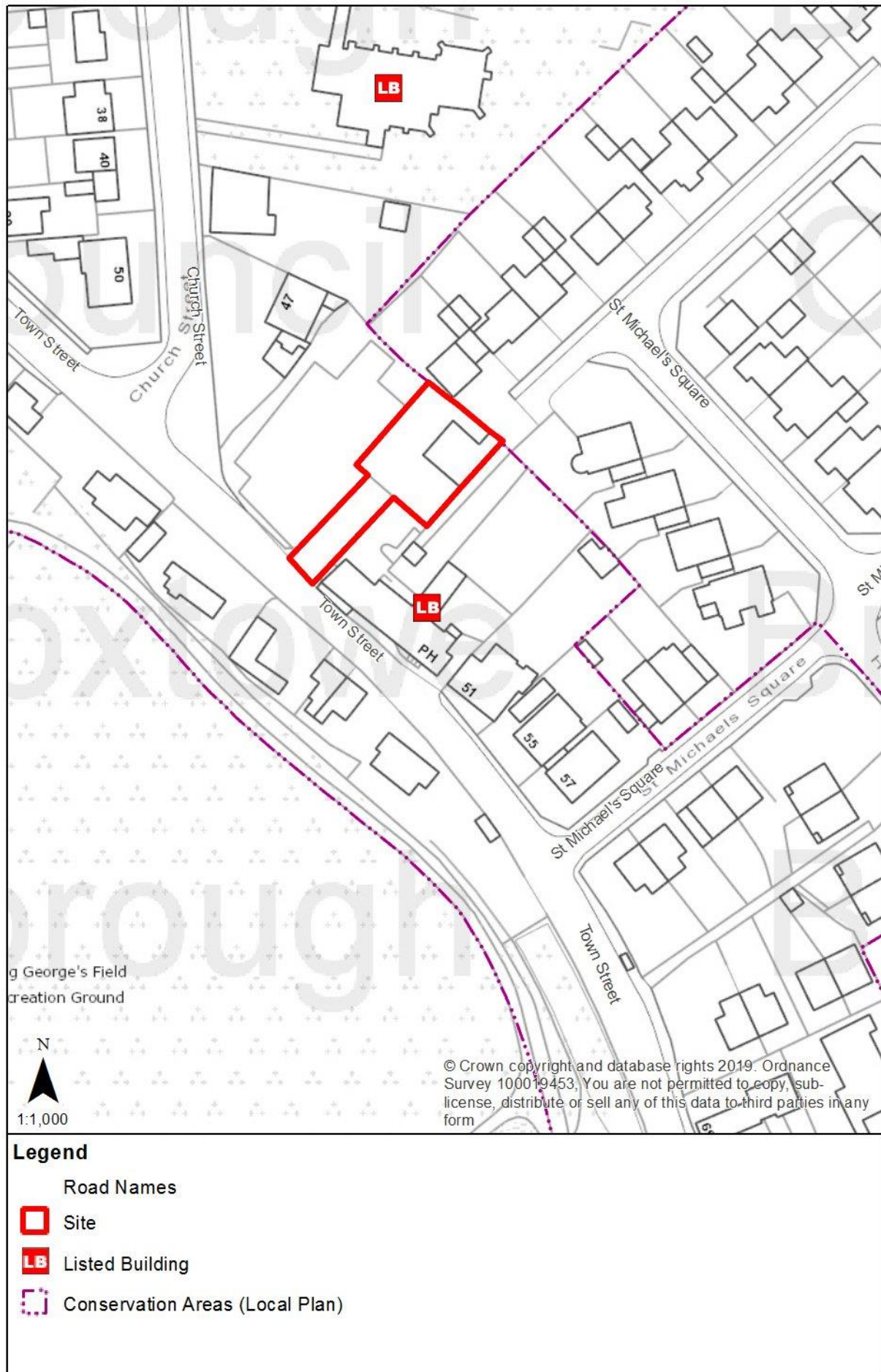
- 3.1 It is considered that a traditional hipped roof would not be appropriate for the contemporary design of the extension and furthermore, the added bulk would result in a greater impact on the amenities of the occupiers of the property to the rear, 19 St Michael's Square.
- 3.2 It is considered that the amendments to the shape and design of the roof satisfactorily address the concerns raised at the earlier committee meeting and that the extension would be a modern contemporary addition which successfully complements and appears subservient to the original Georgian house, whilst minimising any potential impact on the occupiers of nearby property.

#### 4 Conclusion

- 4.1 It is concluded that the amendments to the scheme as submitted are acceptable and that the proposal is compliant with local and national policy and as such the recommendation for approval remains the same.

<b><u>Recommendation</u></b>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>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.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>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.</p> <p><i>Reason: 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).</i></p>
4.	<p>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:</p> <ul style="list-style-type: none"> <li>(a) Numbers, types, sizes and positions of any proposed trees and shrubs</li> <li>(b) Planting, seeding/turfing of other soft landscaping areas</li> <li>(c) Proposed hard surfacing treatment</li> </ul> <p>The approved scheme shall be carried out in accordance with the agreed details.</p>

	<b><i>Reason: 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).</i></b>
5.	<p>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.</p> <p><b><i>Reason: 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).</i></b></p>
6.	<p>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.</p> <p><b><i>Reason: 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).</i></b></p>
	<b>NOTES TO APPLICANT</b>
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: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a>





Photographs



The application site. Access is shown to the front



View of the site across the car park, taken from Town Street



Front elevation of 45 Town Street



Side garden. 19 St Michael's Square can be seen in the background



Side of the site, taken from the west of the car park



Front garden



View of the White Lion PH from the car park



View from the car park toward Town Street



View toward rear of the site from St Michael's Square



**Plans (not to scale)**







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## Report of the Chief Executive

## APPENDIX

<b>APPLICATION NUMBER:</b>	<b>19/00442/FUL</b>
<b>LOCATION:</b>	<b>45 Town Street Bramcote Nottinghamshire NG9 3HH</b>
<b>PROPOSAL:</b>	<b>Construct two storey side extension and subdivide existing building to form four apartments, construct bin store and erect boundary enclosure and gates.</b>

The application is brought to the Committee at the request of Councillor D K Watts.

1 Executive Summary

- 1.1 The application seeks planning permission for the erection of a two storey side extension to enable the conversion of the existing dwelling and extension to four apartments, comprising two x two bed and two x one bed apartments. The application also includes the construction of a bin store and erection of boundary enclosure and gates. Parking for five vehicles would be provided to the front.
- 1.2 The site is within the Bramcote Conservation Area and adjacent to The White Lion public house, which is a Grade II Listed Building.
- 1.3 The site is currently occupied by a two storey detached property, last in use as a single dwelling, which is accessed via the public house car park.
- 1.4 The main issues relate to whether the principle of the development is acceptable, if the design, scale and massing, and impact on neighbours and highway safety is acceptable, and impact on the Bramcote Conservation Area and the setting of the Grade II Listed Building.
- 1.5 The benefits of the proposal are that it would see the re-use of the existing building, which if left un-occupied could lead to its' further deterioration, providing housing in an existing urban area and would be in accordance with the policies contained within the development plan. This is given significant weight.
- 1.6 The negatives of the proposal are the potential for an impact on the Bramcote Conservation Area and the setting of the listed building, and potential impact on the amenities of the occupiers of nearby property. On balance, it is concluded that the benefits of re-use and development of the building outweigh the less than substantial harm to the heritage assets, and the impact on the amenities of the neighbouring occupiers.
- 1.7 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

## APPENDIX

1 Details of the Application

- 1.1 The proposal seeks to build a two storey extension to the north west of the existing building. The overall development would then comprise four apartments, two x two beds which would be in the existing building, and two x one beds which would be in the extension. The existing building is Georgian in appearance with a tiled roof which is hipped to the left side, and roughcast render to all elevations. The proposed extension would be of a modern design, with a mono-pitch roof and flat roof linking section. It would be built of buff brick with feature standing seam zinc cladding to the link and the areas around the windows.
- 1.2 The existing building and the extension would each have an entrance serving the ground and first floors. Vehicle access to the site would be via the existing public house car park, as is the current situation. Five parking spaces and an enclosed bin store, proposed to be of timber, would be provided to the front of the site. The front of the site would be enclosed by a 1.4m brick wall, with wrought iron gates.

2 Site and surroundings

- 2.1 The application site is within the Bramcote Conservation Area and was formerly in the same ownership as the public house and is understood to have been sold off. The White Lion, which fronts Town Street, is a Grade II Listed Building, and has an outdoor area to the rear, separated from the car park and the application site by a 2m high red brick / rendered wall. The car park associated with the public house is to the north west of the public house, and accessed from Town Street. This access also leads to the application site, and the owners of the application site are understood to have a right of access across the car park. The car park wraps round the site to the south west and north west.
- 2.2 Beyond the public house car park, and to the north west, is 47 Church Street, a detached two storey dwelling, the rear elevation of which faces the site. There are mature trees to the common boundary with the car park.
- 2.3 To the rear of the site is 19 St Michael's Square, a two storey detached dwelling which is to the north of 45 Town Street. This property is at the head of a cul-de-sac. The front elevation of 19 St Michael's Square faces south east and looks over the existing rear elevation of 45 Town Street and the area immediately outside. There are no habitable room windows on the side (south west) elevation of 19 overlooking the site. This property falls outside of the Bramcote Conservation Area boundary.
- 2.4 To the south west side of Town Street there are detached two storey dwellings which sit in an elevated position above the road. These properties overlook the car park of the public house and the car park access.

### 3 Relevant Planning History

3.1 There is no relevant planning history for the application site.

### 4 Relevant Policies and Guidance

#### 4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

#### 4.2 **Broxtowe Part 2 Local Plan**

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-Making, Design and Amenity
- Policy 20: Air Quality
- Policy 23: Proposals affecting Designated and Non-designated Heritage Assets

#### 4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 16 – Conserving and Enhancing the Historic Environment.

### 5 Consultations

5.1 **Council's Conservation Adviser:** initial concerns in regard to the design, material palette and concept, which is far removed from the existing building. The roof angle also looks awkward. The link to the extension should provide a clear division and currently would not provide the lightweight appearance required due to the materials and position of some of the windows. It is a positive that the boundary enclosure shows wall and railings. The rear first floor window does not correspond to any other element of design on the rear. Would like to have sight of the materials and these to be agreed prior to a decision. Comments on amended plans and details of materials – have no issue with the materials samples as submitted. In regard to the rear windows and the eaves details of the link building, the adviser is satisfied with the details as submitted as they address the concerns raised.

- 5.2 **Council's Waste and Recycling Officer:** each apartment would need to be provided with two bins and a bag for glass. The bins need to be presented at the edge of the adopted highway for collection.
- 5.3 **Council's Parks and Environment Officer:** no objections, happy to comment on any landscaping details once received.
- 5.4 **Council's Environmental Health Officer:** no objections
- 5.5 A letter of objection was received from the Bramcote Conservation Society:
- Considers the description to be misleading as it is considered that the proposed element is not an extension but a new building housing two apartments.
  - As the frontage of the site would be laid out for parking and for bin storage, and the rear is of minimum width, it is considered that this would result in a limited amount of external amenity space for the occupiers.
  - The existing property is considered to be neatly designed and well-proportioned, sitting within a suitable garden space. The additional building is considered to be out of scale with the existing house and has no relationship with it and does not reflect any design context within the conservation area. The brick colour is not comparable with any local materials and the box like roof is totally out of place, and fails to fit in with the conservation area or the listed building (public house).
  - Concerned regarding the impact of the new building on the occupiers of the property to the rear (19 St Michael's Square), as it would sit within 2m of the neighbouring dwelling. Overlooking windows in the rear elevation would be very close to the front elevation of this property. It would dominate this gap and cut out southern light leading to a negative impact on the neighbour.
  - In conclusion, the Society supports the principle of bringing the building back into use but considers the proposal to represent over-development, to be poorly designed, leaving the property surrounded by parking, and to have a negative impact on neighbouring amenity.
- 5.6 Six properties either adjoining or opposite the site were consulted and a site notice was displayed. Five responses were received, two of support, one with observations and two of objection.

Observation:

- The vehicles associated with the apartments would not be able to use the public house car park. This may lead to a problem in the village which is already saturated with parking day and night.

Objections:

- Windows to the rear elevation to the first floor extension would overlook adjacent property, resulting in loss of privacy and increase in noise due to proximity of the extension.
- Design and materials proposed for the new extension are inappropriate, and are out of character compared to the existing building and buildings locally.
- Due to severe problems with traffic along Town Street, any redevelopment should be limited to a single dwelling, as whilst five parking spaces are

proposed, realistically dwellings appear to attract at least two cars each. The streets around the site already have parking problems and the proposal would exacerbate this.

- The vehicle access from the public house car park is considered to be extremely dangerous and pedestrians will be put at an increased danger as this is the only footpath on this side of the road, which attracts pedestrians with children attending nearby schools.

