



Tuesday, 18 July 2023

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 26 July 2023 in the Council Chamber, Council Offices, Foster Avenue, Beeston NG9 1AB, commencing at 6.00 pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors:	D Bagshaw (Chair)	G S Hills
	R S Falvey (Vice-Chair)	G Marshall
	P J Bales	D D Pringle
	L A Ball BEM	H E Skinner
	R E Bofinger	P A Smith
	G Bunn	D K Watts
	S J Carr	

A G E N D A

1. APOLOGIES

To receive apologies and to be notified of the attendance 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 3 - 16)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 5 July 2023.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 23/00270/FUL (Pages 17 - 32)

Demolition of 60 Abbey Road and double garage adjacent.
Construct one x two-storey dwelling and five bungalows.
Extension and additional floor to storage unit rear of 62.
Widening of access from Abbey Road
60-62 Abbey Road, Beeston, Nottingham, NG9 2QF

5.2 23/00110/FUL (Pages 33 - 46)

Demolition of existing dwelling and construction of a two
storey dwelling with detached garage
70 Beeston Fields Drive Bramcote Nottinghamshire NG9
3TD

6. INFORMATION ITEMS

6.1 APPEAL DECISION 22/00337/FUL (Pages 47 - 48)

6.2 APPEAL DECISION 22/00501/FUL (Pages 49 - 50)

6.3 DELEGATED DECISIONS (Pages 51 - 58)

PLANNING COMMITTEE

WEDNESDAY, 5 JULY 2023

Present: Councillor D Bagshaw, Chair

Councillors: P J Bales
L A Ball BEM
R E Bofinger
G Bunn
S J Carr
G S Hills
G Marshall
H E Skinner
P A Smith
D K Watts
R Bullock (Substitute)
D D Pringle (Substitute)

Apologies for absence were received from Councillors R S Falvey and H G Khaled MBE.

Councillor J M Owen was also present.

The Officers present were R Dawson, S Heron, B Norman, D Otterwell and K Newton.

6 DECLARATIONS OF INTEREST

Councillor D Bagshaw declared a disclosable pecuniary interest in item 5.1. as he was in consultation with the agent. Minute number 9.1 refers.

Councillor R Bullock declared a non-registerable interest in item 5.1, as he was pre-determined. Minute number 9.1 refers.

7 MINUTES

The minutes of the meeting on 7 June 2023 were confirmed and signed as a correct record.

8 NOTIFICATION OF LOBBYING

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

9 DEVELOPMENT CONTROL

9.1 22/00894/REM

Construct 104 dwellings (reserved matters access, appearance, landscaping, layout and scale, Planning reference 20/00844/OUT)

Former site of Lynncroft Primary School, Lynncroft, Eastwood, Nottinghamshire

This application was brought to the Committee as it was a reserved matters application for a major residential development.

There was a late item comprise of a correction, which clarified the number of units was 104.

Katy Falls, on behalf of the applicant, Steve Willgoose, objecting and Councillor R Bullock, Ward Member, gave representation to the Committee prior to the general debate.

During the debate, the Committee gave due consideration to all of the information that had been presented to it, with particular reference to the impact on privacy the proposed houses would have on existing residents, who would be overlooked. There was also concern about un-adopted roads, traffic, access and the mix of affordable housing on the site. It was noted that the affordable housing should not be differentiated by look or style from the other housing on the site.

It was proposed by Councillor S J Carr and seconded by Councillor G Marshall that the item be deferred to allow the developer to give consideration to the configuration of the proposed development in order to address concerns about privacy and overlooking and to improve the mix of affordable housing. On being put to the meeting the motion was carried.

RESOLVED that the item be deferred.

Reasons

To allow the developer to give consideration to the configuration of the proposed development in order to address concerns about privacy and overlooking and to improve the mix of affordable housing.

(Having declared a pecuniary interest in the item, Councillor D Bagshaw vacated the Chair for the duration of the item, did not participate in the debate and did not vote thereon. In the absence of the Vice Chair it was proposed by Councillor P A Smith and seconded by Councillor G Marshall that Councillor P Bales take the Chair for this item. On being put to the meeting the motion was carried.

RESOLVED that Councillor P Bales take the Chair for the duration of the item.

Having declared himself pre-determined, Councillor R Bullock made representation to the Committee as a Ward Member and left the meeting for the duration of the debate on the item and did not vote thereon.)

9.2 23/00118/FUL

Construct one single storey dwelling, following demolition of existing equestrian structures

Site of Former Stables and Land North West of 22 Westby Lane, Babbington Village

The application was brought to the Committee at request of former Councillor M J Crow. The request was made prior to the 4 May 2023 Elections.

The Committee noted the late item, which was a comment about highway safety.

There were no public speakers.

Having duly noted all of the submissions made to it, the Committee debated the item, specifically the volume of the proposal and whether permitted development rights could mean the property could be increased in size in future. The Committee also discussed the style of the proposal.

It was proposed by Councillor P Bales and seconded by Councillor G Bunn that there be a condition on the planning permission, should it be passed, to remove permitted development rights. On being put to the Committee the motion was carried.

RESOLVED that there be a condition on the planning permission, should it be passed, to remove permitted development rights.

RESOLVED that planning permission, with the amendment to include a condition removing permitted development rights, 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.**

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.

2. **This permission shall be read in accordance with the following plans: 221162_001_Existing Site and Location Plan A, 221162_002_Existing Floor Plan and Elevations A, 221162_003_Proposed Site and Location Plan A, 221162_005_Proposed Elevations A (Received by the Local Planning Authority 07/03/23), 221162_004_Proposed Ground Floor Plan (Received by the Local Planning Authority 10/02/23).**

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.

3. **No development above slab level shall commence until samples/details of the proposed external facing materials have been submitted to and agreed in writing by the Local Planning**

Authority and the development shall be constructed only in accordance with those details.

Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

4. No development shall commence (excluding the demolition of existing structures and site clearance) until;
 - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity; and
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: In the interest of public health and safety in accordance with Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.

5. No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:
 - a) The means of access for construction traffic;
 - b) parking provision for site operatives and visitors;
 - c) the loading and unloading of plant and materials;
 - d) the storage of plant and materials used in construction / demolition the development;
 - e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and
 - f) details of dust and noise suppression to be used during the construction phase.
 - h) details for the identification and safe removal of any Asbestos containing materials.

The approved statement shall be adhered to throughout the construction period.

Reason: To protect the amenity of neighbouring residents and in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Local Plan Part 2.

6. Prior to the commencement of the development, a detailed

Landscape and Ecological Management Plan shall be submitted to and approved and by the Local Planning Authority. The Landscape and Ecological Management Plan shall include ecological enhancement measures to support wildlife as detailed within the submitted Preliminary Ecological Appraisal (dated 14/04/23). The development shall be implemented in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of securing an environmental net gain in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

7. No above ground works shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:

- (a) numbers, types, sizes and positions of proposed trees and shrubs
- (b) proposed boundary treatments
- (c) proposed hard surfacing treatment
- (d) proposed lighting details
- (e) planting, seeding/turfing of other soft landscape areas

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

Reason: 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).

8. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: In the interest of public health and safety in accordance with Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.

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.

Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

10. Prior to the commencement of development, an Arboricultural Method Statement and tree protection measures, to BS5837, shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate how all existing boundary trees and hedgerows to be retained will be protected during the construction period. The development shall thereafter be carried out only in accordance with the approved details.

Reason: To ensure protection during construction works of trees and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired, in order to comply with Policy 17 – Biodiversity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

11. All excavations shall be covered overnight or else have an escape ramp to prevent entrapment of badgers, hedgehogs, and other wildlife. All pipework greater than 150 mm should be capped off at the end of the day and chemicals should be stored securely.

Reason: In the interests of protecting any wildlife during the construction period in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

12. No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect nearby occupants from excessive construction noise and vibration in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Local Plan Part 2.

13. 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, roof additions or buildings shall be carried out to the hereby permitted dwelling or within the application site which come within Class A, B, and E of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning

Authority by way of a formal planning permission.

Reason: In the interests of preserving the openness of the Green Belt in accordance with the aims of Policy 3 - The Green Belt of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 8 - Development in the Green Belt 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. Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
3. As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.

9.3 23/00201/FUL

Retain agricultural barn and alteration of land levels (revised scheme)
Land Off Westby Lane Babbington Village Nottingham

The application is brought to the Committee at request of former Councillor S Easom. The request was made prior to the Election of 4 May 2023.

There were no late items for the Committee to consider.

Michael Fravolini, the applicant made representation to the Committee prior to the general debate. A statement was read out on behalf of Joanna Shaw, objecting.

Having given due regard to the submissions made to it, the Committee debated the item, noting in particular, the appearance and size of the barn, which was considered to be detrimental to the openness and amenity of the green belt. The untidy nature of the site and the appearance of the gates were also discussed.

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

1. The development hereby permitted shall be commenced within one month of the date of this permission with works to the barn shall be completed within three months of the date of the permission.

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.

2. **Within one month of the completed development the site shall be cleared of any material not associated with the permitted use as an agricultural barn, and the metal gate shall be removed and replaced with traditional farm gate, the details of which shall be agreed in accordance with condition 3.**

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.

3. **Before the installation of the replacement farm gate, details shall be submitted to the Local Planning Authority and approved in writing. The gate shall be installed within one month of the completion of the barn.**

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).

