



Tuesday, 26 November 2024

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 4 December 2024 in the Council Chamber, Council Offices, Foster Avenue, Beeston NG9 1AB, commencing at 6.00pm.

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
	S P Jeremiah (Vice-Chair)	G Marshall
	P J Bales	D D Pringle
	L A Ball BEM	H E Skinner
	R E Bofinger	P A Smith
	G Bunn	D K Watts
	S J Carr	

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 6 November 2024.

4. Notification of Lobbying

5. Development Control
 - 5.1 24/00499/FUL (Pages 19 - 26)

Construct single storey front extension. Conversion of garage to living accommodation including alterations to roof and construct dormer within garage roof
19 Rolleston Crescent, Watnall, Nottinghamshire NG16 1JU

 - 5.2 24/00669/REG (Pages 27 - 52)

Construct two/three storey building serving mixed uses with associated landscaping and parking
Car Park ,Victoria Street, Stapleford Nottinghamshire NG9 7AP

 - 5.3 24/00644/FUL (Pages 53 - 62)

Two storey side extension and single storey rear extension
48 Warwick Avenue, Beeston, Nottinghamshire, NG9 2HQ

 - 5.4 24/00656/FUL (Pages 63 - 82)

Construct two-storey side and rear extension
33 Muriel Road, Beeston, NG9 2HH

6. Information Items
 - 6.1 Delegated Decisions (Pages 83 - 90)

 - 6.2 Appeal Decision (Pages 91 - 94)

7. Kimberley Brewery Update (Pages 95 - 96)

This report is brought to the Planning Committee in order to update members in respect of areas of concern raised by Councillors and members of the public.

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.
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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.

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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:

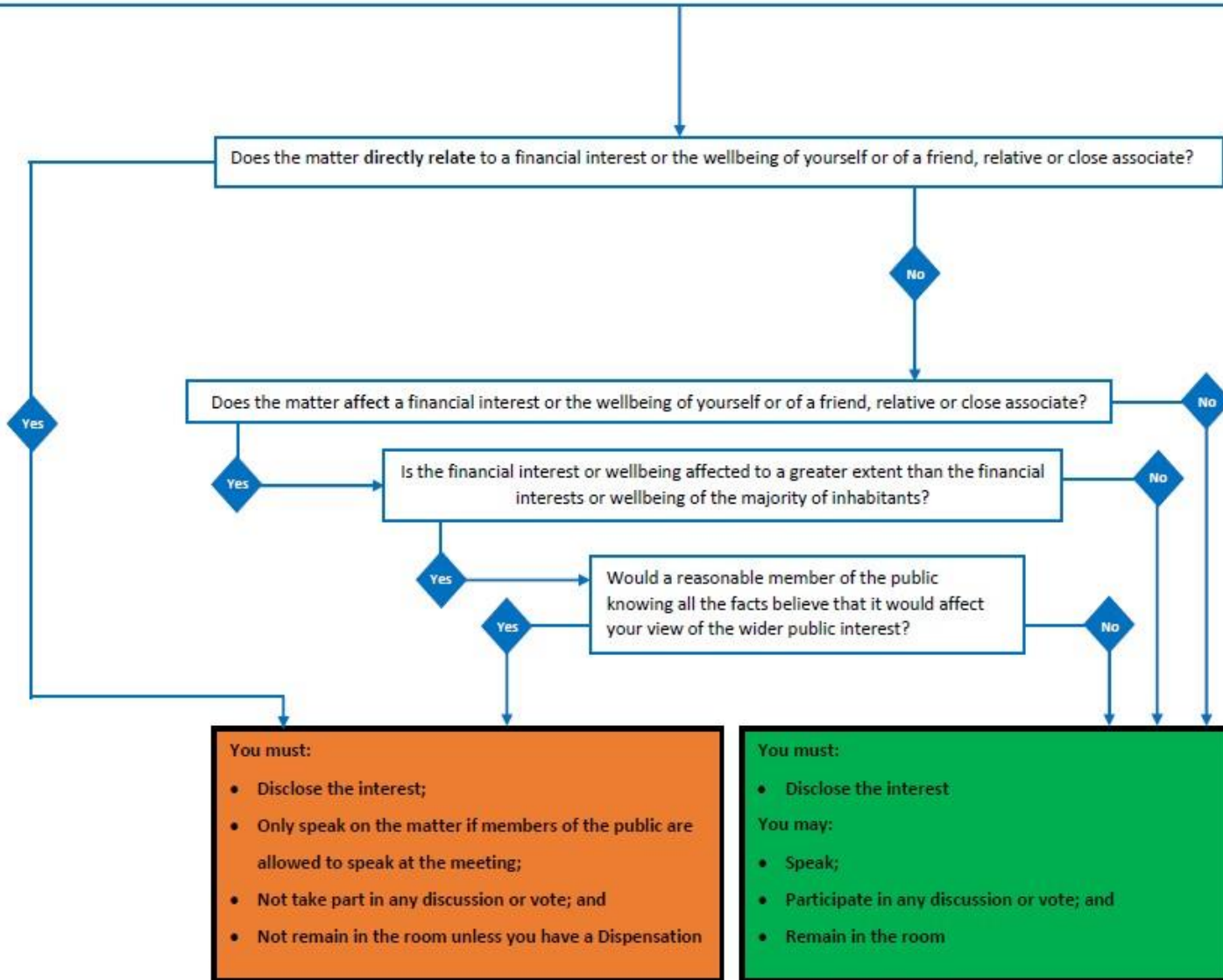
- Disclose the interest;
- Only speak on the matter if members of the public are allowed to speak at the meeting;
- Not take part in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

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, 6 NOVEMBER 2024

Present: Councillor S P Jeremiah (Vice Chair in the Chair)

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

Apologies for absence were received from Councillors D Bagshaw and P A Smith.

28 DECLARATIONS OF INTEREST

Councillor S Webb declared a disclosable personal, non pecuniary, interest in item 5.4 as she was acquainted with the applicant. Minute number 31.4 refers.

29 MINUTES

The minutes of the meeting on 2 October 2024 were confirmed and signed as a correct record, with an alteration.

30 NOTIFICATION OF LOBBYING

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

31 DEVELOPMENT CONTROL

31.1 23/00524/FUL

Change of use of garage to garage and car wash including the installation of pressure washer and vacuum casings.

Manor Garage, 92 Church Street, Stapleford, Nottinghamshire, NG9 8DJ

Councillor R E Bofinger had requested that this proposal come before Committee.

There were a number of late items including two changes to conditions, which were noted by the Committee.

Ahmed Zidouri, on behalf of the applicant, addressed the Committee and a statement was read out on behalf of a resident, objecting, prior to the general debate.

Having given due regard to all of the representations before it, the Committee commenced the debate, raising concerns about appearance of the site and the impact of the visual amenity on residents. There was a discussion about the noise from current traffic, the jet washers and vacuum cleaners, including the impact of acoustic screens and housing for machinery. It was noted that the revised wording of condition 2 made specific requirements for the height and density of materials.

It was proposed by Councillor G Bunn and seconded by Councillor G Marshall that planning permission be granted temporarily for one year through an additional condition, that the fence be stepped back in line and that the precise wording of the condition be delegated to the Vice Chair of the Planning Committee, the Planning Manager and the Head of Planning and Economic Development. On being put to the meeting the motion was carried.

It was further proposed by Councillor S J Carr and seconded by Councillor D K Watts that the item be deferred to allow further information to be gathered. On being put to the meeting the motion fell.

RESOLVED that planning permission be granted, including a condition that the permission be granted for one year and that the fence be stepped back, along with the amendments to condition 2 and subject to the following conditions:

Conditions:

- 1. The use hereby permitted shall be discontinued on or before 8th November 2025 and the fence hereby permitted removed.**
- 2. This permission shall be read in accordance with the following plans:**
 - **Site location plan A115**
 - **Existing block plan A114**
(Received by the Local Planning Authority 07/07/23)
 - **Pressure washer and vacuum casing A115**
(Received by the Local Planning Authority 03/11/23)
 - **Proposed Elevations and 3D Visuals A114**
(Received by the Local Planning Authority 13/09/24)
 - **Proposed site plan A115**
(Received by the Local Planning Authority 16/09/24).
- 3. The use of the site for car washing and valeting must cease unless the acoustic barrier is installed within one month of this permission. The barrier must thereafter be retained during any use of the site for car washing and valeting. The barrier shall be constructed from high quality**

timber panels with a minimum density of 20kg/m² which is close boarded and installed with no gaps, including at ground level to the height and location as shown in drawing A114 Proposed Elevations and 3D Visuals (received 13/09/24).

4. The hereby approved use shall not be operated outside the hours of 09:00 - 18:00 Monday to Saturday and 09:00 - 17:00 Sunday without the prior agreement in writing of the Local Planning Authority.
5. No repair, maintenance, paint spraying or sale of vehicles shall be permitted outside of the existing garage building.

Reasons:

1. To allow further time for the noise impact of the car wash to be assessed in the interests of the living conditions of neighbouring residential properties in accordance with the aims of Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.
2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.
3. To protect nearby occupiers from excessive noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.
4. To protect nearby occupiers from excessive noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.
5. To protect nearby occupiers from excessive noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 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.

31.2 24/00443/FUL

Retain outdoor servery, smoking shelter, timber walkway and garden marquee
The Old Wine Vaults, 11 Church Street, Eastwood, Nottinghamshire

Councillor M Radulovic MBE had called the application to Committee

There were no late items.

Elizabeth Johnson, the applicant, made representation to the Committee prior to the general debate.

After considering all the representations before it the Committee debated the development, with particular reference to the sympathetic style of the development and the community ethos of the business.

RESOLVED that planning permission be granted.

RESOLVED that the precise wording of the approval and conditions, to include a time limitation and specifics on making good, be delegated to the Vice Chair of Planning Committee in agreement with the Planning Manager and the Head of Planning and Economic Development.

Conditions:

1. **The hereby approved outdoor servery, smoking shelter, timber walkway and garden marquee shall be removed and the land restored to its former condition on or before 14 November 2029 in accordance with a scheme of work submitted to and approved by the local planning authority. Any historic fabric that has been damaged as a result of the structures shall be made good, including replacement of damaged historic fabric on a like-for-like basis.**

2. **This permission shall be read in accordance with the following plans:**
 - **Site Location Plan 1:1250**
(Received by the Local Planning Authority 09/07/24)
 - **Proposed elevations and Floor Plans JG/VJ/2024/055/01**
(Received by the Local Planning Authority 19/07/24)

3. **The marquee shall not be used for amplified speech and music except between 12.00 - 21.00 hours Sunday - Thursday and 12.00 - 22.00 hours Friday and Saturday without the prior agreement in writing of the Local Planning Authority.**

4. **The applicant shall operate an event noise management plan in line with the noise mitigation measures highlighted in the applicants supporting statement ref PG/EJ/2024/055. Copies of the management plan and observations shall be available to view at the request of council officers.**

Reasons:

- 1. To protect the historic character of the listed building in accordance with Policy 11 - The Historic Environment of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets of the Part 2 Local Plan 2019.**
- 2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.**
- 3. To protect nearby residents from excessive operational noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.**
- 4. To protect nearby residents from excessive operational noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 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.**

31.3 24/00444/LBC

Retain outdoor servery, smoking shelter, timber walkway and garden marquee
The Old Wine Vaults, 11 Church Street, Eastwood, Nottinghamshire

Councillor M Radulovic MBE had requested that this proposal come before Committee.

