



Tuesday, 9 April 2024

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 17 April 2024 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
	P J Bales	G Marshall
	L A Ball BEM	D D Pringle
	R E Bofinger	H E Skinner
	G Bunn	P A Smith
	S J Carr	D K Watts

AGENDA

1. APOLOGIES

To receive apologies and to be notified of the attendance of substitutes.

2. DECLARATIONS OF INTEREST

(Pages 3 - 10)

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 11 - 18)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 13 March 2024.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 23/00349/FUL (Pages 19 - 36)

Construct detached two storey building comprising 4 apartments (C4 use)
Land south of Neville Sadler Court, Beeston, Nottinghamshire

5.2 23/00881/FUL (Pages 37 - 50)

Construct single/ two storey rear extension
53 City Road, Beeston, Nottinghamshire, NG9 2LQ

5.3 24/00097/OUT (Pages 51 - 68)

Outline planning (Some Matters Reserved) for residential development (2 dwellings)
Land to the rear of 40 Main Street, Awsworth, Nottinghamshire, NG16 2QT

6. INFORMATION ITEMS

6.1 APPEAL DECISIONS (Pages 69 - 74)

6.2 Delegated Decisions (Pages 75 - 80)

Report of the Monitoring Officer

DECLARATIONS OF INTEREST

1. Purpose of Report

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda. The following information is extracted from the Code of Conduct, in addition to advice from the Monitoring Officer which will assist Members to consider any declarations of interest.

Part 2 – Member Code of Conduct

General Obligations:

10. Interest

10.1 You will register and disclose your interests in accordance with the provisions set out in Appendix A.

Section 29 of the Localism Act 2011 requires the Monitoring Officer to establish and maintain a register of interests of Members of the Council. The register is publically available and protects you by demonstrating openness and willingness to be held accountable. You are personally responsible for deciding whether or not you should disclose an interest in a meeting which allows the public, Council employees and fellow Councillors know which of your interests gives rise to a conflict of interest. If in doubt you should always seek advice from your Monitoring Officer.

You should note that failure to register or disclose a disclosable pecuniary interest as defined in Appendix A of the Code of Conduct, is a criminal offence under the Localism Act 2011.

Advice from the Monitoring Officer:

On reading the agenda it is advised that you:

1. Consider whether you have any form of interest to declare as set out in the Code of Conduct.
2. Consider whether you have a declaration of any bias or predetermination to make as set out at the end of this document
3. Update Democratic Services and the Monitoring Officer and or Deputy Monitoring Officers of any declarations you have to make ahead of the meeting and take advice as required.
4. Use the Member Interest flowchart to consider whether you have an interest to declare and what action to take.
5. Update the Chair at the meeting of any interest declarations as follows:

‘I have an interest in Item xx of the agenda’

'The nature of my interest is therefore the type of interest is
DPI/ORI/NRI/BIAS/PREDETERMINATION
'The action I will take is...'

This will help Officer record a more accurate record of the interest being declared and the actions taken. You will also be able to consider whether it is necessary to send a substitute Members in your place and to provide Democratic Services with notice of your substitute Members name.

Note: If at the meeting you recognise one of the speakers and only then become aware of an interest you should declare your interest and take any necessary action

6. Update your Member Interest Register of any registerable interests within 28days of becoming aware of the Interest.

Ask yourself do you have any of the following interest to declare?

1. DISCLOSABLE PECUNIARY INTERESTS (DPIs)

A "Disclosable Pecuniary Interest" is any interest described as such in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 and includes an interest of yourself, or of your Spouse/Partner (if you are aware of your Partner's interest) that falls within the following categories: Employment, Trade, Profession, Sponsorship, Contracts, Land, Licences, Tenancies and Securities.

2. OTHER REGISTERABLE INTERESTS (ORIs)

An "Other Registerable Interest" is a personal interest in any business of your authority which relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority; or
- b) any body
 - (i) exercising functions of a public nature
 - (ii) anybody directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member or in a position of general control or management.

3. NON-REGISTRABLE INTERESTS (NRIs)

"Non-Registrable Interests" are those that you are not required to register but need to be disclosed when a matter arises at a meeting which directly relates to your financial interest or wellbeing or a financial interest or wellbeing of a relative or close associate that is not a DPI.

A matter "directly relates" to one of your interests where the matter is directly about that interest. For example, the matter being discussed is an application about a particular property in which you or somebody associated with you has a financial interest.

A matter “affects” your interest where the matter is not directly about that interest but would still have clear implications for the interest. For example, the matter concerns a neighbouring property.

Declarations and Participation in Meetings

1. DISCLOSABLE PECUNIARY INTERESTS (DPIs)

1.1 Where a matter arises at a meeting which **directly relates** to one of your Disclosable Pecuniary Interests which include both the interests of yourself and your partner then:

Action to be taken

- **you must disclose the nature of the interest** at the commencement of that consideration, or when the interest becomes apparent, whether or not such interest is registered in the Council’s register of interests of Member and Co-opted Members or for which you have made a pending notification. If it is a sensitive interest you do not have to disclose the nature of the interest, just that you have an interest
- **you must not participate in any discussion** of that particular business at the meeting, or if you become aware of a disclosable pecuniary interest during the meeting you must not participate further in any discussion of the business, including by speaking as a member of the public
- **you must not participate in any vote** or further vote taken on the matter at the meeting and
- **you must withdraw from the room** at this point to make clear to the public that you are not influencing the meeting in anyway and to protect you from the criminal sanctions that apply should you take part, unless you have been granted a Dispensation.

2. OTHER REGISTERABLE INTERESTS (ORIs)

2.1 Where a matter arises at a meeting which **directly relates** to the financial interest or wellbeing of one of your Other Registerable Interests i.e. relating to a body you may be involved in:

- **you must disclose** the interest at the commencement of that consideration, or when the interest becomes apparent, whether or not such interest is registered in the Council’s register of interests of Member and Co-opted Members or for which you have made a pending notification. If it is a sensitive interest you do not have to disclose the nature of the interest, just that you have an interest
- **you must not take part in any discussion or vote** on the matter, but may speak on the matter only if members of the public are also allowed to speak at the meeting
- **you must withdraw from the room** unless you have been granted a Dispensation.

3. NON-REGISTRABLE INTERESTS (NRIs)

3.1 Where a matter arises at a meeting, which is not registrable but may become relevant when a particular item arises i.e. interests which relate to you and /or other people you are connected with (e.g. friends, relative or close associates) then:

- **you must** disclose the interest; if it is a sensitive interest you do not have to disclose the nature of the interest, just that you have an interest
 - **you must not take part in any discussion or vote**, but may speak on the matter only if members of the public are also allowed to speak at the meeting; and
 - **you must withdraw** from the room unless you have been granted a Dispensation.
-

Dispensation and Sensitive Interests

A “Dispensation” is agreement that you may continue to participate in the decision-making process notwithstanding your interest as detailed at section 12 of the Code of the Conduct and the Appendix.

A “Sensitive Interest” is as an interest which, if disclosed, could lead to the Member, or a person connected with the Member, being subject to violence or intimidation. In any case where this Code of Conduct requires to you to disclose an interest (subject to the agreement of the Monitoring Officer in accordance with paragraph 2.4 of this Appendix regarding registration of interests), you do not have to disclose the nature of the interest, if it is a Sensitive Interest in such circumstances you just have to disclose that you have a Sensitive Interest under S32(2) of the Localism Act 2011. You must update the Monitoring Officer when the interest is no longer sensitive, so that the interest can be recorded, made available for inspection and published.

BIAS and PREDETERMINATION

The following are not explicitly covered in the code of conduct but are important legal concepts to ensure that decisions are taken solely in the public interest and not to further any private interests.

The risk in both cases is that the decision maker does not approach the decision with an objective, open mind.

This makes the local authority’s decision challengeable (and may also be a breach of the Code of Conduct by the Councillor).

Please seek advice from the Monitoring Officer or Deputy Monitoring Officers, if you need assistance ahead of the meeting.

BIAS

Holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias. If you have been involved in an issue in such a manner or to such an extent that the public are likely to perceive you to be biased in your judgement of the public interest:

- a) you should not take part in the decision-making process
- b) you should state that your position in this matter prohibits you from taking part
- c) you should leave the room.

PREDETERMINATION

Where a decision maker has completely made up his/her mind before the decision is taken or that the public are likely to perceive you to be predetermined due to comments or statements you have made:

- a) you should not take part in the decision-making process
- b) you should state that your position in this matter prohibits you from taking part
- c) you should leave the room.

This page is intentionally left blank

Registerable Interests

These are interests that you are required to register in accordance with the Code of Conduct. They are interests that you would know about in advance of an item coming up (e.g. land you own) and you should have included them when filling in your register of interests.

What type of Registerable Interest do you have in this matter?

Disclosable Pecuniary Interests

These are any interests that are described as DPIs under the Code of Conduct and include both the interests of yourself and of your partner.

Other Registerable Interests

These are personal interests that relate to certain types of bodies that you may be involved in as set out in the Code of Conduct.

Does the matter directly relate to one of your Disclosable Pecuniary Interests?

No

Does the matter directly relate to the financial interest or wellbeing of one of your Other Registerable Interests?

No

Does the matter affect a financial interest or the wellbeing of yourself or of a friend, relative or close associate?

No

Yes

Yes

Is the financial interest or wellbeing affected to a greater extent than the financial interests or wellbeing of the majority of inhabitants?

No

Yes

Yes

Would a reasonable member of the public knowing all the facts believe that it would affect your view of the wider public interest?

No

Yes

You must:

- Disclose the interest;
- Not speak on the matter;
- Not participate in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

You must:

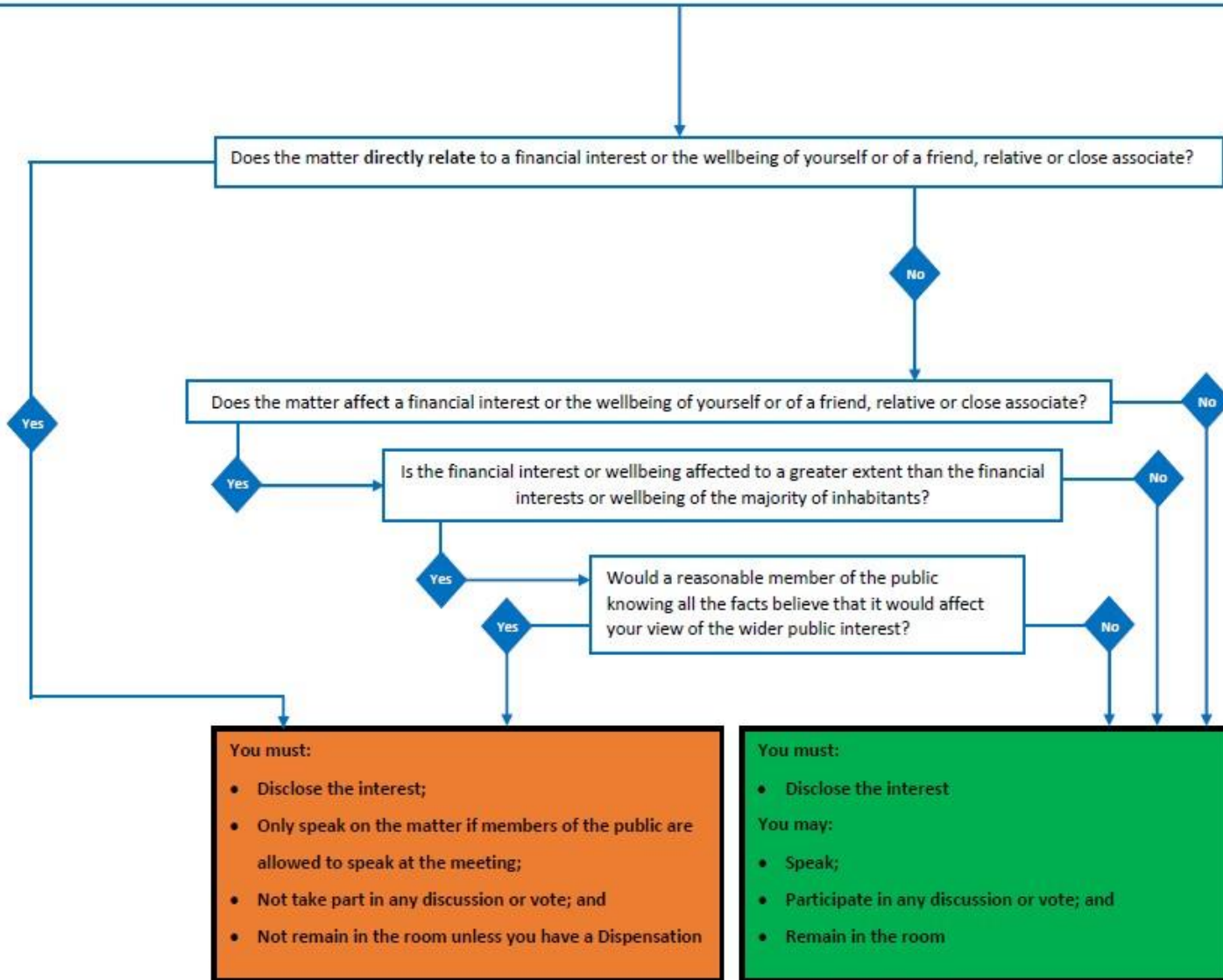
- Disclose the interest;
- Only speak on the matter if members of the public are allowed to speak at the meeting;
- Not take part in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

You must:

- Disclose the interest
- You may:
- Speak;
 - Participate in any discussion or vote; and
 - Remain in the room

Non-Registerable Interests

These are interests that you are not required to register but may become relevant when a particular item arises. These are usually interests that relate to other people you are connected with (e.g. friends, relatives or close associates) but can include your own interests where you would not have been expected to register them.



PLANNING COMMITTEE

WEDNESDAY, 13 MARCH 2024

Present: Councillor R S Falvey, Vice Chair in the Chair

Councillors: D Bagshaw
P J Bales
L A Ball BEM
R E Bofinger
G Bunn
S J Carr
G S Hills
G Marshall
P A Smith
H Land (Substitute)
J M Owen (Substitute)
S Webb (Substitute)

Apologies for absence were received from Councillors D D Pringle, H E Skinner and D K Watts.

Councillor D Bagshaw arrived late to the meeting and did not Chair. Minute number 52.1 refers.

Councillor P J Owen was present as ex-officio.

Having declared himself predetermined, Councillor D D Pringle attended the meeting as a Ward Member.

The officers present were S Simms, O Wells, C Hallas, M Keay, R Ayoub, S Khosa, J Ward and K Newton.

49 DECLARATIONS OF INTEREST

Councillor G Bunn declared a non – registrable, non pecuniary interest in item 5.2 as she had been a customer of the garage based on the site proposed for development. Minute number 52.2 refers.

50 MINUTES

The minutes of the meeting on 7 February 2024 were confirmed and signed as a correct record.

