

PLANNING COMMITTEE

WEDNESDAY, 12 FEBRUARY 2020

Present: Councillor J W McGrath, Vice-Chair, in the Chair

Councillors: S J Carr (Substitute)
D Bagshaw
D Grindell
M Handley
R I Jackson
R D MacRae
P J Owen
D D Pringle
C M Tideswell
R D Willimott

Apologies for absence were received from Councillors L A Ball BEM, T A Cullen and D K Watts.

70 DECLARATIONS OF INTEREST

Councillor M Handley declared a non-pecuniary interest in item 5.3 due to speaking as a ward member on the item, minute number 73.3 refers.

71 MINUTES

The minutes of the meeting held on 15 January 2020 were approved as a correct record and signed.

72 NOTIFICATION OF LOBBYING

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

73 DEVELOPMENT CONTROL

73.1 19/00808/FUL

Construct 9 one bedroom apartments (revised scheme)
147 - 151 Queens Road, Beeston, Nottinghamshire, NG9 2FE

This application sought planning permission to construct 9 one bedroom apartments (revised scheme) and had been brought before the Committee at the request of Councillor P Lally.

Members considered the late items for the application which included two additional objections which raised concerns over the loss of privacy, the building height, the overpowering nature of the building and the loss of parking.

Ms H Blackwell (objecting) and Councillor L A 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 surrounding area.
- Further parking issues that would arise from the increased number of residents.
- There would be a loss of neighbour amenity.

It was proposed by Councillor R I Jackson and seconded by Councillor S J Carr that the application be deferred to allow officers to consult with the Highways Authority and further consider the parking issues.

RESOLVED that the application be deferred.

73.2 19/00619/FUL

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

This application sought planning permission to construct a pump house and sluice gate and had been considered by the Committee on 15 January 2020.

Members considered the late items for the application which included three letters of support, two letters of objection and photographs provided by the applicant to highlight flooding within the area.

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

- The proposed pump house had been reduced in size.
- There was concern that the pump house was located too close to the existing residential properties and the roof would be visible above the boundary fence.

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 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, 6 December 2019 and 28 January 2020.**

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.**

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 development involves building works and given the proximity of residential properties to the site the applicant is reminded to ensure contractors 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. There should be no bonfires at any time.**

73.3 19/00738/FUL

Construct two storey rear extension
21 Hilltop Rise, Newthorpe, Nottinghamshire, NG16 2GD

This application sought planning permission to construct a two storey rear extension and had been brought before the Committee at the request of Councillor M Handley.

Members considered the late items for the application which included an additional four objections which raised concerns over the loss of privacy, the building height, the overpowering nature of the building and a loss of parking.

Mr White (objecting), Mr Nibblet (applicant) and Councillor M Handley (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 appropriate for the area.
- The design of the roof appeared awkward.
- The proposal would lead to a loss of neighbour amenity.
- A query was raised as to whether windows should be obscurely glazed.

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

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**

2. The development hereby permitted shall be carried out in accordance with the site location plan (1:1250) and drawings numbered JW4/11/19 (1:100), JW2/11/19 (1:50), JW3/11/19 (1:50); received by the Local Planning Authority on 15 November and 5 December 2019.
3. The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building.
4. The windows at first floor level on the existing side elevations and the south east side elevation of the extension hereby approved shall be obscurely glazed to Pilkington level 4 or 5 and non-opening to 1.7m above the floor level and retained as such for the lifetime of the development.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. 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).
4. In the interest of protecting the privacy of neighbouring properties 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 agreed determination timescale.
2. The development involves building works and given the proximity of residential properties to the site the applicant is reminded to ensure contractors 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. There should be no bonfires at any time.

73.4 19/00700/FUL

Construct a two storey side/first floor rear extensions, front porch including garage conversion (revised scheme)

3 Canterbury Close, Nuthall, Nottinghamshire, NG16 1PU

This application sought planning permission to construct a two storey side/first floor rear extensions, front porch including garage conversion (revised scheme) and had been brought before the Committee at the request of Councillor P J Owen.

Members considered the late items for the application which included further information, from a neighbouring property, demonstrating the impact of the proposed extension.

Mr Frost (objecting) addressed the Committee prior to the general debate.

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

- The proposal was appropriate for the area.
- There was an acceptable loss of neighbour amenity.
- There was insufficient parking at the site.

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

1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the site location plan (1:1250), block plan (1:200), roof plan (1:100), proposed elevation plan (1:100), proposed ground floor plan (1:50), proposed first floor plan (1:50); received by the Local Planning Authority on 12 November 2019.
3. The extensions shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building.
4. No openings above ground floor level shall be installed in either of the side elevations of the two storey rear extension hereby approved without the written consent of the local planning authority.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
4. In the interest of protecting the privacy of neighbouring properties 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 agreed determination timescale.

73.5 19/00775/FUL

Dropped kerb

34 Moorbridge Lane Stapleford Nottinghamshire NG9 8GU

This application sought planning permission to construct a dropped curb and had been brought before the Committee at the request of Councillor R MacRae.

Members debated the application and commented that the proposal was appropriate for the area.

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 and the block plan received by the local planning authority on 18 December 2019.
3. The dropped kerb shall be constructed in accordance with the highway authority specification.
4. The dropped kerb shall not be brought into use until all the drive/parking areas have been surfaced in a hard-bound material for a minimum of 5.5 metres behind the highway boundary. The surfaced drive/parking areas shall then be maintained in such hard-bound material for the life of the development.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. In the interests of highway safety 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).
4. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) and in the interests of highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

Notes to applicant

1. The council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

2. The proposal makes it necessary to construct a vehicular and verge 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 0330 500 80 80 to arrange for these works to be carried out.
3. 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
4. There is operational gas apparatus within the application site boundary. You are required to contact Cadent's Plant Protection Team for advice. Email: plantprotection@cadentgas.com Tel: 0800 688 588

74 INFORMATION ITEMS

74.1 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.

74.2 DELEGATED DECISIONS

The delegated decisions were noted.

75 EXEMPT ITEM

This item was withdrawn from the agenda, at the request of the Chair, due to additional information that was submitted shortly before the meeting with insufficient time to enable decision making.