There were no late items.

Elizabeth Johnson, the applicant, made representation to the Committee prior to the general debate.

With all of the submissions to the Committee considered, the debate commenced. The tasteful nature of the alterations was noted, as was the lack of impact on the Conservation Area.

RESOLVED that listed building consent be granted.

RESOLVED that the precise wording of the listed building consent approval and conditions, to include a time limitation and specifics on making

good, be delegated to the Vice Chair of Planning Committee in agreement with the Planning Manager and the Head of Planning and Economic Development.

Conditions:

1. The hereby approved outdoor servery, smoking shelter, timber walkway and garden marquee shall be removed and the land restored to its former condition on or before 14 November 2029 in accordance with a scheme of work submitted to and approved by the local planning authority. Any historic fabric that has been damaged as a result of the structures shall be made good, including replacement of damaged historic fabric on a like-for-like basis.
2. This permission shall be read in accordance with the following plans:
 - Site Location Plan 1:1250
(Received by the Local Planning Authority 09/07/24)
 - Proposed elevations and Floor Plans JG/VJ/2024/055/01
(Received by the Local Planning Authority 19/07/24)

Reasons:

1. To protect the historic character of the listed building in accordance with Policy 11 - The Historic Environment of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets of the Part 2 Local Plan 2019.
2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.

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.

31.4 24/00482/FUL

Construct first floor to blacksmith's cottage; single storey rear extension to main building; and associated works
Canalside Heritage Centre, 2 To 3 Weir Cottages, Canal Side, Beeston, Nottinghamshire, NG9 1LZ

This item was brought to Committee by Councillor S Dannheimer.

There were no late items for the Committee to consider and no public speakers.

After considering the application and associated representations, the Committee debated the item. It was noted that the Heritage Centre provided a valuable

community service and was an asset to the area, and that this outweighed any impact on the Green Belt from the proposed development. It was also considered that the improved facility would increase access to green spaces and provide benefits to ancillary businesses in Beeston Rylands.

RESOLVED that planning permission be approved.

RESOLVED that the precise wording of the planning approval and conditions, to include that the windows be flush fitted and not feature visible trickle vents, materials, plans and timings, be delegated to the Vice Chair of Planning Committee, the Planning Manager and the Head of Planning and Economic Development.

Conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 22 July 2024:**

- Site Location Plan (Drawing Number: 2485/01-A),**
- Proposed Site Plan (Drawing Reference 2485/02-B),**
- Proposed Floor Plans (Drawing Reference 2485/07-B),**

And in accordance with the following plans received by the Local Planning Authority on 02 August 2024:

- Proposed Front and Rear Elevations Plan (Drawing Number 23.451 S03-03 A),**
 - Proposed Elevations (Drawing Number: 2485/08-D)**
 - Proposed Cottage Floor Plans (Drawing Number 2485/09-D)**
 - Proposed Cottage Elevation Plans (Drawing Number 2485/10-E)**
- 3. Prior to the commencement of the development hereby approved full details of all external materials including samples shall be provided and agreed in writing with the planning Authority in consultation with the Conservation Officer. Thereafter, the development shall proceed in line with these details.**
 - 4. Prior to the commencement of the development hereby approved full details of the windows design and installation alignment shall be submitted to and approved in writing to the Planning Authority. Thereafter these works shall be carried out in accordance with these approved plans.**

5. The finished floor levels of the proposed extension hereby approved shall be equal to or higher than the existing property.

Reasons:

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt
3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
4. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 11 of the Aligned Core Strategy (2014).
5. To ensure a safe environment for the occupants in the instance of a flood event and in accordance with the aims of Policy 1 of the Broxtowe

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. 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 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).

(Having declared a disclosable personal, non pecuniary interest, Councillor S Webb left the meeting for the duration of the item and did not vote thereon.)

32 **INFORMATION ITEMS**

32.1 **DELEGATED DECISIONS**

The Committee noted the delegated decisions.

Report of the Chief Executive

Application Number:	24/00499/FUL
Location:	19 Rolleston Crescent, Watnall, Nottinghamshire NG16 1JU
Proposal:	Construct single storey front extension. Conversion of garage to living accommodation including alterations to roof and construct dormer within garage roof

Councillor C Carr has requested that the application is determined by the Committee.

1. Purpose of the Report

- 1.1 The application seeks planning permission to construct a two-storey side and rear extension.

2. Recommendation

The Committee is asked to resolve that planning permission be refused for the reasons outlined in the appendix.

3. Detail

- 3.1 The application seeks full planning permission for the alterations to the existing garage roof to increase the pitch to that of the existing dwellings eaves and for the erection of a box dormer to the roof of the garage. The alteration works will create an ancillary living accommodation unit to provide supported living for a family member.

4. Financial Implications

- 4.1 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

- 5.1 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

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

7. Background Papers

Nil.

Appendix

1. Details of Application

- 1.1 The application seeks full planning permission for the alterations to the existing garage roof to increase the pitch to that of the existing dwellings eaves and for the erection of a box dormer to the roof of the garage.
- 1.2 The alteration works will create an ancillary living accommodation unit to provide supported living for a young family member.

2 Location and Site Characteristics

- 2.1 The application site consists of a two storey detached brick built property located on Rolleston Drive. There is a small drive and garden area to the front (north-east) of the property with a small sloping area of garden to the rear (south-west) of the property.
- 2.2 In regards to neighbouring properties the site is located in a built up residential area of Watnall with an adjacent neighbour to the north (21 Rolleston Drive) and also an immediate neighbour to the south (17 Rolleston Drive). 8 Rolleston Drive is located to the north on the opposite side of the road and with open grassland located to the south and west of the site linked by the rear garden.

3 Relevant Planning History

3.1	Planning	
	17/00250/FUL	Construct single storey front extension, part conversion of garage, extension of existing driveway and associated external alterations
		PERC

4 Development Plan Policy

4.1 National Planning Policy

National Planning Policy Framework 2023

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making.
- Section 12 - Achieving well-designed and beautiful places

4.2 Local Planning Policies

4.2.1 Part 1 Broxtowe Aligned Core Strategy 2014: and Part 2 Local Plan 2019:

- Part 1 Policy 10 - Design and Enhancing Local Identity

- Part 2 Policy 17 - Place-making, Design and Amenity

5 Consultee and Third Party Comments

5.1 Consultees

- Greasley Parish Council -
- Cllr P J Bales - Watnall and Nuthall West – No comments received
- Cllr J M Owen - Watnall and Nuthall West – Requested the application is called to committee if recommending approval.
- Cllr C Carr – Requests the application is called to Committee if recommending refusal.

5.2 Neighbours

- Four neighbours were consulted on the application with one comment of support from a neighbouring property and no comments from any third parties.

6 Evaluation

6.1 Principle

The principle of roof alterations and a dormer to an existing dwelling above an existing attached garage within a residential area in this location, is deemed acceptable subject to any assessment of the design and appearance and its impact on neighbouring amenity.

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 The property has an attached single garage which projects forward of the principal elevation of the house with a mono-pitched roof which raises to match that of the existing front overhang roof. The raising of the garage roof by an additional 2.1m would provide a visual appearance that is inappropriate in this location and would be at odds with other development within the street scene. The proposed design of the raised garage roof and dormer would represent an incongruous addition, as such it is considered to be unacceptable in this location.

6.2.3 The raising of the mono-pitched roof creates a 6.2m high flat wall to the southern gable of the property. This design feature would be highly visible from surrounding public viewpoints and given the host property is elevated in comparison to the adjacent property to the south, this design feature would appear overly prominent.

6.2.4 The dormer to the front of the property is large in terms of its scale and massing

for a principal elevation of a property. However, the parent property in question is itself large in appearance and there are other developments of this nature within close proximity to the site which set a precedent for this type of development. No details have been provided with regards to the finish materials of the dormer and so a pre-commencement condition would be required to ensure a suitable finish is provided.

- 6.2.5** To conclude, the addition of a raised mono-pitch roof of this scale in this location to the front of a dwelling is considered to provide an unacceptable visual appearance and is therefore unacceptable.
- 6.3** Amenity
Policy 10 of the Aligned Core Strategy states that the impact of a development on neighbour amenity will be a consideration. 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** The proposed alterations to the garage roof raises no issues in terms of its impact on the neighbouring properties in terms of overbearing or overshadowing.
- 6.3.2** The proposed dormer will face directly onto the road. The houses on the opposite side of the road are set at a lower level to the parent property and with a window to window separation distance of over 23m. The proposed dormer will not directly serve a living space but used to provide daylight to a mezzanine area within the roof space. As such it is considered that the proposed dormer will create no additional impact on neighbour amenity in terms of overlooking than already exists.
- 6.3.3** The proposal includes the installation of a pair of patio doors and a Juliet balcony to the rear upper elevation of the garage. These doors will face over the garden area and onto the grassland to the rear of the site. Given the high boundary treatments and relationship between the proposed doors and the neighbouring property it is considered that there will be no adverse impact on the amenity of the neighbouring property created by the installation of these doors.
- 6.4** Use
The proposal is to create an ancillary accommodation unit to provided supported living for a young family member. Given the size of the site and amount of available amenity space it is considered that the scheme would be unacceptable as a stand-alone dwelling and as such a condition should be added to restrict the use of the proposal to be ancillary only.
- 6.5** 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.