51 NOTIFICATION OF LOBBYING

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

52 DEVELOPEMENT CONTROL

52.1 22/00892/FUL

Change of use of land to animal sanctuary with 27 guest cabins, reception / spa / retreat / education centre, ancillary restaurant building and animal houses /enclosures, creation of new access and car parking including landscaping
Land to west and south of Station House, The Forge, Trowell, Nottinghamshire

The application was brought to the Committee at request of Councillor D Pringle. The proposal was also a departure from the Broxtowe Part 2 Local Plan 2019.

There were number of late items and one late, late item. The late items included ten objections, four comments of support, a link to an online petition in support of the application and a written petition had been submitted by the applicant in support of the application. A leaflet had been submitted by the applicant in support of the application and an email from the Born Free Foundation to the applicant advising on the care of his lions. A comment was received from a Nottinghamshire County Councillor. The late, late item was a written petition submitted in opposition to the proposal.

There was a request from Councillor S J Carr that the precise contents of the email from the Born Free Foundation be shared.

It was proposed by Councillor R S Falvey and seconded by Councillor G Marshall that there be an adjournment of five minutes to allow Planning Officers to find the email. On being put to the meeting, the motion was carried and the meeting was adjourned.

When the meeting resumed, the late item comprised of the email from the Born Free Foundation was read to the Committee in full.

Reece Oliver, the applicant, Sarah Brown, supporting by written statement, Roger Gray, objecting, Katie Richards, objecting by written statement, and Councillor D D Pringle, Ward Member, made representation to the Committee prior to the general debate.

Having given due regard to the representations put before them, the Committee commenced the debate. There was concern that there had been a lack of consideration of more suitable sites. It was noted that the biodiversity net gain would be -16% and there would be a loss of ecology on the site, including protected species. There were also comments on the importance of the site as a flood plain and a green corridor marking the boundaries between the settlements of Trowell and Ilkeston. It was considered that the proposed development would lead to an increase in traffic and pollution. There were concerns about the morality of keeping animals in captivity, the size of the site, security and the lack of details about the animals that would be kept on the proposed reserve.

As the debate progressed consideration was given to the ambition of the project and the opportunity for investment in the Borough. The claim that the scheme was carbon negative was discussed.

RESOLVED that planning permission be refused for the following reasons:

- 1. The site lies within the Nottinghamshire Green Belt where inappropriate development is by definition harmful and should not be approved except in very special circumstances. In the opinion of the Local Planning Authority the proposed development represents inappropriate development and it is considered that very special circumstances have not been demonstrated to justify the granting of planning permission in this instance. The application is therefore not in accordance with Policy 3 - The Green Belt of the Broxtowe Aligned Core Strategy Part 1 Local Plan (2014), Policy 8 - Development in the Green Belt of the Broxtowe Part 2 Local Plan (2019) and Part 13 – Protecting Green Belt land of the National Planning Policy Framework 2023.**
- 2. The submitted scheme, by virtue of its siting, size, scale and design would represent an unsatisfactory form of development to the detriment of the character of the Erewash River Corridor landscape area and the openness of the Green Belt in this location. The proposed development is therefore contrary to Policy 10 - Design and Enhancing Local Identity and Policy 16 - Green Infrastructure, Parks and Open Space of the Broxtowe Aligned Core Strategy (2014) and Policy 17 - Place-making, Design and Amenity and Policy 30 – Landscape and of the Broxtowe Part 2 Local Plan (2019).**
- 3. The proposed development would be located on land which is identified by the Environment Agency as being within flood zones 2 and 3. It is considered that the submitted sequential test search area is inadequate for a development in this location and of this nature and insufficient evidence to justify the proposed development in an area of high probability to flooding has been submitted. The application is as such contrary to the aims of Policy 1 - Climate Change of the Broxtowe Aligned Core Strategy Part 1 Local Plan (2014) and Policy 1 – Flood Risk of the Broxtowe Part 2 Local Plan (2019).**
- 4. The proposed development is a main town use and would be located on land outside of any nearby town centre and edge of centre. It is considered that the submitted sequential test search area is inadequate for a development in this location and of this nature and insufficient evidence to justify the proposed development in an out of centre of location has been submitted. The application is as such contrary to the aims of Policy 6 - Role of Town and Local Centres of the Broxtowe Aligned Core Strategy Part 1 Local Plan (2014) and Policy 13 - Proposals for Main Town Centre Uses in Edge-of-Centre and Out-of-Centre Locations of the Broxtowe Part 2 Local Plan (2019).**
- 5. The site lies within Trowell Junction Grassland Local Wildlife Site (LWS) and is bordered by the River Erewash which forms a Green Infrastructure Corridor. The proposal would result in an adverse impact on protected species, as well as the loss of a biodiversity asset (LWS) and fragmentation of a key wildlife corridor and ecological network. Furthermore, the proposal fails to deliver a biodiversity net gain to the detriment of the locality. The application is as such contrary to Policy 16 -**

Green Infrastructure, Parks and Open Space and Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan (2014) and Policy 28 - Green Infrastructure Assets and 31 – Biodiversity 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.**

(Councillor D Bagshaw joined the meeting during the item and therefore did not Chair the meeting, join in the debate or vote thereon.)

52.2 23/00903/FUL

Proposed demolition of existing car garage and construction of residential accommodation comprising 12 studio flats and 2x6 bedroom cluster flats (HMO) (revised scheme)

Beeston Car Centre, Broadgate, Beeston, Nottinghamshire, NG9 2HD

This application was brought to the Committee at the request of Councillor B C Carr and Councillor S J Carr.

The late items were comprised of an additional comment received objecting to the submission of an amended visualisation without any extension to the neighbour consultation period and an amendment to the section 106 payment for parks and open spaces to take into account the two cluster flats.

Mark Bassett, the applicant and Ian Cooper, objecting, made representation to the Committee prior to the general debate.

The number of applications for student accommodation clustered around this area were discussed. It was noted that the proposed development would be on an employment site, which if lost, could impact the viability of Beeston Town Centre. There was also concern that the six parking spaces allocated to the building were for staff, not residents, that the rooms in the block were small and that the proposed density for the site was too high.

Debate progressed on to the detrimental impact of student blocks on the character of the area, especially the appearance of the block at the gateway to Beeston Town Centre, as well as the impact on existing residents and the wider community.

Councillor G Marshall proposed that the item be deferred to allow officers to gather further information about student properties in the area. He then withdrew his proposal.

RESOLVED that planning permission be refused with the precise wording of the refusal, to include reasons regarding the loss of an employment site, the density, highways and loss facilities and employment, delegated to the Vice

Chair of Planning Committee in agreement with the Head of Planning and Economic Development and the Planning Manager.

Reasons

1. The proposed building, by virtue of its scale and massing, is considered to dominate neighbouring properties in the street scene and cumulatively have an unacceptable impact on the character of the surrounding area. Therefore, the proposed development would be contrary to the aims of Policy 10 of the Aligned Core Strategy 2014 and Policy 17 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to these policies.
2. The proposal would contribute to an increasing imbalance in the local housing mix and represents an unacceptable density of residential development, contrary to the aims of Policy 8 of the Aligned Core Strategy 2014 and Policies 15(6) and 17 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to these policies.
3. The proposal would result in the loss of facilities and services, place additional demand on those that remain and reduce the sense of locally distinctive character, contrary to Policy 17 of the Part 2 Local Plan (2019) and the Building for Life criteria referred to therein, and there are no other material considerations that justify treating this proposal as an exception to these policies.

52.3 24/00013/FUL

Change of use from existing HMO (Use class C4) to a large House in Multiple Occupation (Sui-Generis use). Construction of dormer and single storey side and rear extensions

193 Station Road, Beeston, NG9 2AB

The application was brought to Committee at the request of Councillor V C Smith.

There was one late item, which was an email highlighting concerns and objections.

Rae Murphy, the applicant and Dave Gilkerson, commenting, made representation to the Committee prior to the general debate.

The Committee debated the item, having given regard to the representations before it. There were concerns about the size of the proposed development and the impact it would have on car parking and flooding in the area. Consideration was also given to the approach of the developer and the high quality of the proposed development, which was considered to be an improvement on the current state of the property.

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

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

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. The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 9 January 2024, Proposed Block Plan (drawing no.23121-P-200), Proposed Floor Plans and Roof Plan Revision C (drawing no.23121-P-210) and Proposed Elevations Revision A (drawing no.23121-P-220A) received by the Local Planning Authority on 22 January 2024.

Reason: For the avoidance of doubt.

3. The extensions and dormer shall be constructed using materials as annotated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

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

NOTES TO APPLICANT

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

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

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.

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

3. The applicant is advised to ensure that sound insulation to limit the transmission of noise between each property achieves the minimum requirements as contained in the current version of British Standard Approved Document E.
4. The proposal will involve building works. Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.

Burning commercial waste is a prosecutable offence and all waste should be removed by an appropriate licensed carrier.

52.4 23/00614/FUL

Retain static mobile home

Trinity Farm, Awsworth Lane, Cossall, Nottinghamshire, NG16 2RZ

Councillor L A Ball BEM requested that this proposal come before Committee.

The late item was a correction to the original report which referenced paragraph 154 of the National Planning Policy Framework rather than 155.

Lewis Winter, the applicant, made representation to the Committee prior to the general debate.

After considering all representations, the Committee debated the item. It was noted that the building was temporary, that the farm was a key part of the agricultural community and that the development did not have any impact on the openness or amenity of the Green Belt.

RESOLVED that planning permission be granted with the precise wording of the approval and conditions, to include a condition to return the site to its original state after ten years, be delegated to the Vice Chair of Planning Committee in agreement with the Head of Planning and Economic Development and the Planning Manager.

Reasons

1. Planning permission is hereby granted for a temporary period only and shall cease to have effect on 14 March 2035. The use hereby permitted shall be discontinued and the land restored to its former condition on or before that date

- in accordance with a scheme of work submitted to and approved by the local planning authority.
2. The occupation of the caravan, the siting of which is hereby permitted, shall be limited to a person solely or mainly employed, or last employed, at Trinity Farm in agriculture as defined in section 336 of the Town and Country Planning Act 1990, or any subsequent equivalent statutory provision or a dependent of such a person residing with him or her, or a widow or widower of such a person.
 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any subsequent equivalent legislation) no development falling within Part 14 of Schedule 2 of the said Order shall be carried out without the prior written permission of the Local Planning Authority.

53 INFORMATION ITEMS

53.1 DELEGATED DECISIONS

The Committee noted the delegated decisions.

54 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 items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1, 2 and 3 of Schedule 12A of the act.

55 ENFORCEMENT UPDATE - 22/00320/ENF

The Committee noted the report.

Report of the Chief Executive

APPLICATION NUMBER:	23/00349/FUL
LOCATION:	Land south of Neville Sadler Court, Beeston, Nottinghamshire
PROPOSAL:	Construct detached two storey building comprising 4 apartments (C4 use)

Councillor G Bunn has requested this application be determined by Planning Committee.

1. Purpose of Report

The application seeks permission to construct a two storey building comprising four apartments in Class C4 use.

2. Recommendation

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

3. Details

An application was approved under 21/01055/FUL for eight dwellings in July 2022 for approximately three quarters of the site. This part of the site is now under construction. The remaining part of the site is subject to this application which occupies the corner closest to no. 62 Fletcher Road. However, there is a small portion dedicated to parking for this site which is positioned in the corner of the wider site closest to no. 59 Lower Road.

Planning permission was previously granted for 12 dwellings across the full site under 18/00556/FUL in June 2019; however, this permission was not implemented and has now expired.

The main issues relate to whether the principle of residential development on this land would be acceptable, matters of flood risk, highway safety and parking, design, whether there will be an unacceptable impact on neighbour amenity and if adequate financial contributions have been agreed

It is considered that the application is acceptable in these regards and the Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

4. Financial Implications

The comments from the Head of Finance Services were as follows:

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. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

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.

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.

7. Climate Change Implications

Any climate change implications are contained within the report.

8. Background Papers

None.

APPENDIX

1 Details of the Application

- 1.1 The application seeks permission to construct a two storey building comprising four apartments in Class C4 use.
- 1.2 The proposed apartments will have the appearance of a pair of semi-detached properties. They will be two and half storeys in height, have gable/flat apartments with front facing gable features. Two of the apartments will have balcony areas and all apartments will have access to a shared rear amenity space.
- 1.3 Each apartment will have two or three bedrooms and a kitchen/dining/living area. There will be space for two cars to the south west of the building and two spaces have been accommodated to the north east of the site on Lower Road. This does not reduce the eight spaces that have been provided for the eight dwellings under 21/01055/FUL. Therefore, with a total of 12 dwellings across the wider site there will be one space per apartment.
- 1.4 Financial contributions have been sought based on the entirety of the site which are detailed within the consultation section below and has been agreed to be paid in full by the developer by entering into a Section 106 Agreement. The adjoining part of the site received permission for eight dwellings under a revised application, ref: 21/01055/FUL in July 2022. A small section of the site was left undeveloped and a proposal for four dwellings is now being considered under this application. Therefore, financial contributions are sought for the whole site.

2 Site and surroundings

- 2.1 The site and wider adjoining site is enclosed by a wire and boarded fence and part of the south boundary is enclosed by a high coniferous hedge. The site is relatively flat.
- 2.2 The tram plug adjoins the site that creates cul-de-sac for Lower Road and Fletcher Road and the site is served by a regular tram service.
- 2.3 The site lies within a residential area between Fletcher Road and Lower Road and is within walking distance of Beeston town centre.
- 2.4 The site is located within Flood Zone 3 which is land with a high probability (1 in 100 or greater) of river flooding.
- 2.5 The properties directly surrounding the site on Fletcher Road and Lower Road are predominantly semi-detached and opposite the site there are flats.

3 Relevant Planning History

- 3.1 Planning permission (ref: 18/00556/FUL) was granted in June 2019 to construct 12 dwellings. This permission was not implemented and has now expired.
- 3.2 Planning permission (ref: 21/01055/FUL) was granted in July 2022 to construct two x three storey buildings to provide eight dwellings with associated parking and landscaping. This permission has been implemented but has not been completed.

4 Relevant Policies and Guidance

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

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

- Policy 1: Climate Change
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan**

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

- Policy 1: Flood Risk
- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity

4.3 **National Planning Policy Framework (NPPF) 2023:**

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 11- Making Effective Use of Land.

5 Consultations

5.1 **Council's Environmental Health Officer:** advise the submitted noise report (due to the proximity to the tram) and the construction method statement are both acceptable and advise the development should be carried out in accordance with them. Advise conditions on construction hours' time and an advisory in respect of prohibiting burning waste on site.

5.2 **Council's Waste and Recycling Officer:** advise bin requirements.

5.3 **Council's Housing Officer:** Subject to only one person occupying each bedroom of each flat, neither of the flats would require an HMO licence as per Housing Act 2004 Part 2. No concerns regarding the layout, bedroom sizes and communal living space sizes. The fire safety precautions aren't specified on the plans. Would expect the development to incorporate a fire alarm system which meets Lacors Fire Safety Guidance.