4. **The development hereby permitted shall be carried out in accordance with drawing PG/MF/2022/002/02 Rev B and site location plan received by the Local Planning Authority on 11 July 2022 and the supporting Agricultural Statement received by the Local Planning Authority on 9 March 2023**

Reason: For the avoidance of doubt.

5. **No part of the development hereby approved shall be brought into use until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority.**

The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.

No building to be erected pursuant to this permission shall be occupied or brought into use until:

(i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and

(ii) It has been certified to the satisfaction of 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.

Reason: In the interests of public health and safety and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of Broxtowe 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 in line with adopted policies.
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

3. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.lineearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

9.4 23/00141/FUL

Retention of two storey side/rear, single storey front and rear extensions, boundary fence and loft conversion with rear dormer. Change of use of resulting building to 5 bed HMO and 1 bed apartment
2 Gwenbrook Road, Chilwell, Nottinghamshire NG9 4AZ

Former Councillor E Kerry has requested this application be determined by Committee on behalf of former Councillor P Roberts-Thompson. The request was made prior to the Elections of 4 May 2023, when both were in office.

There were no late items and no public speakers.

The Committee considered all of the information before it. There was concern about the lack of car parking spaces and that this would cause an amenity issue for local residents. There was also concern about the large expanse of driveway and the problems for drainage that this could present.

It was proposed by Councillor G Bunn and seconded by Councillor D K Watts that should planning permission be granted, a condition be added requiring that the driveway be constructed from permeable material to ensure that there was sufficient drainage. On being put to the meeting the motion was carried.

RESOLVED that should planning permission be granted, a condition be added requiring that the driveway be constructed from permeable material to ensure that there was sufficient drainage.

Recommendation

RESOLVED that planning permission, as amended to include a condition be added requiring that the driveway be constructed from permeable material, be granted subject to the following conditions.

- 1. The development hereby permitted shall be retained in accordance with drawing numbers 21/532/04 received by the Local Planning Authority on 17 February 2023, 22/532/03 and 22/532/06 received by the Local Planning Authority on 3 April 2023 and 22/532/07 received by the Local Planning Authority on 12 April 2023, and 22/532/02G received by the Local Planning Authority on 7 June 2023.**

Reason: For the avoidance of doubt.

- 2. Prior to the occupation of the development the frontage parking area shall be constructed with drainage provision to prevent the unregulated discharge of surface water to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.**

Reason: In the interests of highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).

- 3. Prior to first occupation the parking area to the front shall be removed and replaced with a permeable surface and a system of surface water drainage, the details of which shall first be submitted to, and approved in writing by, the Local Planning Authority. The parking area, as approved, shall be installed prior to the occupation of the development and be retained in accordance with the approved details**

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.**

9.5 23/00228/FUL

Construct single storey rear extension
85 Nottingham Road, Nuthall, Nottinghamshire, NG16 1DN

Councillor P J Owen had asked that this application be considered by the Committee.

There were no late items.

Mr R Terry, the applicant, made representation to the Committee prior to the general debate.

Having considered all representations made to it, the Committee debated the application with particular reference to the limited impact the proposed development would have on the openness and amenity of the green belt.

RESOLVED that the application be granted, with the specific wording of the approval and conditions, including those on plans, time and materials, be delegated to the Chair of the Planning Committee in agreement with the Head of Planning and Economic Development.

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 Block Plan, Proposed Floor Plan (Drawing Number 23/1097/01), Proposed Elevations and Roof Plan (Drawing Number 23/1097/03), Existing Elevations and Location Plan (Drawing Number: 23/1097/102) received by the Local Planning Authority on 30 March 2023.**
- 3. The single storey rear extension shall be constructed using materials to match the existing house and as specified in the application form received by the Local Planning Authority on 30 March 2023, unless otherwise agreed in writing by 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).**

9.6 23/00080/FUL

Construct two storey and single storey side extensions
6 Ilkeston Road, Stapleford, Nottinghamshire, NG9 8JL

The application was brought to the Committee at request of Councillor J W McGrath.

There were no late items.

Shane Humphries, the applicant, addressed the Committee prior to the general debate.

The Committee, having considered all the information before it, debated the item including the size and scale of the proposed extension, the impact of this of neighbouring properties, that there were no objections from neighbours and that the proposed boundary wall of the development was no closer to neighbours than the existing wall.

RESOLVED that the application be granted, with the specific wording of the approval and conditions, including those on plans, time and materials, be delegated to the Chair of the Planning Committee in agreement with the Head of Planning and Economic Development.

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, proposed block plan and roof plan SC1222/512, proposed elevations and floor plan SC1222/512 and proposed and existing elevations SC1222/512 received by the Local Planning Authority 7 March 2023.**
- 3. The extensions hereby approved shall be constructed using white render and tiles of a type, texture and colour so as to match those of the existing dwelling.**
- 4. The first floor window in the western 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.**

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 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).**
- 4. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).**

Note to Applicant

1. 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

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

10 INFORMATION ITEMS

10.1 APPEAL DECISION 22/00030/FUL

The Committee noted the report regarding land between 10 – 12, Chetwynd Road, Toton.

10.2 APPEAL DECISION 22/00125/FUL

The Committee noted the report regarding land between Styring Street and Station Road, Station Road, Beeston.

It was asked that it be placed on record that the Committee was displeased with the decision of the Inspector.

10.3 DELEGATED DECISIONS

The Committee noted the report.

11 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 3 of Schedule 12A of the Act.

12 PLANNING ENFORCEMENT SERVICE UPDATE

The Committee noted the report.

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Report of the Chief Executive

APPLICATION NUMBER:	23/00270/FUL
LOCATION:	60-62 Abbey Road, Beeston, Nottingham, NG9 2QF
PROPOSAL:	Demolition of 60 Abbey Road and double garage adjacent. Construct one x two-storey dwelling and five bungalows. Extension and additional floor to storage unit rear of 62. Widening of access from Abbey Road.

The application is brought to the Committee as requested by Councillor S J Carr.

1.1 Purpose of Report

This application seeks to gain planning permission for the demolition of number 60 Abbey Road and double garage adjacent and the construction of one two storey dwelling with four bedrooms and five bungalows, each with two bedrooms, an extension and additional floor to storage unit to the rear of number 62 Abbey Road and the widening of the access from Abbey Road.

1.2 Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix.

1.3 Detail

1.3.1 The application seeks to demolish the existing dwelling at 60 Abbey Road and double garage and the construction of a replacement two storey dwelling. Five bungalows are also proposed on land located directly to the rear along with the widening of the existing access located off Abbey Road. The application also proposes to extend and add an additional floor to an existing storage unit located to the rear of number 62 Abbey Road.

1.3.2 The existing dwelling consists of a single storey domestic dwelling number 60 Abbey Road which has been significantly extended over the years and is currently in need of renovation works. Directly to the rear there is a garden area serving the dwelling. To the side number 62 Abbey Road consists of a two storey building containing residential flats. To the rear of this building there is a flat roof structure which is used in association with the commercial use of the rear service yard. To accommodate the additional five bungalows on the site the existing commercial yard and part of the rear garden serving number 60 will be utilised.

1.3.3 The main issues relate to whether the principle of residential development is acceptable; whether the layout and design of the development is acceptable, whether there will be any impacts upon residential amenity and whether there would be any detrimental impact on highway safety.

1.3.4 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

1.4 Financial Implications

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets.

1.5 Legal Implications

The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

1.6 Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

1.7 Background Papers

None.

APPENDIX

1 Details of the Application

- 1.1 This application seeks to gain planning permission for the demolition of number 60 Abbey Road and double garage adjacent and the construction of one two storey dwelling and five bungalows, extension and additional floor to storage unit to the rear of number 62 Abbey Road and the widening of the access from Abbey Road.

2 Site and surroundings

- 2.1 The site is located within the built up residential area of Beeston consisting of an existing single storey residential dwelling served by a large garden number 60 Abbey Road, a two storey building containing residential flats number 62 Abbey Road and a commercial building with associated yard and outbuilding. The existing dwelling and associated yard is currently accessed via an existing driveway. Directly opposite located on Abbey Road and to the north east located on Murial Road there are existing detached two storey dwellings. To the east and south there are existing residential flats. Along the boundaries of the existing commercial yard and residential garden there are a variety of trees and hedgerows.

3 Relevant Planning History

- 3.1 Planning permission was granted under reference number 86/00271/FUL for the construction of a garage.

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 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019:**

- 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

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 conditions relating to land contamination, construction hours and a Construction/Demolition Method Statement.
- 5.2 **Highways:** No objections subject to conditions relating to the surfacing of the access driveway in a bound material. Advise road humps have been installed but not near the applications site and this was due to the tram being installed. There have been no reported injury collisions in 3 years on Abbey Road between Wollaton Road and Marlborough Road (excluding those junctions which have had a few).
- 5.3 **Nottinghamshire Wildlife Trust:** No objections, provide general advice.
- 5.4 Fifty properties either adjoining or opposite the site were consulted and a site notice was displayed, with two letters having been received raising concerns in respect of highway safety, overlooking and loss of trees/wildlife.

6 Assessment

- 6.1 The main issues relate to whether the principle of residential development is acceptable; whether the layout and design of the development is acceptable, whether there will be any impacts upon residential amenity and whether there would be any detrimental impact on highway safety.