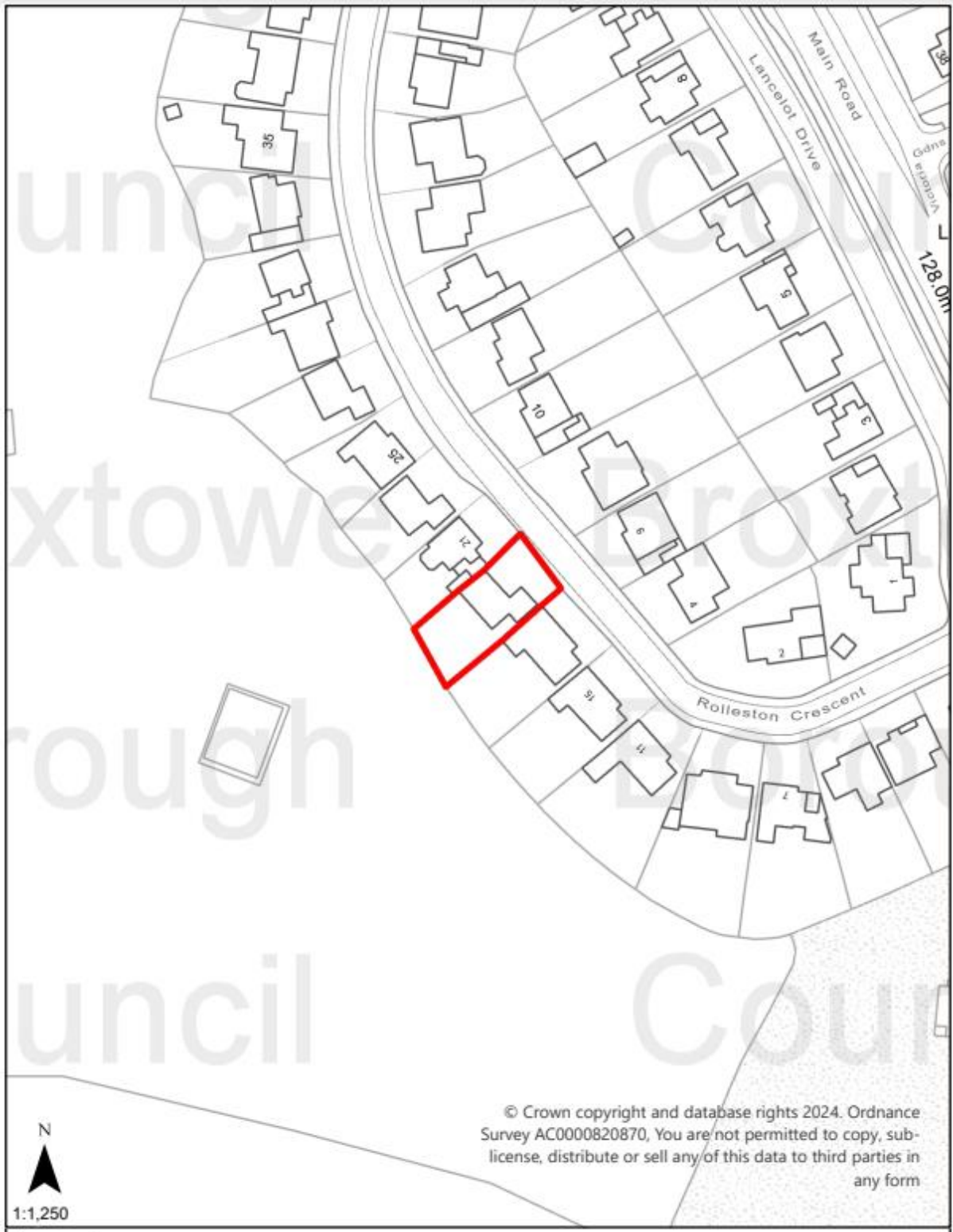
There are no proposed changes to the existing access and parking arrangements on the site.

7 Conclusion

7.1 The proposal represents an unsatisfactory development and would amount to an incongruous addition in the street scene. All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations and planning permission will be refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to refuse planning permission for the following reason:	
1.	Reason: The proposed roof alterations, by virtue of its increased roof pitch and raised rear wall design is out of keeping with the area and creates a development at odds with its surroundings, to the detriment of the character and appearance of the area. The proposed development is therefore contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).
	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any alterations which could be agreed to the scheme to make the proposal acceptable.

Location Plan



Plans

Location Plan
 Site Address: 19, Rolleston Crescent, Watnall, NG16 1JU



Date Produced: 30-Jul-2024

Scale: 1:1250 @A3



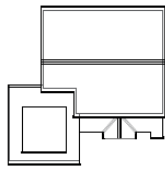
Planning Portal Reference: PP-13286237v1



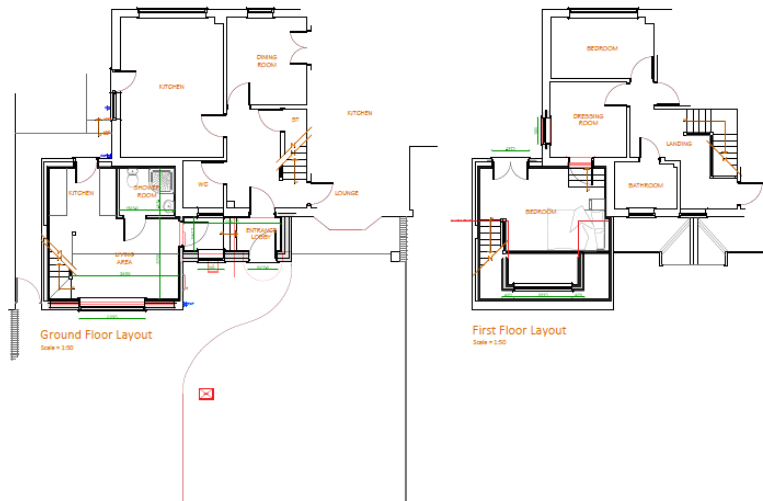
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Block & Location Plans
 Scale = 1:1000/1250



Roof Plan
 Scale = 1:100

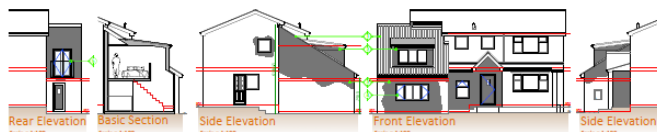


Ground Floor Layout
 Scale = 1:100

First Floor Layout
 Scale = 1:100

DRAWING KEY / NOTES

- 1. Proposed
- 2. Existing
- 3. To be removed
- 4. To be retained
- 5. To be demolished



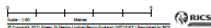
Rear Elevation
 Scale = 1:100

Basic Section
 Scale = 1:100

Side Elevation
 Scale = 1:100

Front Elevation
 Scale = 1:100

Side Elevation
 Scale = 1:100



REVISIONS

NO.	DATE	DESCRIPTION
1	30/07/2024	Issue for Planning
2	30/07/2024	Issue for Planning
3	30/07/2024	Issue for Planning
4	30/07/2024	Issue for Planning
5	30/07/2024	Issue for Planning
6	30/07/2024	Issue for Planning
7	30/07/2024	Issue for Planning
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50	30/07/2024	Issue for Planning

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Architectural Design & Construction

100 Watnall Road
 Nottingham, Notts
 NG16 1JU
 0115 951 1111
 www.green2kdesign.com

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102 'A'

Report of the Chief Executive

Application Number:	24/00669/REG
Location:	Car Park ,Victoria Street, Stapleford Nottinghamshire NG9 7AP
Proposal:	Construct two/three storey building serving mixed uses with associated landscaping and parking

This application is brought before Planning Committee as the Council is the landowner and applicant.

1. Purpose of the Report

The application seeks full planning permission to construct a two/three storey building serving mixed uses with associated landscaping and parking.

2. Recommendation

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

3. Detail

3.1 The application seeks full planning permission to construct a two/three storey building serving mixed uses with associated landscaping and parking in Stapleford town centre.

3.2 The project forms part of the Stapleford Town Centre Investment Plan and follows extensive community engagement. The Stapleford Town Deal was agreed in June 2021, on the signing of Heads of Terms, with 6 core projects identified from its TIP (Town Improvement Plan). As part of the Project Confirmation Process, the Stapleford Town Deal Executive Board confirmed its intention to progress with the six core projects in October 2021.

3.3 The main issues relate to the impact of the proposal on Stapleford Town Centre, the impact on the character and appearance of the area, the impact on amenity of neighbouring properties, highway safety and loss of the existing council car park on Victoria Street.

3.4 The proposed building will serve as an 'Enterprise Hub' which comprises flexible mixed uses and spaces at ground floor level and offices at upper floor levels. The building will be adaptable to meet the requirements and needs of the local community.

3.5 The Enterprise Hub will represent a prominent flagship building that will be relatively large in its massing and scale whilst still representing a uniformed character. A building of this character and size is considered to be typically located within a town centre location.

- 3.6 Whilst it is acknowledged it will be a prominent building, its design, massing and scale have been considered to relate to surrounding landscape and be respectful of existing commercial and residential buildings. The amenity of existing residential properties has also been considered.
- 3.7 A car park will be provided to the rear along with accessible toilets and the trees along Victoria Road will largely be retained.
- 3.8 The benefits of the proposal are that the development would provide a community building that accommodates mixed/flexible uses that can be adapted as the community progresses and changes. Existing trees will largely be retained along Victoria Street, parking has been retained to the rear of the building and due to its location the building will promote accessibility by foot. It will contribute to the local economy and has been designed carefully to consider its surrounding landscape and neighbouring buildings. On balance, it is considered that any potential concerns would be outweighed by the benefits of the scheme, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.

4. Financial Implications

- 4.1 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

- 5.1 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

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

7. Background Papers

Nil.

Appendix 1

1. Details of Application

- 1.1 The application seeks full planning permission to construct a two/three storey building serving mixed uses with associated landscaping and parking in Stapleford town centre. The proposed building will serve as an ‘Enterprise Hub’ which comprises flexible mixed uses and spaces at ground floor level and offices at upper floor levels. The building will be adaptable to meet the requirements and needs of the local community.

- 1.2 The Enterprise Hub will represent a prominent flagship building that will be relatively large in its massing and scale whilst still representing a uniformed character. A building of this character and size is considered to be typically located within a town centre location. Whilst it is acknowledged it will be a prominent building, its design, massing and scale have been considered to relate to surrounding landscape and be respectful of existing commercial and residential buildings. The amenity of existing residential properties has also been considered.

- 1.3 A car park will be provided to the rear along with accessible toilets and the trees along Victoria Road will largely be retained.

2. Location and Site Characteristics

- 2.1 The site is an existing council owned car park located between the Poundstretcher building and Victoria Street within Stapleford Town Centre. The site rises up from Derby Road, along Victoria Street to Eatons Road meaning the rear of the site is elevated.

- 2.2 Trees align the site along Victoria Street and residential properties are located on the other side of Victoria Street. Some of the properties have off street parking but the majority rely on on-street parking. Parking restrictions on Victoria Street consist of double yellow lines along the car park side and permit parking holders only being permitted to park between Monday to Saturday 9:00am-5:00pm on the other side.

3. Relevant Planning History

3.1

Planning

77/00487/FUL	FORMERLY 15 VICTORIA STREET STAPLEFORD - USE SITE FOR RETAILING PURPOSES	PERC
77/00902/FUL	(FORMERLY 15 - 23 VICTORIA STREET AND 24-26 EATON'S ROAD, STAPLEFORD) - USE SITE AS CAR PARK	PERC
83/00298/FUL	Formerly 5-7 Victoria Street, Stapleford - change of use from residential to office and storage accommodation.	PERC
84/00516/RTP	5 and 7 Victoria Street, Stapleford - no. 5 - office accommodation, no. 7 - storage	PERU
85/00589/FUL	Formerly 5-23 Victoria Street and 24-26 Eaton's Road - construct extension to public car park	PERU

4. Development Plan Policy

4.1 National Planning Policy Framework 2023:

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 6: Building a strong and competitive economy
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed and beautiful places
- Section 15: Conserving and enhancing the natural environment

5. Local Planning Policies

5.1 Part 2 Local Plan 2019:

- Policy 10: Town Centre and District Centre Uses
- Policy 17: Place-making, Design and Amenity
- Policy 18: Shopfronts, Signage and Security
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 26: Travel Plans
- Policy 31: Biodiversity Assets

Part 1 Broxtowe Aligned Core Strategy 2014:

- Policy 4: Employment Provision and Economic Development

- Policy 6: Role of Town and Local Centres
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Healthy Lifestyles
- Policy 14: Managing Travel Demand
- Policy 17: Biodiversity
- Policy 19: Developer contributions

6. Consultee and Third Party Comments

6.1 Consultees

- **TPOW and CAT Parks and Environment** – no response.
- **Environmental Health** –

Advise class E use shall not be used except between 07:30-23:00 Mon-Sun, bank holidays and other public holiday.

Deliveries by commercial vehicles to and from the site 07.00 – 23.00 hours Monday to Friday Saturday and at no time on Sundays, Bank Holidays and other public holidays.