5.4 **Council's Tree Officer:** Would advise losing the conifers, they appear overgrown, they will cause issues with light and half of them appear to have been on fire. Conifers are also very combustible. If they are contemplating removal they would need to wait until the nesting season is over or have an appraisal undertaken at the time of removal to check for nests.

5.5 **Nottinghamshire County Council as Highways Authority:** no objection subject to conditions in respect of parking materials, dropped kerbs, surface water run off and an advisory in respect of works being constructed in accordance with highways guidance.

- 5.6 **NET:** Advise a permit to work will be required for any activity within 3 metres of the nearest NET asset, or within 6 metres if a crane or scaffold is required.
- 5.7 **Environment Agency:** Initial response: Object based on the Flood Risk Assessment (FRA) not complying with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA should consider how the occupants of the ground floor will be kept safe from the identified flood hazards during a breach event and consider the requirement for flood emergency planning including flood warning and evacuation of people during a breach event.

Final response: The development is acceptable if carried out in accordance the submitted Flood Risk Assessment and with a condition which states that floor levels cannot be set lower than 27.55 metres Above Ordnance Datum (AOD) and retained for the lifetime of the development.

- 5.8 **Nottingham County Council Planning Policy:** A Bus Stop Infrastructure contribution of £1,800 is required to be paid to provide improvements to the bus stop on Queens Road East denoted BR0622 Lower Road.
- 5.9 **Council's Conservation and Green Spaces Development Manager:** An open space contribution of £21,000 (£9,000 Revenue and £12,000 Capital) is requested.
- 5.10 28 neighbours were consulted on the application and three objections were received which can be summarised as follows:
- Removal of trees which are important for the environment
 - Application states no trees when there are trees on site
 - Significant interruption and inconvenience from the proposed use being in C4, already experience issues with existing students on street
 - Insufficient space for development, adequate parking and waste

6 Assessment

The main issues relate to whether the principle of residential development on this land would be acceptable, matters of flood risk, highway safety and parking, design, whether there will be an unacceptable impact on neighbour amenity and if adequate financial contributions have been agreed.

6.1 **Principle**

- 6.1.1 Policies 8 and 15 state that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes. Policy 17 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 (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development.
- 6.1.2 An application was approved for 12 dwellings under 18/00556/FUL in June 2019; however, this permission was not implemented and has now expired. Although this

has now expired, it is considered it holds some weight in that the principle of development has been established.

- 6.1.3 The site was then split into two and a permission was granted for eight dwellings under 21/01055/FUL and a smaller portion was left vacant which is now proposed to be occupied under this permission.
- 6.1.4 It is considered that the principle of providing residential apartments within a predominantly residential location would be acceptable. The site was previously occupied by seven residential flats adjoining the now vacant residential flats at Neville Sadler Court. As part of the Phase 2 of the NET tram scheme these flats were demolished. Therefore, this site has already been established as being acceptable for residential development. The need to provide additional dwellings to boost housing supply is also given significant weight, particularly as this site is within an existing urban area and provides additional housing outside of the Green Belt. Furthermore, the tram provides a regular sustainable method of transport connecting the site to Nottingham and Beeston town centre.
- 6.1.5 The developer has agreed to enter into a Section 106 Agreement to secure financial contributions in the form of bus stop and open space contributions to mitigate the impact of the development on the immediate area.
- 6.1.6 It is considered the principle of development in this location is acceptable and matters in relation to flood risk, design, amenity and access will be addressed below.

6.2 Flood Risk

- 6.2.1 Policy 1 states that development will not be permitted in areas at risk from any form of flooding unless: there are no suitable and reasonably available alternative locations for the proposed development in a lower-risk area outside the Green Belt; and in the case of fluvial flooding, the proposal is protected by the Nottingham Trent Left Bank Flood Alleviation Scheme or other flood defenses of equivalent quality; and adequate mitigation measures are included. The justification for the policy is that within Beeston and Attenborough there are substantial areas which are within Flood Zones 2 and 3 but have a high degree of protection against flooding due to the Nottingham Trent Left Bank Flood Alleviation Scheme.
- 6.2.2 The site lies within Flood Zone 3 which is land with a high probability (1 in 100 or greater) of river flooding. A Flood Risk Assessment has been submitted with the application. Paragraph 159 of the NPPF states that inappropriate development in areas of high risk of flooding should be avoided but where it is necessary, should be undertaken without increasing flood risk elsewhere.
- 6.2.3 A Flood Risk Assessment (FRA) was submitted with the application but the Environment Agency (EA) initially objected to the application based on it not complying with the requirements for site-specific flood risk assessments. It was advised that the FRA should consider how the occupants of the ground floor will be kept safe from the identified flood hazards during a breach event and consider the requirement for flood emergency planning including flood warning and evacuation of people during a breach event.
- 6.2.4 The EA withdrew their objection following the FRA being amended as the concerns related to the proposed floor level and floor resilient measures. A condition was advised that the development is carried out in accordance with the amended FRA

and that finished floor levels must be set no lower than 27.55 metres Above Ordnance Datum.

6.2.5 To conclude, within Beeston there are substantial areas which are within Flood Zones 2 and 3 but have a high degree of protection against flooding due to the Nottingham Trent Left Bank Flood Alleviation Scheme. Some of these sites are on previously-developed land and some may bring the opportunity to provide housing in areas of substantial need. Sequentially, it is considered the site is acceptable and it is considered a positive that this location minimises development in the Green Belt in Broxtowe. Therefore, this will be treated as a 'sustainability benefit' and the Green Belt will be treated as a major constraint with regard to whether other sites are 'reasonably available.'

6.3 Design

6.3.1 It is considered the proposed apartments reflect an acceptable level of design and acceptable height, scale and massing. It is considered they will continue to design of the 21/01055/FUL scheme but show a slight variation which provides more visual interest to the wider site.

6.3.2 It is considered that the proposed development will address the street frontage that represent the appearance of semi-detached dwellings which are a key characteristic of the area. The properties reflect a contemporary appearance whilst incorporating traditional features. It is considered that the massing, scale, height and design are all acceptable and will not appear out of character with the surrounding area.

6.3.3 Furthermore, the proposal of semi traditional/contemporary style dwellings was established in the previous application and has been carried through as a design concept for this application.

6.3.4 A condition in respect of providing material details will be included in the decision.

6.3.5 To conclude, it is considered the buildings reflect an acceptable height, scale, massing and design and will not appear out of character with the surrounding area.

6.4 Amenity

6.4.1 The land was previously occupied by residential flats, thus meaning the principle of buildings in this location is considered to be acceptable, in addition, a similar application was approved under 18/00556/FUL. It is acknowledged that the previous flats were positioned in a diagonal position to Pelham Crescent it is considered the difference of windows serving residential properties on this previous property and proposed development will not be dissimilar.

6.4.2 The existing conifer trees on site are proposed to be removed and replace with laurel hedges. This will undoubtedly mean the site is more exposed to the properties to the south and south east; however, given the separation distances range from approximately 24-30m, it is considered this relationship is acceptable that there will not be a significant level of overlooking even without the trees remaining in situ.

6.4.3 No. 62 Fletcher Road is positioned to the south west of the site and will be approximately 9m from the site boundary. Given the separation distance and positioning to the side (not directly overlooking the rear garden), it is considered this

relationship is acceptable.

- 6.4.4 A balcony will wrap around the first floor south west corner of the building. This will not have an immediate direct view of any neighbouring private rear amenity space within a close proximity. It is considered the balcony will not cause any adverse overlooking.
- 6.4.5 The Government's Technical Housing Standards set out a nationally described space standard for new dwellings. These standards are not adopted in either the Broxtowe Part 1 or Part 2 Local Plan and so cannot be given full weight but provide a useful point of reference. Flats 1 and 3 (three bedrooms each) measure at 66m² and the National Space Standards (NSS) states 74m² is advised. Whilst it is acknowledged there is a shortfall of 8m² for each flat, it is considered this is relatively modest and an acceptable standard of amenity and space is still provided for the future occupants of these flats. Flats 2 and 4 (two bedrooms each) measure at 64m² and the NSS state this should be a minimum of 61m², therefore exceeding this threshold. It is considered the flats are relatively in line with NSS and are acceptable.
- 6.4.6 The proposed apartments are considered to provide an acceptable level of amenity to future occupants and whilst the rear amenity space is modest, it is considered to be acceptable given these are apartments and as associated with higher density living.

6.5 Access

- 6.5.1 Four car parking spaces are proposed which is considered sufficient for four apartments given the location of the site is on a tram route and it is within walking distance of Beeston town centre. The Highways Authority has not raised an objection to the application and the conditions they have advised will be included in the permission.

6.6 Other

- 6.6.1 The conifers on site are in poor condition and it has been advised these should be removed by the Tree Officer. The plans state a laurel hedge will be planted which is a fast growing hedge and would provide some level of screening to the site. However, a landscaping condition will be requested as part of the decision to ensure full details are provided.
- 6.6.2 An advisory in respect of nesting birds with the removal of the conifer trees will be included in the decision.
- 6.6.3 Although the application form states there are no trees on site, it is apparent there are trees but this has been addressed satisfactorily.
- 6.6.4 It is considered the proposal of purpose built C4 accommodation in an existing residential area on a site that was once occupied by flats is acceptable.
- 6.6.5 A bin store has been included which demonstrates the ability to provide sufficient bin storage for future occupants.

6.7 Financial Contributions

6.7.1 A residential development of this scale generate the need for financial contributions towards affordable housing, education and open space.

6.7.2 In accordance with paragraph 57 of the NPPF and the Community Infrastructure Levy (CIL) Regulations 2010, planning obligations can only be used if they are: necessary to make the development acceptable in planning terms; directly related to the development; fairly and reasonably related in scale and kind to the development.

6.7.3 Nottingham County Council Planning Policy has requested a bus stop Infrastructure contribution of £1,800 is paid to provide improvements to the bus stop on Queens Road East denoted BR0622 Lower Road.

6.7.4 Council's Conservation and Green Spaces Development Manager has requested an open space contribution of £21,000 (£9,000 Revenue and £12,000 Capital) is requested.

6.7.5 The developer has agreed to pay the contributions in full and therefore is acceptable in respect of mitigating the impact of the development on the immediate area.

7 Planning Balance

7.1 The benefits of the proposal are that it would provide four additional homes in the borough. The proposal reflects an acceptable level of design and would not appear out of character with the surrounding area. Whilst it is acknowledged the proposal may have some impact on the amenity of the surrounding neighbours, it is considered this will not be at their detriment. 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 raised in representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<p><u>Recommendation</u></p> <p>The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:</p> <p>(i) Prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure the provision of landscape contributions and affordable units</p> <p>(ii) 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 drawings:</p> <p>Received by the Local Planning Authority on 5 May 2023:</p> <ul style="list-style-type: none"> • Site Location Plan ref: 01 Rev B <p>Received by the Local Planning Authority on 19 February 2024:</p> <ul style="list-style-type: none"> • Proposed Elevations ref: 07 Rev G • Proposed Floor Plans & Front Elevation ref: 06 Rev F • Proposed Site Plan and Block Plan ref: 02 Rev M <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No above ground works shall be carried out until samples and details of the materials to be used in the facing walls and roofs 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: Insufficient details were submitted and the development cannot proceed satisfactorily without the outstanding matters being agreed and no such details were submitted with the application. To ensure the satisfactory standard of external appearance in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i></p>
4.	<p>No above ground works shall be carried out until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:</p> <p>(a) numbers, types, sizes and positions of proposed trees and shrubs;</p> <p>(b) details of planting, seeding/ turfing of other soft landscape areas and hardscape areas;</p> <p>(c) details of the site boundary treatments and curtilage boundary</p>

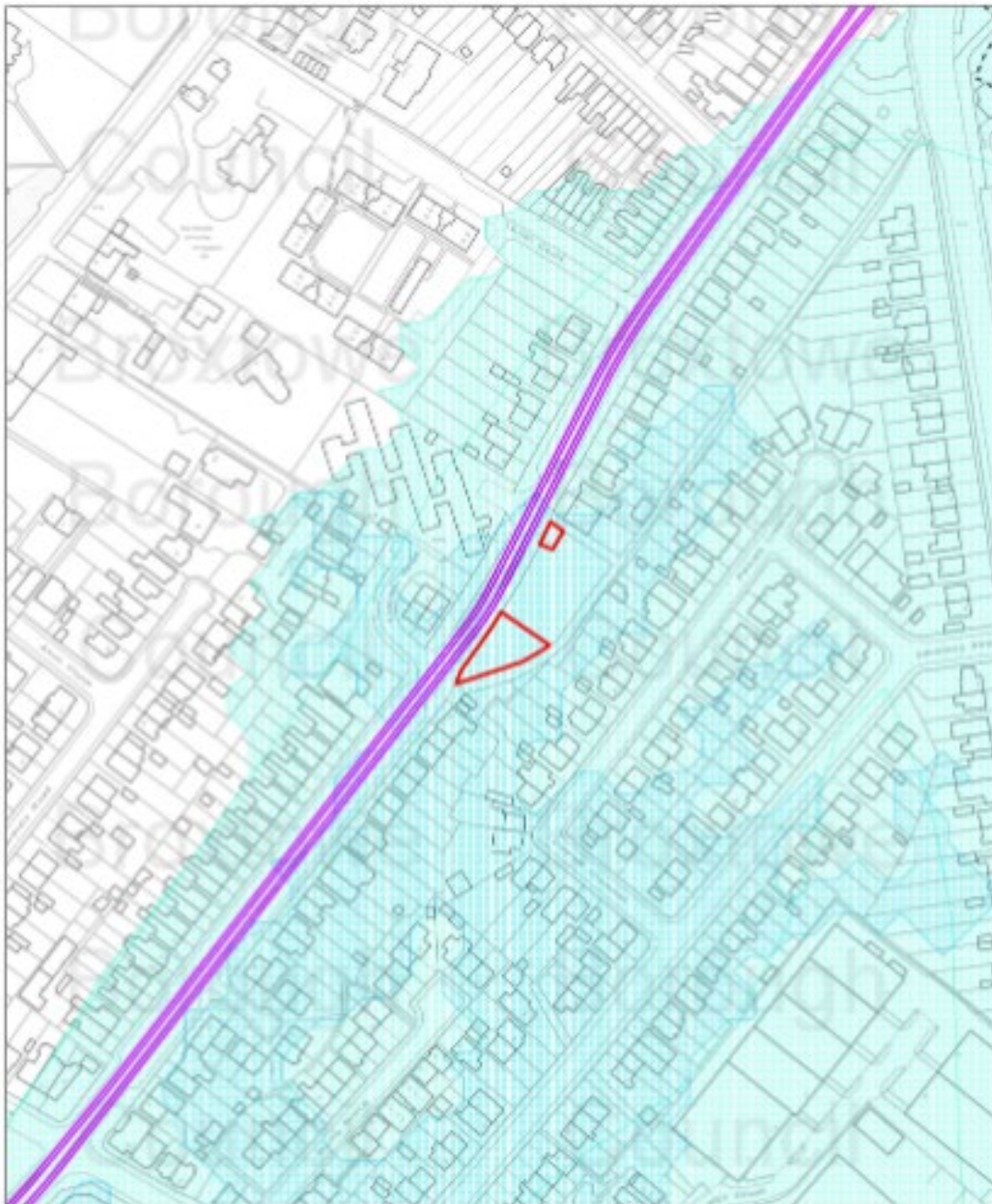
	<p>treatments; and (d) a timetable for implementation of the scheme.</p> <p>The landscaping scheme shall be carried out in accordance with the approved timetable. If any trees or plants, which, within a period of 5 years, die, are removed or have become seriously damaged or diseased they shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.</p> <p><i>Reason: Insufficient information was submitted and to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i></p>
<p>5.</p>	<p>No dwelling shall not be first occupied until:</p> <p>(i) a dropped vehicular footway crossing serving the parking spaces is available for use and constructed in accordance with the Highway Authority specification;</p> <p>(ii) the parking area is surfaced in a bound material and each space has been clearly delineated as shown on the drawing: 02 Rev M and constructed to prevent the unregulated discharge of surface water onto the highway. This area shall be maintained for the life of the development.</p> <p><i>Reason: In the interests of highway safety to mitigate the impact of the development on the highway network and in accordance with the aims of Policy 14 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>The development hereby approved shall be carried out in accordance with the Construction Phase Plan by Swish Architecture & Planning Rev A dated August 2023 received by the Local Planning Authority on 24 August 2023. The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: In order to mitigate the impact of the development on the tram and ensure the tram remains fully operational throughout and after the development and to protect the amenity of neighbouring residents and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policies 10 and 14 of the Aligned Core strategy (2014).</i></p>
<p>7.</p>	<p>The development hereby approved shall be carried out in accordance with the Noise Assessment by NoiseAssess ref: 12851.02v1 dated September 2022 received by the Local Planning Authority on 24 August 2023.</p> <p><i>Reason: To protect future occupiers from excessive environmental noise and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core strategy (2014).</i></p>
<p>8.</p>	<p>No dwelling shall not be first occupied until:</p> <p>(i) a dropped vehicular footway crossing serving the parking spaces is</p>