## 6 Assessment

6.1 The main issues for consideration are the design, scale and massing of the extension; the impact on the character and appearance of the Bramcote Conservation Area and the setting of the Grade II listed building; and impact on the amenities of the occupiers of neighbouring property.

### 6.2 **Principle**

6.2.1 Aside from its' allocation as being within a conservation area, the site is not allocated for any specific purpose within the Broxtowe Part 2 Local Plan. Apart from the public house, the character of the area is residential. The principle of residential development on this site is considered acceptable, subject to the considerations set out below.

### 6.3 **Design, Scale and Massing**

6.3.1 The scale and massing of the proposed extension, being two storey and of a similar height to the adjacent property (19 St Michael's Square) and a lower height than the existing property, is considered to be acceptable and it is considered that the extension would appear subservient to the host property.

6.3.2 The design of the extension is of a modern contemporary style, and the materials, which include buff/brown bricks, brown zinc standing seam cladding, and black aluminium window frames, would contrast with the cream render and slate roof of the existing building. Details of the materials have been submitted, accompanied by an explanation of the choice of materials and are considered acceptable as they are a reflection of the palette of materials found in the locality, and the choice of brick colour is referred to as an identified architectural material used in Zone 2 (Old Village core) of the conservation area as set out in the Bramcote Conservation Area Character Appraisal. The modern extension has an inset link element to the existing which provides a visual break, allowing for the existing building to be appreciated whilst not overwhelmed by the new extension.

6.3.3 The boundary enclosure to the front of the site has been amended to show a brick wall with wrought iron gates, which reflects the boundary enclosure style prominent in the local area, and is therefore considered to be acceptable.

## 6.4 Heritage

- 6.4.1 Paragraph 195 of the National Planning Policy Framework (NPPF) (2019) states: “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.”
- 6.4.2 Paragraph 196 of the NPPF states: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”
- 6.4.3 The White Lion PH is a Grade II listed building, and the site and the public house are within the Bramcote Conservation Area. It is considered that the development, being set back from the road, and seen in the context of the public house car park and houses beyond, would not have a significant impact on the character and appearance of the conservation area or the setting of the listed building. Whilst the development would be considered to lead to less than substantial harm, it is considered that the development would bring back into use a vacant building, and this would be considered a public benefit which would outweigh the harm in this case.

## 6.5 Amenity

- 6.5.1 19 St Michael’s Square is the closest residential property to the proposed development. This is a two storey detached property which is side on to the application site. There are no windows in the elevation facing the site. Whilst the proposed extension would be a minimum of 3m from the side elevation of this property, it is noted that the majority of the extension would be set further back from the front elevation of no. 19, and that only the first floor landing window would have the potential to look over the front elevation windows of 19. There would also be an additional window at first floor in the existing building, which serves a bathroom. A condition to ensure that both these windows would be obscurely glazed, and non-opening below 1.7m internal floor level would safeguard the privacy of the occupiers of this property. The proposed extension, due to its position and relationship to the adjoining site, is not considered to have an unacceptable impact on daylight and sunlight reaching this property.
- 6.5.2 It is considered that the occupiers/users of the White Lion PH would not be affected due to the extension being to the opposite side of the existing building to the public house building.
- 6.5.3 It is considered that the occupiers of 47 Church Street would not be significantly affected due to the distances between (a minimum of 22m) and the presence of the public house car park between.
- 6.5.4 The apartments would be of satisfactory internal space standards, and would be compliant with the minimum internal floor areas set out in the DCLG’s

Technical Housing Standards guidelines. The proposed occupiers of the apartments would all have access to natural light and to an outlook.

6.5.5 Whilst the amount of external amenity area is constrained, it is considered that the occupiers would have access to public open space in close proximity to the site, at King George's Park, and a little further afield at Bramcote Park. The occupiers of the two ground floor apartments would each have access to a small private amenity area to the rear.

6.5.6 The site is not in an Air Quality Management Area. In addition, the approval of residential developments that are within walking distance of tram, train and bus provision is considered to have a positive benefit of wider air quality issues by encouraging public transport use and therefore reducing the need to travel by private car.

## **6.6 Access and Parking**

6.6.1 The parking area and layout can accommodate parking for five vehicles, which is considered to be adequate to serve the development of four apartments. There is access to the rear gardens which would allow for the occupiers to have access to store cycles. Whilst comments have been made in regard to on-street parking in the locality being a problem, and that overflow parking would not be given permission within the public house car park from the public house operators, it is considered that the development would not result in a significant increase in demand for on-street parking in the area. Any unauthorised parking would be a matter for the operators of the public house to control.

6.6.2 In regard to the safety of the car park access, it is considered that, as the access would not be altered, and that the increase in traffic movements would be negligible, the proposed use would not have a significant impact on the safe access or exit associated with the development.

## **6.7 Waste and Recycling**

6.7.1 The bin store, proposed to be of timber cladding, is to be located to the front of the application site, adjacent to the parking area. The bin store is of a sufficient size to accommodate eight bins plus space for glass recycling. As such it is considered that the bin store as proposed is acceptable both in terms of its provision and in terms of its position. Details of the materials of the bin enclosure would be secured by condition.

## **7 Planning Balance**

7.1 The benefits of the proposal are that it would see the redevelopment of an unoccupied site; would provide housing within an existing urban area; and would be in accordance with the policies contained within the development plan. This is given significant weight.

7.2 The negative impacts are the impact on the Bramcote Conservation Area and the setting of the Grade II Listed Building.

7.3 On balance, and for the reasons set out above, it is concluded that the benefits of re-use and development of the building outweigh the less than substantial harm to the heritage assets, and the impact on the amenities of the neighbouring occupiers.

## 8 Conclusion

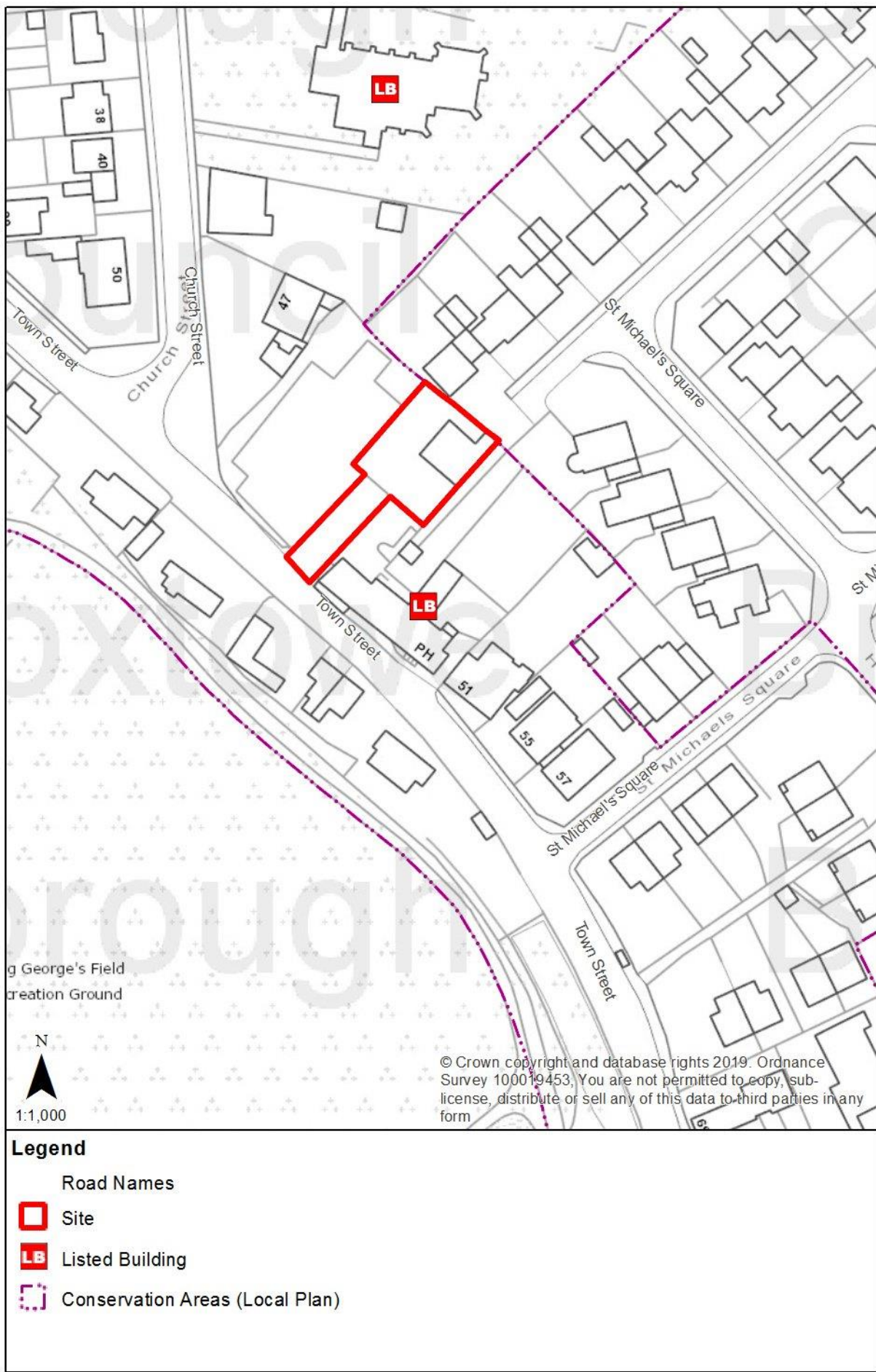
8.1 The proposed development to provide four apartments is considered to be acceptable and whilst considered to lead to less than substantial harm to the heritage assets, it is considered that the development would bring back into use a vacant building, and would be considered a public benefit which would outweigh the harm in this case. Subject to the conditions imposed, it is considered that residential amenity will not be unduly affected by the proposals.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</b>	
<b>1.</b>	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></p> <p><b><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></b></p>
<b>2.</b>	<p><b>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 004 rev D received by the Local Planning Authority on 21.10.19, 002 rev H and 003 rev G received by the Local Planning Authority on 28.11.19, and the email detailing materials, received by the Local Planning Authority on 21.11.19.</b></p> <p><b><i>Reason: For the avoidance of doubt.</i></b></p>
<b>3.</b>	<p><b>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.</b></p>



	<p><b><i>Reason: 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).</i></b></p>
4.	<p>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:</p> <ul style="list-style-type: none"> <li>(a) Numbers, types, sizes and positions of any proposed trees and shrubs</li> <li>(b) Planting, seeding/turfing of other soft landscaping areas</li> <li>(c) Proposed hard surfacing treatment</li> </ul> <p>The approved scheme shall be carried out in accordance with the agreed details.</p> <p><b><i>Reason: 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).</i></b></p>
5.	<p>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.</p> <p><b><i>Reason: 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).</i></b></p>
6.	<p>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.</p>

	<b><i>Reason: 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).</i></b>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</b>
<b>2.</b>	<b>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:</b> <b><a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></b>





## Photographs



The application site. Access is shown to the front



View of the site across the car park, taken from Town Street



Front elevation of 45 Town Street



Side garden. 19 St Michael's Square can be seen in the background



Side of the site, taken from the west of the car park



Front garden



View of the White Lion PH from the car park



View from the car park toward Town Street



View toward rear of the site from St Michael's Square

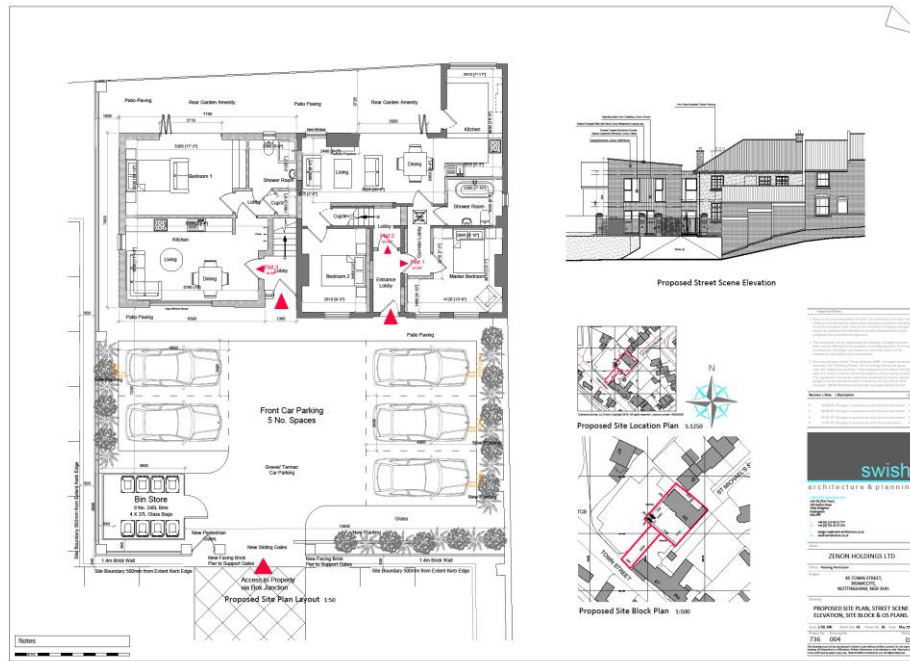


Rear elevation

**Plans (not to scale)**







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## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>19/00669/FUL</b>
<b>LOCATION:</b>	<b>Sri Thurkkai Amman Temple, West Crescent, Beeston Rylands, Nottinghamshire, NG9 1QE</b>
<b>PROPOSAL:</b>	<b>Construct side extension</b>

The application is brought to the Committee at the request of Councillor T A Cullen.