Condition in respect of controlling noise from music, live entertainment, air conditioning and other mechanical equipment. Sound reproduction or amplification equipment should not be audible past the site boundary and plant, machinery and equipment operated and maintained to prevent noise beyond the red line of site.

Noise condition in respect of fixed plant installation and noise levels

Condition in respect of odour management.

Condition in respect of working hours and providing a construction method statement.

Having reviewed the supplied information, it is confirmed the reports are generally satisfactory. However, the report does highlight one area of concern: *‘Any excavations into the historic Made Ground below the existing car park subbase may need to be managed with respect to the presence of ACMs.’* (asbestos containing materials).

Request a short Remediation Statement is produced outlining mitigation measures to ensure the safety of operatives and the wider nearby public (foot traffic and residential neighbours) where this material is to be exposed/excavated. This should be linked with any CEMP/Dust mitigation plan for the development.

Request conditions in respect of a remediation scheme in relation to potential risks from ground materials containing asbestos, this being reported to the LPA if identified with a relevant assessment and remediation scheme if necessary.

Environment – Waste and Recycling:

Enterprise Hub: The six 1100L bins would likely provide sufficient storage for the waste that would be generated.

Option 1: Bins would need to be emptied before 7am due to access, bins should be stored on a level surface for health and safety reasons, bins should not be stored next to another building due to fire safety risk.

Option 2: Bins would need to be emptied before 7am due to access, bins need to be brought out on collection day, bins should not be stored next to another building due to fire safety risk.

Coffee Shop: x3 240L bins are sufficient, should be adjusted for food waste if required, bin store area should be large enough to accommodate the x3 240L bins, refuse team requires access to any bin store areas.

- **Cllr J W McGrath - Stapleford South West Ward:** no comments received.
- **Cllr S Paterson - Stapleford South West Ward:** no comments received.
- **Stapleford Town Council:** no response.

- **NCC - Planning Policy** – Request a bus stop infrastructure contribution of £14,100 is paid to provide improvement to two bus stops at Memorial Garden (BR0004 and BR0003) for real time display, relining clearway and other enhancements as required. Cycle parking is proposed on the site therefore, request a sum of **£10,000** to determine if it is feasible for Victoria Street and Eatons Road to be dedicated mixed traffic streets, so to assess if it is felt appropriate and necessary.

- **NCC Highways:**

First response 11.10.24:

Do not envisage the proposed development will generate more than 30-two-way trips in the peak-hour and so capacity assessments of nearby junctions is not necessary.

Servicing will take place via Victoria Street which benefits from double yellow lines (DYL's) along the north side of the carriageway to maintain the free-flow of traffic. Its junctions with Derby Road and Eatons Road are also protected with DYL's to deter indiscriminate parking. Swept path analysis shows the largest vehicle to access the site can enter/exit in a forward gear. The manoeuvre of a refuse wagon is particularly close to adjacent parked cars which may not be necessary if undertaken by the Borough Council as their vehicle will remain on highway. If waste is collected privately, then the access should be widened to reduce the likelihood of vehicle conflicts when entering/leaving. It should also take the form of a footway crossing and not a kerbed radii junction.

The block paved area fronting the Derby Road elevation extends into public highway. It is not known how this finish relates to the wider regeneration of the Town Centre but is a maintenance issue for the Highway Authority. The District Manager for Broxtowe will be contacted for a view, and we will advise when a response is received.

Second response 12.11.24:

The tracking shows a refuse wagon entering a section of carriageway that if occupied by parked vehicles will increase the likelihood of scrapes /scuffs/broken wing mirrors. We would therefore want the access to be widened (width to be determined by tracking) so that there are no vehicle conflicts regardless of the time of day

The footway along the radius is not necessary so there may be some wiggle room to adjust the dimensions in this area.

Third Response 25.11.24:

No concerns with access geometry. The surfacing should be consistent in terms of finish when built.

Response to Framework Travel Plan and Transport Statement 11.11.24:

The number of staff anticipated at the site is not clear; please could this be confirmed? This will help consider potential measures, and monitoring.

Full contact details of the SWTPC should be supplied to NCC now This can be an interim TPC (e.g. a representative of the developer or their agent) until such a time as a permanent TPC is appointed.

One of the key roles of the SWTPC (and Unit TPCs) should be as the first point of call for staff members regarding any travel and transport queries.

The number of car parking spaces and the proportion of spaces that will be allocated to motorcycles, disabled users, car share users, visitors and staff is not clear.

The formal monitoring period and period in post of the TPC should run from prior to first operation to a point five years following 50% occupation of the site

Targets should be set now, not following the baseline survey, and be consistent with the TS. Primary targets should be based upon trip generation. The TA / TS associated with the proposal should have provided an estimate of trips associated with the site, and therefore this is the basis on which targets should be set (i.e. include one table showing the values used in the TA / TS, and a further table showing the target trip generation with the Travel Plan in place).

The mode share targets should then be used as a secondary target.

The Travel Plan should aim for 100% TP awareness as a secondary target

In addition to the measures included within the Travel Plan, the following should also be included:

- i. Showering and changing facilities and lockers should be made available for cyclists and motorcyclists.
- ii. Participation in national promotional events, such as cycle to work day. Local promotional events are proposed in Paragraph 5.16, but a firm commitment towards these is not provided.
- iii. The TPC should advertise nearby cycle training and maintenance sessions (e.g. Dr Bike), or provide an on-site training / cycle maintenance session if there is sufficient demand.
- iv. A firm commitment towards signing up to the Cycle2Work tax incentive should be provided.
- v. Taster public transport tickets should be provided to staff on opening. The provision of taster public transport tickets is now common practice amongst workplace and residential travel plans. A cycle voucher of equivalent value could also be offered to staff on a redemption basis as an alternative to provide them with the opportunity of purchasing a bicycle / cycle equipment).
- vi. A Bicycle User Group (BUG) should be set up for those who cycle to work.
- vii. Why is car share reliant on word of mouth, rather than active promotion? Also, and as above, this measure would be usefully reinforced through the provision of dedicated car share spaces on opening.

Monitoring reports should be supplied to NCC within one month of collating data.

Surveys should be seen and approved by NCC prior to issue.

The Travel Plan should commit to a three-year review and evaluation with NCC.

Firm commitments to all measures, monitoring and targets should be provided (things “will” happen instead of “would/could”).

The Travel Plan should commit to remedial measures if the TP fails to achieve its targets at the end of the monitoring period, which (at minimum) should include an extension to the monitoring period (as well as an extension to the TPCs period-in-post) and a full review of measures.

Paragraph 1.3 and 3.4 refers to this document as a “TS”. This should be corrected as it is a Travel Plan.

- **Lead Local Flood Authority** – Advise a precommencement condition requesting a detailed surface water drainage scheme based on the submitted Flood Risk Assessment and Drainage Strategy
- **NHS Nottingham and Nottinghamshire Integrated Care Board (ICB)**: no contributions requested as does not facilitate residential accommodation

- **Active Travel England (ATE):** no comments to make as does not meet statutory threshold
- **Environment Agency:** no formal comments as site is within Flood Zone 1
- **Severn Trent Water:** no comments received.
- **Nottinghamshire Wildlife Trust:**

First response 11.10.24:

Believe that impacts to protected / notable species are likely to be limited to nesting birds / foraging bats / hedgehogs. Precautionary working methods for nesting birds and hedgehogs (i.e. timings for vegetation removal), retention of trees and a sensitive lighting strategy for foraging and commuting bats are welcomed

Main concern is in relation to the proposed planting as we do not believe that it adequately mitigates the loss of the existing on-site habitats. Currently, along the northern elevation there is a line of scrub species including “*snowberry, viburnum, buddleia, escallonia, common ash, veronica, berberis, dogwood, and cotoneaster*”. Although, the majority of these species are non-native, they do provide suitable structure for nesting birds, the flowering species will also provide pollinator potential, and the fruiting plants will provide a food resource for urban bird species.

The ecologist advises the planting of native shrubs species. However, aside from butchers’ broom, there are no scrub species. Thus, no habitat for nesting birds. We recommend that the planting plan is revised to include some native scrub species and pollinator-friendly plants.

Ecological enhancements including bird and bat boxes have been advised by the ecologist. Ideally, these should be woodcrete (or similar) rather than timber (for longevity) and installed on suitable retained trees.

Second response 18.11.24:

Satisfied with the amendments. The existing scrub is to be retained, allowing for bird nesting opportunities, and a range a native / pollinator-friendly planting has been proposed.

The landscape architect has advised that the native shrubs that we advised in our previous response were deemed inappropriate for the space due to their potential to grow tall and obscure views. We accept that without annual maintenance, the shrubs will exceed heights of 2m, thus may be inappropriate on this occasion. In the absence of these berry-species, please consider planting a berry tree (Ls04) such as a rowan, fastigate varieties may be considered such as *Sorbus aucuparia* 'Joseph Rock' or *Crataegus monogyna* 'Stricta' (hawthorn).

7. Neighbours

- 43 neighbours were consulted on the application and the following responses were received: one raising no objection, four raising objections and one neutral comment which are summarised as follows:
 - Overpowering to residential houses
 - Loss of privacy, natural light and views
 - Sense of enclosure
 - Cause claustrophobia
 - Noise and disturbance including from construction noise
 - Smell from public toilets and proximity to houses
 - Anti-social behaviour
 - Layout is too large
 - Unable to access driveway and struggle with illegal parking currently
 - Increase in traffic and on-street parking
 - Car park should be retained
 - Loss of car park events
 - Older people will be deterred from using town centre
 - Public toilets and car parking space are on top of steep hill which are difficult to be accessed by elderly
 - Minimal economic benefits
 - Impact on house prices 1
 - Questions in respect of disability access/mobility/functionality

8. Evaluation

8.1 Principle

It is considered the principle of a building of this nature is well placed within a town centre. Its main purpose is to serve the community and will largely be accessed by passersby and those on foot.

The building will support the local community and economy and it is considered the design, massing and scale have been carefully considered to compliment the public realm which is not to the detriment of the amenity of neighbouring properties.

The benefits of the scheme with it serving the public, contributing to the local economy, having a sustainable, acceptable design and being adaptable to future change are considered to outweigh any negatives of the scheme.

9. Design and Layout

It is considered the building has been thoughtfully designed in respect of its massing, scale, height, materials and how it responds to the wider landscape. This will be a flagship building that addresses the corner of Derby Road and Victoria Street which is considered to be important to ensure it has an active presence within Stapleford Town Centre.

The building will be two to three storeys in height with the larger element fronting

Derby Road which will have a cantilevered roof. The area underneath and in front of the front element will create an active frontage that integrates with town centre frontage. The larger massing of the building to the front with open space below and in front is considered to create a focal point and strong visual appearance.

The building has then been designed to reduce in its prominence to the rear the further it extends back from the town centre towards the more built up residential area of Victoria Street and Eatons Road. The building then has a partially cladded/glazed recess feature which is considered to give the illusion of it being split into two buildings between the three and two storey element. In relation to the height, the building is not that much taller than the properties along Victoria Street that it will not dwarf these in height. Whilst the building is taller than the PoundStretcher building, it is much smaller in width that the balance between the additional height is considered to not appear domineering.