6.2 **Principle**

- 6.2.1 Policy 8 of the Broxtowe Aligned Core Strategy (ACS) and Policy 15 of the Part 2 Local Plan 2019 state that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes. Policy 17 of the Part 2 Local Plan states that permission will be granted for development which integrates into its surroundings, creates well defined streets and places, provides adequate amenity space, ensures a satisfactory degree of amenity and does not prejudice the satisfactory development of a wider area. Policy 10 of the ACS (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development.
- 6.2.2 The application site is located within the built up area of Beeston consisting of an existing single storey residential dwelling served by a large garden number 60 Abbey Road, a two storey building containing residential flats number 62 Abbey Road and a commercial building with associated yard and outbuilding. It is considered the principle of residential development is already established as this proposal will add a replacement dwelling number 60 Abbey Road and an additional 5 x 2 bed single residential units to the site. However, this is subject to consideration of the design and appearance of the proposal, the amenity of neighbouring properties and future occupiers of the site and the impact on highway safety, which are discussed as follows.

6.3 Design

- 6.3.1 The application proposes the demolition of an existing single storey dwelling fronting onto Abbey Road and replace with a detached two storey. The design of the dwelling consists of a gable ended pitched roof with a low level pitched roof section located to the front. The front elevation consists of a central access doorway with a window and garage door to either side. Directly to the front a small garden area is proposed along with two parking spaces, along with a garden area to the rear. The proposed replacement dwelling is considered to be a sympathetic design to the existing street scene of Abbey Road which consists of a variety of two storey dwellings.
- 6.3.2 To the rear of number 62 Abbey Road there is an existing commercial building which is used by an electrical engineering company in association with the rear yard. The building is currently flat roofed. The application proposes to extend the building to the side and raise the roof to create a pitched roof with dormer windows to the front and velux roof lights to the rear. It is proposed to render the building. Whilst the commercial building will remain the existing service yard is currently under underutilised and will be removed as part of the overall development of the site.
- 6.3.3 Both vehicular and pedestrian access is proposed via a gated access into the site set back from the pavement between the proposed replacement dwelling and number 62. Further into the site one detached single storey dwelling is proposed along with the provision of 4 semi-detached single storey dwellings. These properties will be served by parking spaces to the front along with landscaping and bin storage provision, with gardens to the rear. Whilst the proposed siting of the five bungalows will represent a form of back land development, this is not considered to be out of keeping with the local area given the siting of the adjacent residential accommodation located to the west. Due to design of the replacement dwelling, the siting of the existing commercial unit and the five proposed single storey dwellings set within the site behind the proposed replacement dwelling and number 62, it is not considered the proposal will give rise to any significant detrimental impact upon the visual amenity of the area or street scene of Abbey Road.

6.4 Amenity

- 6.4.1 The land levels within the application site are relatively level, albeit slightly higher than Abbey Road. From the submitted elevation plans of the proposed bungalows, it is noted that all windows serving habitable rooms are to be located on the front and rear elevations. Existing and new 2m high close boarded timber fencing along with the retention of some of the existing trees are proposed along the boundaries of the site and between the proposed dwellings. Due to the nature of the proposed dwellings being single storey, the significant garden sizes to the existing dwellings located on Muriel Road and Abbey Road and the nature of the buildings to the south east and south west being residential flats, it is not considered the proposal would give significant rise to any overbearing or overlooking impacts upon the immediate neighbouring properties.

6.5 Highway Safety

6.5.1 Vehicle and pedestrian access from Abbey Road will be via a gateway which will be controlled by residents and DPS Beeston Ltd with remote activation and links to each property. The site is level but there is a slight gradient at the entrance which will be no more than 1 in 15. Turning for resident's cars and delivery vehicles is provided within the site. Two parking spaces are allocated to each of the bungalows along with some additional visitor parking. DPS Beeston Ltd only have 2-3 staff working at the site and so the provision for 5 cars is sufficient. It is proposed that the development should provide a safe and secure setting for residents away from Abbey Road. The Highway Authority raise no objections to the proposal subject to conditions outlined in the appendix. Whilst concerns have been raised in respect of the proposal giving rise to additional vehicles on Abbey Road, it should be noted that the site is currently served by vehicles associated with the existing residential dwelling, the existing commercial building and associated yard. Whilst the commercial building will remain, the associated yard will be removed. Furthermore, the Highway Authority advise road humps have been installed but not near the applications site and this was due to the tram being installed. There have been no reported injury collisions in 3 years on Abbey Road between Wollaton Road and Marlborough Road (excluding those junctions which have had a few). There are no highway safety issues relating to this application.

7. Other Issues

7.1 Nottinghamshire Wildlife Trust advise that the closest Local Nature Reserve (LNR) to the application site is Wollaton Park LNR which is approximately 930m north of the application site. Aside from its industrial heritage and historical deer park, the buildings and numerous trees are known to support bat roosts. However, given the generally small-scale proposals and the distance from site, we do not believe that there will be any detrimental impacts to the LNR or the species that it supports. Due to there being low level buildings and trees within the site, the applicant has commissioned and submitted a Bat Survey in support of the planning application. A condition is recommended for the provision of bat and bird nesting boxes to be installed on site and for no stripping, demolition works or vegetation clearance to be undertaken between 1 March and 31 August inclusive. The latter will be added as an informative to the applicant/developer.

8. Planning Balance

8.1 On balance this scheme would enable the provision of a replacement dwelling and a residential development of 5 single storey dwellings to be constructed, which would both enhance the environmental quality of the area, and reduce pressure for housing development elsewhere. The scheme complements the existing built form of the area, without impinging on amenity of those residents currently bordering the site. There are no significant constraints to developing this site that cannot be addressed by conditions, and on balance therefore, it is considered the scheme is acceptable.

9. Conclusion

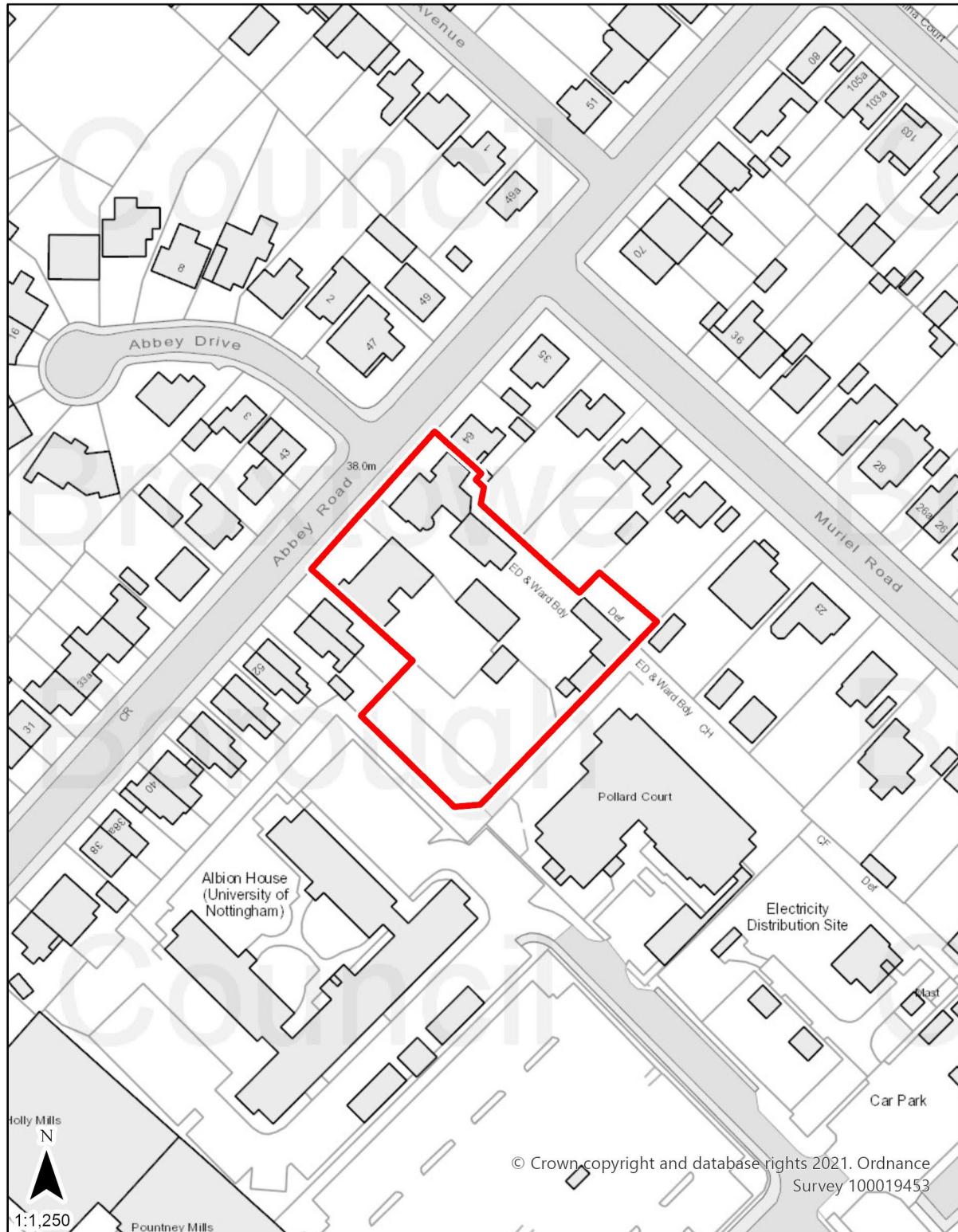
- 9.1 Having regard to all material considerations, the proposed development is required to assist in meeting the Borough's overall housing requirement. As the site is located in the main built-up area, this carries significant weight as the location is sustainable. Therefore, the proposal is considered to be in accordance with the relevant local and national policy guidance and there are no material considerations which would warrant a decision being taken at variance to this.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
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 Site Location Plan 1: 1250, Block Plan 1: 500, 22/1066/12, Proposed Bungalow Elevations, 22/1066/11, Proposed Bungalow Floor Plans and Roof Plan, 22/1066/10, Proposed House Elevations and Floor Plan, 22/1066/15 received by the Local Planning Authority on 04 April 2023, Proposed Store Extension Elevations, Floor Plans and Roof Plan, 22/1066/14B, Semi Detached Bungalow Elevations, 22/1066/16 and Semi Detached Bungalow Floor Plan and Roof Plan received by the Local Planning Authority on 13 April 2023.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No building operations shall be carried out above ground level until details of the manufacturer, type and colour of the bricks and tiles to be used 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: To ensure the satisfactory appearance of the development, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
4.	<p>No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method</p>

