

PLANNING COMMITTEE

WEDNESDAY, 4 OCTOBER 2023

Present: Councillor D Bagshaw, Chair

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

Apologies for absence were received from Councillors R S Falvey and S J Carr.

25 DECLARATIONS OF INTEREST

There were no declarations of interest.

26 MINUTES

The minutes of the meeting on the 6 September 2023 were confirmed and signed as a correct record.

27 NOTIFICATION OF LOBBYING

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

28 DEVELOPMENT CONTROL

28.1 23/00577/OUT

Outline permission with some matters reserved for detached bungalow
48 Rivergreen Crescent, Bramcote Nottinghamshire, NG9 3ET

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

There were a number of late items including an informal indication that the Flood Team would object to the application and the subsequent addition of a condition to require a Flood Risk Assessment prior to any development.

Ruth Farnsworth, the applicant and Sonia Malik, objecting, made representation to the Committee prior to the general debate.

Having given due regard to the evidence before it, the Committee debated the item with particular reference concerns about flooding, which regularly occurred on the road, and impact of the driveway which was proposed to travel the length of the garden of the neighbouring property. It was noted that the design of the proposed development was unsatisfactory, including the size and positioning of the bungalow. There were also concerns that the proposed development was out of character with the area.

RESOLVED that planning permission be refused due to the impact on neighbour amenity of the driveway, the negative impact of the design on the character of the area and flooding, with the precise wording of the refusal delegated to the Chair of Planning Committee in agreement with the Head of Planning and Economic Development and the Planning Manager.

Reasons

1. The development by virtue of the location of the proposed driveway for the intended house result in a detrimental impact on the amenity of the neighbouring property due to its location immediately adjacent to the boundary. Consequently, the development would be contrary to Policy 10 of the Broxtowe Aligned Core Strategy 2014, and Policy 17 of the Part 2 Local Plan 2018.
2. The proposal by virtue of the location of the development to the rear of the existing development line is considered to provide an unacceptable pattern of development and create a second tier of development. Consequently, the development would be contrary to Policy 10 of the Broxtowe Aligned Core Strategy 2014, and Policy 17 of the Part 2 Local Plan 2018.
3. The proposal through the lack of information on flood risk fails to provide confirmation that a property can be built in this location without causing any substantial harm to the future occupiers of the site from flooding. Consequently, the development would be contrary to Policy 1 of the Part 2 Local Plan 2018.

28.2 23/00344/FUL

Dormer window to bedroom 3 on first floor rear elevation and removal of window from third bedroom on gable wall
32 Town Street, Bramcote, Nottinghamshire, NG9 3HA

Councillor D K Watts had requested that this proposal come before Committee.

There were no late items.

William Fardoe, the applicant, made representation to the Committee prior to the general debate.

The Committee considered all the evidence before it and debated the application. It was noted that the proposed development would not impact on the openness or the

amenity of the green belt and that it represented an improvement to the design of the roof.

RESOLVED that planning permission be granted, due to the lack of impact on the openness and amenity of the green belt, with the precise wording of the approval and conditions delegated to the Chair of Planning Committee in agreement with the Head of Planning and Economic Development and the Planning Manager.

Conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the site location plan received by the Local Planning Authority on 20 June 2023, and the proposed block plan and drawing numbers 01, 02 received by the Local Planning Authority on 19 May 2023, and 04 received by the Local Planning Authority on 30 June 2023.**
- 3. The dormer shall be constructed using tiles of a type, texture and colour so as to match those of the existing building, and the bricking up of the first floor (north west) side elevation window shall be carried out using bricks of a type, texture and colour so as to match those of the existing building.**

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).**

28.3 23/00512/FUL

Construct ground floor side / rear extension
97 Lynncroft, Eastwood, Nottinghamshire, NG16 3ER

Councillor M Radulovic MBE had requested that this proposal be determined by Committee.

The late items included three objections that had been received following the receipt of amended plans and a message regarding an application to Historic England for protections relating to the site's connection with D H Lawrence.

Richard Garrett, the agent, made representation to the Committee prior to the general debate.

Having due regard to all representations made to it the Committee commenced the debate, with particular consideration of the dilapidated state of the property and the need to bring it back into use. There was concern about the lack of car parking on the site and the impact that this would have on residents. The Committee received legal advice.

RESOLVED that the application be deferred

Reasons

To allow the applicant to give due consideration to the proposed car parking on the site.

29 INFORMATION ITEMS

29.1 DELEGATED DECISIONS

The Committee noted the delegated decisions.

30 RESPONSES TO GOVERNMENT CONSULTATIONS

The Committee considered the proposed consultation responses.

RESOLVED that the consultation responses in Appendices 1 and 2 be sent to the Government.