### 1 Executive Summary

- 1.1 The application seeks planning permission to build an extension to the side of the existing building to be used as a store.
- 1.2 The site contains a single storey detached building, in use as a place of worship. The site is within Flood Zones 2 and 3.
- 1.3 The main issues relate to whether the scale, massing and design of the extension would have an unacceptable impact on the character and appearance of the building and the street scene, and whether the extension would have an unacceptable impact on the amenities of the occupiers of neighbouring property.
- 1.4 The benefits of the proposal are that it would provide storage in association with the use, to the benefit of the users of the facility, which would be well designed and in keeping with the building. There would be an increase in built form on the site, but this is outweighed by the benefits of the scheme.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

## APPENDIX 1

1 Details of the Application

- 1.1 The pitched roof extension would be attached to the south west elevation and would measure 5.4m long by 4.9m wide, with a ridge height of 5.4m (3.8m to the eaves). It is proposed to be built of matching materials to the temple (brick and tile), and would have bi-fold louvered doors to the front (south east) elevation, facing West Crescent. A window is proposed in the rear, north west elevation.
- 1.2 The proposal as originally submitted was for a detached timber-built outbuilding measuring 4m wide by 4m in depth. It would have had a pitched roof with a ridge height of 6.6m and an eaves height of 5.4m. A tarpaulin sheet was proposed to the front of the outbuilding.

2 Site and surroundings

- 2.1 The application site consists of a detached single storey building currently in use as a place of worship. The building has been extended with flat roof extensions to the sides and a larger dual pitch extension to the rear, which is offset to the main body of the building. The front elevation has a decorative entrance, resembling a temple. The front and side areas of the site have been hard surfaced, with the rear area being grassed. There are trees to the north east and north west boundaries, and a single tree to the south west boundary.
- 2.2 The site is surrounded by residential properties which are mainly two storey semi-detached housing, to West Crescent, and two storey detached properties, to the north east along Lavender Grove. Numbers 12 to 26 West Crescent form the common boundary to the south / south west of the site, with the rear elevations of 16 to 26 facing the site. The rear gardens to these properties are at a lower ground level (approximately 0.5m) than the application site, although the dwellings themselves appear to be at the same ground level as the site.
- 2.3 The site falls within Flood Zones 2 and 3.

3 Relevant Planning History

- 3.1 There have been planning permissions granted in the 1990's for extensions, car park, and boundary treatments (references 91/00291/FUL and 93/00683/FUL).
- 3.2 More recently, planning permission was granted for replacement of windows with doors and construction of a ramp (reference 15/00366/FUL). A subsequent application sought to vary this permission to allow for the retention of double doors as installed (reference 16/00788/ROC). In 2016, planning permission was refused by the committee for the construction of a front extension, façade alterations and new facing materials including the siting of statues in relation to the temple (reference 16/00354/FUL) because it was considered that the extension and façade alterations, by virtue of the materials, style and detailing, would have been out of keeping with the suburban residential character of the area, failing to reinforce local characteristics. In 2017, planning permission was

granted for the construction of a new façade including decorative features and removal of windows (reference 17/00322/FUL).

#### **4 Relevant Policies and Guidance**

##### **4.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Healthy Lifestyles

##### **4.2 Part 2 Local Plan 2019:**

4.2.1 The Council adopted the Part 2 Local Plan (P2LP) on 16 October 2019.

- Policy 1: Flood Risk
- Policy 17: Place-making, Design and Amenity

##### **4.3 National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

#### **5 Consultations**

5.1 **Council's Environmental Health Officer:** no objections subject to conditioning that the structure is used only for storage ancillary to the activities associated with the site, in order to protect the immediate residents from excessive operational noise.

5.2 **Cadent Gas Ltd:** Advise that there is operational gas apparatus within the site boundary.

5.3 14 properties either adjoining or opposite the site were consulted and a site notice was displayed. Seven responses were received on the proposal as originally submitted, raising the following concerns:

- Sense of enclosure and loss of daylight, due to the height of the proposed structure. Would have no objection if the structure was half as tall, with larger floor area.
- The 'shed' is taller than would be expected for a single storey structure, intended for storage use for the place of worship. The height is excessive, being higher than the existing ridge height of the main building. It appears more like a warehouse / commercial building, in a residential area.
- As the ground level of the site is higher than the gardens surrounding, the building would be significantly imposing.
- The proposal fails to comply with Policy 10 (of the ACS) which states that development should have regard to the local context and townscape

characteristics; this proposal, being so large and in a residential area, does not comply.

- Would have concerns regarding the choice of tarpaulin material, being yellow, as this would potentially become dirty quickly, and would be an eyesore. The tarpaulin would also make the building susceptible to crime and vandalism, and could increase the risk to the neighbouring properties. The tarpaulin sheet could also cause banging in the wind if not secured or maintained properly.
- The proposed height is in excess of the 2.5m eaves height for this type of building, which is unreasonable.
- Residents will be subjected to even greater noise pollution and disruption from the increased usage of the rear grounds and access to the proposed 'shed', over and above that already experienced from the use.
- Reduction in value of surrounding properties.
- Loss of light / sunlight.
- Purpose and location of building queried. Depending on the use, it may create a disturbance, or noise and smells.
- The building would be visible from the opposite side of West Crescent due to the height.
- The planning application for the main building frontage was passed without [the objector] having the opportunity to attend any consultation meetings.
- The building is totally out of keeping with the surroundings.
- Insufficient neighbour consultation.
- The timber construction is an obvious fire risk.

5.4 Re-consultation letters were sent in regard to the amended proposal, for the extension. A further two letters were received:

- Timber and bitumen sheets are not in keeping with an extension to the existing building and it should be constructed of brick and tile to match the existing building.
- The extension is a shed and will be an eyesore.
- Overbearing and sense of enclosure, particularly due to site being higher than neighbours and the proposed extension being attached to the already large rear extension, will totally enclose the rear of the neighbouring property.
- Loss of light / sunlight.
- There will be an extremely small amount of grounds left to the application site, the original building would be dwarfed by additional extended buildings and the frontage.
- Parking as a result of the loss of site area following the previous extensions is non-existent, with street parking in the 100's during festivals, which block the surrounding streets and access for emergency services, to the detriment of the local residents.
- Increased noise pollution, as already suffer considerable noise disturbance both inside and externally. During festivals, the noise is often after 10pm, from people congregating externally, and from noise of car doors being slammed. This will increase even further if additional buildings are allowed to be built and used.
- What was once a relatively small building has been allowed to totally outgrow the community it surrounds.

## 6 Assessment

- 6.1 The main issues for consideration are the impact of the proposed extension on the character and appearance of the building and the street scene; and the impact of the proposal on the amenities of the neighbouring properties.

## 6.2 **Principle**

- 6.2.1 The principle of extending community buildings is acceptable, subject to the design and impact on neighbours.

## 6.3 **Design and Impact on the Street Scene**

- 6.3.1 The extension, at a maximum height to the ridge of 5.4m (3.8m to the eaves) would be seen in the context of the much taller roof of the adjoining building (at 7.5m to the ridge), and as such it is considered that the extension would appear subservient, would not be above the existing roofline, and would be proportionate to the existing building in regard to scale and massing. The extension is proposed to be built of matching materials, that is, brick and tile. A condition is recommended to secure details of the materials, as well as a condition to secure details of the doors, in order to ensure that the appearance of all materials would be satisfactory. As the extension would be positioned toward the rear of the site, some 20.5m from the front (south east) boundary fronting West Crescent, it would not be highly visible from the public domain and as such it is considered that the extension would not have a significant impact on the character and appearance of the building or the street scene. It is considered it would not result in over-development of the site.

## 6.4 **Amenity**

- 6.4.1 The detached outbuilding as originally proposed would have appeared overbearing to the occupiers of the neighbouring properties to the south west, due to its maximum height of 6.6m, and location within the site, which would have been positioned to the rear of the site and only 1m away from the common boundary with the neighbouring residential properties. The development as now proposed, which is an extension to the south west side of the building, would be seen against the existing building and would have a lower ridge height. The extension would be a minimum of 1.4m and a maximum of 2.3m away from the south west boundary. There would be a minimum of 12m between the side elevation of the proposed extension and the rear elevation of the single storey extension of the nearest property to the south (17m to the original rear elevation of this house). There would be a minimum of 18m between the rear elevation of the proposed extension and the closest property on Lavender Grove. There are no windows proposed in the south west side elevation of the extension and one window in the rear (north west) elevation. The extension is north of the dwellings on West Crescent. As such, it is considered that the proposal would not have any significant impact on the amenities of the occupiers of nearby property in terms of loss of privacy or outlook, and would not result in a significant loss of light for the adjacent residential properties.

## 6.5 Flood Risk

- 6.5.1 The site falls within Flood Zones 2 and 3. As the proposed development is classed as a minor extension, for the purpose of assessing the flood risk, the extension would need to have floor levels no lower than the existing, or 300mm above the estimated flood level. A Flood Risk Assessment has been submitted which confirms that the development would meet these requirements, and that flood proofing has been incorporated where appropriate. As such, it is considered that the development would not contribute to an increase in flood risk to the site or the surroundings, or increase the risk to people or property.

## 6.6 Other Matters

- 6.6.1 Concerns raised in the initial consultation process include increased use of the rear area leading to greater noise pollution and disruption; including smells. It is understood that the purpose of the extension would be for storage and that it would not be used as an entrance into the main building. There are no proposals to store waste in the external area. In regard to current activities on the site, it is considered that the proposed extension, in itself, would not lead to a significant increase in noise and disturbance, through its use. As such, it is considered that the proposed extension would not lead to a significant increase in noise, smells or disturbance.
- 6.6.2 In regard to the comment that the proposal would lead to a further decrease in the value of nearby properties, this is not considered to be a material planning matter.
- 6.6.3 The main building frontage does not form part of the current planning application.
- 6.6.4 In regard to consultations, all addresses which share a common boundary with the site, and the properties immediately opposite the site (to the south east) were notified by letter of the application. In addition, a site notice was posted immediately outside the application site.
- 6.6.5 As noted in paragraph 6.3.1, the extension is proposed to be built of brick and tile, and a condition of planning permission would be to submit details of these materials and to agree details of the materials for the doors.
- 6.6.6 It is considered that the extension, being located to the rear of the site, would not result in a loss of parking on the site, nor would the extension, in itself, result in the need for additional parking.

## 7 Planning Balance

- 7.1 The benefits of the proposal are that the extension would provide safe, secure, and an appropriate form of storage for the benefit of the users of the facility, would have no significant impact in regard to the character and appearance of the building or the street scene, and that the extension would be appropriate in terms of scale, massing and design.

- 7.2 The negative impacts are the increase in built form on the site, and the potential impact on the amenities of the adjoining occupiers. These are considered to be outweighed by the benefits of the scheme.