	<p>Statement has been submitted to and approved in writing by the Borough Council.</p> <p>The statement shall include:</p> <ul style="list-style-type: none"> a) The means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction / demolition of the development; e) a scheme for the recycling/disposal of waste resulting from construction / demolition works / site clearance; f) details of dust and noise suppression to be used during the construction phase. g) a scheme for the identification and safe removal of any asbestos containing material located on site. <p>The approved statement shall be adhered to throughout the construction period.</p> <p>Reason: To protect the amenity of neighbouring residents, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</p>
<p>5.</p>	<p>Occupation of the hereby approved dwellings shall not take place until the site access has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the access to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p> <p><i>Reason: In the interest of highway safety. in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>Operational building works shall be limited to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and at no times on Sundays and Bank Holidays.</p> <p><i>Reason: In the interest of residential amenity, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>7.</p>	<p>No development above ground level shall commence until details of the numbers, types and locations of bat and bird boxes have been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall be installed in accordance with the agreed details prior to first occupation of the respective dwelling.</p>

	<i>Reason: To secure the provision of such features in the interests of biodiversity and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i>
8.	<p>No stripping, demolition works or works to trees, shrubs or hedges shall take place between 01 March and 31 August, inclusive, of any year unless immediately preceding these works a detailed nesting bird survey by a suitably experienced ecologist has been carried out and provided written confirmation that no active birds' nests or nesting birds are present, to be agreed in writing by the Local Planning Authority. If nesting birds are present, an appropriate exclusion zone, to be agreed in writing with the Local Planning Authority, will be implemented and monitored for the protection of the nesting bird interest on the site. No works shall be undertaken within the exclusion zones whilst nesting birds are present.</p> <p><i>Reason: To ensure the protection of birds and bird habitats, which are protected under the Wildlife and Countryside Act 1981 (as amended).</i></p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application, through an early visit to the site to appreciate whether any amendments needed to be sought and thus afford sufficient time to negotiate these should it have been the case.
2.	The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority.
3.	The off-site improvements associated to this consent will require you to undertake works in the public highway, which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. You are therefore required to contact Via East Midlands on 0115 8042100 to obtain the necessary consents/license.
4.	As this permission relates to the creation of a new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an addresses are created. This can take several weeks and it is advised to make contact as

	<p>soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</p>
<p>5.</p>	<p>The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.</p> <p>Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries</p> <p>Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.</p> <p>If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>



Legend

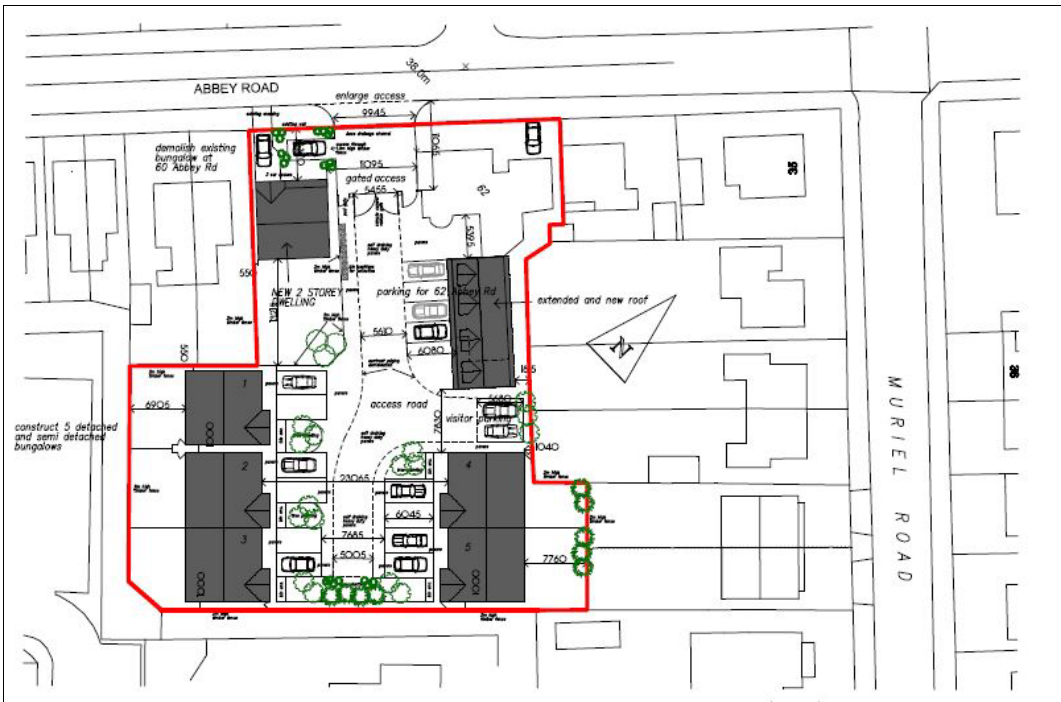
 Site Outline

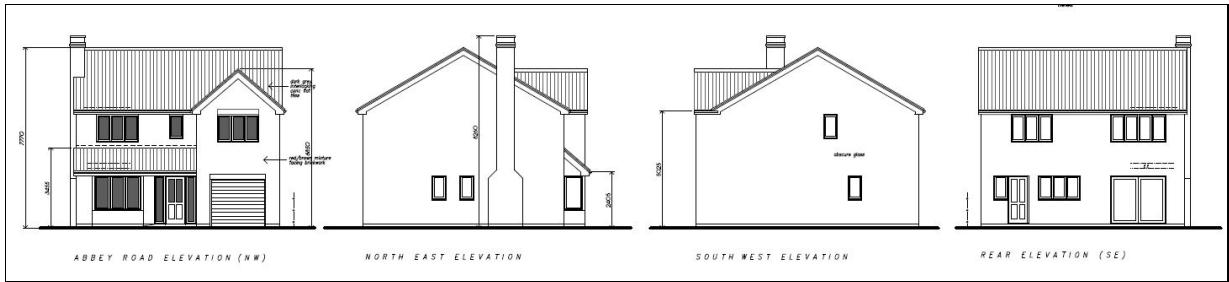
Photographs





Plans (not to scale)





Report of the Chief Executive

APPLICATION NUMBER:	23/00110/FUL
LOCATION:	70 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD
PROPOSAL:	Demolition of existing dwelling and construction of a two storey dwelling with detached garage

The application is brought to the Committee as requested by Councillor D K Watts.

1.1 Purpose of Report

This application seeks to gain planning permission for the demolition of the existing dwelling and construction of a two storey dwelling with detached garage.

1.2 Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

1.3 Detail

1.3.1 The principle of development has been considered acceptable through the granting of planning permission under reference number 21/00843/FUL for the demolition of the existing dwelling and construction of a two storey dwelling with detached garage. The former dwelling has now been demolished and construction works for the replacement dwelling are now well underway on site with the dwelling now watertight. The main alterations involve the provision of a balcony to the rear first floor elevation and alterations to the previously approved velux roof lights.

1.3.2 The previous dwelling was traditional in style and the new dwelling will be contemporary. It will have hipped roofs with a single storey element to the side. It will be a maximum height of 9.39m which is an increase of approximately 0.8m in height from the previous dwelling. The dwelling will have five bedrooms (three with en-suites). The proposed double garage will have a hipped roof and will be positioned in the rear north west corner of the site. Within the street scene of Beeston Fields Drive there are other examples of new build contemporary replacement dwellings.

1.3.3 The main issues relate to whether the principle of residential development is acceptable; whether the layout and design of the development is acceptable, whether there will be any impacts upon residential amenity and whether there would be any detrimental impact on highway safety.

1.3.4 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

1.4 Financial Implications

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets.

1.5 Legal Implications

The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

1.6 Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

1.7 Background Papers

None

APPENDIX

1 Details of the Application

- 1.1 This application seeks to gain planning permission for the demolition of the existing dwelling and construction of a two storey dwelling with detached garage.

2 Site and surroundings

- 2.1 The application site is located within a residential area with detached dwellings of varying house styles. The site is surrounded by hedgerows and a variety of mature trees which are to remain. The existing vehicle access is also proposed to remain, with the provision of an additional driveway within the site to the front of the dwelling. The site is relatively flat, sloping off to the rear of the site towards number 48 Troutbeck Crescent.