	<p>available for use and constructed in accordance with the Highway Authority specification;</p> <p>(ii) the parking area is surfaced in a bound material and each space has been clearly delineated as shown on the drawing: 02 Rev M and constructed to prevent the unregulated discharge of surface water onto the highway. This area shall be maintained for the life of the development.</p> <p><i>Reason: In the interests of highway safety to mitigate the impact of the development on the highway network and in accordance with the aims of Policy 14 of the Broxtowe Aligned Core Strategy (2014).</i></p>
9.	<p>The development shall be constructed in accordance with the submitted Flood Risk Assessment prepared by Swish Architecture & Planning received by the Local Planning Authority on 11 July 2023. The finished floor levels shall be set no lower than 27.55 metres Above Ordnance Datum (AOD). These mitigation measures shall be completed prior to occupation and maintained thereafter throughout the lifetime of the development.</p> <p><i>Reason: To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Part 2 Local Plan (2019).</i></p>
10.	<p>No construction 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.</p> <p><i>Reason: To protect nearby occupants from excessive construction noise and vibration and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core strategy (2014).</i></p>
	<p><u>NOTE TO APPLICANT</u></p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<p>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.</p>
3.	<p>Burning waste on site is strictly prohibited.</p>
4.	<p>The removal of the conifer trees should be avoided between nesting season (March until August). If any nesting birds are found within the trees, works to the trees should cease immediately and a licensed ecologist be consulted.</p>
5.	<p>The proposal makes it necessary to construct a vehicular crossing over a</p>

	<p>footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council’s Customer Services to arrange for these works on telephone 0300 500 80 80.to arrange for these works to be carried out.</p>
<p>6.</p>	<p>A NET Permit to Work may be required. Please visit: https://www.thetram.net/building-work-near-the-tram before development commences and apply for a permit should the development breach any of these requirements.</p>
<p>7.</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>

Map

23/00349/FUL



8/14/2023, 1:59:53 PM

- Tram Route
- Flood Zone 2
- Flood Zone 3
- Site

1:1,250

0 0.01 0.02 0.05 mi
0 0.02 0.04 0.09 km

© Crown copyright and database right 2023. Ordnance Survey
ACCREDITED. No. 0000000000. No. 0000000000. No. 0000000000.
No. 0000000000. No. 0000000000. No. 0000000000.

Photographs



Site facing north east



Site facing north east



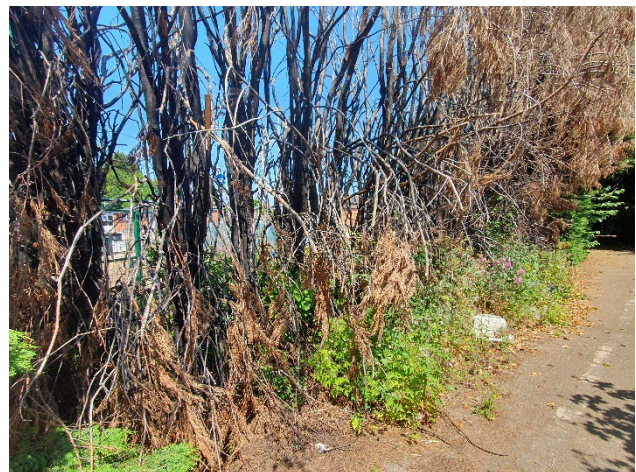
Site facing south east



Site facing north east



Wider site, permission being constructed under 21/01055/FUL – facing north west from rear footpath



Conifer trees to the rear of site along footpath

Plans (not to scale)



Plans (not to scale)

Approved under 21/01055/FUL

Proposed Front Street Scene Elevation

Proposed Roof Plan Layout

Proposed Side Elevation

Proposed Rear Elevation

Proposed Side Elevation

NOTES

swish
architecture & planning

D-LUXE LIVING

LAND SOUTH EAST OF
WITFELD SQUARE, CHESTER,
BEESTON, NOTTINGHAM, NG3 2JW.

**PROPOSED ELEVATIONS
& ROOF PLAN LAYOUT.**

Scale 1:500 Sheet No. A2 Date 04.24.24

659 07 G

This page is intentionally left blank

Report of the Chief Executive

APPLICATION NUMBER:	23/00881/FUL
LOCATION:	53 City Road, Beeston, Nottinghamshire, NG9 2LQ
PROPOSAL:	Construct single/ two storey rear extension

The application is brought to Committee at the request of Councillor V C Smith.

1. Purpose of Report

The application seeks full planning permission for the construction of a single and two storey rear extension.

2. Recommendation

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

3. Detail

The application site consists of a two-storey semi-detached dwelling with a shared two-storey rear outrigger, and shared rear outbuilding. It is situated within a built-up residential area and has a classified highway adjacent to the rear boundary.

The site is located within the Beeston Article 4 area for Houses in Multiple Occupation (HMO), and is currently occupied as a 4-person HMO.

4. Financial Implications

The comments from the Head of Finance Services were as follows:

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. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

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.

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.

7. Climate Change Implications

Climate Change implications are considered within the report

8. Background Papers

Nil.

APPENDIX

1. Details of the application

1.1 The proposal is to construct a single / two storey rear extension. The single storey element of the proposal would extend the full width of the rear elevation and wraparound to infill next to the existing two storey outrigger. The single storey element would extend for a depth of 3.1m beyond the rear of the existing outrigger. The two-storey element would have a depth of 1.5m, projecting from the rear elevation of the main building. The proposal would have a flat roof throughout, with the two-storey element at a height of 5.5m to match the existing eaves height, and the single storey element at a height of 2.9m.

2. Site and surroundings

2.1 The property is a semi-detached house, with a coarse white render finish and dark pan tiles. It has a shared rear two-storey outrigger and rear boundary single storey outbuilding. The authorised use is as a 4-person HMO.

2.2 The site is relatively flat, with a raised bedded area in the rear garden.

2.3 To the north west, no 51 is a semi-detached house of a similar period, it has a wider two-storey frontage, with both properties having their pedestrian side access along the common boundary. With the rear garden, no. 51 has single storey outbuildings running along the common boundary.

2.4 To the south east, no. 55 is the attached semi, and has a cladded frontage and red paint applied to the other elevations. Both the site dwelling and no. 55 have a shared rear two-storey outrigger and rear boundary single storey outbuilding.

3. Relevant Planning History

3.1 There is no relevant planning history post-1974 relating to this site.

4. Relevant Policies and Guidance**Broxtowe Aligned Core Strategy 2014:**

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

- Policy A: Presumption in favour of sustainable development
- Policy 2: The Spatial Strategy
- Policy 10 - Design and Enhancing Local Identity.

Part 2 Local Plan 2019

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

- Policy 17 - Place-making, design and amenity.

National Planning Policy Framework (NPPF) 2023

- Section 2 - Achieving sustainable development

- Section 4 - Decision-making.
- Section 12 - Achieving well-designed places.

5. Consultations

5.1 **Councillors:**

- Councillor G Bunn - no comment received.
- Councillor V C Smith - Requested the application be called into Committee due to concerns regarding impact on neighbour amenity and over-intensification.

5.2 **Consultees:**

- Private Sector Housing – The existing use is confirmed as a 4-person HMO in 2020.
 - Room sizes now appear adequate.
 - Fire alarm now shown in the 1st floor landing now shown.
 - FD30s for the ground floor front bedroom, 1st floor front bedroom or 1st floor rear bedroom, now shown.
 - En-suites now shown.
 - The ground floor rear bedroom off the kitchen must have a fire escape window, please confirm this will have keyless egress for use in event of an emergency.

Will need to apply for a HMO licence with the property coming up to six bedrooms.

5.3 **Neighbours**

Ten neighbours were consulted on the application with no responses received.

6. Assessment

6.1 Description

6.1.1 The proposal is to construct a single / two storey rear extension. The single storey element of the proposal would extend the full width of the rear elevation and wrap around to infill next to the existing two storey outrigger. The single storey element would extend for a depth of 3.1m beyond the rear of the existing outrigger. The two-storey element would have a depth of 1.5m, projecting from the rear elevation of the main build. The proposal would have a flat roof throughout, with the two-storey element at a height of 5.5m to match the existing eaves height, and the single storey element at a height of 2.9m.

6.1.2 Facing the rear garden there would be a smaller and larger window, on the side facing the boundary with no. 51 there would be a door and a window, and on the first floor facing the rear there would be a window. On the existing side elevation there would be the removal of two smaller windows, and the addition of two larger windows, one on the ground floor and one on the first floor.

6.1.3 Internally there would be layout changes throughout, on the ground floor a living room would become a bedroom with wet room, the existing kitchen would be open plan into the extension creating a kitchen and living area, into the rear part of the extension there would be a bedroom with wet room. On the first floor,

existing bedroom two would be altered, with an en-suite in the extended area. The chimney would be removed internally to provide more space.

6.1.4 The property would increase from 4 to 6 bedrooms. As the property is an existing HMO no change of use will occur with this proposed increase in bedrooms, as long as the total occupancy does not exceed 6. The property adheres to the Broxtowe HMO property standards.

6.2 Design

- 6.2.1 Policy 10 (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development. Policy 17 (4a) states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.
- 6.2.2 In terms of mass and scale, the extension does not represent a disproportionate addition as it would be single storey to its full width and depth and to the rear of the property. The first floor roof height would be lower than the main ridge height, with the two storey part an infill and a reduced depth when compared to the single storey part of the proposal. Both parts would have flat roofs and be set off neighbouring boundaries.
- 6.2.3 The design is relatively simple with a flat roof and rendered finish to match existing, there would be facing brickwork on the boundary with no. 55. The design is considered acceptable, the use of these materials is considered acceptable and have been annotated onto the plans.
- 6.2.4 The proposal would be visible from the rear highway, Regent Street, though the two-storey part is a minimal infill and the majority of the application extending beyond the existing rear elevation is single storey with a high brick wall rear boundary treatment, therefore it is considered that the proposal would have no significant visual impact on the street scene.

6.3 Amenity

- 6.3.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 During the course of the application amended plans were submitted, decreasing the length of the proposed rear extension, and increasing the main rear garden area to a depth of 4.1m – the existing outbuilding would also be demolished. Larger side windows will also be added to bedrooms three and five by removing the chimney internally. Therefore, as per the Broxtowe HMO property standards, and comments received from Private Sector Housing the dwelling is considered to provide an adequate standard of amenity for any likely occupiers.
- 6.3.3 The proposal is considered to have no significant impact on the surrounding neighbours as there are no rear neighbours, and with no. 55 the proposal would be single storey with a flat roof at a maximum height of 2.8m, a depth off the rear outrigger of 4.7m and set 0.2m off the common boundary. No. 55 also has no rear windows facing the rear garden from the outrigger. With no. 51, access to

the rear for both dwellings is along this common boundary, with the site dwelling extending as two-storey further in the rear than no. 51's elevation. No. 51 then has single storey outbuildings along this boundary, with the proposal only being two-storey for a depth of 1.5m and then single storey with a flat roof at a height of 2.8m and set no further to the side than the existing dwelling, retaining side access to the rear.

7. Planning Balance

The benefits of the proposal are that it would be an extension to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. As no change of use has occurred this proposal is only being considered in relation to the physical building. The negative impact would be the reduction in outside amenity space, though this is currently hard-standing and the remaining garden would need some clearance works to aid this proposal, therefore it is considered that the proposal is acceptable.