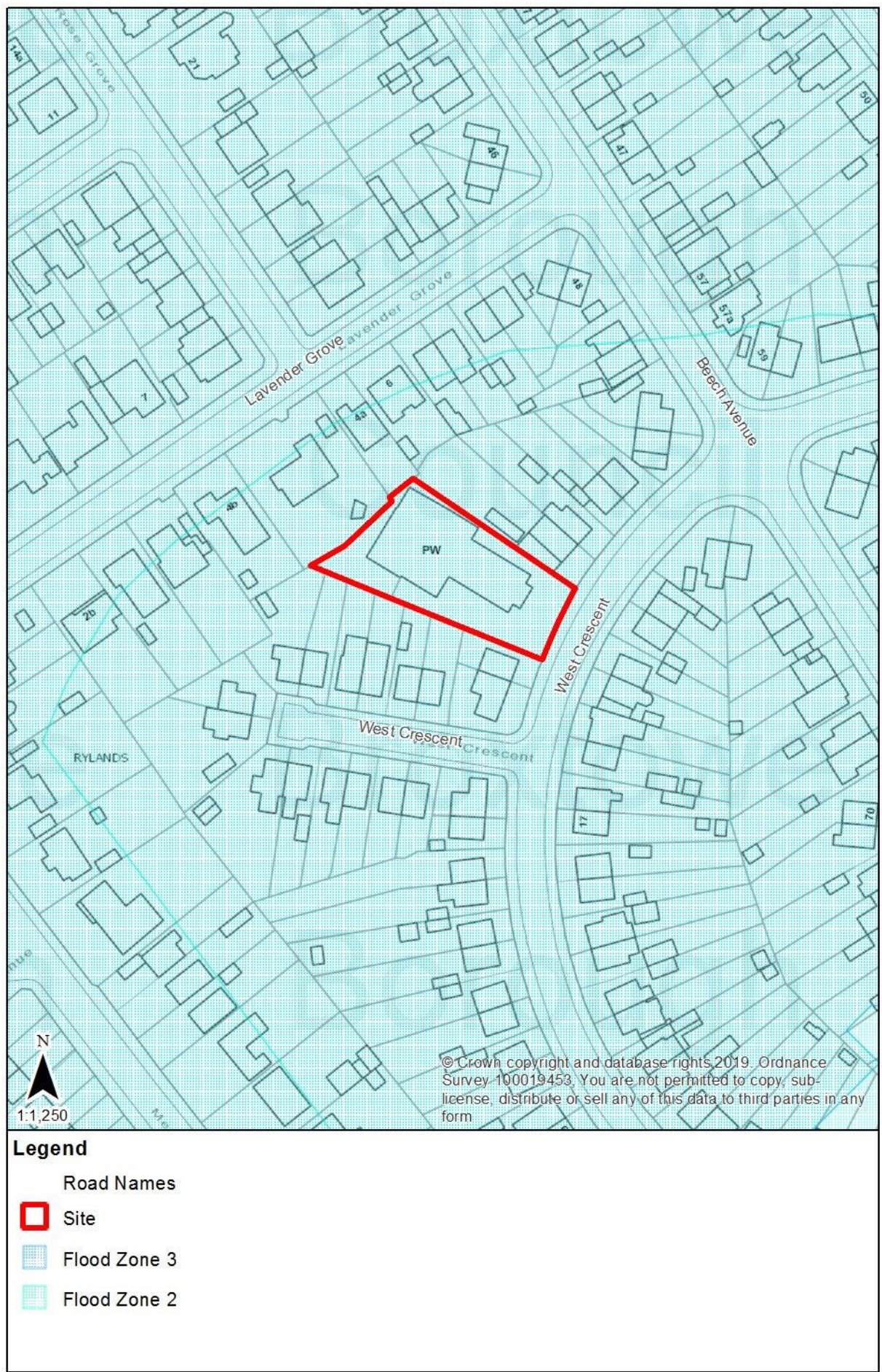
8 Conclusion

- 8.1 The proposed extension is considered to be acceptable and will not have a detrimental impact on the character and appearance of the building or the street scene. Residential amenity will not be significantly affected by the proposed extension.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</b>	
<b>1.</b>	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></p> <p><b><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></b></p>
<b>2.</b>	<p><b>The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 17.10.19, proposed block plan, received by the Local Planning Authority on 26.11.19, and drawings numbered P104 B and P105 B, received by the Local Planning Authority on 04.12.19.</b></p> <p><b><i>Reason: For the avoidance of doubt.</i></b></p>
<b>3.</b>	<p><b>Notwithstanding the details shown on the approved plan, no above ground works shall commence until details of the bricks and tiles have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed only in accordance with these details.</b></p> <p><b><i>Reason: To ensure a satisfactory standard of external appearance 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).</i></b></p>
<b>4.</b>	<p><b>Notwithstanding the details shown on the approved plan, no above ground works shall commence until details of the doors have first been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed only in accordance with these details.</b></p> <p><b><i>Reason: To ensure a satisfactory standard of external appearance</i></b></p>

	<i>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).</i>
	<b>NOTES TO APPLICANT</b>
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: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a>







Photographs



Front elevation. Proposed extension is to the left side, at the rear.



View along the south / south west side from the front elevation.



Site of extension - it would be beyond the entrance area, to the rear.



Boundary to 20 to 26 West Crescent from within the site.



Rear elevation of 12 to 18 West Crescent.



View toward the site from rear garden of property to the south.

Scale 1:200

Proposed Block plan

P100A

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## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>19/00619/FUL</b>
<b>LOCATION:</b>	<b>Temple Lake House, 53A Kimberley Road, Nuthall, NG16 1DA</b>
<b>PROPOSAL:</b>	<b>Construct pump house and sluice gate</b>

The application has been reported to the Planning Committee as it is inappropriate development within the Green Belt.

### 1 Executive Summary

- 1.1 This application seeks permission to construct a single storey outbuilding to be used as a pump house and a sluice gate between the lake and the pond on the north side of the lake.
- 1.2 The application site is located within the Green Belt and it is considered that the proposed development is not appropriate development as defined by paragraphs 145 and 146 of the National Planning Policy Framework. However, it is considered that the need for the pump house and sluice gate has been demonstrated within the supporting documents. An inspection of the lake was undertaken in April 2019 and the report concluded that two pumps were required to pump the reservoir in an emergency to reduce the potential for flooding downstream. Under The Reservoir Act 1975, the recommendations must be acted upon within a set period, in this case within 12 months of the report. It is considered that this constitutes very special circumstances that outweigh the harm to the Green Belt.
- 1.3 The Environment Agency raises no objection to the proposed works.
- 1.4 The proposed development is within the Nuthall Conservation Area. Due to the design and position of the development, it is considered that the proposal would not be detrimental to the character or appearance of the Conservation Area.
- 1.5 Due to the positioning of the pump house and sluice gate, it is considered that the proposal will not have a harmful impact on the amenity of any neighbouring residents.
- 1.6 Overall, it is considered very special circumstances have been demonstrated. It is therefore recommended that planning permission be granted in accordance with the resolution contained in the appendix.

## APPENDIX 1

**1     Details of the Application**

- 1.1     This application seeks permission to construct a single storey outbuilding to be used as a pump house and a sluice gate between the lake and the pond on the north side of the lake.
- 1.2     The proposed pump house will be situated adjacent to the north west boundary of the site, to the west of the dwelling and north west of the lake. The pump house would measure 5m by 6m, with a dual pitched roof with a maximum height of 4.16m. It will be constructed using reclaimed stone and slate roof tiles.
- 1.3     The sluice gate will be located on the south side of the bridge between the pond and the lake. The sluice gate will be prefabricated with a width of 1.2m and height of 1.975m, with the top being approximately in line with the top of the bridge.
- 1.4     The proposal has been amended since its original submission with the size of the pump house being significantly reduced upon request (the original proposal was for a building measuring 6m x 12m with a height of 5.3m). A re-consultation on the amended scheme has been carried out.

**2     Site and surroundings**

- 2.1     The application site is located to the south of Kimberley Road with access points off Kimberley Road and Edward Road. The proposed pump house will be adjacent to the north west boundary of the site, with the garden of 9 Edward Road beyond. There is a stone wall along the boundary. The main dwelling is positioned on the northern part of the site. The lake is to the south with the A610 beyond. To the east there is Home Farm and the M1 motorway is beyond this. There are various residential properties to the north.
- 2.2     The application site is set within the Nottinghamshire Green Belt and within the Nuthall Conservation Area. The Grade II listed bridge lies to the south-west of the site, with the Grade II listed farm buildings to the east. Adjacent to these is the summerhouse which is Grade II\* listed.
- 2.3     There are various trees within the site which, whilst not subject to Tree Preservation Orders, are protected due to being situated within the Conservation Area.
- 2.4     The lake which would be serviced by the proposed pump house and sluice gate is classified as a reservoir under the Reservoirs Act 1975.

**3     Relevant Planning History**

- 3.1     In 2003, planning permission 03/00293/FUL was granted for the demolition of the existing building at Temple Lake and the construction of a new dwelling with garage.

- 3.2 In 2006, a revised scheme under planning application 06/00231/FUL was submitted as during the construction of the dwelling, a number of amendments had taken place which had not been approved by the Council. The planning application was refused permission by Planning Committee, a decision which was subsequently overturned on appeal whereby planning permission was granted for the application in March 2008.
- 3.3 In 2019, planning permission 18/00695/FUL was granted on appeal for a detached masonry double garage. This is situated to the north side of the dwelling at Temple Lake House.
- 3.4 Whilst outside the application site, it should also be noted that planning permission (18/00026/FUL) was granted in 2018 for a single dwelling which is to the rear of 9 Edward Road and close to the boundary with the application site.

#### **4 Relevant Policies and Guidance**

##### **4.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

##### **4.2 Part 2 Local Plan (2019)**

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity
- Policy 23: Proposals affecting designated and non-designated heritage assets

##### **4.3 Nuthall Neighbourhood Plan**

4.3.1 The Nuthall Neighbourhood Plan was made in December 2018 following a 'yes' vote at the referendum.

- Policy 5 (Design and the Historic Environment)

##### **4.4 National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 13 – Protecting Green Belt Land

## 5 Consultations

- 5.1 **Council's Conservation Adviser:** The design and size of the pump building reflects the proposed use and the siting would be a secluded location adjacent to landscaping. It is not considered that the proposed pump house or sluice would be detrimental to the character or appearance of the conservation area. The siting of the pump house would be on the edge of the site and rather secluded due to the mature landscaping. Furthermore, given the siting of the proposals, the nature of the proposals and the separation distances, the setting of the listed buildings would not be harmed. The sluice would be a limited scale structure and one often found by such water bodies. From a conservation perspective no objection is raised.
- 5.2 **Council's Environmental Health Officer:** No objection subject to a note to applicant reminding the applicant to limit noisy work to between 08.00 and 18.00 hours Monday to Friday, 08.00- 13.00 hours on Saturday and no noisy works on Sundays.
- 5.3 **Council's Tree Officer:** No objection as the proposal has been designed to allow the passage of air and water to the root systems.
- 5.4 **Environment Agency:** No objection. It is best practice to raise the floor of the building above the reservoir full level and to keep all meters and electricity supply controls above 600mm to enable the pumps to still operate in a flood situation.
- 5.5 **Nuthall Parish Council:** No objection.
- 5.6 22 properties either adjoining or opposite the site were consulted and a site notice was displayed. 5 responses were received, 2 of which raise objections and 2 of which support the proposal. The other response requested further information which was provided. The reasons for objections can be summarised as follows:
- Damage to trees
  - No regular flooding in the area
  - Noise generation
  - Loss of amenity to neighbouring properties
  - Design is too large
- 5.7 The reasons for support can be summarised as follows:
- Proposal will regularise the flow of water from the lake and enable it to be managed during heavy rainfall.
  - It will benefit properties downstream.

## 6 Assessment

- 6.1 The main issues for consideration are whether or not the proposal is in accordance with local and national Green Belt policy, the design and appearance of the proposal and whether it would harm the Conservation Area or the setting of any listed buildings, the impact on neighbouring amenity and the impact on the trees.



## 6.2 Green Belt

- 6.2.1 Policy 8 of the Broxtowe Part 2 Local Plan states that planning applications for development in the Green Belt will be determined in accordance with the NPPF. Paragraph 143 of the NPPF states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 states that very special circumstances will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations. Paragraphs 145 and 146 set out a list of exemptions to inappropriate development. It is considered that a pump house and the sluice gate would not fit into any of these categories. Therefore, very special circumstances must be demonstrated which clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other harm.
- 6.2.2 The application is accompanied by a supporting statement, highlighting that the applicant has a duty to maintain the reservoir in good condition and to ensure that overflow arrangements are adequate and measures are in place to control the flow preventing flooding. According to the statement, the lake had over-topped in the past causing flooding to the gardens of houses downstream. Under Section 10 of the Reservoir Act 1975, the reservoir must be inspected on a regular basis. The latest inspection by a qualified civil engineer in April 2019 highlighted the need for pumping equipment on site. The applicant has provided a copy of the report identifying the need for the pump house and sluice gate with the application. The report set a deadline of April 2020 for the works to be undertaken. A further letter was sent by the Environment Agency to the applicant in November 2019 reminding the applicant of the need to carry out the required works and requesting an update on progress.
- 6.2.3 Following the submission of amended plans which significantly reduced the size of the pump house, this building is now considered to be of a suitable size to house the pumps and allow for any required maintenance. The pump house will be positioned close to the boundary of the site, and amongst mature trees, minimising its impact on the openness of the Green Belt. The sluice would be a limited scale structure.
- 6.2.4 Taking into account the requirements set out within the engineer's report and the correspondence with the Environment Agency, it is considered that the need for the pumps and sluice gate to reduce the risk of flooding, along with an outbuilding to house the pumps, represents very special circumstances which must be given significant weight. It is considered that the position of the pump house in close proximity to the boundary of the site and amongst mature trees, along with the size of the building restricts the harm to the openness to the Green Belt to such an extent that the benefits of the proposal, as justified by the very special circumstances demonstrated, outweigh the harm of the development to the Green Belt by reason of its inappropriateness. Whether any other harm will occur will be addressed below.

