

## **PLANNING COMMITTEE**

**WEDNESDAY, 6 JANUARY 2021**

Present: Councillor D K Watts, Chair

Councillors: D Bagshaw  
L A Ball BEM  
S J Carr (Substitute)  
T A Cullen  
D Grindell  
M Handley  
R I Jackson  
J W McGrath (Vice-Chair)  
P J Owen  
D D Pringle  
R D Willimott  
G Marshall

An apology for absence was received from Councillor R D MacRae.

### 47 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

### 48 **MINUTES**

The minutes of the meeting held on 9 December 2020 were approved as a correct record.

### 49 **NOTIFICATION OF LOBBYING**

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

### 50 **DEVELOPMENT CONTROL**

#### 50.1 **19-00524/OUT**

Hybrid planning application comprising: Outline application to construct 64 dwellings including access with some matters reserved. Full application to change use to create a country park and associated works  
Former Dry Ski Slope, Cossall Industrial Estate, Soloman Road, Cossall, Nottinghamshire

The application had been brought to the Committee as it was a major application and because Section 106 contributions were not policy compliant.

There were no late items for the application and there were no representations to the Committee from members of the public.

The offer that the developer had made to create a Country Park in place of making Section 106 contributions was considered. It was noted that the site had been subject to antisocial behaviour and that it was becoming an eyesore. There was concern about the access to the proposed development through the industrial site and whether this would be safe for pedestrians walking to the bus stops on the main road. It was noted Nottinghamshire County Council had made a substantial request for education contributions from Section 106 monies and no affordable housing contribution had been proposed. Concern was raised about land stability given the slope of the site.

It was proposed by Councillor D K Watts and seconded by Councillor S J Carr that the item be deferred to allow the renegotiation of Section 106 contributions, to consider the access and land stability. On being put to the meeting, the motion was carried.

**RESOLVED that the application be deferred.**

50.2 20/00698/FUL

Construct two storey side extension and single storey rear extension  
49 Nottingham Road, Nuthall

The application had been called before Committee by Councillor P J Owen.

There were no late items for this application.

Mr Jamie Whitchurch, the applicant, made representation to the Committee prior to the general debate.

The Committee considered the proposed development with reference to the openness of the Green Belt, the position of the site on a busy road and the size of the garden.

**RESOLVED that planning permission be granted, with the precise wording delegated to the Head of Planning and Economic Development in consultation with the Chair of the Planning Committee.**

**Conditions:**

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building.**
- 3. The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 07 October 2020 and the (amended) Proposed Plans and Elevations (Drawing no. 20/2103-2v2) received by the Local Planning Authority on 23 November 2020.**

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting this order, no extensions, enlargements or outbuildings shall be carried out to the dwelling hereby approved which come within Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority by way of a formal planning permission.

**Reasons:**

1. 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. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
3. For the avoidance of doubt.
4. To ensure that the building remains of a suitable scale and size which is appropriate within the Green Belt and in accordance with the aims of Policy 8 of the Broxtowe Part 2 Local Plan (2019) and Section 13 of the National Planning Policy Framework (2019).

**Note to Applicant**

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

50.3 20/00758/FUL

Construct first-floor side extension (revised scheme)  
3 Grange Estate, Robinettes Lane, Cossall

Councillor L A Ball had requested that the application be determined by the Planning Committee.

There were no late items regarding the application.

Mr Jon Best, the applicant, made representation to the Committee prior to the general debate.

The Committee considered that the proposed development did not have an adverse impact on the openness of the Green Belt and that the extension to the property did not increase its footprint.

**RESOLVED that planning permission be granted, with the precise wording delegated to the Head of Planning and Economic Development in consultation with the Chair of the Planning Committee**

**Conditions:**

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building.**
- 3. The development hereby permitted shall be carried out in accordance with the Proposed Block Plan (Rev A); Proposed Elevations (Drawing no. 20/972/04); and Proposed Plans (Drawing no. 20/972/03) received by the Local Planning Authority on 29 October 2020.**
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting this order, no extensions, enlargements or outbuildings shall be carried out to the dwelling hereby approved which come within Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority by way of a formal planning permission.**

**Reasons:**

- 1. 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. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).**
- 3. For the avoidance of doubt.**
- 4. To ensure that the building remains of a suitable scale and size which is appropriate within the Green Belt and in accordance with the aims of Policy 8 of the Broxtowe Part 2 Local Plan (2019) and Section 13 of the National Planning Policy Framework (2019).**

**Note to Applicant**

- 1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.**
- 2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.**

**Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)**

50.4 20/00606/FUL

Retain loft conversion including dormer window  
6 Canal Side, Beeston, Nottingham, NG9 1NG

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

A letter from the agent for the applicant was submitted as a late item.

Mr Colin Wagner, on behalf of the applicant and Ms Amanda Fitzpatrick, objecting, made representation to the Committee prior to the general debate.

The Committee considered the personal circumstances of the applicant, as well as the style and size of the dormer. The impact of the loss of privacy on neighbour amenity and the precedent that would be set if planning permission was granted was also noted.

**RESOLVED that planning permission be refused.**

Reason

The dormer unduly dominates the roof due to its size, coverage of the roof slope and its design. It fails to make a positive contribution to the character and appearance of the area. Accordingly, the proposed development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

NOTES TO APPLICANT

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

51 VARIATION TO SECTION 106 AGREEMENT KIMBERLEY BREWERY, KIMBERLEY

The developer had requested an extension of a year to enable the completion of Phase 1 of the repairs, as there had been delays to work due to the pandemic.

There were no late items regarding the proposal.

The high quality of the development was noted, as was the prime location in a town centre and the repurposing of a historic site.

**RESOLVED that the Section 106 Agreement is amended to allow a further year for the completion of all works associated with Phase I of the tower repairs.**

52 INFORMATION ITEMS

52.1 APPEAL DECISIONS

The Committee noted the appeal decision.

52.2 DELEGATED DECISIONS

The Committee noted the delegated decisions.

53 EXCLUSION OF PUBLIC AND PRESS

As the decision changing the requirements of the Section 106 agreement at Kimberley Brewery had taken place in open session, it was considered that the Committee did not need to go into private session to consider the final item.

**RESOLVED that the meeting be ended.**