The overall appearance of the building is considered to be a blend of largely contemporary design, to create a development that is striking in design but also complimentary of the surrounding vernacular. The fenestration breaks up the massing of the building which adds visual interest but also allows for outsiders passing by the look in, showcasing the internal activities. The symmetrical appearance of the windows also gives a linear

The entirety of the site is not utilised by the building which provides some openness and retains most of the existing trees along Victoria Street to soften the appearance of the building. The car parking area to the rear provides a visual break between the building and residential area.

The materials range from bricks, corrugated powder-coated metal sheets, mesh signage, stonecrete render and aluminium which are considered acceptable and reflect a contemporary design. The use of such a pallet of materials also breaks up the massing of the building and provides visual interest. Materials samples will be requested in advance of any above ground works to ensure these are of an acceptable quality.

To conclude, it is considered the building has been designed to represent a striking visual appearance but is still respectful of the local architectural vernacular. The building is broken up and reduces in massing to the rear which responds to the increase in ground level. Overall, the building is considered to be designed to a good standard and is appropriate within this town centre location.

Use

The enterprise hub, named “The Pencil Works” will provide mixed use spaces at ground floor level with studios that can be rented out for sales and displays by independent retailers or hired for public use as galleries or well-being activities.

The upper floors will provide safe accessible space for offices that can be occupied by large or small businesses to encourage a work/home life balance. The overall use of the building has been designed to be flexible so it can adapt to the changing requirements of local residents.

The rear car park can be used for flexible outdoor uses such as food markets, performances and open air exhibitions.

The building has been designed to be a low carbon, low maintenance building internally and externally. It will have features such as recycling, rainwater capture, insulation, low carbon low maintenance materials, ground source heat pumps, cycle racks, electrical charging facilities, electrical charging for cars and encourage the use of walking.

10. Amenity

The neighbours that will be mostly effected by the proposal will be those positioned along Victoria Street.

The building will not facilitate any residential accommodation so it is unlikely there will be significant issues with overlooking which is commonly seen from habitable rooms.

Noise and disturbance will be experienced from the construction of the building but this will be over a temporary period. It is also acknowledged there will be an increase in noise and disturbance once the building is complete but given this is a town centre location, a level of noise and disturbance is experienced and expected. It is considered this would not be significant enough to the detriment of neighbouring properties.

The building will extend from between no. 4 to 22A Victoria Street which is 11 houses. The building will be on average 16m in separation distance with an intervening road and most of the existing trees remaining in situ. The building will not directly adjoin any private rear amenity space belonging to a residential dwelling and the building will not be occupied by residential dwellings. It is considered that whilst the windows will have a view of those properties along Victoria Street, for the reasons mentioned above, the level of overlooking and impact on amenity is not significant to warrant refusal and has been carefully considered.

The building is considered to be reasonable distance from properties on Eaton Road that there will be minimal impact on their amenity. The building is also considered to be a significant enough distance from any other property that there will be minimal impact on any other neighbouring properties amenity.

During the course of the application an updated Acoustic Report was submitted and further comments in respect of this will be included as a late item.

To conclude, whilst it is acknowledged there will be some noise and disturbance whilst construction works are being undertaken, it is likely this will be temporary. The day-to-day running's of the building will increase noise and disturbance which is to be expected and already experienced in a town centre; however, it is still considered this will not be to the detriment of neighbouring properties or cause a significant nuisance. The car park has reduced in size and therefore the comings and goings of cars will be reduced which in turn reduces the disturbance of

slamming doors. It is considered the building has been designed in a way that it has considered the amenity of surrounding neighbours.

11. Biodiversity Net Gain and Ecology

The overall habitat biodiversity off site has been demonstrated as increasing by 10.56% for biodiversity units. Whilst this is not usually the preferred approach, considering the site is brownfield and in a centre of town location, this approach is considered acceptable and policy compliant. The LPA accepts the findings of the report and that the site achieves the baseline of biodiversity net gain requirements off site.

As such, it is considered sufficient information has been provided in order to conclude that a minimum of 10% Biodiversity Net Gain will be achieved off site, meaning the application would comply with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). A Section 106 will be secured to ensure the implementation and monitoring of this.

Nottinghamshire Wildlife Trust (NWT) were consulted on the application in respect of ecology and confirmed that with additional amendments provided by the agent in respect of species of shrubs. They have confirmed they are satisfied with the amendments and accept the practicality of lower lying shrubs to ensure maintenance is easily managed.

12. Access and Parking

Whilst it is acknowledged the site will mean the car park is largely removed (existing car park has 56 spaces, including 6 disabled spaces and 4 with electrical charging points) from the town centre, some parking will be retained to the rear. Three disabled spaces and 13 spaces will serve the site. Given the location of the site in a town centre which means access is most likely by foot and bus, the building not serving residential accommodation and with no concerns raised by the Highways Authority, it is considered this is an acceptable number of spaces to serve the site.

Access into the site will be on foot via Derby Road through the front of the building or from Derby Road up a stepped access along Victoria Street due to the increase in gradient of the site. The existing car park is accessed by cars via a one way in, one way out system and it is accessed by foot from various points. The new building will still be accessed on foot at various points but the existing entrance and exit will be stopped up and a new two-way entrance/exit will be constructed slightly further towards the rear of the site.

The Highways Authority raised concerns in respect of vehicle tracking with private bin collection and stated the following *“The manoeuvre of a refuse wagon is particularly close to adjacent parked cars which may not be necessary if undertaken by the Borough Council as their vehicle will remain on highway. If waste is collected privately, then the access should be widened to reduce the likelihood of vehicle conflicts when entering/leaving. It should also take the form of*

a footway crossing and not a kerbed radii junction.”

The agent provided an updated site plan and the Highways Authority raised no concerns with the new access geometry and stated that’s surfacing should be consistent in terms of the finish when built. It is considered this is acceptable.

The Framework Travel Plan and Transport Statement were reviewed by the Highways Authority and a number of queries were raised which are detailed in Section 5.1 under the Highways Authority response. A revised Framework Travel Plan and Transport Statement were submitted in response to these comments and comments are awaited by the Highways Authority.

It is considered the proposed access and parking arrangements are suitable to serve the site and the Highways Authority has not raised any objection to this. Whilst it is acknowledged there could be some on-street parking associated with the site if the car park is full, this will be displaced further around nearby streets due to on-street parking restrictions.

13. Drainage and surface water run-off

As this is a major application the Environment Agency and Lead Local Flood Authority were both consulted.

The Environment Agency has not raised any specific comments in relation to the scheme in respect of flooding as it is located in Flood Zone 1. It should also be noted that the site is currently hardstanding and the majority of the existing trees will be retained and there will be provision for new landscaping.

The Lead Local Flood Authority has advised a precommencement condition in respect of providing a drainage strategy with detailed calculations, designs and long term drainage maintenance of the sites. On submission of these details further consultation with the Lead Local Flood authority will be undertaken to ensure drainage matters have been addressed to a satisfactory manner.

14. Trees

The majority of the trees on site will be retained but two will be removed due to the entrance/exit serving the car park. It is considered this is acceptable and means the building will not appear as stark from the existing soft landscaping.

15. Other Matters

Public toilets are proposed to the rear of the building but will be enclosed within the building with a door accessed via the car park. The toilets will be accessible and include changing facilities.

The public toilets are enclosed within the building and therefore it is highly unlikely they will create smells that are experienced by residential properties close to the site. Furthermore, the toilet cubicles do not directly open onto the car park and

are enclosed by a door. The toilets will only be open in line with the building hours and therefore it is extremely unlikely they will cause antisocial behaviour. The toilets will be accessible from a flat surface.

Whilst events are hosted on the existing car park and there is a reduction in outdoor space, the car park could still provide events in a smaller capacity and the overall benefits of the building are considered to outweigh the loss of occasional events.

Impact on house value is not a material planning consideration.

It is considered the building will enhance and contribute to the economy of Stapleford town centre and will not deter people from using it.

Matters in relation to illegal parking and anti-social behaviour should be reported to the police.

A loss of view is not a material planning consideration.

The bin store will be enclosed in a fire-resistant compound in response to the concerns raised by waste and recycling and the bins positioning next to the Poundstretcher building.

The Nottinghamshire County Council has requested bus stop contributions totalling £14,100 and a sum of £10,000 to determine if it is feasible for Victoria Street and Eatons Road to be dedicated mixed traffic streets. It is considered unjustifiable to request financial contributions as substantial surveys were carried out during the Stapleford Town Deal project and it was determined that neither Victoria Street nor Eaton's Road were suitable for mixed traffic streets. Furthermore, the existing bus infrastructure is sufficient to cover a development that does not add any further residential units to the area.

All doors will be wheelchair accessible and there is an accessible lift to all office floors.

The building has a number of entrances with level access from the street. The street is on a slope but level access at various points on the slope are maintained.

There is one entrance to offices via lobby with lift/stairs, one entrance to cafe, one entrance to makers space and three entrances to three retail spaces.

Toilets will be fully accessible with a changing places unit. High contrast is planned with large icons.

Entrances to the building are from a number of points. The café is planned for the lowest level fronting Derby Road. The entrance to the upper floors is at the lobby, the first set of doors on Victoria Street, and is accessible from the path.

16. Planning Balance

The proposed building will serve the local residents of Stapleford as an ‘Enterprise Hub’ which will attract local businesses and retailers contributing to the local economy. The building will be adaptable to meet the requirements and needs of the local community. Whilst it is acknowledged there will be some impacts on amenity for nearby residents, such as experiencing noise and disturbance during the construction phase, it is considered this will not be significant and outweigh the positives of the scheme. On balance, it is considered that the benefits of the scheme outweigh any negatives and the overall scheme is compliant with national and local plan policies.

17. Conclusion

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

18. Recommendation

It is recommended that planning permission be Granted subject to the following conditions for the reasons stated below.