### 6.3 Design and Heritage

- 6.3.1 The pump building would be sited to the south west of the dwelling known as Temple Lake House with the new sluice gate located to the south (between the pond and the lake). The building would be constructed of reclaimed Bulwell stone under a slate roof with grey louvres and timber doors.
- 6.3.2 The design and size reflects the proposed use and the siting would be a secluded location adjacent to extensive landscaping. The pump house will not be clearly visible from the public realm and therefore will not have a significant impact on the street scene. It is considered that it will be of a size that is clearly subservient to the host dwelling and therefore is not considered to be out of keeping with the character of the existing dwelling or with the wider site. The sluice gate would have only a very limited visual impact due to the type and scale of this development.
- 6.3.3 Policy 23 of the Part 2 Local Plan states that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance. Policy 5 of the Nuthall Neighbourhood Plan states that developments affecting heritage assets should preserve or ideally enhance the heritage asset in line with its significance. The grounds form part of the former Nuthall Temple and although the host dwelling has been lost, the original lake remains. The Grade II listed bridge lies to the south-west of the site with the listed farm buildings to the east (Grade II). Adjacent to these is the summerhouse which is Grade II\* listed. The whole site is within the Nuthall Conservation Area.
- 6.3.4 It is not considered that the proposed pump house or sluice would be detrimental to the character or appearance of the conservation area. The siting of the pump house would be on the edge of the site and rather secluded due to the mature landscaping. Furthermore, given the siting of the proposals, the nature of the proposals and the separation distances, the setting of the listed buildings would not be harmed. The sluice would be a limited scale structure and one often found by such water bodies. It is therefore considered that the proposal will not be harmful to the Conservation area, or to the grade II\* listed bridge.
- 6.3.5 Overall, it is considered that a satisfactory standard of design has been achieved that will not be harmful to the street scene or detrimental to the character of the Conservation Area.

### 6.4 Amenity

- 6.4.1 The proposed pump house will be 3.62m from the north west boundary of the site which adjoins 9 Edward Road. This property backs on to the boundary and has a reasonably long rear garden, setting the dwelling back from the proposed pump house. Taking into account the size of the proposed pump house and the separation distance to number 9, it is considered that the proposed development will not result in an unacceptable loss of light or sense of enclosure for the residents at number 9.

- 6.4.2 In 2018, planning permission 18/00026/FUL was granted for the construction of a single storey dwelling in the rear garden of 9 Edward Road. The proposal must therefore be considered in relation to any impact it may have on the future occupiers of such a dwelling. The proposed dwelling will be positioned close to the access road from Edward Road to Temple Lake House. The proposed pump house would therefore be towards the rear of the garden of the new dwelling and away from its rear elevation. Taking this into account, along with the distance of approximately 3.62m between the proposed pump house and boundary, it is considered that the proposal will not result in an unacceptable sense of enclosure or loss of light for the future occupiers of this dwelling.
- 6.4.3 The proposed pump house will not be for residential occupation, and there are no openings proposed on the north west side elevation. It is therefore considered that the proposal will not result in a loss of privacy for the residents of number 9, or the future occupiers of the new dwelling to the rear of number 9.
- 6.4.4 There are no directly neighbouring properties to the south west, south or east of the site that would be affected by the proposal.
- 6.4.5 The Environmental Health Officer has been consulted on the proposal and has not raised any objections with respect to noise generation by the proposal. The proposed building will be constructed using substantial materials, which in combination with its distance from any neighbouring dwellings is considered sufficient to ensure it will not result in an unacceptable level of noise pollution. It is also noted that the pump will only operate on an infrequent basis to prevent flooding.
- 6.4.6 The proposed sluice gate is a relatively minor form of development. It is set well into the site and will not be clearly visible from any neighbouring properties. It is therefore considered that it will not result in a loss of amenity for any neighbouring properties.
- 6.4.7 Overall, it is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring residents.

## **6.5 Trees**

- 6.5.1 The proposed pump house is set amongst a group of trees. Whilst these trees are not TPOs or part of a group TPO, they are protected by the conservation area status of their location.
- 6.5.2 The Council's Tree Officer has raised no objection as the development has been designed to allow the passage of air and water to the root systems of the trees. It is not a residential building which could result in pressure for the trees to be cut back to allow light into it. It is therefore considered that the proposal will not have a harmful impact on the trees.

## **7 Planning Balance**

- 7.1 The benefits of the proposal are that the pumps within the pump house, along with the sluice gate will manage the flow of water from the lake, reducing the

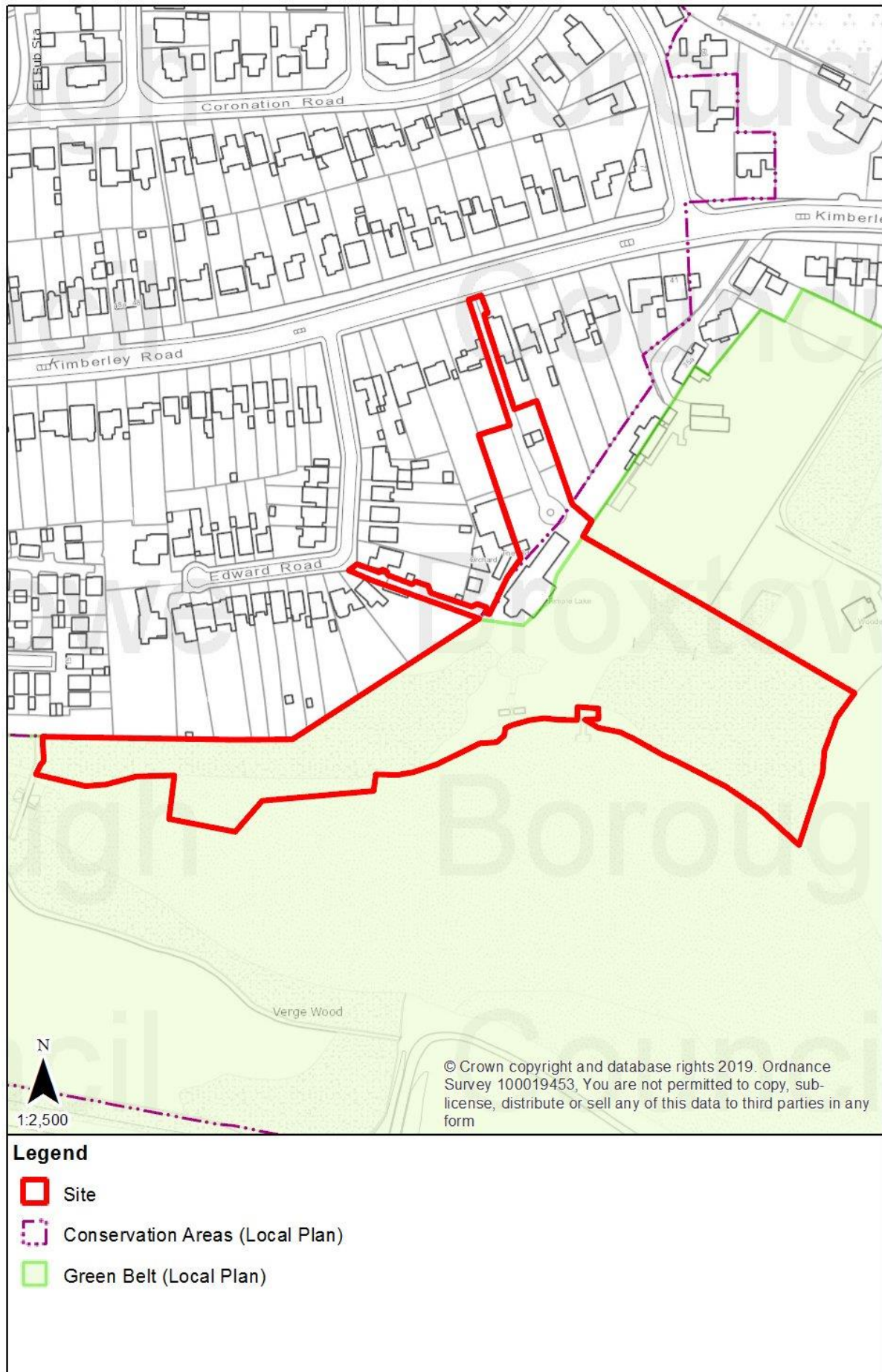
potential of flooding for, the gardens of residential dwellings downstream. It is considered that there is clear justification to support the need for the development within the application. It is considered that the pump house has a design that is in keeping with the host dwelling and is not harmful to the character of the Conservation Area.

- 7.2 Whilst the proposal is inappropriate development in the Green Belt, it is considered that very special circumstances have been demonstrated that outweigh the harm to the Green Belt. It is considered that no other harm has been identified which would justify reaching a different conclusion.

## 8 Conclusion

- 8.1 Overall, it is considered that very special circumstances have been demonstrated that outweigh the harm to the Green Belt by reason of inappropriateness. It is therefore considered that the scheme is acceptable and planning permission should be granted.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</b>	
<b>1.</b>	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></p> <p><i><b>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</b></i></p>
<b>2.</b>	<p><b>The development hereby permitted shall be carried out in accordance with the drawing numbered 1902(s)01 F (1:1250), 1902(s)06 B (1:50, 1:200), 1902(s)02 E (1:200), 1902(s)05 e (1:100), 1902(s)03 d (1:200), 1902(s)07 (1:100); received by the Local Planning Authority on 14 October and 6 December 2019.</b></p> <p><i><b>Reason: For the avoidance of doubt.</b></i></p>
<b>NOTES TO APPLICANT</b>	
<b>1.</b>	<p><b>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</b></p>





Photographs



Proposed pump house site  
(looking east towards host dwelling)



Proposed pump house site (looking  
north west towards host dwelling)



Proposed pump house site  
(looking south)