3 Relevant Planning History

- 3.1 Planning permission was granted under reference number 95/00517/FUL for the replacement of a flat roofed single storey sun lounge with a pitched roof extension.
- 3.2 Planning permission was granted under reference number 21/00843/FUL to demolish an existing 2 storey detached dwelling and associated outbuildings and the construction of a replacement detached two storey dwelling with a detached double garage and associated works.

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 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019:**

- 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

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 No relevant consultee responses received.
- 5.2 Five properties either adjoining or opposite the site were consulted, with 2 letters having been received objecting on the grounds of loss of privacy.

6 Assessment

- 6.1 The main issues relate to whether the principle of residential development is acceptable; whether the layout and design of the development is acceptable, whether there will be any impacts upon residential amenity and whether there would be any detrimental impact on highway safety. These will be discussed as follows:

6.2 **Principle**

- 6.2.1 Policy 8 of the Broxtowe Aligned Core Strategy (ACS) and Policy 15 of the Part 2 Local Plan 2019 state that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes. Policy 17 of the Part 2 Local Plan states that permission will be granted for development which integrates into its surroundings, creates well defined streets and places, provides adequate amenity space, ensures a satisfactory degree of amenity and does not prejudice the satisfactory development of a wider area. Policy 10 of the ACS (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development.
- 6.2.2 The existing house has now been demolished and the replacement new dwelling and detached garage are currently being built out on the site. It is considered the principle of residential development on the site is already established as this is a replacement dwelling.
- 6.2.3 It is acknowledged the new dwelling, proposed under this application, will be larger in scale and height and will be different in appearance to the previous dwelling. However, Beeston Fields Drive is a private road with large detached houses on substantial sized plots that vary in design that this is not considered to represent an overdevelopment of the plot.

6.3 **Design**

- 6.3.1 The existing design of the property is traditional with white smooth render and grey tiles. The proposed replacement dwelling will look significantly different and reflect a contemporary design which is considered to be acceptable and given the varying styles of properties along Beeston Fields Drive, will not look out of keeping.
- 6.3.2 Whilst the overall property will reflect a contemporary appearance, it will still have a mixture of hipped roofs and chimneys which ties in with the traditional style houses either side of the plot. Within the street scene of Beeston Fields Drive there are other examples of new build contemporary replacement dwellings.

- 6.3.3 The proposed dwelling will be two storey in style with two dormer windows to the front within the main roof and two within the single storey section to the side. A main entrance feature is proposed to the front with concrete piers and a gable end feature at first floor level. To the side a single storey section is proposed with a garage and carport which will allow vehicle access to a driveway and double detached garage.
- 6.3.4 The plans state the dwelling will be constructed with smooth red bricks and grey slate roof materials, along with a variety of other materials adding a variation to the elevations. It is considered these materials are acceptable and will tie in with the mixture of materials in the area.
- 6.3.5 To conclude, it is considered the proposed replacement dwelling reflects an acceptable level of design and although this is contemporary, still takes a form from a traditional appearance through hipped roofs and chimneys. The property is positioned on a substantial plot and is set back from Beeston Fields Drive meaning there is an opportunity for a larger structure without appearing overbearing in the street scene. This is further enhanced through the retention of the existing hedgerow to the front and around the boundaries and mature trees within the site.
- 6.3.6 Given the design and siting of the proposed replacement dwelling within the plot, it is not considered the proposal will give rise to any significant detrimental impact upon the character of the street scene of visual amenity of the area.
- 6.4 Amenity**
- 6.4.1 Concerns have been raised in respect of overlooking from the rear facing balcony, the overall height of the detached double garage and the siting close to the rear boundary.
- 6.4.2 In respect of overlooking from the first floor windows which would be serving a bedroom and dressing room area to the rear, the first floor windows will be approximately 18m from the rear boundary, a distance of 5m further into the site from the rear boundary of the previous dwelling. Whilst a balcony is also proposed, this area would be small in nature and would not protrude out from the rear of the existing dwelling by a significant distance. In addition, there is a 2m high close boarded timber fence and a hedgerow. Number 48 Troutbeck Crescent is located directly to the rear and set approximately 3m lower than the application site. In addition, there is a garden area serving this property of approximately 10m. Given the separation distance and existing boundary treatments, it is not considered there will be any significant detrimental impacts upon the residential amenity of number 48 Troutbeck Crescent.
- 6.4.3 Whilst the proposed dwelling will be larger in scale and height, is still considered to retain an acceptable relationship with the two properties directly adjacent (numbers 68 and 72). All three properties have substantial sized plots in terms of front driveways, plot widths and private rear gardens. In respect of windows, there are three windows serving the carport facing serving number 72 and one window on the side elevation at first floor level serving a dressing room. Given the separation distance and existing boundary treatments, it is not considered there will be any significant detrimental impacts upon the residential amenity of these properties.

6.4.4 Due to the separation distance, it is considered the proposed replacement dwelling will have any significant detrimental impact upon the amenity of any other neighbours.

6.5 Access

6.5.1 The existing vehicle access into the site and driveway will remain along with a new circular driveway being created. Within the site there is significant space for multiple cars and a new double garage will be constructed for two cars to the rear. In addition, a new 1.5m high brick wall and 2m high access gate have also been constructed. There are no highway safety issues.

7 Planning Balance

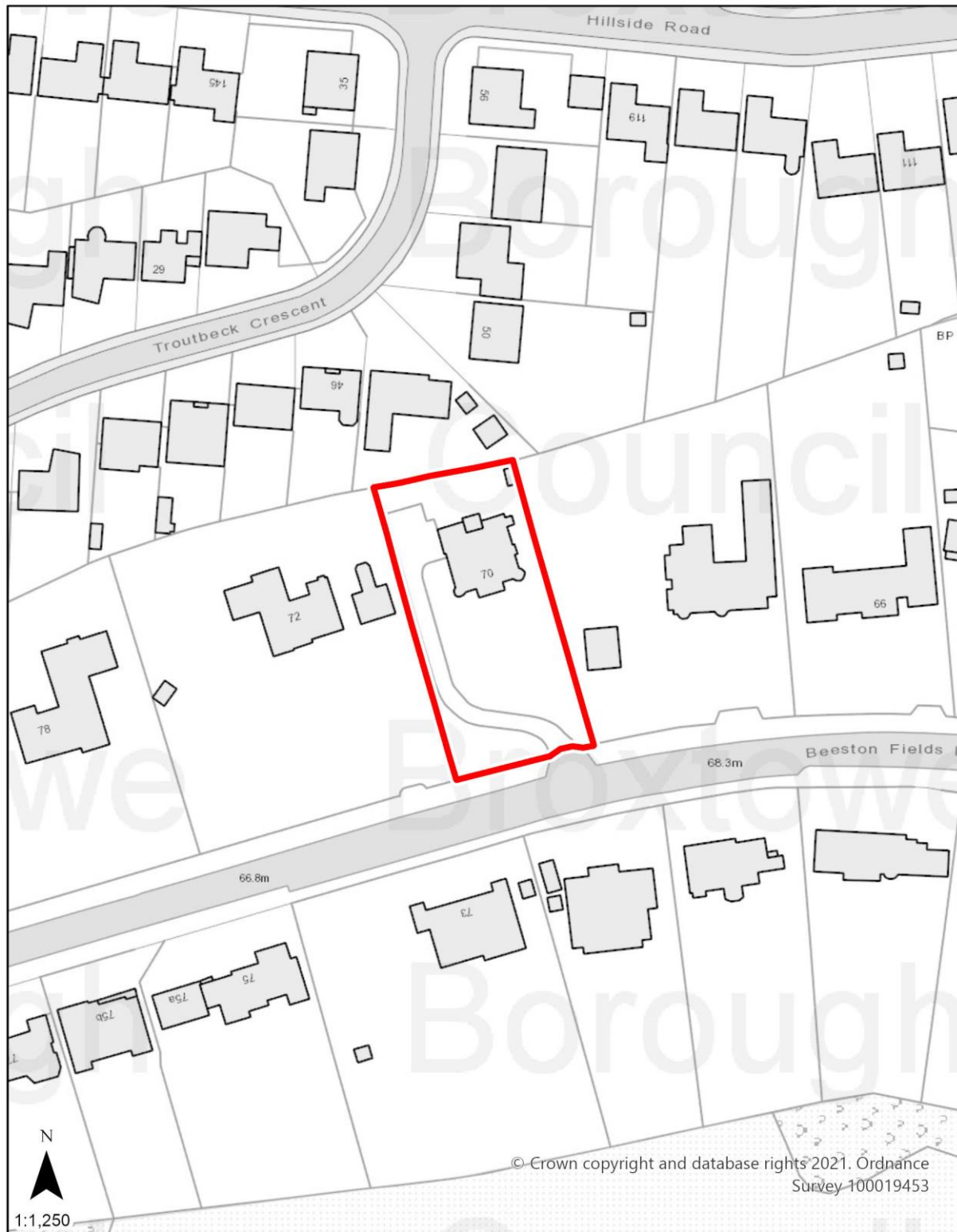
7.1 The benefits of the proposal are that it would provide additional space for a family on a substantial sized plot that’s in accordance with development plan policies. The proposal reflects an acceptable level of design and would not appear out of character with the surrounding area. On balance, the scheme is acceptable and should be approved.

