

PLANNING COMMITTEE

WEDNESDAY, 10 FEBRUARY 2021

Present: Councillor D K Watts, Chair

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

Apologies for absence were received from Councillors D Bagshaw and R D MacRae.

54 DECLARATIONS OF INTEREST

Councillor J W McGrath declared a non pecuniary interest in item 5.4 as he is an acquaintance of the developer. Minute number 57.4 refers.

55 MINUTES

The minutes of the meeting held on 6 January 2021 were approved as a correct record.

56 NOTIFICATION OF LOBBYING

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

57 DEVELOPMENT CONTROL

57.1 APPLICATION NUMBER 20/00592/FUL

Retain laundry block
The Grange Nursing Home, 9 Elm Avenue, Attenborough, NG9 6BH

The application was brought to Committee by Councillor T Roberts Thomson.

There were two late items comprised of emails from residents.

Ruth Elmer, objecting, and Councillor T Roberts Thomson, Ward Member, made representation to the Committee prior to the general debate.

Consideration was given as to whether the development was appropriate in a residential area, given that the disturbance caused by the drying machinery had led to the immediate closure of the laundry block. There was concern over the appearance of the laundry lock, its position in relation to neighbouring properties and the removal of car parking spaces. It was noted that the dryers had created a nuisance with vibration as well as noise and pollution with lint.

RESOLVED that planning permission be refused, with the precise wording of the refusal to be delegated to the Head of Planning and Economic Development in conjunction with the Chair of the Planning Committee.

RESOLVED that enforcement action be authorised.

Reason

The outbuilding and associated use as a laundry facility, by virtue of its position within the site, would have a detrimental impact on neighbour amenity in terms of noise, smells and disturbance, and would result in an unacceptable increase in on-street parking due to the loss of parking spaces within the site, contrary to Policies 17 and 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014). The outbuilding hereby refused shall be removed and the parking spaces reinstated within three months of the date of the decision.

57.2 APPLICATION NUMBER 20/00801/FUL

Construct single storey rear extension to form a 5 bed cluster flat
Flewitt House, Middle Street, Beeston NG9 2AR

The application was brought before Committee at the request of Councillor P Lally and Councillor L A Lally.

There were no late items for the application.

Kapil Lathia, applicant, and Councillor P Lally, Ward Member made representation to the Committee prior to the general debate.

The debate included concerns regarding overdevelopment, the risk of flooding and car parking. It was also noted that this was an ideal location for the provision of further student accommodation in a purpose built development.

There was concern that as a previous proposal for a two storey development had been refused, that there would be permitted development rights to build the upper storey.

It was proposed by Councillor D K Watts and seconded by Councillor D Grindell that an additional condition be added to remove permitted development rights, the precise

wording of which to be delegated to the Head of Planning and Economic Development on the Chair of the Planning Committee. On being put to the meeting the motion was carried. After the meeting it was established that no condition was necessary as no permitted development rights existed.

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 and drawings numbered 2599(08)G02 rev A and 2599(08)R01 rev B received by the Local Planning Authority on 16.11.20, 2599(08)004 rev B received by the Local Planning Authority on 30.11.20 and 2599(08)S02 rev C, 2599(08)E03 rev B, 2599(08)E04 rev B and 2599(08)E05 received by the Local Planning Authority on 07.12.20.**

Reason: For the avoidance of doubt.

- 3. The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building.**

Reason: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

- 4. No development shall take place until a construction plan detailing site access and proposals for the prevention of debris on the tram track have first been submitted to and approved in writing by the Local Planning Authority. The plan should also include provision for signs on exit of the site warning to check for trams, and details of how pedestrian flow will be managed.**

Reason: In the interests of highway safety and the continuity of service provision 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).

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

- (a) numbers, types, sizes and positions of proposed shrubs**
- (b) proposed boundary treatments**
- (c) proposed hard surfacing treatment**
- (d) proposed lighting details**
- (e) planting, seeding/turfing of other soft landscape areas**
- (f) appearance of the enlarged bin store**
- (g) timetable for provision.**

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

Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

6. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the extension, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.

Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

7. Notwithstanding the details as submitted, the finished floor level of the extension shall be a minimum of 27.56m AOD.

Reason: To ensure that the development does not result in an increase of flood risk for the future occupiers of the building and in accordance with the aims of Policy 1 of the Broxtowe Part 2 Local Plan (2019) and Policy 1 of the Broxtowe Aligned Core Strategy (2014).

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. 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. There should also be no bonfires on site at any time.
3. Further details regarding undertaking of works adjacent to the tram network are available at <https://www.thetram.net/work-near-the-tram.aspx>

57.3 APPLICATION NUMBER 20/00837/FUL

Construct single and two storey rear extension and a rear dormer. Installation of bin stores to the frontage. Change of use from children's day nursery (Class D1) to eight bed house in multiple occupation (revised scheme)
5 City Road, Beeston, NG9 2LQ

The application was brought to the Committee at the request of Councillor P Lally.

There were no late items for the application.

JH Hofton Trust and Mrs PM Read, the applicant and Councillor P Lally, Ward Member, made representation to the Committee prior to the general debate.

Members noted that planning permission had been granted for a house in multiple occupation and that the proposed extension offered the residents larger communal areas.

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 and proposed Block Plan (2050/P01) and drawing numbers 2050/P04, 2050/P05, 2050/P06, 2050/P07, 2050/P08, and 2050/P09, received by the Local Planning Authority on 02.12.20.**

Reason: For the avoidance of doubt.

- 3. The extension and dormer shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building.**

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

- 4. No part of the use hereby permitted shall be occupied until the bin storage areas have been provided in accordance with the approved details.**

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

NOTES TO APPLICANT

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

on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

3. **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. There should also be no bonfires on site at any time.**

57.4 APPLICATION NUMBER 19/00668/FUL

Construct 74 dwellings
Beeston Maltings, Dovecote Lane, Beeston, NG9 1JG

This application was brought to the Committee as it is a major application and there are issues in respect of viability.

There was a large number of late items comprised of emails from residents.

Ian Jowett, applicant, and Nuala Hampson, objecting, made representation to the Committee prior to the general debate.

The Committee considered the proposed Section 106 Contributions. Nottinghamshire County Council had requested £286,500.00 for education provision, however, the viability assessment had concluded that the development would only be capable of providing up to £107,899.00 of Section 106 Contributions in total, for Open Space, Education and Primary Health Care. There was concern that this would not be enough to make this a sustainable development, whilst it was acknowledged that the scheme was going to address the pressing need for affordable housing.

The debate progressed on to the concern regarding access to the site and the roads on the scheme which were not going to be adopted because there was no turning circle for refuse vehicles. There was a significant amount of concern that Dovecote Lane would not be wide enough for two lanes of traffic entering and exiting the site, that 74 dwellings would cause a substantial increase in traffic and that in turn, this would endanger cyclists and pedestrians using the road. Access via Cartwright Way was discussed, as was the model of management for the site which was to be purchased by a housing association.

It was noted that the density of the development would be 45 per hectare, which was considered to be overdevelopment. There was also concern regarding the flood mitigation plan, including the water storage tanks under the houses. It was noted that the flood mitigation had to be in place before any of the homes were occupied.

The Committee then discussed the heritage assets on the site, including the Gatekeeper's Cottage.

It was proposed by Councillor T A Cullen and seconded by Councillor G Marshall that the item be deferred to allow further negotiations to take place regarding the Section 106 Contributions, to reconsider the issues around access and unadopted roads.

RESOLVED that the application be deferred.

58 INFORMATION ITEMS

58.1 DELEGATED DECISIONS

The delegated decisions were noted.