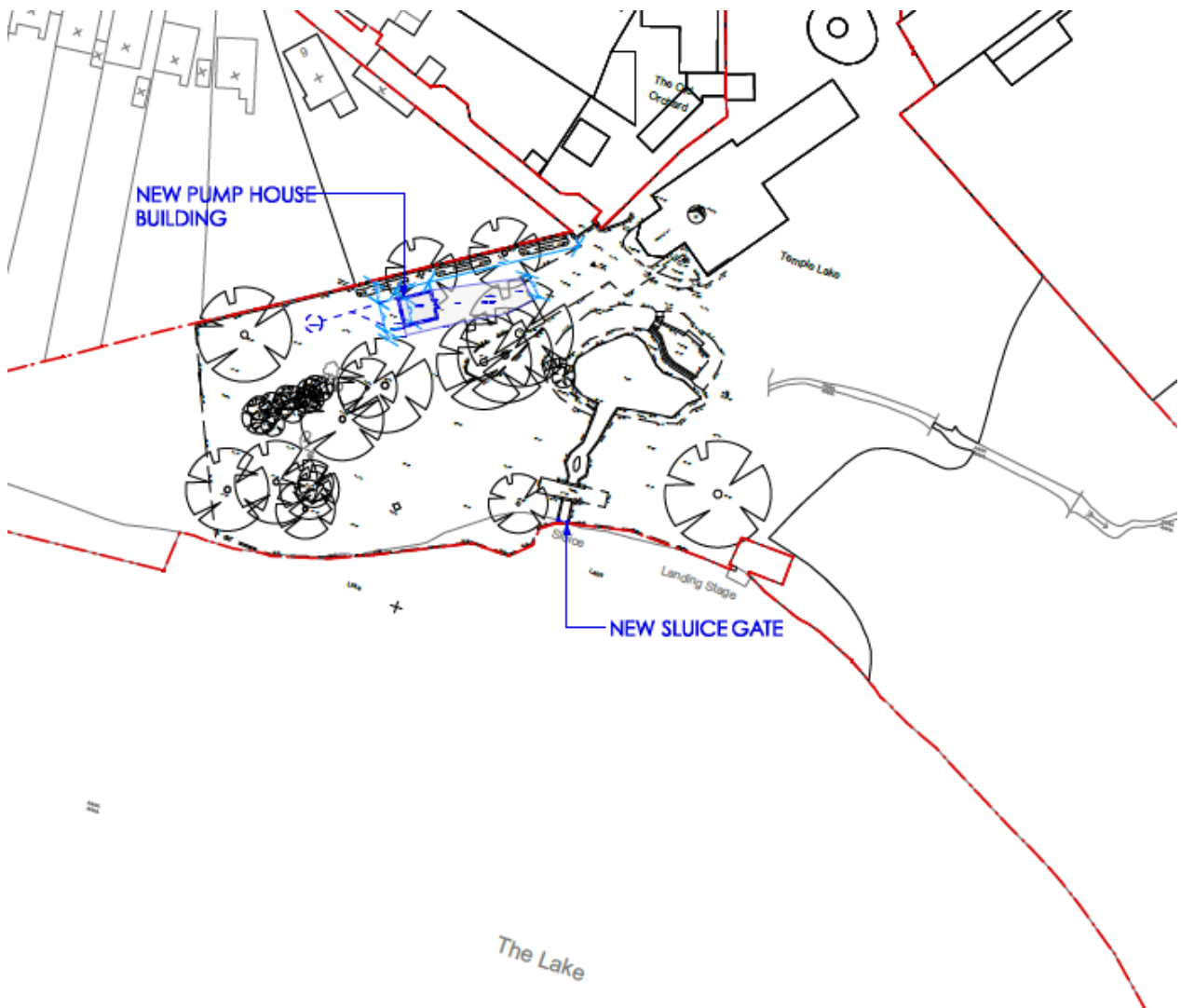


Location of proposed sluice gate



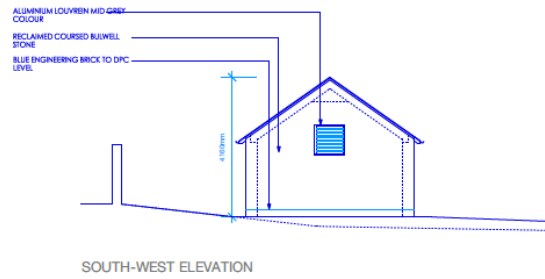
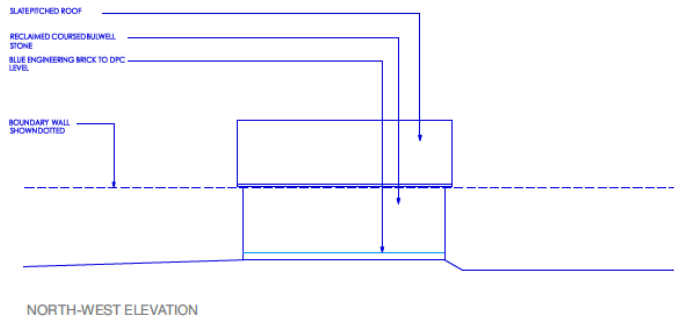
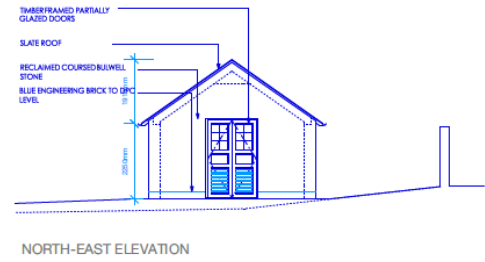
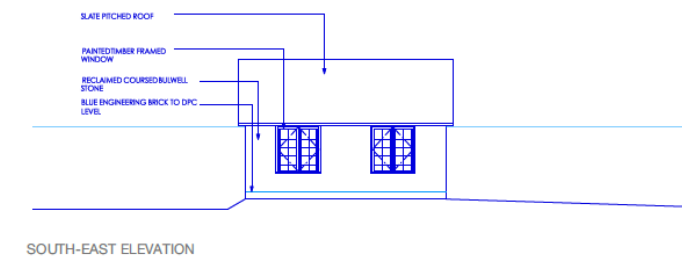
Host dwelling.

**Plans (not to scale)**

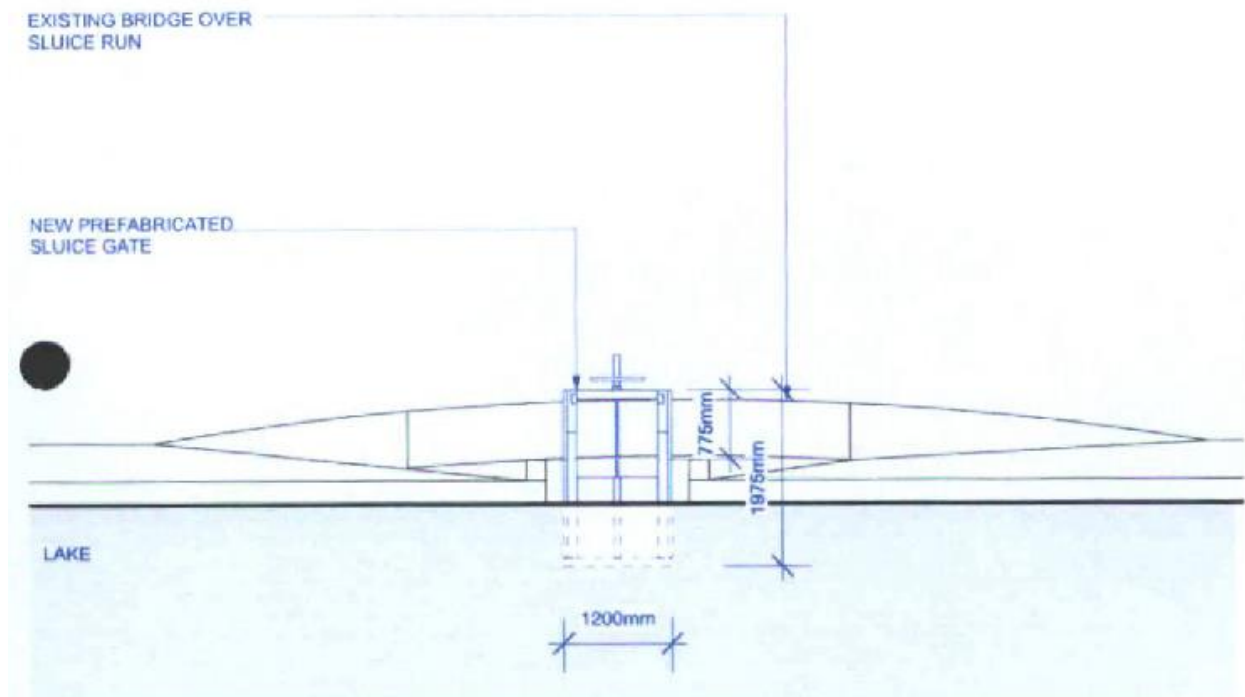


Site Plan





## Pump House Elevation Plans



## Sluice Gate Elevation Plan

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>19/00665/FUL</b>
<b>LOCATION:</b>	<b>33 Newtons Lane, Cossall, NG16 2SB</b>
<b>PROPOSAL:</b>	<b>Retain Conservatory</b>

Councillor D D Pringle has requested that the application is determined by the Planning Committee.

### 1 Executive Summary

- 1.1 This application seeks permission to retain the conservatory to the rear of the dwelling. The conservatory projects 3.76m from an existing rear extension, resulting in a total projection of 7.3m from the original rear wall of the dwelling. The structure is largely complete although the lower section has not yet been finished with render, as is intended by the applicant and shown on the plans. It is recommended to condition that the conservatory is rendered within three months of the date of permission as part of any permission granted.
- 1.2 The conservatory is to the rear of the dwelling and, due to the position, it is considered that it does not have a harmful impact on the street scene and is not out of keeping with the character of the area.
- 1.3 The conservatory has a relatively limited height and it is therefore considered that it does not result in an unacceptable loss of amenity for any neighbouring dwellings.
- 1.4 Overall, the scheme is considered to be acceptable and it is therefore recommended that planning permission be granted in accordance with the resolution contained in the appendix.

## APPENDIX 1

1 Details of the Application

- 1.1 This application seeks permission to retain the conservatory to the rear of the existing dwelling. The conservatory projects 3.76m from an existing rear extension, resulting in a total projection of 7.3m from the original rear wall of the dwelling. It is primarily glazed UPVC windows with lower sections of the conservatory rendered, although this has not yet been completed.

2 Site and surroundings

- 2.1 The application property is a 2 storey semi-detached residential dwelling with a pebbledash finish and tiled roof. There is an existing single storey rear extension. The property is adjacent to residential dwellings on each side, with fences circa 1.7m high forming each boundary. The property backs on to open fields and the land steps down to the rear.

3 Relevant Planning History

- 3.1 There is no relevant planning history for the application property.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan**

- 4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, design and amenity

4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

5 Consultations

- 5.1 Cossall Parish Council state that they acknowledge that a retrospective application has been submitted and would abide by the decision of the Borough Council.
- 5.2 Two properties adjoining the site were consulted and no responses were received.

- 5.3 Councillor D Pringle requested Committee determine the application because it is retrospective and appears to have been constructed to a poor standard.

6 Assessment

- 6.1 The main issues for consideration are the design and appearance of the conservatory and the impact on neighbouring amenity.

6.2 **Design and Appearance**

- 6.2.1 The dwelling has an existing single storey rear extension, to which the conservatory is attached, with the conservatory having a mono-pitched roof. Whilst the conservatory differs in terms of materials to the existing dwelling, extensions of this type and style are a common addition to residential properties and are considered appropriate in a residential setting. The conservatory is to the rear of the dwelling and therefore is not considered to have a harmful impact on the street scene. The application property has a large rear garden and therefore the development does not result in a cramped effect that is out of keeping with the character of the area. There are examples of other single storey rear extensions in the local area, including No. 99 which also has a rear conservatory. Therefore, the conservatory is considered to be in keeping with the surrounding area.

- 6.2.2 As it currently stands the conservatory is unfinished, showing breeze block elevations. The applicant intends to render the conservatory extension. Upon completion of this it is considered that a satisfactory standard of external appearance will be achieved. It is therefore considered appropriate to condition that this is done within 3 months of permission being granted.

6.3 **Amenity**

- 6.3.1 The conservatory is on the west boundary of the site, adjoining No. 35. The application property has an existing single storey rear extension that projects beyond the rear of the neighbouring dwelling. Including the conservatory, the total projection from the original rear wall would be 7.3m. Whilst the conservatory adds additional length to the projection, the height is relatively limited and it is considered that it does not result in an unacceptable sense of enclosure or loss of light for the residents of the neighbouring property.

- 6.3.2 The conservatory will be approximately 2.1m from the east boundary of the site, adjoining No. 31, which is also set in from the boundary. Whilst the extension will project beyond the rear of the neighbouring property, it is considered that the separation distance is sufficient to ensure there has not been an unacceptable loss of amenity for the residents of the neighbouring property.

- 6.3.3 There are no direct neighbouring properties to the rear of the site that would be affected by the conservatory.

- 6.3.4 Overall, it is considered that the conservatory has not resulted in an unacceptable loss of amenity for any neighbouring properties.

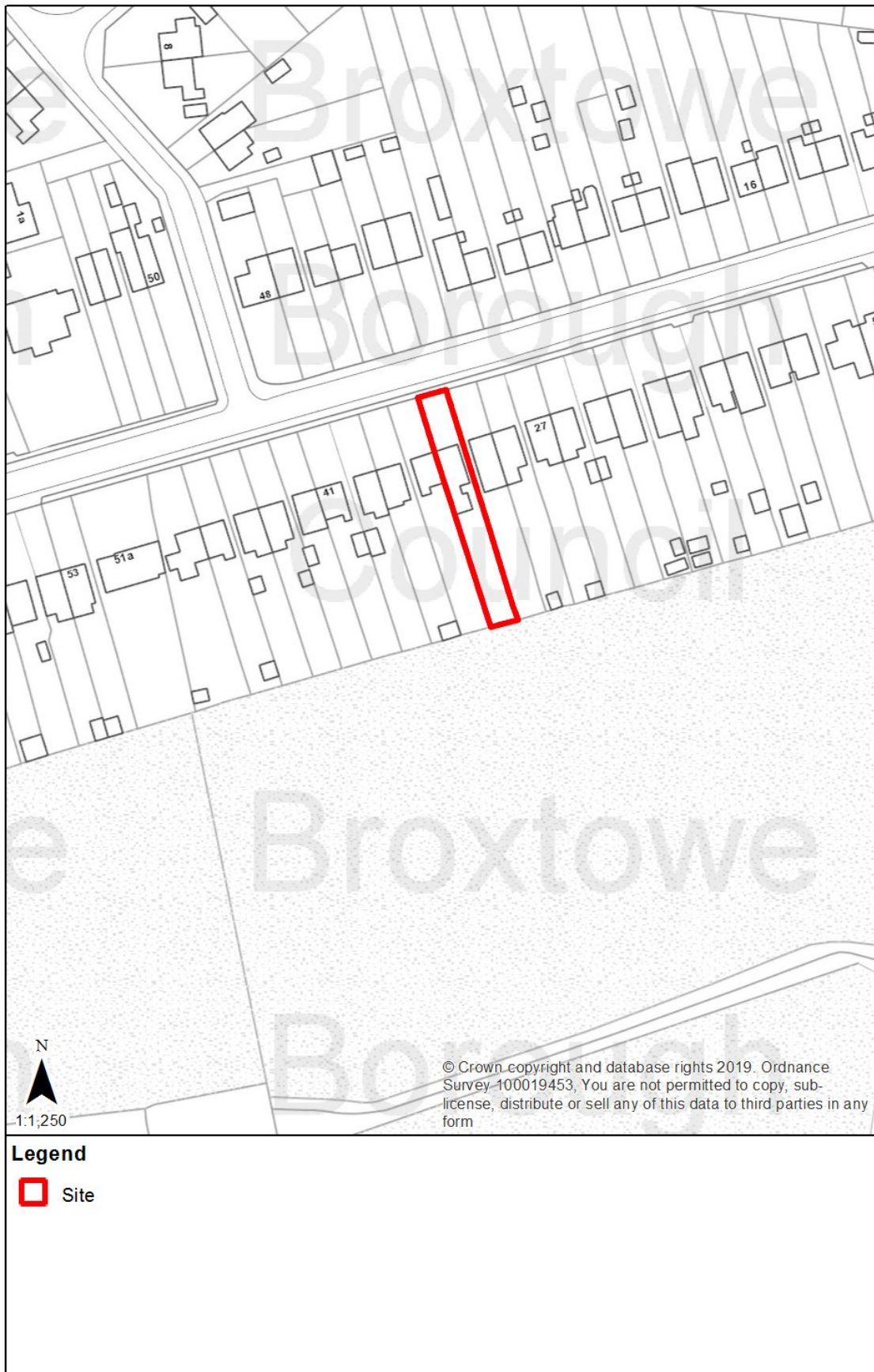
7 Planning Balance

- 7.1 The benefits of the conservatory are that it provides additional living space for the residents of the property without resulting in a negative impact on the street scene or having a harmful impact on the character of the area. Whilst it results in an increase in mass to the rear of the property, the application property and neighbouring dwellings have long rear gardens and therefore it does not result in a cramped effect that is harmful to the character of the area. On balance, it is therefore considered that the conservatory is acceptable.