8 Conclusion

8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments made within representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be carried out in accordance with Proposed Site Plan, 1058 00 1E, Proposed Ground Floor Plan, 1058 002D, Proposed First Floor Plan, 1058 003E, Proposed Garage Elevations and Roof Plan, 1058 05B, Existing Elevations and Block Plan, 1058 001 received by the Local Planning Authority on 07 February 2023 and Proposed Elevations, 1058 004E received by the Local Planning Authority on 23 February 2023. <i>Reason: For the avoidance of doubt.</i>
	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.
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Legend

 Site Outline

Photographs

Front Elevation



Location of Balcony



View from Balcony



Rear Boundary



View from Number 48 Troutbeck Crescent





Plans (not to scale)

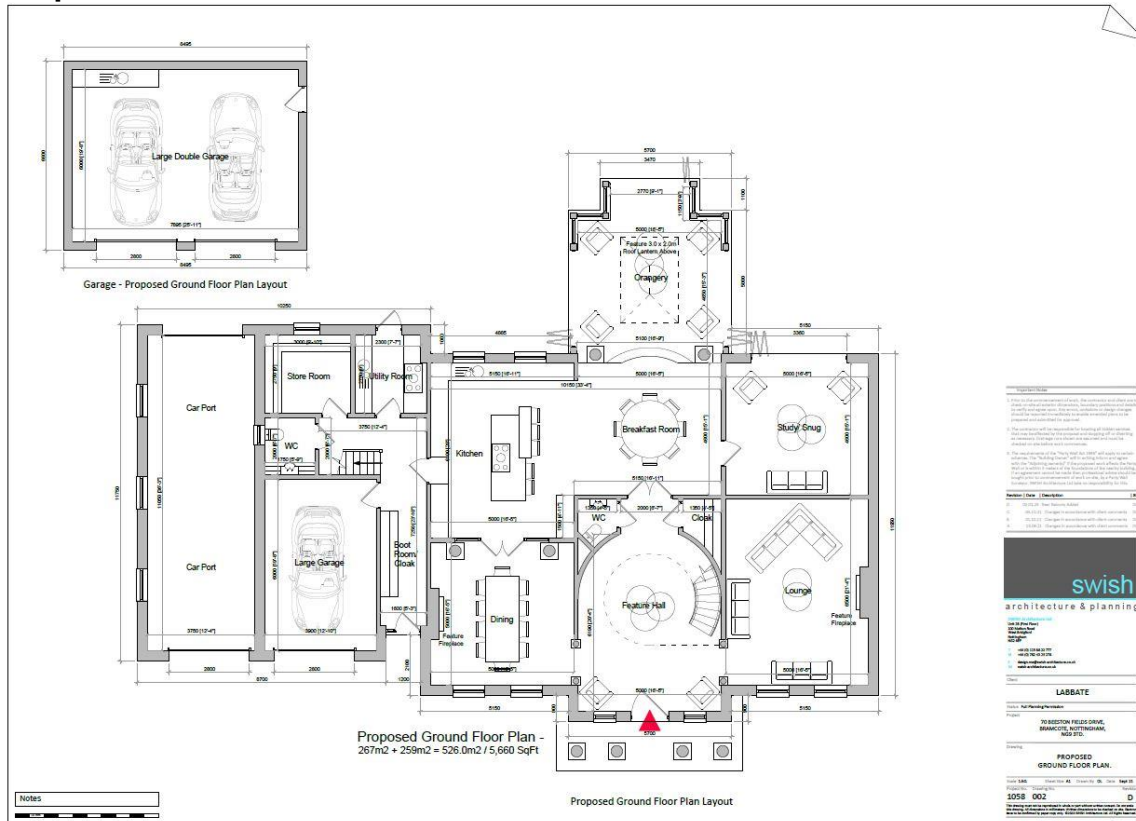
Proposed Block Plan



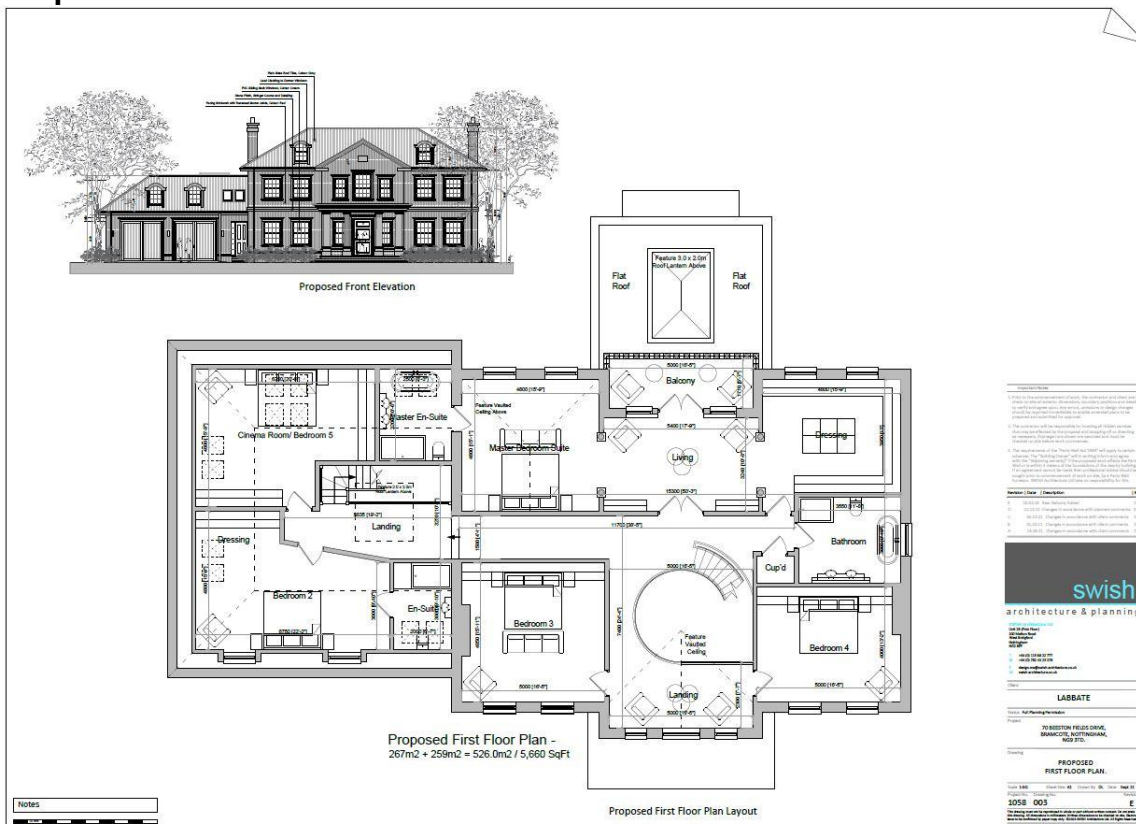
Proposed Elevations



Proposed Ground Floor Plan



Proposed First Floor Plan



Garage Elevations and Roof Plan

The architectural drawings include four elevation views of the garage: Proposed Front Elevation, Proposed Side Elevation, Proposed Rear Elevation, and another Proposed Side Elevation. A separate drawing shows the Detached Garage - Proposed Roof Plan. The main drawing is the Proposed Roof Plan Layout, which shows the main building's roof structure with a central flat roof, a balcony, and a feature for a 3.0 x 2.0m roof lantern. A scale bar and a notes section are located in the bottom left corner.

Notes

Number	Description	Rev
1	Issue for Information	1/0
2	Issue for Information	2/0
3	Issue for Information	3/0
4	Issue for Information	4/0
5	Issue for Information	5/0
6	Issue for Information	6/0
7	Issue for Information	7/0
8	Issue for Information	8/0
9	Issue for Information	9/0
10	Issue for Information	10/0
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88	Issue for Information	88/0
89	Issue for Information	89/0
90	Issue for Information	90/0
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swish
architecture & planning

LAB&ATE

10 BOSTON HILLS DRIVE,
BARKING, UTTINGHAM,
MIG 100

**PROPOSED
GARAGE ELEVATIONS &
ROOF PLAN LAYOUT**

Scale: 1:500 (Front Elev. 1:500, Rear Elev. 1:500, Side Elev. 1:500)
Date: 10/07/23
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Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	22/00337/FUL
LOCATION:	4 Foundry House, Newtons Lane, Cossall
PROPOSAL:	Change of use from hardstanding forming part of the curtilage of the host dwelling house, to a vehicle brokerage / sales (re submission)

APPEAL DISMISSED

RECOMMENDATION BY OFFICER - REFUSE

REASON(S) FOR REFUSAL –

1. The site lies within the Nottinghamshire Green Belt where in accordance with paragraph 147 of the NPPF inappropriate development is by definition harmful and should not be approved except in very special circumstances. The proposed development does not meet any of the exceptions to inappropriate development as set out by paragraphs 149 and 150 of the NPPF 2021. The proposal is therefore contrary to the Broxtowe Part 2 Local Plan 2019 Policy 8 and the NPPF paragraphs 147 and 148, and no very special circumstances have been demonstrated to treat the proposals as an exception to these policies.

2. The proposed access, located in close proximity to neighbouring properties 1-3 Foundry House, would result in an adverse impact upon the living conditions of neighbouring properties by virtue of noise relating to comings and goings of staff, customers and deliveries to the site. The intensification of the use is also likely to lead to conflict between, vehicles, horse riders and pedestrians along a long private road resulting in an increased danger to users of the public footpath. Furthermore, there would be associated noise and disturbances resulting from the storage of vehicles in this location. As such, the proposal is contrary to Policy 17 - Place, Design and Amenity of the Broxtowe Part 2 Local Plan and paragraph 130 (f) of the National Planning Policy Framework 2021.