<u>Recommendation</u>	
<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> <ul style="list-style-type: none"> (i) Prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure the provision of Biodiversity Net Gain (ii) the following conditions: 	
1.	<p>Condition:</p> <p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p>Reason:</p> <p><i>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>Condition:</p>

	<p>The development hereby permitted shall be carried out in accordance with the plans</p> <p>Received by the Local Planning Authority on 1 October 2024:</p> <ul style="list-style-type: none"> • Existing Site Plan and Elevation ref: 3572-MAB-00-00-D-A-0101 rev: P01 • Sections – Stage 3 ref: 3572-MAB-00-ZZ-D-L-4410 rev: P01 • Proposed Ground Floor Plan ref: 3572-MAB-ZZ-00-D-A-0120 rev: P05 • Proposed First Floor Plan ref: 3572-MAB-ZZ-01-D-A-0121 rev: P02 • Proposed Second Floor Plan ref: 3572-MAB-ZZ-02-D-A-0122 rev: P02 • Proposed Roof Plan ref: 3572-MAB-ZZ-RF-D-A-0123 rev: P01 • Proposed Elevations ref: 3572-MAB-ZZ-ZZ-D-A-0160 rev: P02 • Proposed Elevations ref: 3572-MAB-ZZ-ZZ-D-A-0161 rev: P03 • Proposed Elevations ref: 3572-MAB-ZZ-ZZ-D-A-0162 rev: P02 • Proposed Sections ref: 3572-MAB-ZZ-ZZ-D-A-0170 rev: P02 • Proposed Sections ref: 3572-MAB-ZZ-ZZ-D-A-0171 rev: P02 • Proposed Sections ref: 3572-MAB-ZZ-ZZ-D-A-0172 rev: P02 <p>Received by the Local Planning Authority on 4 October 2024:</p> <ul style="list-style-type: none"> • Block Plan ref: 3572-MAB-00-00-D-L-0103 rev: P01 <p>Received by the Local Planning Authority on 15 November 2024:</p> <ul style="list-style-type: none"> • Landscape Masterplan Stage 3 ref: 3572-MAB-00-00-D-L-4000 rev: P03 <p>Reason:</p> <p><i>For the avoidance of doubt.</i></p>
<p>3.</p>	<p>Condition:</p> <p>No development shall commence until a remediation scheme to ensure safe development and mitigate any potential risks from asbestos containing materials in the ground has been submitted to and approved in writing by the Local Planning Authority. The agreed remediation scheme shall be implemented in full during development.</p> <p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site. An assessment must be undertaken in accordance with good practice and where remediation is necessary a remediation</p>

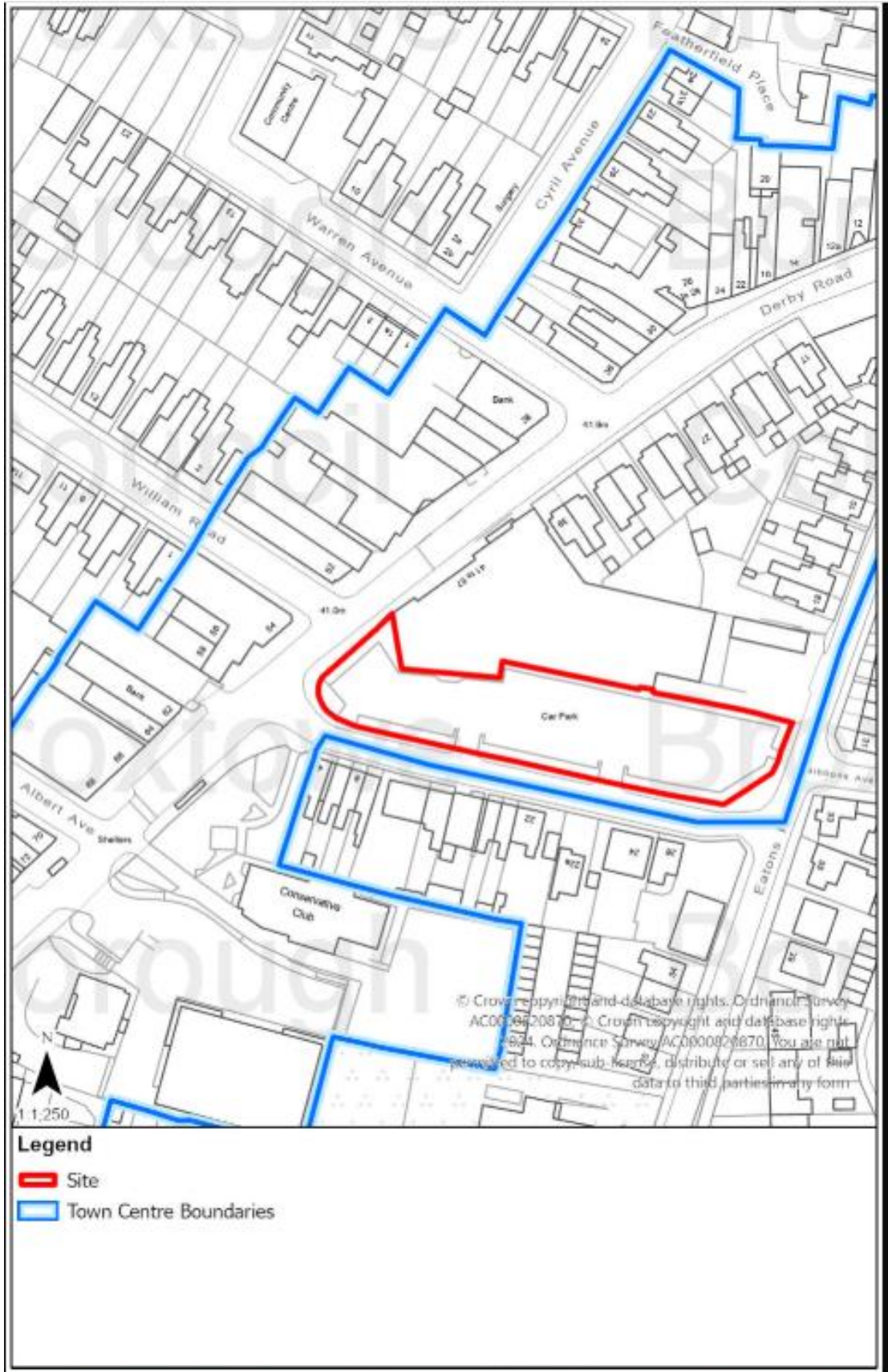
	<p>scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason:</p> <p><i>No such details were submitted with the application and in the interests of public safety and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>4.</p>	<p>Condition:</p> <p>No development shall commence until a detailed surface water drainage scheme based on the principles set forward by the Outline Drainage Strategy SEH-BWB-EXT-XX-TN-D-0500, dated 8.9.24 by BWB, 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.</p> <p>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 175 • 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 attenuation system, the outfall arrangements and any private drainage assets <p>Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 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"> - No surcharge shown in a 1 in 1 year - No flooding shown in a 1 in 30 year - 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

	<ul style="list-style-type: none"> • 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>Reason:</p> <p><i>Insufficient information was submitted and to ensure there is sufficient surface water management, the development is not at risk of flooding of increasing flooding off-site and in accordance with Policy 1 of the Part 2 Local Plan (2019) and Aligned Core Strategy (2014).</i></p>
<p>5.</p>	<p>Condition:</p> <p>No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:</p> <ul style="list-style-type: none"> a) the means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction the development; e) a scheme for the recycling/disposal of waste resulting from construction works; f) details of dust and noise suppression to be used during the construction phase; and g) Details of a scheme for the identification and safe removal of asbestos containing material (if identified). <p>Reason:</p> <p><i>To protect the amenity of neighbouring residents and in accordance with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>Condition:</p> <p>No above ground works shall commence until samples of external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.</p> <p>Reason:</p>

	<p><i>Insufficient details were submitted with the application and in the interests of the appearance of the development 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).</i></p>
<p>7.</p>	<p>No above ground works shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> a) numbers, types, sizes and positions of proposed trees; b) details and elevational plans of any new boundary treatments; c) details and elevational plans of bin stores, cycle racks and substation; c) proposed hard surfacing treatment; and e) timetable for implementation of the scheme. <p>The approved scheme shall be carried out strictly in accordance with the approved details and shall be carried out not later than the first planting season following the substantial completion of the development 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.</p> <p><i>Reason:</i></p> <p><i>Insufficient details were submitted with the application and to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policies 17 and 31 of the Part 2 Local Plan (2019) and Policies 10 and 17 the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>8.</p>	<p>Condition:</p> <p>No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc) which is audible at the site boundary shall be installed or operated on the site without prior written consent of the Local Planning Authority.</p> <p><i>Reason:</i></p> <p><i>To protect nearby occupants from excessive operational noise and in accordance with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>9.</p>	<p>Condition:</p> <p>The building shall not be open to the use of the public except between the hours of 07:30-23:00 Monday to Sundays</p>

	<p>Reason:</p> <p><i>To protect nearby occupants from excessive operational noise and in accordance with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
	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 applicant is advised to contact the licensing team on 0115 9173485 to register any activity and for advice on complying with current Licensing regulations prior to opening.
3.	The applicant is advised to contact the Food and Occupational Health team on 0115 9173485 to register any activity and for advice on complying with current Food Safety and Health and Safety regulations prior to opening.
4.	The applicant is advised that under the current British Standard 6465 for sanitary provision any proposed restaurant / café will required to comply with the aforementioned standard.

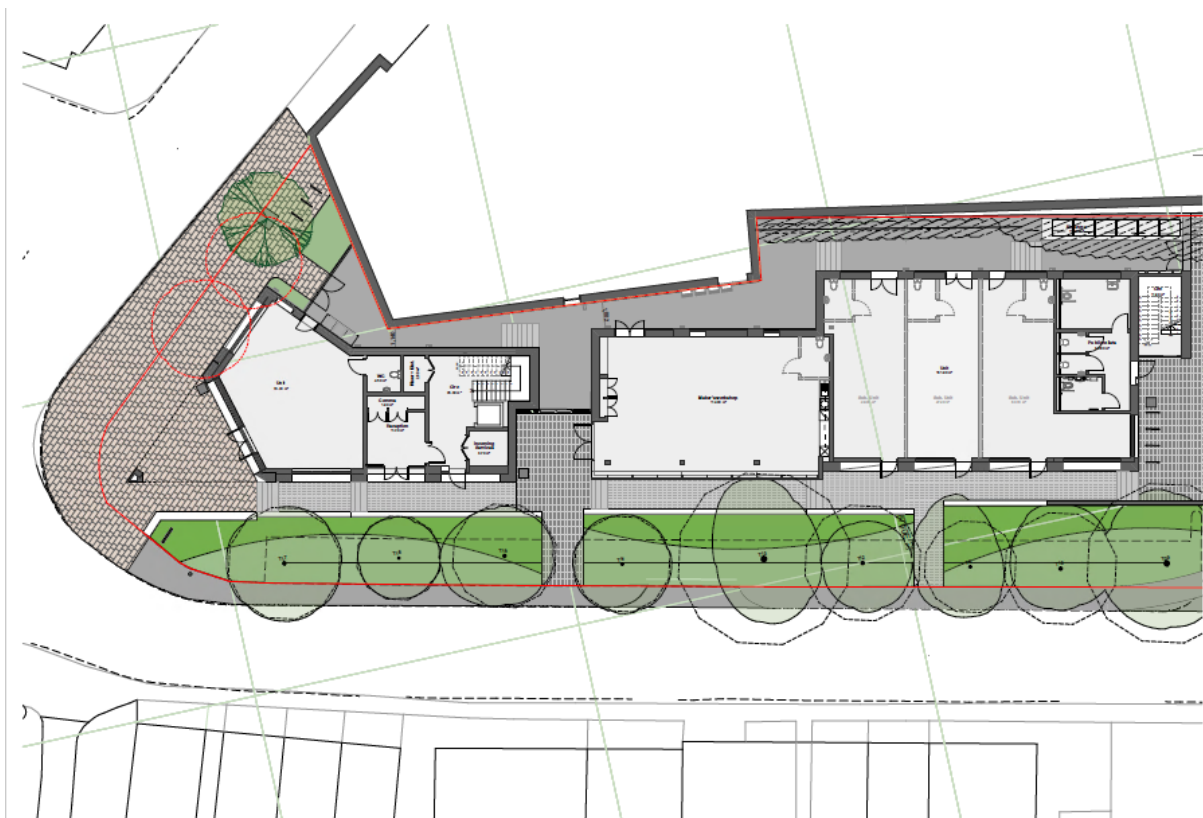
Map



Plans (Not to Scale)