8 Conclusion

- 8.1 Overall, it is considered that the conservatory is acceptable and that planning permission to retain the conservatory should be granted.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</b>	
<b>1.</b>	<b>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.</b>  <b><i>Reason: For the avoidance of doubt.</i></b>
<b>2.</b>	<b>The development hereby permitted shall be rendered in a white or off white render within 3 months of the date of this permission.</b>  <b><i>Reason: 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.</i></b>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</b>



Photographs



Rear elevation and relationship with No. 35.

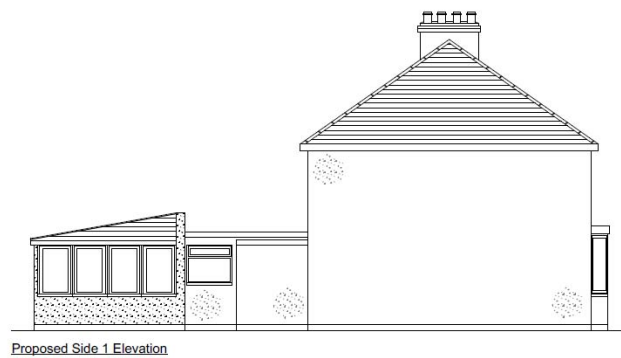
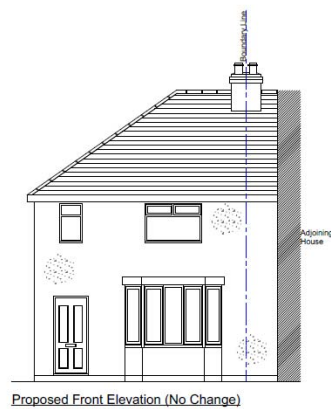
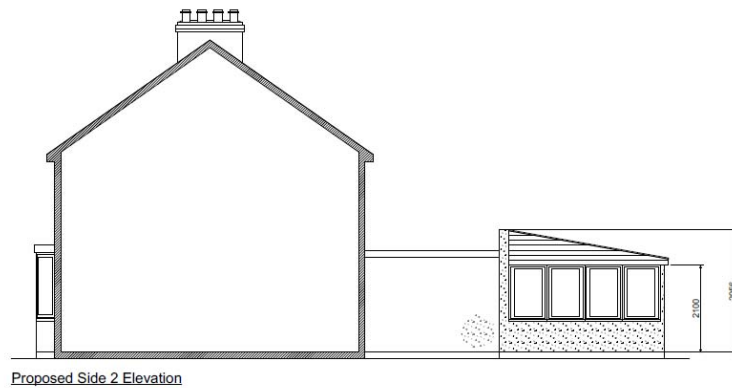
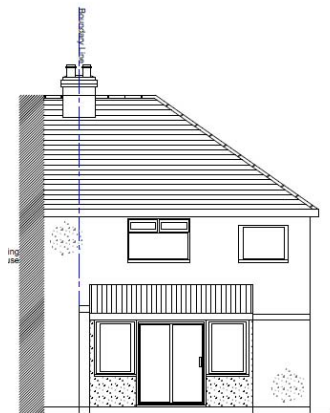


Rear elevation and relationship with No. 31.



Front elevation.

Plans (not to scale)





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## Report of the Chief Executive

### UPDATE REPORT ON APPEAL STATISTICS IN RELATION TO THE CRITERIA FOR DESIGNATION OF LOCAL PLANNING AUTHORITIES.

#### 1. Background

This matter was initially reported to members in January 2017 and an update was provided in September 2019. Members of the committee at the September meeting requested a full two-year summary of appeal decisions with any major applications highlighted. This is included in the appendix.

As reported to the 4 September 2019 meeting appeal overturns of five major applications in the preceding two years is almost certain to result in the Council being designated as 'underperforming' and therefore placed into 'special measures'. If this were to occur, it would have serious reputational and financial implications which were summarised previously and are not repeated here. At the time of drafting this report there have been no appeals allowed for major planning applications in the preceding two years. There are no major applications on this committee agenda.

#### Recommendation

**The Committee is asked to NOTE the report.**

#### Background papers

Nil

## APPENDIX

Appeal Decisions

Decision Type	Allowed	Dismissed	Split Decision	Total
Refusals by Officers under delegated powers	3	14	1	18
Refusals by Committee contrary to officer recommendation	9	6	0	15
Total Appeal Decisions	12	20	1	33

There has been one major appeal decision since October 2017 and the appeal was dismissed.

## **BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – NEIGHBOURHOODS & PROSPERITY**

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**PLANNING APPLICATIONS DEALT WITH FROM  
23 NOVEMBER 2019 TO 27 DECEMBER 2019**

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### **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	:	Ms K Jennison PLAN IT DESIGN LIMITED	19/00572/FUL
Site Address	:	34 Audon Avenue Chilwell Nottingham NG9 4AW	
Proposal	:	<b>Construct side and rear extension and create first floor with rear balcony</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr & Mrs Alan Wardle	19/00601/FUL
Site Address	:	5 Clarkes Lane Chilwell Nottingham NG9 5BG	
Proposal	:	<b>Construct two storey front/side and single storey rear extensions, boundary fence, widened driveway and external alterations including render and cedar cladding</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Nick Phillips	19/00634/FUL
Site Address	:	3 Central Avenue Chilwell Nottinghamshire NG9 4DU	
Proposal	:	<b>Construct single storey rear and side extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr & Mrs Martin	19/00659/FUL
Site Address	:	2 Siskin Close Bramcote Nottinghamshire NG9 3SX	
Proposal	:	<b>Construct single storey rear extension and convert garage to living accommodation</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr N Haywood-Jeffery	19/00675/FUL
Site Address	:	64 Crofton Road Attenborough Nottinghamshire NG9 5HW	
Proposal	:	<b>Construct single storey side/rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	McDonald's Restaurant Ltd	19/00683/ADV
Site Address	:	McDonald's Unit 8 Chilwell Retail Park Barton Lane Attenborough Nottinghamshire	
Proposal	:	<b>Install 5 digital freestanding signs and 1 15" digital booth screen</b>	
Decision	:	<b>Conditional Permission</b>	

#### AWSWORTH, COSSALL & TROWELL WARD

Applicant	:	Mrs Sarah Costello	19/00575/ADV
Site Address	:	Naptha House Shilo Way Awsworth Nottinghamshire NG16 2BF	
Proposal	:	<b>Retain two signs</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Justin Mooney WM Homes	19/00627/FUL
Site Address	:	Land North West Of 2 Smithfield Avenue Trowell Nottinghamshire	
Proposal	:	<b>Construct one dwelling</b>	
Decision	:	<b>Refusal</b>	

Applicant	:	Mr S Bates	19/00656/FUL
Site Address	:	35 Awsworth Lane Cossall Nottinghamshire NG16 2SA	
Proposal	:	<b>Retain boundary walls and erect gates and railings</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Cox	19/00672/FUL
Site Address	:	4 Awsworth Lane Cossall Nottinghamshire NG16 2RZ	
Proposal	:	<b>Construct conservatory</b>	
Decision	:	<b>Refusal</b>	

## BEESTON CENTRAL WARD

Applicant	:	Mr S Baldwin Top 365 Ltd	19/00342/MMA
Site Address	:	72 Queens Road East Beeston Nottingham NG9 2GS	
Proposal	:	<b>Minor Material Amendment to planning permission 16/00877/FUL to retain roof alterations, increase in size of rear dormer, revisions to windows and revisions to rear ground levels and inclusion of steps</b>	
Decision	:	<b>Refusal</b>	

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Applicant	:	Carmen Flores & Dan Bassford	19/00629/FUL
Site Address	:	61 Dovecote Lane Beeston Nottinghamshire NG9 1HU	
Proposal	:	<b>Construct single storey side and rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	Mr Shane Dellaca	19/00651/FUL
Site Address	:	17 Fletcher Road Beeston Nottinghamshire NG9 2EL	
Proposal	:	<b>Construct building for dog grooming business</b>	
Decision	:	<b>Conditional Permission</b>	

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## BEESTON NORTH WARD

Applicant	:	Mr Tarajmeer Kakar	19/00489/FUL
Site Address	:	98 Dennis Avenue Beeston Nottinghamshire NG9 2RE	
Proposal	:	<b>Retain front porch and ramp</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	Mrs Helen White	19/00621/FUL
Site Address	:	17 Endsleigh Gardens Beeston Nottinghamshire NG9 2HJ	
Proposal	:	<b>Construct two storey side extension, erect 2.4m high rear boundary fence and alterations to the existing single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	Mrs Thomas Beeston Free Church	19/00681/FUL
Site Address	:	Beeston Evangelical Free Church Salthouse Lane Beeston Nottinghamshire NG9 2FY	
Proposal	:	<b>Construct single storey and two storey extensions and alterations</b>	
Decision	:	<b>Conditional Permission</b>	

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## BEESTON RYLANDS WARD

Applicant	:	Mr & Mrs D Teece	19/00532/MMA
Site Address	:	Meadow Lodge Residential Care Home For The Elderly 21 - 23 Meadow Road Beeston Nottinghamshire NG9 1JP	
Proposal	:	<b>Minor Material Amendment to planning permission 18/00714/FUL (change of use from residential care home to eight apartments) for retrospective approval of installation of larger window to the north east elevation</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	Mr Dino Labbate Swish Architecture Ltd	19/00655/CLUP
Site Address	:	Clayton Court Queens Road Beeston Nottinghamshire	
Proposal	:	<b>Certificate of proposed development to carry out internal alterations to convert 6 existing two bedroom flats into 3 three bedroom and 3 two bedroom flats</b>	
Decision	:	<b>Approval - CLU</b>	

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Applicant	:	Mr Dino Labbate Swish Architecture Ltd	19/00661/FUL
Site Address	:	Clayton Court Queens Road Beeston Nottinghamshire	
Proposal	:	<b>External alterations, including new render, new windows, new roof, fascias and canopy entrance</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	Mr Chris Riley Broxtowe Borough Council	19/00667/REG3
Site Address	:	Pocket Park Redwood Crescent Beeston Nottinghamshire	
Proposal	:	<b>Install lighting column</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	David and Sharon Roberts and Cotterill	19/00763/CLUP
Site Address	:	21 Cartwright Way Beeston Nottinghamshire NG9 1RL	
Proposal	:	<b>Certificate of proposed development for change of use from dwelling (Class C3) to HMO (Class C4)</b>	
Decision	:	<b>Approval - CLU</b>	

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## BEESTON WEST WARD

Applicant	:	Mr Kevin Yates Everards Brewery	19/00545/FUL
Site Address	:	Crown Inn 20 Church Street Beeston Nottinghamshire NG9 1FY	
Proposal	:	<b>Construct external barrel and bin stores. Relay cobblestones from cellar in adjacent external patio. Replacement bar servery window</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Kevin Yates Everards Brewery	19/00546/LBC
Site Address	:	Crown Inn 20 Church Street Beeston NG9 1FY	
Proposal	:	<b>Listed Building Consent to make alterations to cellar including new flooring and removal of studwall. Relay cobblestones from cellar in adjacent external patio. Replacement bar servery window. Construct external barrel and bin stores</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr D Hilton	19/00678/FUL
Site Address	:	26 Bramcote Drive Beeston Nottinghamshire NG9 1AS	
Proposal	:	<b>Construct rear extension, front dormers, new front entrance, boundary wall and detached garage. Demolish side extension/garage (revised scheme to retain repositioned garage)</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Ms Rachel Curley	19/00638/FUL
Site Address	:	33 Larch Crescent Chilwell Nottinghamshire NG9 4DL	
Proposal	:	<b>Construct two storey side and single storey rear extension, side steps, rear patio and ramp following demolition of single storey lean-to</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr And Mrs Clarke	19/00646/FUL
Site Address	:	39 Hope Street Beeston Nottinghamshire NG9 1DR	
Proposal	:	<b>Construct side/ rear orangery</b>	
Decision	:	<b>Conditional Permission</b>	