LEVEL OF DECISION: DELEGATED

The inspector considered the main issues included whether the proposal constituted inappropriate development in the Green Belt; the impact on the openness of the Green Belt; the effect of the proposal on the living conditions of occupiers of existing neighbouring properties; whether the proposal would have an unacceptable impact on highway safety; and, if the development is inappropriate development, whether there are very special circumstances required to justify the development.

REASONS

The Inspector noted that the proposed material change of use is not a use like outdoor sport, recreation or a cemetery (as listed as an example in paragraph 150 e) of the NPPF). The Inspector considered that the proposal constituted inappropriate development in the Green Belt.

The Inspector noted that changing of the use of the domestic curtilage would have no impact on the spatial or visual openness of the Green Belt or the purposes of including land within it.

The Inspector noted that the proposal resulted in an unacceptable impact on the living conditions of existing properties.

The Inspector considered that the proposal would not create any unacceptable highway safety concerns.

CONCLUSION

The Inspector concluded that the very special circumstances required to justify the proposed development do not exist.

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	22/00501/FUL
LOCATION:	Land adjacent to 15 Lambeth Court, Beeston
PROPOSAL:	Construct two x 2 bedroom dwellings

APPEAL DISMISSED

RECOMMENDATION BY OFFICER - REFUSE

REASON FOR REFUSAL –

The proposal represents an unsatisfactory form of development which is cramped and out of keeping with the style and predominant pattern of development within the immediate vicinity of the application site. The proposal as a result of its cramped siting fails to provide appropriate internal and outside amenity space and consequently the proposal would afford a substandard level of amenity for future occupiers of the development. The proposed development is therefore contrary to Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan (2014) and Policy 17 - Place-making, Design and Amenity of the Part 2 Local Plan (2019).

LEVEL OF DECISION: DELEGATED

The inspector considered the main issues included whether the proposed development would provide satisfactory living conditions for future occupiers with particular regard to the provision of internal space and the effect of the development on the character and appearance of the area.

REASONS

The Inspector noted that the layout and overall size of the dwellings would result in unacceptable living conditions for future occupiers. The internal floor area of both proposed dwellings falls below guidance contained in the Government's 'Technical housing standards – nationally described space standard' (2015).

The Inspector was satisfied that the character and appearance of the area would not be harmed.

CONCLUSION

The Inspector concluded that the harm that would arise to future occupiers living conditions arising from the layout and size of the dwellings brings the proposal into fundamental conflict with the development plan as a whole.

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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
19 JUNE 2023 TO 8 JULY 2023**

CONTENTS

Planning applications dealt with under Delegated Powers

Please note: This list is now prepared in WARD order (alphabetically)

BROXTOWE BOROUGH COUNCIL
DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

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 : Mr Sula 23/00141/FUL
Site Address : 2 Gwenbrook Road Chilwell Nottinghamshire NG9 4AZ
Proposal : **Retention of two storey side/rear, single storey front and rear extensions, boundary fence and loft conversion with rear dormer. Change of use of resulting building to 5 bed HMO and 1 bed apartment.**
Decision : **Conditional Permission**

Applicant : Mr Dave Coupe Poplar Tree Services Ltd 23/00410/CAT
Site Address : 36 Long Lane Attenborough Nottinghamshire NG9 6BG
Proposal : **T1 Conifer trim and shape
T2 Yew Reduce and shape by approx 1m to all lateral branches
T3 Holly Crown lift to 2m**
Decision : **All as part of regular garden maintenance to keep trees in a manageable condition.
No Objection**

Applicant : Mr Patrick Noble 23/00375/CAT
Site Address : 38 Long Lane Attenborough Nottinghamshire NG9 6BG
Proposal : **Reduce height of row of conifers by a maximum of 3m.**
Decision : **No Objection**

Applicant : Mr P Noble 23/00390/CAT
Site Address : 38 Long Lane Attenborough Nottinghamshire NG9 6BG
Proposal : **Pollard Tulip tree by approximately 50%**
Decision : **No Objection**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mr Roy Bamford 23/00170/OUT
Site Address : 17 The Meadows Awsworth Nottinghamshire NG16 2RE
Proposal : **Outline application to construct detached bungalow with all matters reserved**
Decision : **Conditional Permission**

Applicant : Mr Michael Fravolini 23/00201/FUL
Site Address : Land Off Westby Lane Babbington Village Nottingham Nottinghamshire
Proposal : **Retain agricultural barn and alteration of land levels (revised scheme)**
Decision : **Conditional Permission**

Applicant : Mr Paul Rudin 23/00209/LBC
Site Address : Briarwood Trowell Hall Nottingham Road Trowell Nottinghamshire NG9 3PP
Proposal : **Replacement of existing slate roof with a similar slate.
Replacement of existing plastic guttering and downpipes with cast metal effect uPVC rainwater goods.**
Decision : **Conditional Permission**

Applicant : Mr & Mrs I Hendry 23/00377/FUL
Site Address : 37 Newtons Lane Cossall Nottinghamshire NG16 2SB
Proposal : **Construct single storey rear extension and loft conversion with rear dormer (revised scheme)**
Decision : **Conditional Permission**

BEESTON CENTRAL WARD

Applicant : Mr Peter Walster 22/00991/FUL
Site Address : 68, 68A, 70 And 70A High Road Beeston Nottinghamshire NG9 2LF
Proposal : **Construction of an additional storey over the front of building and additional two storeys over the rear of building to create four additional flats including the provision of external staircases to the new flats**
Decision : **Conditional Permission**

Applicant : Ranjit Kanvinde 23/00174/FUL
Site Address : 61 Salisbury Street Beeston Nottinghamshire NG9 2EQ
Proposal : **Retain change of use from dwelling (Class C3) to HMO (Class C4)**
Decision : **Refusal**

Applicant : Ms V Shapiro 23/00207/FUL
Site Address : 68 Lower Road Beeston Nottinghamshire NG9 2GT
Proposal : **Retain change of use to House in Multiple Occupation (Use Class C4)**
Decision : **Refusal**

Applicant : Mr David Carreyette 23/00336/PNH
Site Address : 187 Queens Road Beeston Nottinghamshire NG9 2FE
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3.6 metres, and an eaves height of 2.6 metres**
Decision : **Prior Approval Not Required**

Applicant : Mr James Brydon 23/00472/NMA
Site Address : 3 Scott Avenue Beeston Nottinghamshire NG9 1HX
Proposal : **Non Material Amendment to 22/00509/FUL to rear extension pitched roof and flat rooflights to be amended to flat roof with parapet and 2 lantern rooflights**
Decision : **Unconditional Permission**

BEESTON NORTH WARD

Applicant : Mr P Tomlinson 23/00380/FUL
Site Address : 33 Muriel Road Beeston Nottinghamshire NG9 2HH
Proposal : **Construct two-storey side and rear extensions**
Decision : **Conditional Permission**

BEESTON RYLANDS WARD

Applicant : Mr & Mrs Perbet 23/00273/FUL
Site Address : 2B Lavender Grove Beeston Nottinghamshire NG9 1QJ
Proposal : **Construct first and second floor front extension and dormer to rear elevation to facilitate loft conversion, providing three floors of accommodation**
Decision : **Conditional Permission**

BEESTON WEST WARD

Applicant : Dr Connie Pullan on behalf of Beeston Methodist Church 22/01000/FUL
Site Address : Beeston Methodist Church Chilwell Road Beeston Nottinghamshire NG9 1EH
Proposal : **Proposed side extension to entrance and external ground works to provide level access. External alterations, including new roof above entrance, replacement tiles to all roofs, installation of pv panels to south east and south west elevation, reduction in height of chimney**
Decision : **Conditional Permission**

Applicant : Mr Adrian Juffs 23/00092/FUL
Site Address : 12 Elm Avenue Beeston Nottinghamshire NG9 1BU
Proposal : **Construct single storey front and rear extensions, dormer with Juliette balcony to side and insertion of rooflights**
Decision : **Conditional Permission**

Applicant	:	Mr Tim Stephenson Stubbs Construction	23/00166/VOC
Site Address	:	Beeston Rise Care Home 17 Ellis Grove Beeston Nottinghamshire NG9 1EP	
Proposal	:	Variation of condition 2 of 21/00184/FUL to amend landscaping layout and boundary treatments	
Decision	:	Conditional Permission	
Applicant	:	Mr and Mrs Anne and Joe Sempik	23/00342/FUL
Site Address	:	36 Clinton Street Beeston Nottinghamshire NG9 1AZ	
Proposal	:	Construct single storey rear/side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Chapman	23/00359/FUL
Site Address	:	33 Hope Street Beeston Nottinghamshire NG9 1DR	
Proposal	:	Construct detached outbuilding to rear garden	
Decision	:	Conditional Permission	
Applicant	:	Mr Saul Tendler	23/00381/CAT
Site Address	:	2 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	Fell plum tree	
Decision	:	No Objection	
Applicant	:	Mrs S Anderson	23/00341/PNH
Site Address	:	3 Richmond Drive Chilwell Nottinghamshire NG9 4EB	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.4 metres, with a maximum height of 3.95 metres, and an eaves height of 2.42 metres	
Decision	:	Withdrawn	