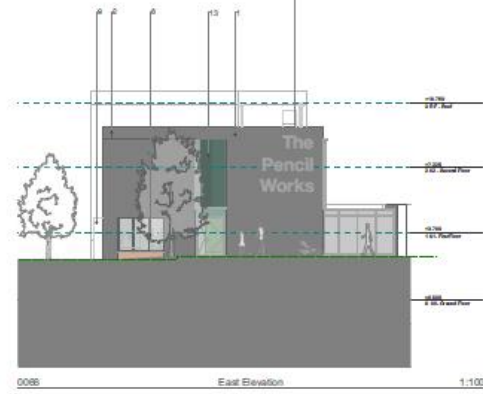
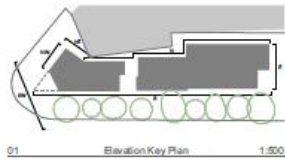


Site Plan



Ground Floor Plan

Plans (Not to Scale)

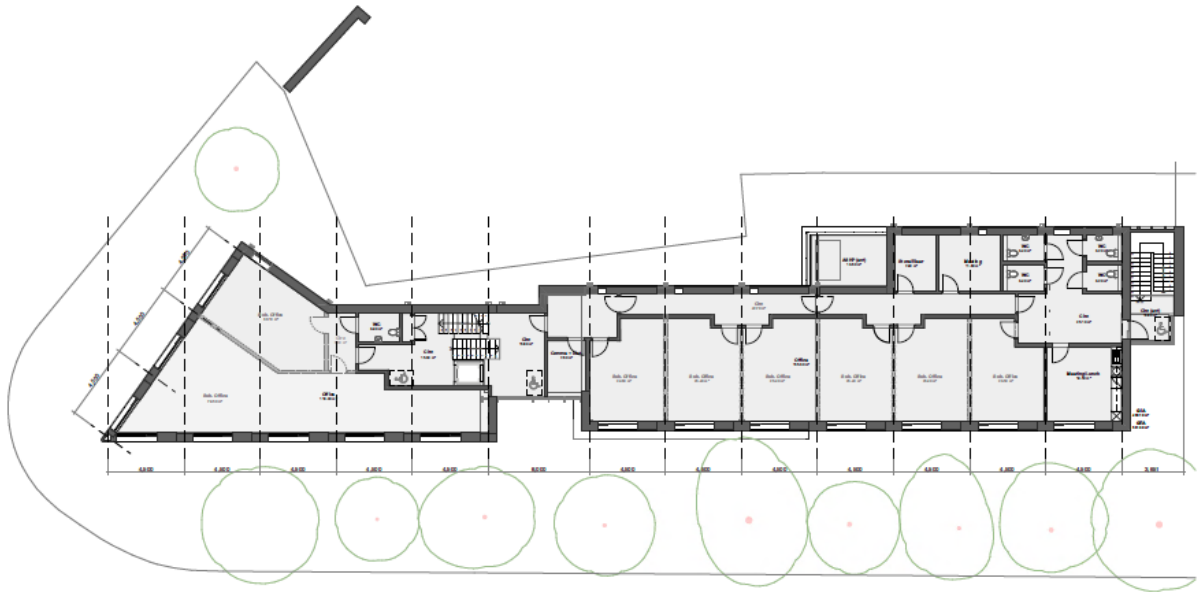


North West (front) and East (rear) elevations

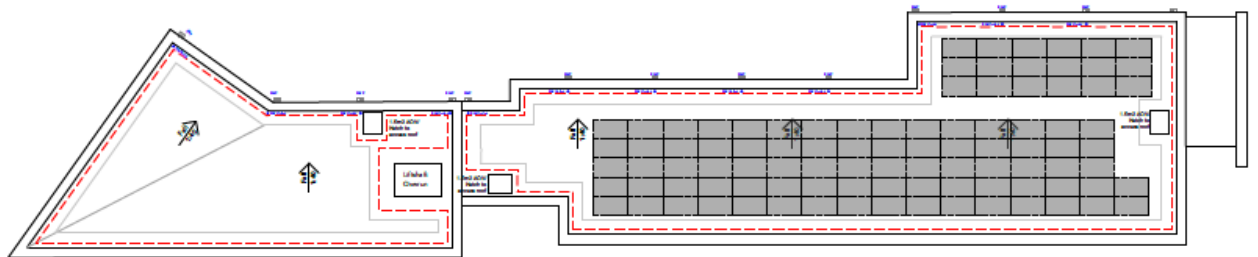


South (side) Elevation

Plans (Not to Scale)



Second Floor Plan



Roof Plan

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Report of the Chief Executive

APPLICATION NUMBER:	24/00644/FUL
LOCATION:	48 Warwick Avenue, Beeston, Nottinghamshire, NG9 2HQ
PROPOSAL:	Two storey side extension and single storey rear extension

The application is brought to the Committee at request of Councillor S J Carr.

1. Purpose of the Report

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

2. Recommendation

The Committee is asked to resolve that planning permission be refused.

3. Detail

3.1 The application site is a two storey semi-detached brick dwelling, with Warwick Avenue to the south and Abbey Road to the west.

3.2 The application seeks to construct a single storey rear extension and two storey side extension to provide additional living space.

3.3 The main issues relate to whether or not the proposed two storey side extension would dominate the existing dwelling and appear over-prominent from the street scene.

4. Financial Implications

4.1 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

5.1 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

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

7. Background Papers

Nil.

Appendix

1. Details of the application

- 1.1 The application seeks permission to construct a two storey side extension and a single storey rear extension at 48 Warwick Avenue in Beeston.

2. Site and surroundings

- 2.1 The application site is a two storey semi-detached brick dwelling, with the principal access route of Warwick Avenue to the south and rear garden to the north. 46 Warwick Avenue is adjacent to the east and number 84 Abbey Road to the north. Number 86 Abbey Road borders the sites rear garden from the north-west and numbers 101 and 103 Peveril Road border the rear garden from the north. Number 47 Warwick Avenue faces the site from the south.

- 2.2 The site does benefit from having a sizable rear garden, with a length from the proposed rear extension to the rear boundary of over 24m. To the north-west of the site is the garden space of number 84.

3. Relevant Planning History

- 3.1 An application to construct a two storey side and rear extension and single storey rear extension (24/00456/FUL) was withdrawn by the applicant, following discussions with the previous case officer, who advised that it would be refusable based on scale and massing, the extension not being subservient to the main dwelling and that it would represent an incongruous design feature within the streetscape.

4. Relevant Policies and Guidance4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- 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 17: Place-making, design and amenity

4.3 **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 Six neighbours were consulted on the application with no objections or responses being received.

6. Assessment

- 6.1 The main issue for consideration is whether the proposed two storey side extension would cause it to appear over-prominent from the street scene and dominate the existing dwelling. The proposed single storey extension is considered to be acceptable.

6.2 Principle

- 6.2.1 The principle of the development is acceptable subject to assessment on design, neighbouring amenity and access.

6.3 Design

- 6.3.1 The proposed single storey rear extension would protrude from the existing rear elevation by 3.7m with a width of 4.7m. The rear extension would have a pitched roof with three Velux roof lights and bi-fold doors into the garden. The proposed eaves height would be 2.5m and the ridge height would be 3.7m. The single storey rear extension would be brick with Marley modern roof tiles.

- 6.3.2 The proposed two storey side extension would be constructed on the north-west elevation and would create a new garage and workshop space to the ground floor and two new bedrooms and a bathroom to the first floor. The proposed side extension will protrude from the existing side elevation by 5m, with a total length on the ground floor of 13.5m. To the first floor, the extension is set in from the front elevation by 1.1m, to have a total side length of 10.7m and a width of 5m. The proposed new side elevation that will be created will be brick and render, with three side elevation windows and three Velux roof lights. The proposed eaves height will be 4.9m with a ridge height of 6.5m, set down slightly from the ridge of the existing dwelling which is 7.5m in height. To the front elevation will be a new garage door and one window.

- 6.3.3 The proposed two storey side extension will have a width of 5m, which is nearly the same size as the width of the original house, which is 5.2m. Whilst acknowledging that the roof has been set down from the ridge, the design of the extension is large in its massing and scale, and does not allow for the extension to appear subservient to the existing dwelling. This would be contrary to Policy 17 of the Part 2 Local Plan, which states that all such 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.

Additionally, the side elevation windows appear disproportionate, further exacerbating the prominence of the design.

6.4 Amenity

6.4.1 Policy 10 states that the impact of a development on neighbour amenity will be a consideration. Policy 17 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

6.4.2 84 Abbey Road will be located closest to the proposal, however it is set away from no 48, being further into its site, and the proposal will be adjacent to the side garden space of this property. It is considered that the distance will be sufficient for loss of light, privacy or overlooking to be minimal.

6.4.3 101 and 103 Peveril Road border the sites rear garden to the north. It is considered that the distance of over 24m from the proposal to the rear boundary means that any amenity impact will be minimal.

6.4.4 45 and 47 Warwick Avenue which face the site from across the street. It is considered that they will suffer from minimal impacts due to the distance from the proposed extensions and the presence of the highway between.

6.4.4 86 Abbey Road sites to the north, behind number 84 Abbey Road, as such it is unlikely that the occupants would experience loss of light, privacy or overlooking as a result of the proposal.

7. Planning Balance

7.1.1 The benefits of the proposal are that it would provide additional living space for the occupants.

7.1.2 The negative impact is that the two storey side extension will dominate the existing dwelling and appear over prominent from the street scene.

7.1.3 On balance, the negative impact outweighs the benefit of this proposal.

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, the development is not acceptable and it is recommended that planning permission be refused.

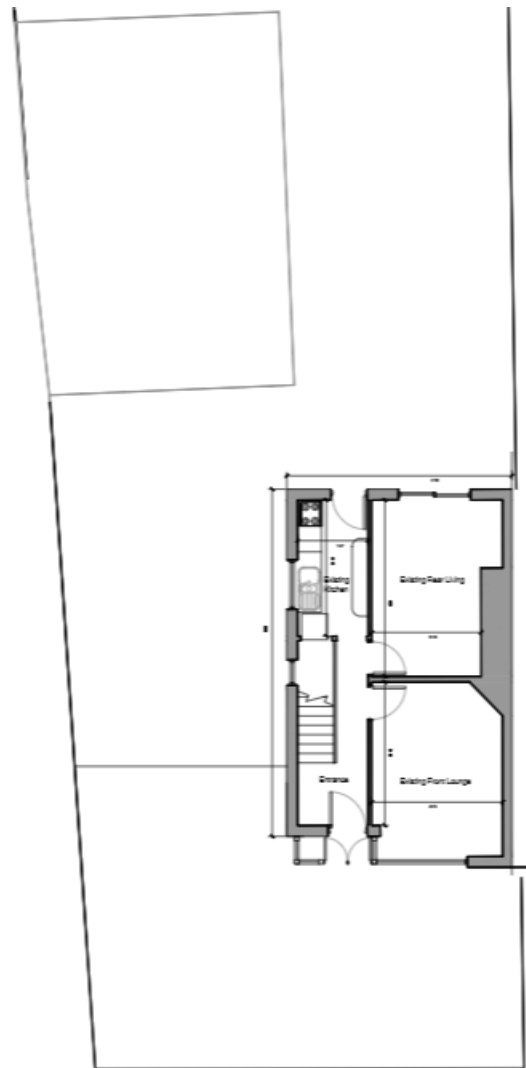
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused in accordance with the following reasons:	
1.	The two storey side extension, by virtue of its size, scale and position within the site is considered to be a dominant feature that fails to respect the proportions and design of the existing building and area. The proposed two storey side extension would therefore be contrary to Policy 10 Broxtowe Aligned Core Strategy (2014), and Policy 17 of the Broxtowe Part 2 Local Plan (2019).
	<u>Note to Applicant</u>
	The council has acted positively and proactively in the determination of this application by working to determine it within the thirteen week agreed determination timescale.