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 Duty and comments raised in representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

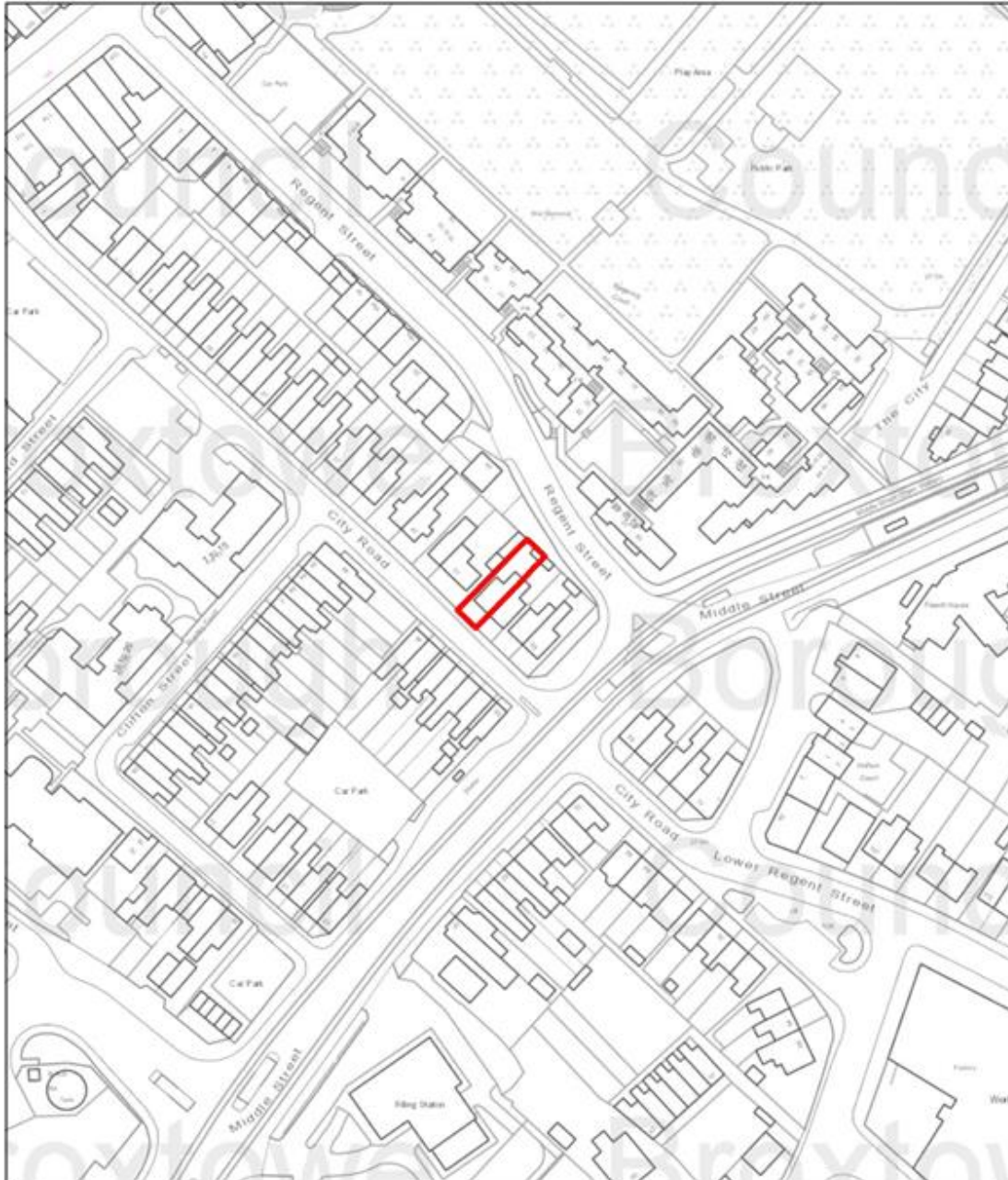
8.2 It is recommended that conditional planning permission be granted.

<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 commenced before the expiration of three years beginning with the date of this permission. <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>
2.	The development hereby permitted shall be carried out in accordance with the site location plan received by the Local Planning Authority on 5 January 2024, and 23-09-01 P2 Rev 3 received by the Local Planning Authority on 14 March 2024. <i>Reason: For the avoidance of doubt.</i>

	NOTES TO APPLICANT
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<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>

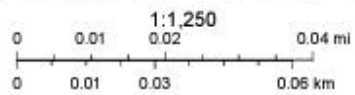
Map

53 City Road Beeston Nottinghamshire NG9 2LQ



2/15/2024, 12:02:36 PM

 Site



© Crown copyright and database rights 2023. Ordnance Survey AC0000520870. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Photographs



Front (south west) & side (north west) elevations.



Rear of site viewed from Regent Street.



Rear garden and boundaries.



Boundary with no. 55.

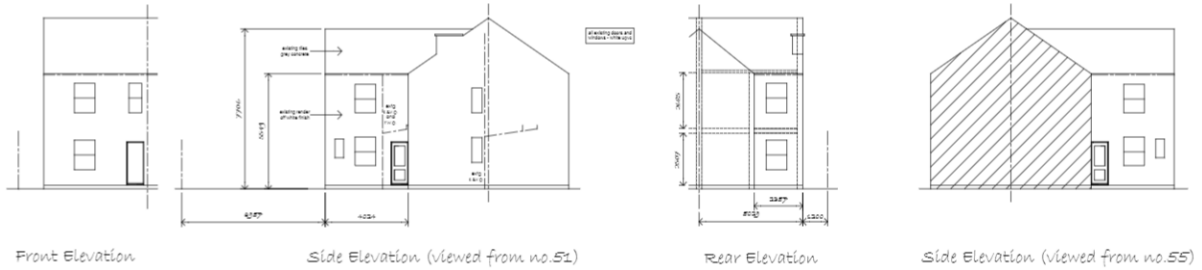


Rear (north east) elevation and boundary with no. 51.

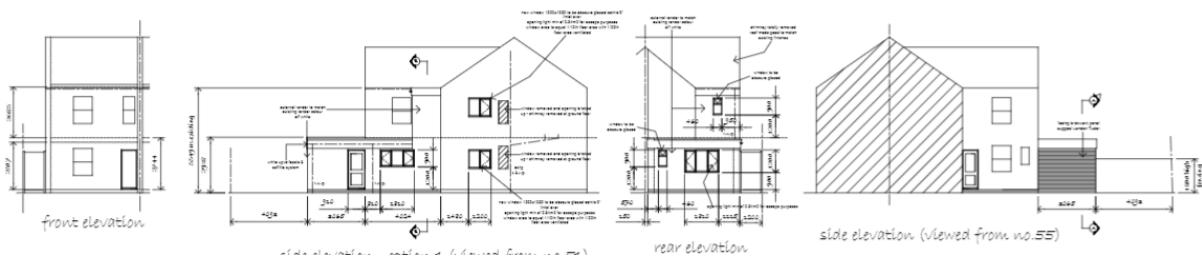


Rear (north east) elevation.

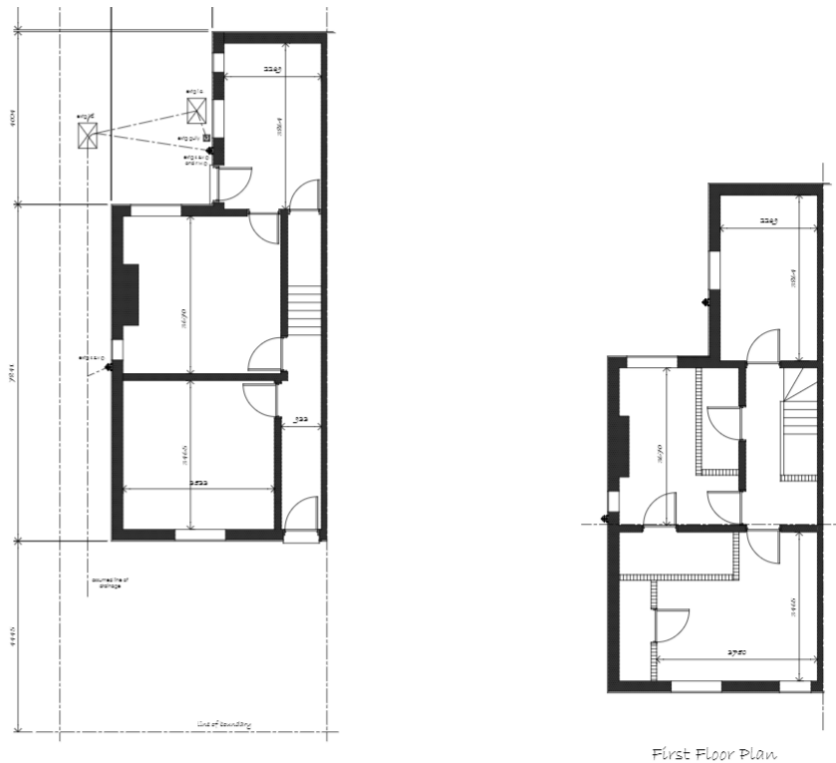
Plans (not to scale)



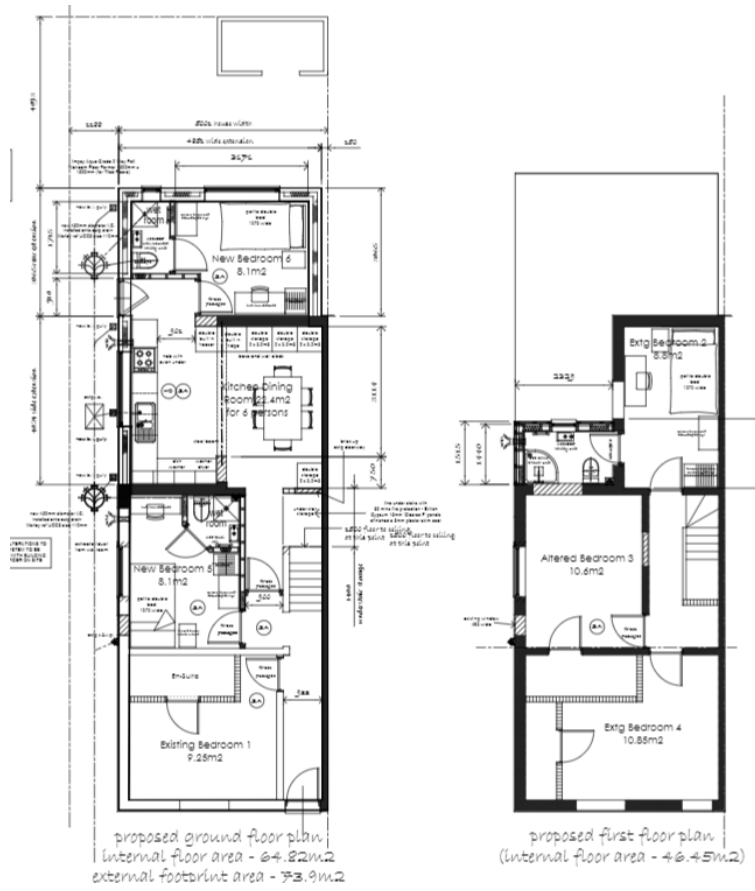
Existing Elevations



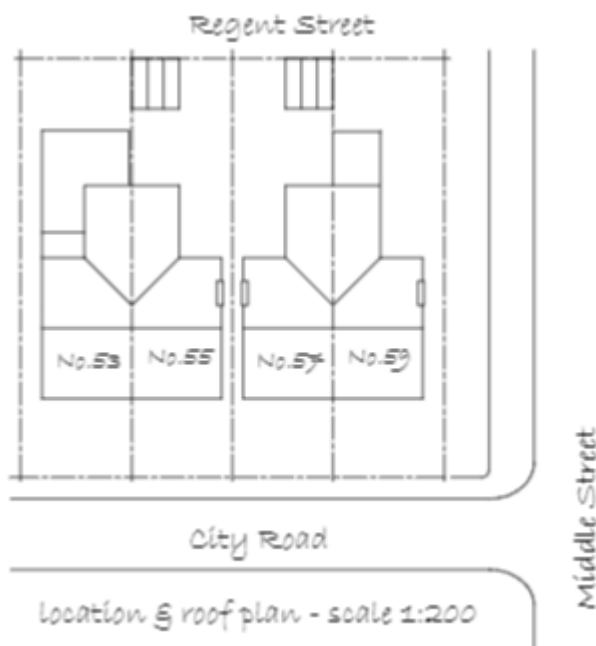
Proposed Elevations



Existing Floor Plans



Proposed Floor Plans



Proposed Block Plan

This page is intentionally left blank

Report of the Chief Executive

APPLICATION NUMBER:	24/00097/OUT
LOCATION:	Land to the rear of 40 Main Street, Awsworth, Nottinghamshire, NG16 2QT
PROPOSAL:	Outline planning (Some Matters Reserved) for residential development (2 dwellings)

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

1. Purpose of the Report

The application seeks outline planning permission for the erection of two detached properties with detached garages with the access and layout to be approved as part of this application.

2. Recommendation

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

3. Detail

The site consists of an area currently used for the garden ground to 40 Main Street Awsworth. The site is set predominantly to lawn with hedging to the eastern boundaries and timber fencing to the northern and southern boundaries. The site is being proposed to be accessed via an existing turning head at the end of Old School Road.

4. Financial Implications

The comments from the Head of Finance Services were as follows:
 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. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

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.

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.

7. Climate Change Implications

Any climate change implications are contained within the report.

8. Background Papers:

None.

APPENDIX

1. Details of the application

1.1 The application seeks outline planning permission for the erection of two detached properties with detached garages with the access and layout to be approved as part of this application.

2. Site and surroundings

2.1 The site consists of an area currently used for the garden ground to 40 Main Street Awsworth. The site is set predominantly to lawn with hedging to the eastern boundaries and timber fencing to the northern and southern boundaries. The site is being proposed to be accessed via an existing turning head at the end of Old School Road.

2.2 In regards to neighbouring properties the site is located in a built up residential area of Awsworth with an adjacent neighbouring properties to the west (26, 38 and 40 Main Street) also an immediate neighbours to the north east (8, 10 and 12 Douglas Avenue). To the south of the site is a public right of way running the full length of the site.

3. Relevant Planning History

3.1

85/00179/FUL	Construct two storey extension	Permitted
95/00460/FUL	Erect concrete store shed	Permitted
11/00320/FUL	Change of use from retail (Class A1) to residential (Class C3) including external alterations	Permitted

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

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

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

4.2 **Part 2 Local Plan 2019**

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) 2023**

- Part 2: Achieving Sustainable Development.
- Part 4: Decision-making.
- Part 5: Delivering a sufficient supply of homes
- Part 9: Promoting sustainable transport
- Part 11: Making effective use of land
- Part 12: Achieving well-designed places

4.4 **Awsworth Neighbourhood Plan:**

- H2: Housing Mix
- H4: New Homes from Unallocated (or Windfall) Development

5. Consultations

5.1 **Councillors & Parish/Town Councils:**

- Councillor L A Ball – No Comments Received
- Councillor D Pringle – Requested the application be called into committee on the grounds of flooding, access and parking.
- Cossall Parish Council – No Comments Received
- Awsworth Parish Council – Objects on the grounds of poor access, requirement to drive over a footpath to access the site, impact on the existing turning head, flooding,

5.2 **Consultees:**

- Highways – No objection and standing advice applies.
- Environmental Health – No objection subject to the submission of a Construction Method Statement and the inclusion of Informatives relating to construction hours and burning of waste.
- Coal Authority – No objection subject to conditions regarding site investigation survey and a declaration of suitability.
- Notts Wildlife Trust – Considered that the proposal has no impact on any landscape designations. A LEMP has been requested to be submitted. Details of root protection of the boundary hedgerows will be required and consideration with regards to works on site close to the site boundaries. Details of bee and bat bricks along with a swift box to be installed at the reserved matters application will be required.
- Parks – No Comments Received
- Waste and Environment Officer – Standing advice regarding the bin requirements.
- Public Rights of Way Officer – Awaiting Comments

5.3 **Neighbours**

- Fourteen neighbours were consulted on the application with one no objection comment being received from a neighbouring property, one objection from a neighbouring property, and three objections from third parties. The objection comments are summarised as:
 - Overlooking of neighbouring properties,
 - Loss of privacy,
 - Encroachment and impact on the public right of way,
 - The dimensions of the driveway being too narrow to allow for vehicles to pass,
 - Requirement to widen the turning head on Old School Lane,
 - Possible impact on the neighbouring properties from construction vehicles,
 - Overdevelopment of the site,
 - Additional impact on the local facilities,

- Increased flooding issues.