BRAMCOTE WARD

Applicant	:	Mr and Mrs Hutchby	23/00309/FUL
Site Address	:	75 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD	
Proposal	:	Construct detached two storey dwelling with associated landscaping and installation of air source heat pump to side elevation; and roof lights and PV panels to flat roof, following demolition of existing dwelling	
Decision	:	Conditional Permission	
Applicant	:	P Briggs	23/00333/FUL
Site Address	:	25 Grasmere Road Beeston Nottinghamshire NG9 3AQ	
Proposal	:	Construct single storey side extension.	
Decision	:	Conditional Permission	
Applicant	:	Dr Sanjay Adlakha	23/00430/NMA
Site Address	:	6 Ranmore Close Bramcote Nottinghamshire NG9 3FR	
Proposal	:	Non Material Amendment to 23/00244/FUL for porch brick wall to change to white render wall	
Decision	:	Unconditional permission - hedgerows	

BRINSLEY WARD

Applicant	:	Mr David Green	23/00378/FUL
Site Address	:	182 Broad Lane Brinsley Nottinghamshire NG16 5BE	
Proposal	:	Construct two storey rear extension	
Decision	:	Conditional Permission	

CHILWELL WEST WARD

Applicant	:	Mr & Mrs Ganly	22/00879/FUL
Site Address	:	45 Leamington Drive Chilwell Nottinghamshire NG9 5LN	
Proposal	:	Construct two storey side and rear extension and single storey front and rear extensions	
Decision	:	Conditional Permission	

Applicant : Mr & Dr Oxendale & Sankey 23/00388/FUL
Site Address : 92 Sunnyside Road Chilwell Nottinghamshire NG9 4FR
Proposal : **Construct single storey rear extension and single storey roof canopy to side/rear**
Decision : **Conditional Permission**

Applicant : Mr Richard Broughton 23/00256/FUL
Site Address : Land At 4 Church Walk Eastwood Nottinghamshire NG16 3BG
Proposal : **Construct two storey detached dwelling (revised scheme)**
Decision : **Conditional Permission**

Applicant : Mr Henry Plant Admiral Taverns 23/00332/CAT
Site Address : The Old Wine Vaults 11 Church Street Eastwood Nottinghamshire NG16 3BP
Proposal : **Remove Weeping Ash - hollow, dangerous and next to building**
Decision : **No Objection**

GREASLEY WARD

Applicant : Mrs H Anthony 23/00132/FUL
Site Address : Land At 470A Nottingham Road Giltbrook Nottinghamshire NG16 2GE
Proposal : **Construction of detached bungalow and garage (revised scheme)**
Decision : **Conditional Permission**

Applicant : Mr White 23/00260/FUL
Site Address : 63 Moorgreen Newthorpe Nottinghamshire NG16 2FD
Proposal : **Construct detached garage to front garden**
Decision : **Refusal**

Applicant : Mr and Mrs Merrill 23/00304/FUL
Site Address : 26 Catkin Drive Giltbrook Nottinghamshire NG16 2UB
Proposal : **Construct rear conservatory**
Decision : **Conditional Permission**

Applicant : Mr P Stout GCL Food Ingredients Ltd 23/00346/FUL
Site Address : Giorgio's 2 Dunsil Road Moorgreen Industrial Park Newthorpe Nottinghamshire NG16 3TN
Proposal : **Installation of windows to front elevation at second floor level**
Decision : **Conditional Permission**

Applicant : Mr Malcolm Stalker A Share & Sons Ltd 23/00409/ADV
Site Address : ScS 13 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP
Proposal : **Replacement of 2No internally illuminated signs and 1No non-illuminated sign with new 2No LED illuminated signs and 1No non-illuminated sign**
Decision : **Conditional Permission**

Applicant : Mr Alex Wells Langridge Homes Limited 23/00436/NMA
Site Address : Street Record Acorn Avenue Giltbrook Nottinghamshire
Proposal : **Non material amendment to 15/00010/FUL to remove the Greasley Footpath 100 extents from the development and incorporate the extents to the adjacent proposed plots**
Decision : **Refusal**

KIMBERLEY WARD

Applicant : Mr Simon Unwin 23/00118/FUL
Site Address : Site Of Former Stables And Land North West Of 22 Westby Lane Babbington Village Nottingham Nottinghamshire
Proposal : **Construct one single storey dwelling, following demolition of existing equestrian structures**
Decision : **Conditional Permission**

Applicant : Mr Paul Wilkinson 23/00133/FUL
Site Address : Lawn Mills Cottage Gilt Hill Kimberley Nottinghamshire NG16 2GY
Proposal : **Construct two storey rear extension, conversion of garage to living accommodation and external alterations to the annexe dwelling**
Decision : **Conditional Permission**

NUTHALL EAST & STRELLEY WARD

Applicant : Mr & Mrs R Terry 23/00228/FUL
Site Address : 85 Nottingham Road Nuthall Nottinghamshire NG16 1DN
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs R Foley 23/00291/FUL
Site Address : 4 Temple Drive Nuthall Nottinghamshire NG16 1BE
Proposal : **Construct two storey side extension and raised patio.**
Decision : **Conditional Permission**

Applicant : Anjum Deorukhkar 23/00394/FUL
Site Address : 3 Cokefield Avenue Nuthall Nottinghamshire NG16 1AU
Proposal : **Construct single storey rear extension and front extension with new roof over existing side extension, removal of first floor patio doors and balcony and replace with window**
Decision : **Conditional Permission**

STAPLEFORD NORTH WARD

Applicant : MR SHANE HUMPHREYS 23/00080/FUL
Site Address : 6 Ilkeston Road Stapleford Nottinghamshire NG9 8JL
Proposal : **Construct two storey and single storey side extensions**
Decision : **Conditional Permission**

STAPLEFORD SOUTH EAST WARD

Applicant : Mr A Arshad 23/00717/FUL
Site Address : 153 Nottingham Road Stapleford Nottinghamshire NG9 8AY
Proposal : **Retain carport to the front elevation**
Decision : **Conditional Permission**

Applicant : Broxtowe Borough Council 23/00051/REG3
Site Address : Pavilion Hickings Lane Recreation Ground Hickings Lane Stapleford Nottinghamshire
Proposal : **Demolition of existing changing pavilion and construct community leisure pavilion together with associated external works including installation of MUGA and replacement of skate park with community garden.**
Decision : **Conditional Permission**

Applicant : MR Muhammad Bilal 23/00163/FUL
Site Address : 14 Wadsworth Road Stapleford Nottinghamshire NG9 8BD
Proposal : **Construct two storey rear and single storey side/rear extensions and loft extension with dormer (revised scheme)**
Decision : **Conditional Permission**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mrs - Farnsworth 23/00224/REM
Site Address : Land To Rear Of 12 Farndon Drive Toton Nottinghamshire NG9 6JS
Proposal : **Construct detached bungalow (reserved matters: appearance, landscaping, layout and scale - application 21/00952/OUT).**
Decision : **Conditional Permission**

Applicant	:	Mrs Charlotte Henshaw	23/00257/FUL
Site Address	:	2 Petworth Avenue Toton Nottinghamshire NG9 6JF	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Steve O'Neill	23/00266/FUL
Site Address	:	18 Spinney Rise Toton Nottinghamshire NG9 6JN	
Proposal	:	Retain outbuilding and air conditioning unit	
Decision	:	Conditional Permission	
Applicant	:	Mr Nick Dean	23/00355/FUL
Site Address	:	64 Stapleford Lane Toton Nottinghamshire NG9 6GA	
Proposal	:	Retention of existing car port	
Decision	:	Refusal	
Applicant	:	Mrs J Adlington	23/00386/FUL
Site Address	:	41 Sheriff's Lea Toton Nottinghamshire NG9 6LJ	
Proposal	:	Construct single storey and first floor front extensions (revised scheme)	
Decision	:	Conditional Permission	
WATNALL & NUTHALL WEST WARD			
Applicant	:	Mr N Squires	10/00846/TPOW
Site Address	:	33 Carman Close Watnall Nottinghamshire NG16 1JX	
Proposal	:	Ash x 2 - Crown reduce to previous reduction points. Crown thin epicormic/shock growth	
Decision	:	Conditional Permission	
Applicant	:	Mr John Tunstall	23/00241/FUL
Site Address	:	Eel Hole Farm Long Lane Watnall Nottinghamshire NG16 1HY	
Proposal	:	Construct extension to barn to facilitate conversion to single dwelling. Demolition of existing commercial workshop building	
Decision	:	Withdrawn	
Applicant	:	Mr Peter Beska	23/00287/FUL
Site Address	:	52 Philip Avenue Nuthall Nottinghamshire NG16 1EB	
Proposal	:	Construct single storey rear and two storey front, rear and side extensions. Installation of full height glazing to front and amendments to glazing to rear	
Decision	:	Conditional Permission	
Applicant	:	A Calladine	23/00335/FUL
Site Address	:	4 Spring Close Watnall Nottinghamshire NG16 1JG	
Proposal	:	Retain single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Chris Grocock	23/00340/FUL
Site Address	:	9 Maple Drive Nuthall Nottinghamshire NG16 1EH	
Proposal	:	Retain single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Paul Reeve	23/00360/FUL
Site Address	:	65 Kimberley Road Nuthall Nottinghamshire NG16 1DD	
Proposal	:	Construct detached two bedroom bungalow	
Decision	:	Refusal	

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