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## BRAMCOTE WARD

Applicant	:	Mr Foster	18/00872/OUT
Site Address	:	84 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	<b>Outline application (with some matters reserved) to construct 2 dwellings</b>	
Decision	:	<b>Refusal</b>	

Applicant	:	Mr James Bates North Midland Construction	19/00140/ROC
Site Address	:	88 Cow Lane Bramcote NG9 3BB	
Proposal	:	<b>Variation of condition 2 (approved drawings) of planning ref: 15/00336/FUL (Construct dwelling) to enable ground alterations and increased height (0.6m) of proposed dwelling and revisions to design and materials</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Pindar	19/00324/FUL
Site Address	:	72 Hillside Road Beeston Nottinghamshire NG9 3AY	
Proposal	:	<b>Retain single storey rear extension and external render</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Georgina Unthank & Natasha Murray	19/00616/FUL
Site Address	:	58 Thoresby Road Bramcote Nottinghamshire NG9 3EN	
Proposal	:	<b>Construct rear extensions and porch, convert garage into habitable room and alterations to front windows</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Leia and Simon Craxford	19/00633/FUL
Site Address	:	88 Balmoral Drive Bramcote Nottinghamshire NG9 3FT	
Proposal	:	<b>Construct two storey rear extension and external alterations including insertion of first floor front window</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr S Limbachia	19/00635/FUL
Site Address	:	56 Moor Lane Bramcote Nottinghamshire NG9 3FH	
Proposal	:	<b>Construct front dormer, insert first floor bathroom window and replacement rear flat roof</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr & Mrs Littlehales	19/00643/FUL
Site Address	:	111 Cow Lane Bramcote NG9 3BB	
Proposal	:	<b>Construct two storey rear extension with balcony, ground floor side extension, roof alterations, insert side glazing and render. Construct detached garden room.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Sailesh Naranja	19/00657/FUL
Site Address	:	8 Sharnford Way Bramcote Nottinghamshire NG9 3LZ	
Proposal	:	<b>Construct ground and first floor rear extensions</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Rob Long	19/00671/MMA
Site Address	:	64 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD	
Proposal	:	<b>Minor Material Amendment to planning permission 18/00629/FUL for proposed change from brick to render and addition of roof lights and lanterns</b>	
Decision	:	<b>Conditional Permission</b>	
<b>BRINSLEY WARD</b>			
Applicant	:	Miss Sadd & Mrs Gilbert The Headstocks Tea Room	19/00455/FUL
Site Address	:	8 Church Lane Brinsley Nottinghamshire NG16 5AB	
Proposal	:	<b>Change of use from beauty salon to tea room (Class A3)</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Nick Thorpe	19/00611/FUL
Site Address	:	74 Moor Road Brinsley Nottinghamshire NG16 5AZ	
Proposal	:	<b>Construct single storey rear/side extension and replacement windows</b>	
Decision	:	<b>Conditional Permission</b>	
<b>CHILWELL WEST WARD</b>			
Applicant	:	Ms Emma Ward	19/00561/FUL
Site Address	:	11 Gregory Court Chilwell Nottinghamshire NG9 5NJ	
Proposal	:	<b>Construct single storey front extension and retain gazebo and raised decking</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr P Maltby Maltby Homes	19/00630/FUL
Site Address	:	Land To The Rear Of 237 And 239 Chilwell Lane Bramcote Nottinghamshire NG9 3DU	
Proposal	:	<b>Construct 3 dwellings</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr & Mrs Whelan	19/00713/FUL
Site Address	:	237 Chilwell Lane Bramcote Nottinghamshire NG9 3DU	
Proposal	:	<b>Construct two storey and single storey extensions</b>	
Decision	:	<b>Conditional Permission</b>	
<b>EASTWOOD HALL WARD</b>			
Applicant	:	Ms Caroline Child Western Power Distribution	19/00680/OHL
Site Address	:	Land South East Of Electricity Substation Lower Beauvale Newthorpe Nottinghamshire	
Proposal	:	<b>Prior notification to construct a utility bridge to hold electricity cables</b>	
Decision	:	<b>No Objection</b>	



Applicant	:	Mrs & Mr Shepherd & Holmes	19/00706/FUL
Site Address	:	101 Greenhills Road Eastwood NG16 3FT	
Proposal	:	<b>Construct rear conservatory</b>	
Decision	:	<b>Conditional Permission</b>	

#### EASTWOOD ST MARY'S WARD

Applicant	:	Ms Laura Bisbey St Modwen Homes Limited	18/00358/REM
Site Address	:	Land Off Newmanleys Road Eastwood Nottinghamshire	
Proposal	:	<b>Reserved matters application to construct 40 dwellings, the formation of a primary access to the site, infrastructure, open space provision and surface water attenuation (approval of reserved matters relating to planning reference 14/00334/OUT)</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Antony Wilkinson	19/00626/FUL
Site Address	:	Land To The Rear Of 12 & 14 Wood Street Eastwood Nottinghamshire NG16 3DD	
Proposal	:	<b>Construct dwelling</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Patrick Wilson	19/00664/OUT
Site Address	:	Land Adjacent To 25 Bailey Grove Road Eastwood Nottinghamshire NG16 3PE	
Proposal	:	<b>Outline application with all matters reserved to construct one dwelling</b>	
Decision	:	<b>Refusal</b>	

#### GREASLEY WARD

Applicant	:	Mr L Rowland	19/00670/FUL
Site Address	:	24 Daisy Farm Road Newthorpe Nottinghamshire NG16 2AY	
Proposal	:	<b>Erect gazebo</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr E. Buckman	19/00704/CLUP
Site Address	:	242 Main Street Newthorpe Nottinghamshire NG16 2DN	
Proposal	:	<b>Construct single storey rear extension</b>	
Decision	:	<b>Approval - CLU</b>	

Applicant	:	Miss G Clarkson Persimmon Homes Nottingham	19/00725/MMA
Site Address	:	Beamlight Automotive Seating Ltd Tricom House Newmanleys Road Eastwood Nottinghamshire NG16 3JG	
Proposal	:	<b>Minor Material Amendment to reference 19/00519/REM for Plots 25 to 30 have been moved closer to the site boundary and Gardens of plots 2, 7, 25 and 30 have been made larger, Improved parking of plot 10 and plots 27-29; introducing turning facility, Plot 5 has been handed due to levels, Plot 25 has been given a double garage</b>	
Decision	:	<b>Conditional Permission</b>	

#### KIMBERLEY WARD

Applicant	:	Mr Barlow Fairgrove Homes	18/00857/REM
Site Address	:	Site Of Kimberley Brewery Hardy Street Kimberley Nottinghamshire	
Proposal	:	<b>Construct 55 dwellings (approval of reserved matters relating to planning reference 13/00570/FUL)</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Ms Alison Dudley	19/00639/FUL
Site Address	:	Land To Southwest Of Crabcroft Farm Awsworth Lane Awsworth Nottinghamshire	
Proposal	:	<b>Erect stable block and hay barn and change of use of land to equestrian use</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Kerry Harris	19/00640/FUL
Site Address	:	3 Westby Lane Babbington Village Kimberley NG16 2SS	
Proposal	:	<b>Construct single storey and first floor rear extensions, alterations to roof and loft conversion</b>	
Decision	:	<b>Withdrawn</b>	

Applicant	:	Tony Mason	19/00686/FUL
Site Address	:	9 Victoria Street Kimberley Nottingham NG16 2NH	
Proposal	:	<b>Construct single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Caroline Lane	19/00692/FUL
Site Address	:	18 High Spannia Kimberley Nottingham NG16 2LD	
Proposal	:	<b>Construct Front Extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Doidge	19/00697/FUL
Site Address	:	19 Poplar Crescent Nuthall Nottinghamshire NG16 1FE	
Proposal	:	<b>Construct single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Lee Smith	19/00709/FUL
Site Address	:	Knowle House 74 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	<b>Construct two storey side and rear extensions and new garage</b>	
Decision	:	<b>Conditional Permission</b>	
<b>NUTHALL EAST &amp; STRELLEY WARD</b>			
Applicant	:	Mr Barry Vernon Exel Computer Systems Plc	19/00648/FUL
Site Address	:	105 Nottingham Road Nuthall Nottinghamshire NG16 1DN	
Proposal	:	<b>Construct first floor rear extension and balcony</b>	
Decision	:	<b>Refusal</b>	
Applicant	:	Mr & Mrs Wilcock	19/00658/FUL
Site Address	:	17 Bloomsbury Drive Nuthall Nottinghamshire NG16 1RJ	
Proposal	:	<b>Construct single storey rear extension and external flue</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs K Kaur	19/00674/FUL
Site Address	:	5 Oakwood Gardens Nuthall Nottinghamshire NG16 1RS	
Proposal	:	<b>Retain detached store in rear garden</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Ms Rosin Johnson	19/00691/FUL
Site Address	:	59 Horsendale Avenue Nuthall Nottingham NG16 1AQ	
Proposal	:	<b>Construct ground floor side and rear extension and first floor side extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr P Bradley	19/00720/FUL
Site Address	:	30 Horsendale Avenue Nuthall Nottinghamshire NG16 1AN	
Proposal	:	<b>Construct two storey side and single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
<b>STAPLEFORD NORTH WARD</b>			
Applicant	:	Mr & Mrs Humphries	19/00615/OUT
Site Address	:	Land Adjacent 271A-271D Ilkeston Road Stapleford Nottinghamshire	
Proposal	:	<b>Outline application to construct dwellings with associated parking (all matters reserved except for access)</b>	
Decision	:	<b>Conditional Permission</b>	
<b>STAPLEFORD SOUTH WEST WARD</b>			
Applicant	:	Mr Aarron Webster	19/00343/FUL
Site Address	:	Works Bailey Street Stapleford Nottinghamshire	
Proposal	:	<b>Construct dwelling</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr David Dean Dean Laundry Systems Ltd	19/00586/FUL
Site Address	:	159 Derby Road Stapleford Nottinghamshire NG9 7AS	
Proposal	:	<b>Change of use from workshop to office</b>	
Decision	:	<b>Conditional Permission</b>	

## TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mr & Mrs Kemp	19/00602/FUL
Site Address	:	28 Leigh Road Toton Nottingham NG9 6GF	
Proposal	:	<b>Construct single/ two storey side extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Mike Sycamore	19/00625/FUL
Site Address	:	7 Whitton Close Chilwell Nottinghamshire NG9 6PB	
Proposal	:	<b>Variation of condition 3 of planning ref: 92/00651/REM to convert garage into habitable room</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Chris Hall	19/00632/FUL
Site Address	:	14 Spinney Rise Toton Nottinghamshire NG9 6JN	
Proposal	:	<b>Construct single/ two storey side and rear extensions, front porch and raised patio to the rear</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Hannah Merritt	19/00695/FUL
Site Address	:	18 Russell Gardens Chilwell Nottingham NG9 6NY	
Proposal	:	<b>Construct two storey side and single storey rear extensions</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Paul Atherton	19/00696/FUL
Site Address	:	17 Kindlewood Drive Chilwell Nottinghamshire NG9 6NE	
Proposal	:	<b>Retain conversion of garage into habitable room</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr R Turner	19/00702/FUL
Site Address	:	204 Stapleford Lane Toton Nottinghamshire NG9 6GB	
Proposal	:	<b>Construct single storey outbuilding and flat roof link to adjoin raised flat roof to existing rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

## WATNALL & NUTHALL WEST WARD

Applicant	:	Mr Lewis Simpson	19/00515/FUL
Site Address	:	7 Middleton Close Nuthall Nottinghamshire NG16 1BX	
Proposal	:	<b>Construct two storey rear extension, garage conversion and new porch</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr jack sills	19/00571/FUL
Site Address	:	81 Main Road Watnall Nottingham NG16 1HE	
Proposal	:	<b>Install gates, extend existing driveway and construct boundary wall, raised landing and steps to upper floor and first floor side extension (revised scheme)</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mrs Cara Woodhouse	19/00654/FUL
Site Address	:	17 Maple Drive Nuthall Nottinghamshire NG16 1EH	
Proposal	:	<b>Construct two storey side and single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	