6. Assessment

6.1 Principle

The principle of residential development on this site is acceptable. The main issues relating to the determination of this application are the impact on the amenity of future and existing occupiers, the impact on the character of the area, impact on the Green Belt and the impact on highway safety and parking provision.

6.2 Design

Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that development should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

6.2.1 No details of design of the properties have been submitted other than indicative positioning and footprints of the dwellings and garages. All details of design and materials will be provided and assessed in the subsequent reserved matters. A site plan showing the indicative positions of the proposed dwellings, parking and access has been submitted and it is considered that the orientation of the properties running in line with surrounding neighbouring properties is acceptable in terms of the local vernacular. Both proposed dwellings are shown to have large footprints. Given the size of the plots in question it is considered that the plots are of such a size as to be able to accommodate dwellings of this size and still have an adequate amount of area left to be utilised for amenity space and parking areas.

6.2.2 A request from Notts Wildlife trust has been made for the submission of an LEMP which should include a bee and bat brick along with a swift box to be incorporated into the designs of the proposed dwellings. This will be the subject of a condition.

6.3 Amenity

Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

6.3.1 Whilst details of the appearance, layout and scale are reserved matters, it is considered that 2 x two storey dwellings could be accommodated on the site whilst protecting the amenity of the occupiers of adjacent properties. The majority of the properties in close proximity to the site are two storey. It is considered that two dwellings can be designed such that a good standard of amenity for the future occupiers can be achieved given the orientation and the separation distance between them and neighbouring properties. Furthermore,

the proposed dwellings can be designed such that overlooking of neighbouring properties is minimised by careful consideration to the siting of windows.

6.4 Access and Parking

Policy 17 of the Part 2 Local Plan 2019 states that planning permission will be granted for new development that provides sufficient, well-integrated parking and safe and convenient access.

6.4.1 The access has been shown on the submitted plans at the southern end of the site utilising the existing turning head on Old School Lane. Given the accesses location at the end of the public road, no concerns are raised with regards to visibility from the access.

6.4.2 The access will cross over an existing public footpath. It is common practice for vehicular access to cross a public footpath. Highways were consulted on the application and raised no concerns in regards to the location or design of the proposed access.

6.4.3 Parking has been shown to be situated forward of the principle elevations of the dwellings. The parking requirements will be assessed as part of the reserved matters but it is considered that there will be ample space within the site to accommodate the required number of parking spaces.

7 Flooding

7.1 Comments have been received with regards to flooding within the site. The site is located out with any flood zones and is not identified as a site with surface water flooding on Environment Agency flood maps. Notwithstanding this, given the comments raised with regards to surface water flooding within neighbouring sites, a condition will be added to the application requiring a surface water drainage scheme be added at any subsequent reserved matters application.

8. Planning Balance

The benefit of the proposal is that the construction of two dwellings would contribute to providing housing suitable for a range of tenures, within an established residential area and in a sustainable location. The negative impact is the potential for impact on the amenities of the neighbouring occupiers. On balance, it is considered that the benefit in providing the new dwellings would outweigh any negative impact subject to details of the reserved matters.

9. Conclusion

It is considered that subject to the agreement of the reserved matters, and subject to conditions, the proposal for two dwellings is acceptable and would accord with all relevant planning policies.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:</p>	
1.	<p>Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.</p> <p><i>Reason: To comply with S92 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 commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.</p> <p><i>Reason: To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
3.	<p>This outline permission relates to the Ordnance Survey Site Plan (1:1250) and Block Plan (1:200) Drawing reference DB/MC/23/9902 received by the Local Planning Authority on 14 February 2024.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
4.	<p>No development shall commence until all of the reserved matters below have been approved on application to the Planning Authority:</p> <ul style="list-style-type: none"> i. the design and external appearance of the proposed development; ii. a proposed site section plan; and iii. landscaping proposals for the site of the proposed development (including boundary treatments); <p>The development shall be carried out in accordance with the approved details.</p> <p><i>Reason: The application was submitted in outline only and to ensure that the details of the development are acceptable to the Local Planning Authority.</i></p>
4.	<p>Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.</p>

	<p>Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.</p> <p><i>Reason: To ensure that the development is sensitive to, and compatible with, its context and local architectural styles and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>5.</p>	<p>No part of the development hereby approved shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:</p> <ul style="list-style-type: none"> • Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 169. • Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area. • Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any

	<p>attenuation system, the outfall arrangements and any private drainage assets.</p> <p>Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the</p> <p>1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.</p> <ul style="list-style-type: none"> o No surcharge shown in a 1 in 1 year. o No flooding shown in a 1 in 30 year. o For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm. <ul style="list-style-type: none"> ● Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site. ● Details of STW approval for connections to existing network and any adoption of site drainage infrastructure. ● Evidence of approval for drainage infrastructure crossing third party land where applicable. ● Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site. ● Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness. <p><i>Reason: A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site and in accordance with the aims of Policy 1 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>6.</p>	<p>No development within the full planning permission phase hereby approved shall take place until a Construction/Demolition Method</p>

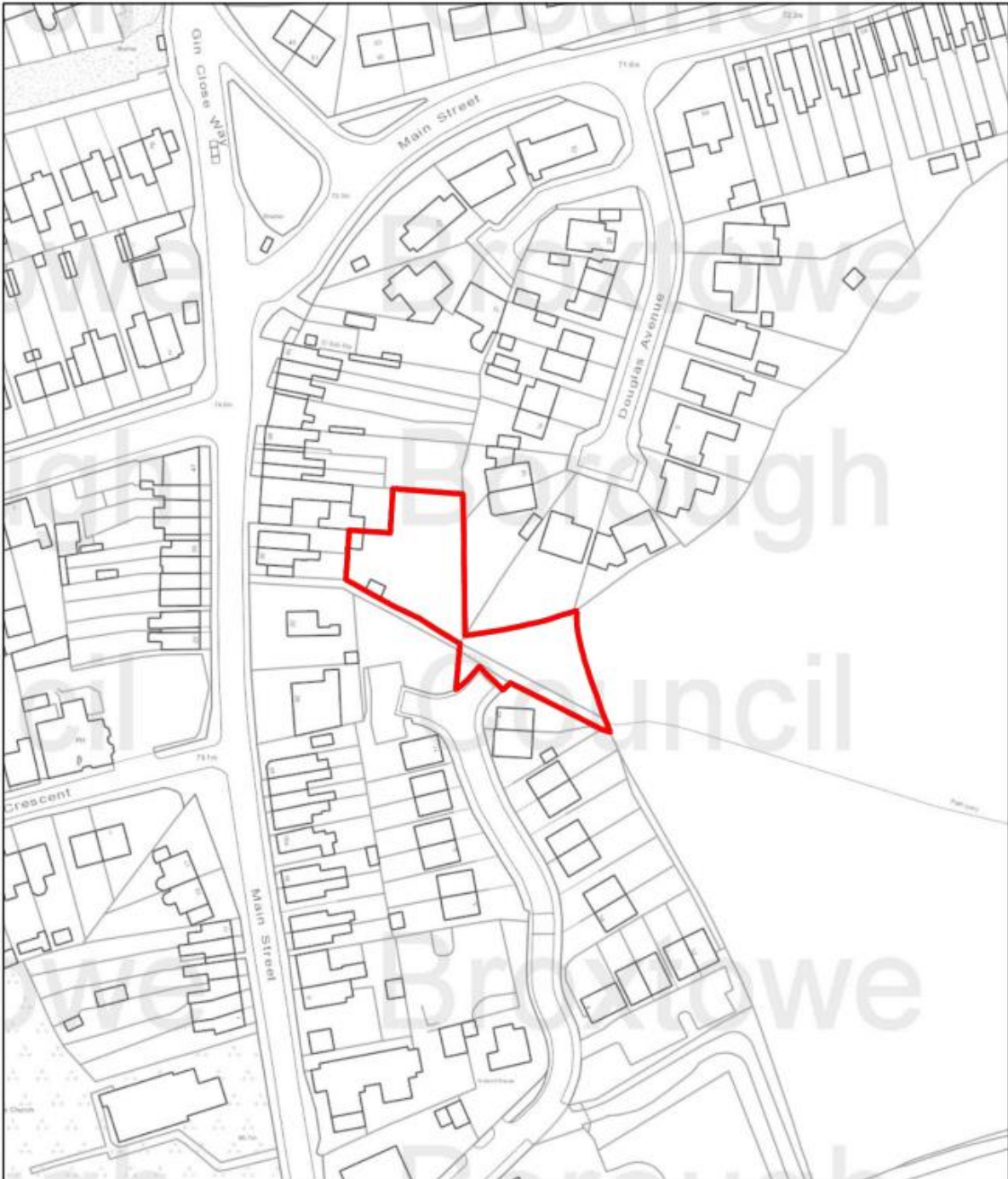
	<p>Statement has been submitted to and approved in writing by the Planning Authority. The statement shall include:</p> <ul style="list-style-type: none"> i. The means of access for construction traffic; ii. Parking provision for site operative and visitors; iii. The storage of plant and materials used in the construction/demolition of the development; iv. A scheme for the recycling/disposal of waste resulting from the construction/demolition works/site clearances; and v. Details of dust and noise suppression to be used during the construction phase. <p>The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: to protect the amenity of the neighbouring properties and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>7.</p>	<p>Prior to the commencement of the development hereby approved, details of a Landscape Ecological Management Plan (LEMP) shall have been submitted to and approved in writing by the Local Planning Authority. The LEMP should include details of ecological enhancements including details and locations of bat and bird boxes; external lighting; precautionary working methods for site clearance; precautionary method in respect of Great Crested Newts; and hedgehog access points. The LEMP shall be carried out in accordance with the approved details.</p> <p><i>Reason: In the interests of safeguarding and enhancing biodiversity in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>8.</p>	<p>No development, site excavation or groundwork shall commence until all retained hedgerows have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority.</p> <p><i>Reason: To ensure the existing and retained hedgerows are not adversely affected and in accordance with the aims of Policy 31 of the Broxtowe Local Plan Part 2 (2019).</i></p>
<p>9.</p>	<p>No above ground development shall commence until;</p> <ul style="list-style-type: none"> 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

	<p>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.</p> <p><i>Reason: In the interest of public health and safety in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>10.</p>	<p>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.</p> <p><i>Reason: In the interest of public health and safety in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
	<p>NOTES TO APPLICANT</p>
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
<p>2.</p>	<p>Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority since these activities can have serious public health and safety implications. 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 permission to enter or disturb our property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority’s website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.</p>
<p>3.</p>	<p>In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.</p>
<p>4.</p>	<p>You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of</p>

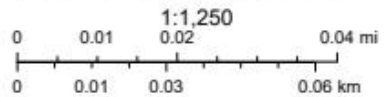
	<p>08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).</p>
<p>5.</p>	<p>Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.</p>

Map

24/00097/OUT



3/22/2024, 1:23:26 PM



Photos





Plans



Unit E14, Langham Park Industrial Estate, Lows Lane
 Stanton by Dale, Ilkeston DE7 4RJ
 Phone 0115 9324010
 E-mail: info@paul-gaughan.co.uk
 Web: www.paul-gaughan.co.uk



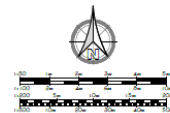
SITE LOCATION PLAN
 SCALE 1:1250

© Crown Copyright. All rights reserved. License no. 1000199810
 Obtained from www.cenremapslive.com

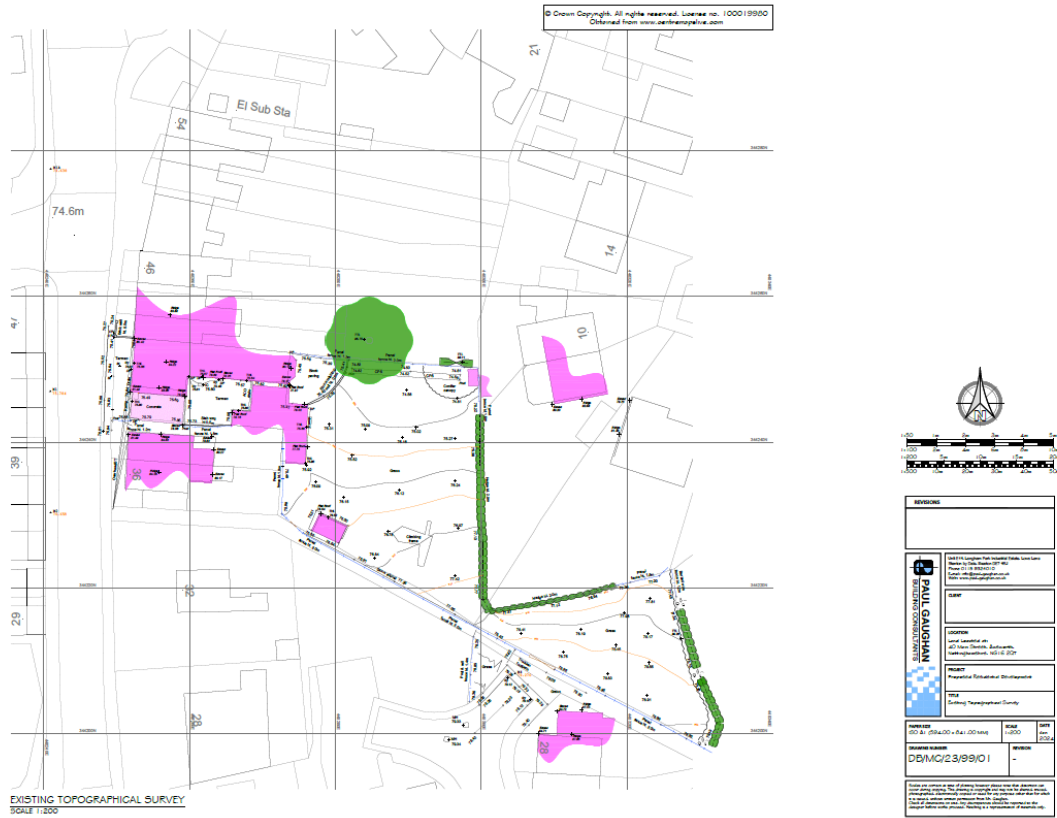


© Crown Copyright. All rights reserved. License no. 100019980
 Obtained from www.cenremapslive.com

SCHEDULE OF ACCOMMODATION
 PLOT 1 = 832sqm = 2497sqft with ramp
 PLOT 2 = 1224sqm = 13136sqft with ramp



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	Issue for Planning	17/04/2024	PG
2	Issue for Planning	17/04/2024	PG
3	Issue for Planning	17/04/2024	PG
4	Issue for Planning	17/04/2024	PG
5	Issue for Planning	17/04/2024	PG
6	Issue for Planning	17/04/2024	PG
7	Issue for Planning	17/04/2024	PG
8	Issue for Planning	17/04/2024	PG
9	Issue for Planning	17/04/2024	PG
10	Issue for Planning	17/04/2024	PG
11	Issue for Planning	17/04/2024	PG
12	Issue for Planning	17/04/2024	PG
13	Issue for Planning	17/04/2024	PG
14	Issue for Planning	17/04/2024	PG
15	Issue for Planning	17/04/2024	PG
16	Issue for Planning	17/04/2024	PG
17	Issue for Planning	17/04/2024	PG
18	Issue for Planning	17/04/2024	PG
19	Issue for Planning	17/04/2024	PG
20	Issue for Planning	17/04/2024	PG
21	Issue for Planning	17/04/2024	PG
22	Issue for Planning	17/04/2024	PG
23	Issue for Planning	17/04/2024	PG
24	Issue for Planning	17/04/2024	PG
25	Issue for Planning	17/04/2024	PG
26	Issue for Planning	17/04/2024	PG
27	Issue for Planning	17/04/2024	PG
28	Issue for Planning	17/04/2024	PG
29	Issue for Planning	17/04/2024	PG
30	Issue for Planning	17/04/2024	PG
31	Issue for Planning	17/04/2024	PG
32	Issue for Planning	17/04/2024	PG
33	Issue for Planning	17/04/2024	PG
34	Issue for Planning	17/04/2024	PG
35	Issue for Planning	17/04/2024	PG
36	Issue for Planning	17/04/2024	PG
37	Issue for Planning	17/04/2024	PG
38	Issue for Planning	17/04/2024	PG
39	Issue for Planning	17/04/2024	PG
40	Issue for Planning	17/04/2024	PG
41	Issue for Planning	17/04/2024	PG
42	Issue for Planning	17/04/2024	PG
43	Issue for Planning	17/04/2024	PG
44	Issue for Planning	17/04/2024	PG
45	Issue for Planning	17/04/2024	PG
46	Issue for Planning	17/04/2024	PG
47	Issue for Planning	17/04/2024	PG
48	Issue for Planning	17/04/2024	PG
49	Issue for Planning	17/04/2024	PG
50	Issue for Planning	17/04/2024	PG
51	Issue for Planning	17/04/2024	PG
52	Issue for Planning	17/04/2024	PG
53	Issue for Planning	17/04/2024	PG
54	Issue for Planning	17/04/2024	PG
55	Issue for Planning	17/04/2024	PG
56	Issue for Planning	17/04/2024	PG
57	Issue for Planning	17/04/2024	PG
58	Issue for Planning	17/04/2024	PG
59	Issue for Planning	17/04/2024	PG
60	Issue for Planning	17/04/2024	PG
61	Issue for Planning	17/04/2024	PG
62	Issue for Planning	17/04/2024	PG
63	Issue for Planning	17/04/2024	PG
64	Issue for Planning	17/04/2024	PG
65	Issue for Planning	17/04/2024	PG
66	Issue for Planning	17/04/2024	PG
67	Issue for Planning	17/04/2024	PG
68	Issue for Planning	17/04/2024	PG
69	Issue for Planning	17/04/2024	PG
70	Issue for Planning	17/04/2024	PG
71	Issue for Planning	17/04/2024	PG
72	Issue for Planning	17/04/2024	PG
73	Issue for Planning	17/04/2024	PG
74	Issue for Planning	17/04/2024	PG
75	Issue for Planning	17/04/2024	PG
76	Issue for Planning	17/04/2024	PG
77	Issue for Planning	17/04/2024	PG
78	Issue for Planning	17/04/2024	PG
79	Issue for Planning	17/04/2024	PG
80	Issue for Planning	17/04/2024	PG
81	Issue for Planning	17/04/2024	PG
82	Issue for Planning	17/04/2024	PG
83	Issue for Planning	17/04/2024	PG
84	Issue for Planning	17/04/2024	PG
85	Issue for Planning	17/04/2024	PG
86	Issue for Planning	17/04/2024	PG
87	Issue for Planning	17/04/2024	PG
88	Issue for Planning	17/04/2024	PG
89	Issue for Planning	17/04/2024	PG
90	Issue for Planning	17/04/2024	PG
91	Issue for Planning	17/04/2024	PG
92	Issue for Planning	17/04/2024	PG
93	Issue for Planning	17/04/2024	PG
94	Issue for Planning	17/04/2024	PG
95	Issue for Planning	17/04/2024	PG
96	Issue for Planning	17/04/2024	PG
97	Issue for Planning	17/04/2024	PG
98	Issue for Planning	17/04/2024	PG
99	Issue for Planning	17/04/2024	PG
100	Issue for Planning	17/04/2024	PG



This page is intentionally left blank

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	22/00650/FUL
LOCATION:	The White House and Three Chimneys, Nottingham Road, Nuthall, Nottinghamshire NG16 1DP
PROPOSAL:	Change of use of conservatory extension between The White House and Three Chimneys to create a separate dwelling house known as The Glass House, including the creation of a basement (Retrospective)

APPEAL DIMISSED

The application was refused for the following reasons:

1. *The application site lies within the Nottinghamshire Green Belt and the proposal to retain a dwelling would constitute inappropriate development and therefore by definition would be harmful to the Green Belt. No very special circumstances have been demonstrated and there are no other considerations which would clearly outweigh the policy conflict and by definition, the harm to the Green Belt. Accordingly, the proposal is contrary to the aims of Policy 8 of the Part 2 Local Plan (2019) and Section 13 of the National Planning Policy Framework (NPPF) 2021.*

2. *The combination of the lack of light and outlook to the third bedroom provides a substandard level of amenity for occupiers. Accordingly, the proposal is contrary to Policy 17 of the Part 2 Local Plan (2019), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (NPPF) 2021.*

The Inspector considered the main issues were whether the proposal would be inappropriate development in the Green Belt, impact on living conditions and if very special circumstances exist.

The Inspector recognised that the change of use of the conservatory to a separate dwelling changed the nature of the site. The addition of more domestic activities associated with an additional and separate household, together with the related paraphernalia such as waste bins, garden furniture and vehicles and illumination all contributed to an encroaching, urbanising effect that is at odds with the Green Belt purpose relating to urban sprawl.

The Inspector stated that insufficient evidence has been presented by the appellant to suggest the basement existed before the conservatory was built. Consequently, the basement that is part of the dwelling represents an extension or alteration. If a proposal to re-use a building includes any extensions or alterations, these also have to be considered under the exception at paragraph 154 c) of the Framework.

The Inspector recognised that the conservatory was approved under the previous development plan which allowed extensions to increase from the original building of up to 50%; however, the conservatory and basement together (35% and 42.5%)

would exceed this figure. The Inspector concluded the basement had significantly increased the scale and form out of proportion of its original form. It was also concluded that even if the building was accepted as a “re-use” it still amounts to inappropriate development in the Green Belt.

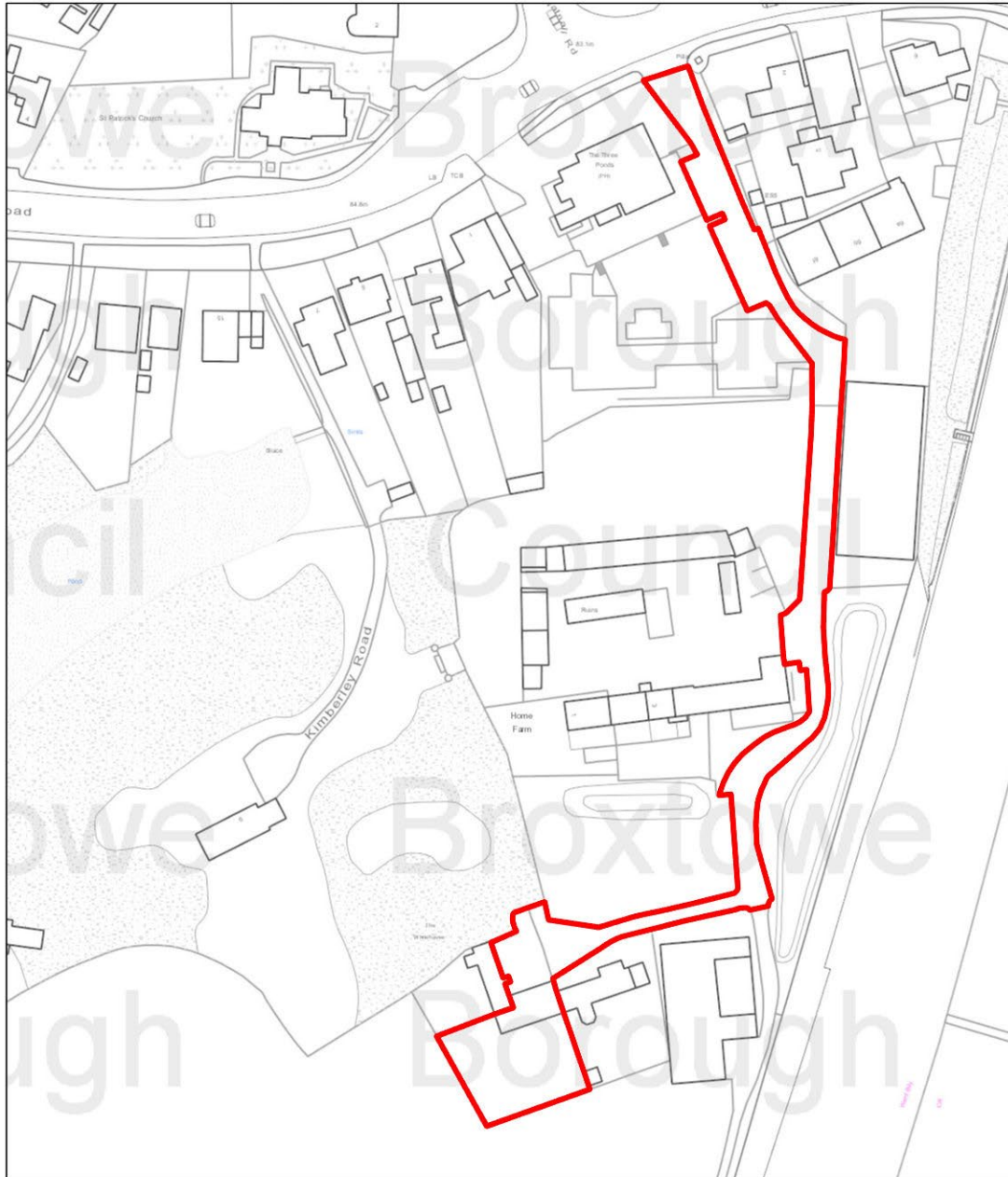
The Inspector accepted that the combination of no outlook and very little light from a sun tube to one of the bedrooms was unacceptable in respect of living conditions for an occupant of the room and no condition would be enforceable to suggest this to not be a habitable room.

The Inspector did not accept that any compelling evidence had been put forward by the appellant to evidence that the retention of the dwelling would contribute towards the cost of the restoration of the listed buildings at Home Farm.

The Inspector concluded that the development represented inappropriate development in the Green Belt and harm was caused to the living conditions of the occupiers in respect of natural light and outlook. No other identified very special circumstances had been demonstrated.

22/00650/FUL The White House and Three Chimneys

22/00650/FUL



3/13/2024, 2:05:54 PM

 Site



© Crown copyright and database rights 2023. Ordnance Survey
AC0000820870. You are not permitted to copy, sub-license, distribute or sell
any of this data to third parties in any form

This page is intentionally left blank

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	23/00338/FUL
LOCATION:	Land at Meadow View Glamping Site, Mill Road, Stapleford, Nottingham, NG9 8GD
PROPOSAL:	Construct two detached bungalows and improve access from Mill Road

APPEAL DIMISSED

The application was refused for the following reasons:

The application site lies within the Nottinghamshire Green Belt and the proposal of two dwellings would constitute inappropriate development and therefore by definition would be harmful to the Green Belt. Furthermore, it is concluded there would be an unacceptable impact on openness which is the essential characteristic of the Green Belt. It is considered that very special circumstances have not been demonstrated and there are no other considerations which would clearly outweigh the policy conflict and by definition, the harm to the Green Belt. Accordingly, the proposal is contrary to the aims of Policy 8 of the Part 2 Local Plan (2019) and Section 13 of the National Planning Policy Framework (NPPF) 2021.

The Inspector considered the main issues were whether the proposal would be inappropriate development in the Green Belt, the effect on openness and if any very special circumstances exist to justify the proposal.

The Inspector recognised that whilst the land had permission for two glamping pods, these had not yet been built. It was considered that even if the land was classed as previously developed by the appellant, there would still be the consideration of whether the proposal would have a greater impact on openness.

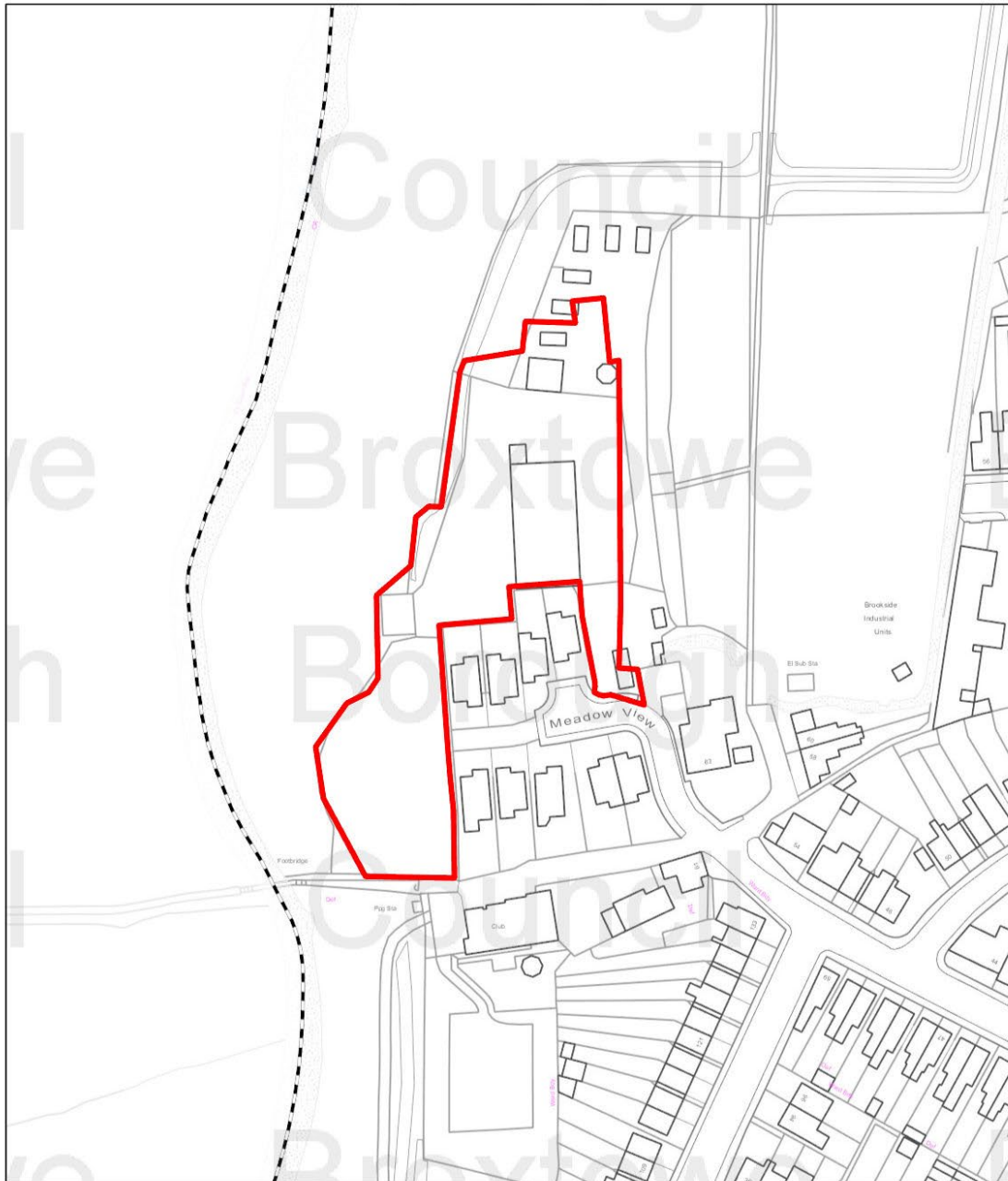
The inspector recognises that as the site is free from development the proposal would have a greater impact on openness in both visual and spatial terms. It would not preserve openness and would amount to inappropriate development.

The Inspector identified that two dwellings would make minimal contribution to the housing land supply, even taking into account the appellant’s contention for the scheme catering to older/disabled persons. The fallback position was given limited weight due to the bungalows being over half the size larger than the pods and the domestic paraphenlia which would be introduced meaning the impact on the openness of the Green Belt would be greater. The access improvements were given limited weight and it was acknowledged they could be done without the construction of the bungalows.

The Inspector concluded the development would constitute inappropriate development in the Green Belt which by definition is harmful and the other considerations do not clearly outweigh the totality of the harm caused and so very special circumstances to justify the development did not exist.

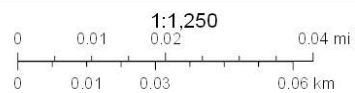
23/00338/FUL Land at Meadow View Glamping Site

23/00338/FUL



3/13/2024, 12:21:17 PM

 Site



© Crown copyright and database rights 2023. Ordnance Survey
AC0000820870. You are not permitted to copy, sub-license, distribute or sell
any of this data to third parties in any form

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
26 February 2024 TO 22 March 2024**

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

**PLANNING APPLICATIONS DETERMINED BY
DEVELOPMENT CONTROL**

ATTENBOROUGH & CHILWELL EAST WARD

Applicant : Corona Vulcan Chilwell Limited 23/00900/FUL
Site Address : Poundstretcher Unit 4 Chilwell Retail Park Barton Lane Attenborough Nottinghamshire
Proposal : **Subdivision of Unit 4 into two units (Unit 4/Unit 4a); use of proposed Unit 4a for the sale of food and drink for consumption on and off the premises (Use Class E), and associated external alterations to front, rear and side elevations**
Decision : **Conditional Permission**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Evans 24/00051/CAT
Site Address : The Hollies 61 Church Lane Cossall Nottinghamshire NG16 2RW
Proposal : **G1 Conifer hedge - Reduce in height by approx 3m
G2 Mixed hedge row - Reduce in height by approx 4m**
Decision : **Conditional Permission**

Applicant : Mr M Bradshaw 24/00100/FUL
Site Address : 109 Awsworth Lane Cossall Nottinghamshire NG16 2SA
Proposal : **Construct single storey rear extensions**
Decision : **Conditional Permission**

BEESTON CENTRAL WARD

Applicant : MR Bilquees AKBAR 23/00817/FUL
Site Address : 60 Queens Road East Beeston Nottinghamshire NG9 2GS
Proposal : **Construct single storey and two storey rear and side extension**
Decision : **Refusal**

Applicant : Mr K Mendez Compuweb Communications Services Ltd 23/00819/FUL
Site Address : Prospect House 3 Padge Road Boulevard Industrial Park Beeston Nottinghamshire NG9 2JR
Proposal : **Change of use from Class E to Class B8**
Decision : **Conditional Permission**

Applicant : Mr Toni Skenderic 24/00052/VOC
Site Address : 18 Moore Gate Beeston Nottinghamshire NG9 1GF
Proposal : **Variation of condition 3 (materials) of planning reference 21/01013/FUL to allow change from brickwork to an off-white render finish**
Decision : **Conditional Permission**

Applicant : Mrs C Chivers 24/00047/CAT
Site Address : The Manor House 2 Middle Street Beeston Nottinghamshire NG9 1FX
Proposal : **2 x Lombardy Poplars reduce by 2/3, 2 x Walnut Trees take the crown out and reduce height and works to Trees T5 and T6**
Decision : **No Objection**

BEESTON NORTH WARD

Applicant : Miss Rihana Zaffar 23/00165/FUL
Site Address : 41 Derby Road Beeston Nottinghamshire NG9 2TB
Proposal : **Retain 1.8m high piers and panels to raised boundary wall**
Decision : **Conditional Permission**

Applicant : Mr Sheikh Faruque 24/00045/FUL
Site Address : 98 Marlborough Road Beeston Nottinghamshire NG9 2HN
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Dr Jack Moorhouse 24/00081/TPOW
Site Address : 232 Wollaton Road Beeston Nottinghamshire NG9 2PL
Proposal : **Silver Birch - Fell**
Decision : **Conditional Permission**

BEESTON RYLANDS WARD

Applicant : Mr Trevor Giles 24/00075/FUL
Site Address : 58 Dovecote Lane Beeston Nottinghamshire NG9 1JG
Proposal : **Construct two storey side extension and single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Stephen Grimes Broxtowe Borough Council 24/00087/PNH
Site Address : 24 Longlands Road Beeston Nottinghamshire NG9 1LR
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.83 metres, with a maximum height of 3.00 metres, and an eaves height of 3.00 metres**
Decision : **Prior Approval Granted**

BEESTON WEST WARD

Applicant : MR Alik Marshall 23/00844/FUL
Site Address : 12 Hope Street Beeston Nottinghamshire NG9 1DR
Proposal : **Construct first floor front and two storey rear extensions, front porch, loft conversion and construct garage and boundary treatment (Revised Scheme)**
Decision : **Conditional Permission**

Applicant : Mr Philip Rushton PR Garden Services 24/00039/CAT
Site Address : 3 Devonshire Avenue Beeston Nottinghamshire NG9 1BS
Proposal : **Sycamore - crown reduction of approx. 2.5/3m and a crown thin of approx. 30%**
Decision : **Conditional Permission**

Applicant : Jonathan Wickens 24/00093/TPOW
Site Address : 2 Bramcote Road Beeston Nottinghamshire NG9 1AG
Proposal : **Birch tree T90 - Remove and plant replacement in next planting season.
Pine tree T91 - Remove and plant replacement in next planting season.
Pine tree T92 - Remove the second order limb at 4m on the north side growing through the Weymouth pine. Reducing southern branch by approx. 3m - 4m**
Decision : **Conditional Permission**

Applicant : Mrs Barbara Phillips 24/00099/CAT
Site Address : 1 Newcastle Avenue Beeston Nottinghamshire NG9 1BT
Proposal : **9 x Lime - various works**
Decision : **No Objection**

BRAMCOTE WARD

Applicant : Mr P Maltby Maltby Homes Ltd 24/00005/FUL
Site Address : 2 Bridle Road Bramcote Nottinghamshire NG9 3DH
Proposal : **Construct two storey and single storey extensions and new driveway**
Decision : **Conditional Permission**

Applicant : Lisa Johnston 24/00010/FUL
Site Address : 277 Derby Road Bramcote Nottinghamshire NG9 3JA
Proposal : **Construct two storey side extension and single storey front and rear extensions - resubmission of consent 21/00754/FUL**
Decision : **Conditional Permission**

Applicant : Mr Matthew Sanders 24/00011/FUL
Site Address : 3 The Jardines Bramcote Nottinghamshire NG9 3BH
Proposal : **Construct single storey front and side extensions. Amendments to elevation treatments. Installation of solar panels to roof. Install 2.1m high gates to front boundary.**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Love 24/00016/FUL
Site Address : 73 Thoresby Road Bramcote Nottinghamshire NG9 3EP
Proposal : **Construct first floor side extension and single storey rear canopy, increase height of resulting roof to facilitate loft conversion including dormer and gable feature to rear, and application of external insulated render**
Decision : **Conditional Permission**

Applicant : Mr Andrew Donoghue 24/00046/FUL
Site Address : 87 Cow Lane Bramcote Nottinghamshire NG9 3BB
Proposal : **Re-rendering of the front facade**
Decision : **Conditional Permission**

Applicant : Mr John Farries 24/00062/CAT
Site Address : 2 The Grange 95 Town Street Bramcote Nottinghamshire NG9 3DP
Proposal : **T1 - Sycamore - Crown lift to provide 4m Clearance from ground level.**
Decision : **Conditional Permission**

Applicant : Mr Julian Ennis 24/00070/FUL
Site Address : 107 Thoresby Road Bramcote Nottinghamshire NG9 3EP
Proposal : **Demolition of existing porch and construction of new porch with hipped roof. Construct single storey side / rear extension including hipped roof over extension and garage. Replacement doors and window throughout. Application of render finish to side and part rear elevations**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Bird 24/00078/FUL
Site Address : 2 Troutbeck Crescent Bramcote Nottinghamshire NG9 3BP
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

BRINSLEY WARD

Applicant : Mr & Mrs J Webster 24/00028/FUL
Site Address : 26 St Johns Close Brinsley Nottinghamshire NG16 5BH
Proposal : **Construct single storey rear extension and new raised flat roof to side elevation**
Decision : **Conditional Permission**

EASTWOOD HALL WARD

Applicant : Mr Christopher Bampton 24/00002/FUL
Site Address : 25 Nether Green Eastwood Nottinghamshire NG16 3DW
Proposal : **Construct replacement garage.**
Decision : **Conditional Permission**

EASTWOOD HILLTOP WARD

Applicant : Mrs Chloe Price 24/00058/PNH
Site Address : 24 Percy Street Eastwood Nottinghamshire NG16 3EP
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4 metres, with a maximum height of 3.10 metres, and an eaves height of 2.90 metres - following demolition of conservatory**
Decision : **Prior Approval Not Required**

Applicant : Mr Elliot Baxter 24/00072/FUL
Site Address : 7 Dawson Close Newthorpe Nottinghamshire NG16 2ES
Proposal : **Construct single storey front, side and rear extension**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mr Renaldas Pelanis Pelanta Limited 23/00888/P3JPA
Site Address : 50 Nottingham Road Eastwood Nottinghamshire NG16 3NQ
Proposal : **Ground floor - Prior Notification under Class MA : Change of use from Commercial, Business and Service (Use Class E) to 2 Dwellinghouses (Use Class C3)**
Decision : **Prior Approval Not Required**

Applicant : Mr Renaldas Pelanis Pelanta Limited 23/00891/P3JPA
Site Address : 50 Nottingham Road Eastwood Nottinghamshire NG16 3NQ
Proposal : **First and second floor - Prior Notification under Class MA : Change of use from Commercial, Business and Service (Use Class E) to 2 Dwellinghouses (Use Class C3)**
Decision : **Prior Approval Not Required**

Applicant : Mr C Constantinou 24/00032/ADV
Site Address : Eastwood Town Fish Bar 95 Nottingham Road Eastwood Nottinghamshire NG16 3AJ
Proposal : **Installation of fascia sign with LED light above and projecting sign at first floor level.**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : Mr Peter Yorston 23/00781/FUL
Site Address : Willowbrook 156 Church Road Greasley Nottinghamshire NG16 2AB
Proposal : **Construct replacement dwelling**
Decision : **Conditional Permission**

Applicant : Mr Thomas Day 24/00026/FUL
Site Address : Unit 2 Beggarlee Park Engine Lane Moorgreen Industrial Park Newthorpe Nottinghamshire
Proposal : **Proposed change of use from Storage and Distribution (Use Class B8) to General Industrial (Use Class B2)**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Mr Jeff Dickman JRD Design & Build Ltd 23/00868/VOC
Site Address : 3 Swingate Kimberley Nottinghamshire NG16 2PG
Proposal : **Variation of condition 6 of 20/00876/FUL - waste management details**
Decision : **Conditional Permission**

Applicant : Ms Julie Darbyshire Kimberley Town Council 24/00027/FUL
Site Address : Kimberley Institute Cricket Club Newdigate Street Kimberley Nottinghamshire NG16 2NJ
Proposal : **Siting of 3 storage containers to north of pavilion, to provide storage and additional office space**
Decision : **Conditional Permission**

Applicant : Mr Abraham Akorede Banwo 24/00050/FUL
Site Address : 92 Eastwood Road Kimberley Nottinghamshire NG16 2HF
Proposal : **Conversion of dwelling to two flats**
Decision : **Conditional Permission**

NUTHALL EAST & STRELLEY WARD

Applicant : Mr A Huckerby 24/00109/PNH
Site Address : 22 Perivale Close Nuthall Nottinghamshire NG16 1QG
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.72 metres, with a maximum height of 3.00 metres, and an eaves height of 2.3 metres.**
Decision : **Prior Approval Not Required**

STAPLEFORD SOUTH WEST WARD

Applicant : Stapleford Library Signage Donna Guddemi Nottingham County Council 24/00021/ADV
Site Address : Library Church Street Stapleford Nottinghamshire NG9 8GA
Proposal : **1. Totem signage adjacent to entrance steps and ramp. Approximately 815 by 4000mm high
2. Building mounted individual letter signage.
3. 2No. Logo signs**
Decision : **Conditional Permission**

Applicant : Sarah Murray 24/00074/FUL
Site Address : 32 Ash Grove Stapleford Nottinghamshire NG9 7GL
Proposal : **Construct two storey side and rear extension including hipped roof to existing first floor extension, and pitched roof to existing single storey rear extension**
Decision : **Conditional Permission**

WATNALL & NUTHALL WEST WARD

Applicant : Mr Danny Lancashire 24/00035/FUL
Site Address : 20 Chilton Drive Watnall Nottinghamshire NG16 1HL
Proposal : **Construct first floor side extension**
Decision : **Conditional Permission**

Applicant : Mr Massoud Mashhadlo 24/00089/PNH
Site Address : 71 Kimberley Road Nuthall Nottinghamshire NG16 1DD
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.55 metres, with a maximum height of 3.15 metres, and an eaves height of 2.55 metres**
Decision : **Prior Approval Not Required**