Map

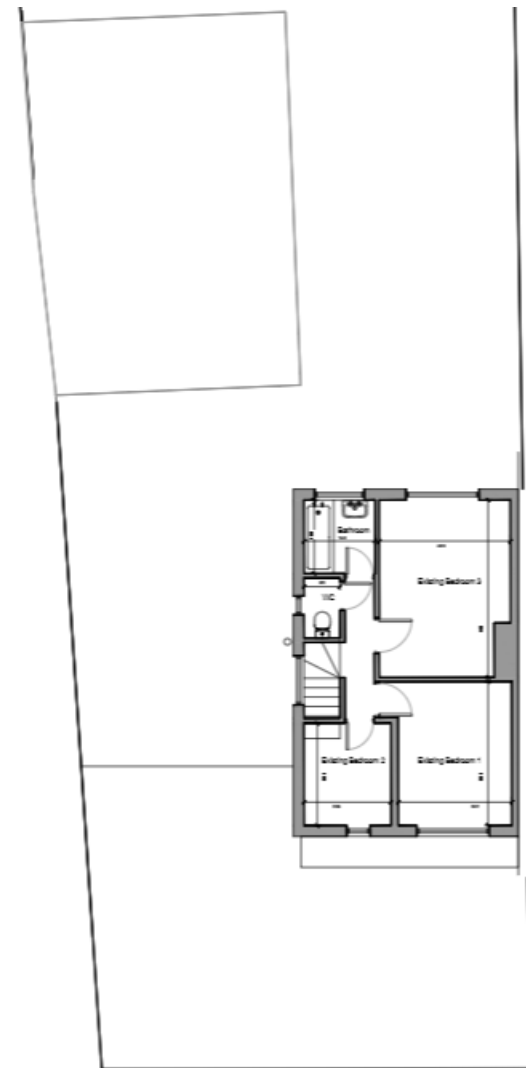


Plans (not to scale)

Existing Floor Plans and Roof Plan.

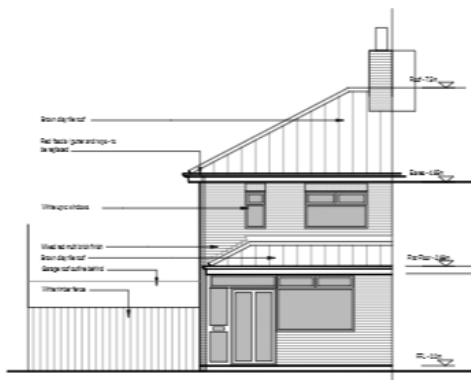


01 Existing Ground Floor Plan
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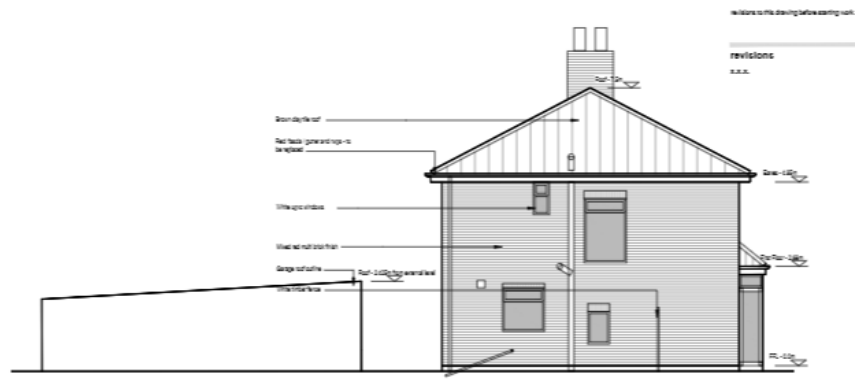


02 Existing First Floor Plan
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Proposed Floor Plans and Roof Plan.



01 Existing Front Elevation
1:100 @ A3



02 Existing Side Elevation 1
1:100 @ A3

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Report of the Chief Executive

APPLICATION NUMBER:	24/00656/FUL
LOCATION:	33 Muriel Road, Beeston, NG9 2HH
PROPOSAL:	Construct two-storey side and rear extension

Councillor S J Carr has requested that the application is determined by the Committee.

1. Purpose of the Report

- 1.1 The application seeks planning permission to construct a two-storey side and rear extension.

2. Recommendation

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

3. Detail

- 3.1 The application seeks planning permission for a two storey side and rear extension. The dwelling is a two storey detached dwelling, with a garage adjoined on the side (west) elevation which is also adjoined to an existing single storey rear (south-west) extension. There is a sizeable garden to the rear (south-west) of the existing dwelling, whilst the adjacent road, Muriel Road, is located north of the application site.
- 3.2 The main issues relate to whether or not the principle of development is acceptable, whether the design and appearance of the proposal is acceptable and whether the impact upon the amenity and access (highway safety) of the adjacent neighbouring properties is acceptable.
- 3.3 The benefit of the proposal is that it would provide enhanced living accommodation for the occupiers. The negative impact of the proposal is that there would be a reduction in rear garden amenity space.

The Committee is asked to resolve that planning consent be granted subject to the conditions outlined in the **Appendix**.

4. Financial Implications

- 4.1 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

5.1 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

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

7. Background Papers

Nil.

Appendix

1. Details of Application

1.1 The application seeks planning permission to construct a two storey side and rear extension to the side (west) and rear (south-west) elevations of the existing dwelling creating an enlarged kitchen and dining room, garage and a new toilet room on the ground floor, with three new bedrooms, two en-suites and a bathroom on the first floor.

2. Location and Site Characteristics

2.1 The application site consists of a two storey detached dwelling, constructed using facing brick on the ground floor of the dwelling, with render used on the first floor of the dwelling, with tiles used on the roof of the existing dwelling. There is an existing garage adjoined on the side (west) elevation which is also adjoined to an existing single storey rear (south-west) extension. There is a sizeable garden to the rear (south-west) of the existing dwelling, whilst the adjacent road, Muriel Road, is located north of the application site.

2.2 The proposed two storey side extension would be located adjacent to neighbouring property 35 Muriel Road, located north-west of the application site. The proposed two storey rear extension would be located adjacent to neighbouring property 31 Muriel Road, located south-east of the application site. 64 Abbey Road would also be located adjacent to the proposed two storey side and rear extension, with the neighbouring property located west of the application site. The application site is located within the Coal Referral Area. The application site is located within the Beeston Article 4 Area.

3. Relevant Planning History

3.1

Planning		
23/00380/FUL	Construct two-storey side and rear extensions	PERC
24/00173/FUL	Construct two-storey rear and single-storey side extension	PERC

4. Development Plan Policy

4.1 National Planning Policy

National Planning Policy Framework 2023

- 4.1.1
 - Section 2 - Achieving sustainable development
 - Section 4 - Decision-making
 - Section 12 - Achieving well designed places

4.2 Local Planning Policies

4.2.1 **Part 1 Broxtowe Aligned Core Strategy 2014: and Part 2 Local Plan 2019:**

- Part 1 Policy 10 - Design and Enhancing Local Identity
- Part 2 Policy 17 - Place-making, Design and Amenity

5. Consultee and Third Party Comments

5.1 Consultees

- No comments from technical consultees are required for this application.
- **Cllr S J Carr - Beeston North Ward** – The application is far too large for the existing property. If minded to approve this application, I would like it called in to committee.
- **Cllr B C Carr - Beeston North Ward** – No comments received.

5.2 Neighbours

- Eight neighbours were consulted on the application, with one response received. The response received objected to the development proposal. The objection received raised the following concerns:
- Concern the proposed development will be used as a House in Multiple Occupation (HMO) and the proposed noise and disturbance this could cause.

6. Evaluation

The main issue relates to whether the principle of the proposed two storey side and rear extension is acceptable. Considerations in regard to design, neighbour amenity and the impact upon access (highway safety) impact will also be assessed as part of the report.

6.1 Principle and Policy

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 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.

It is considered the principle of development is acceptable, with matters in relation to design, amenity and access to be addressed below.

6.2 Design

- 6.2.1 Firstly, it must be noted there was a similar development to construct a two storey side and rear extension (ref: 23/00380/FUL) which was granted conditional planning permission on 23 June 2023, therefore, it is considered the principle of the development is acceptable. The proposed two storey rear extension extended out from the existing rear wall of the dwelling by 3.6m and the proposed two storey side extension had a length of 9.4m in previous application (ref: 23/00380/FUL). In this new revised application (ref: 24/00656/FUL), the proposed two storey rear extension extends out from the existing rear wall of the dwelling by 4.3m and the proposed two storey side extension will have a length of 10.0m.
- 6.2.2 The proposed roof of the two storey side and rear extension will include a flat roof area between the two storey side extension and the two storey rear extension, which has been included in order to simplify the roof form which was approved as part of previous planning application (ref: 23/00380/FUL). In addition to this, the ridge height of the proposed two storey side extension has been reduced to 7.5m as part of the new application (ref: 24.00656/FUL), whilst in the previous application (ref: 23/00380/FUL) the two storey side extension had a ridge height of 8.1m.
- 6.2.3 In accordance with the policies stated above, it is considered the massing, scale, height and design of the proposed two storey side extension within the current scheme is acceptable. This is because the proposed two storey side extension will be subservient in height to the ridge height of the existing dwelling and will also be set back from the front (north-east) elevation of the existing dwelling. In addition to this, the proposed two storey side extension will extend out to the same width of the existing garage to the side (west) elevation of the dwelling. Therefore, it is considered the proposed two storey side extension is unlikely to dominate the existing dwelling or appear over-prominent in the adjacent street scene.
- 6.2.4 In accordance with the policies stated above, it is considered the massing, scale, height and design of the proposed two storey rear extension is acceptable. This is because the proposed two storey rear extension will extend out from the rear (south-west) elevation of the dwelling by 4.2m, whilst the existing single storey rear extension extends out from the rear elevation of the dwelling by approximately 2.6m. Therefore, it is considered the principle of development on the rear (south-west) elevation of the dwelling would not be out character and the increased length to 4.2m is not considered to be a significant addition to the existing dwelling. It is noted the proposed two storey rear extension will have a matching ridge height with the existing dwelling. This is considered to be acceptable due to the proposed length of the two storey rear extension being 4.2m, which is not considered to be dominating addition to the existing dwelling. Furthermore, the position of the two storey rear extension to the rear (south-west) of the existing dwelling means a significant impact upon the adjacent street scene of Muriel Road is unlikely to occur.
- 6.2.5 The proposed two storey rear extension would be adjoined to the proposed two storey side extension through a flat roof section in the middle area of the two adjoining extensions. This is considered to be acceptable as the flat roof area will

be largely screened by the proposed ridge height of the two storey side and rear extensions, meaning it is considered unlikely to make a significant impact upon the character of the existing dwelling and the adjacent street scene. The proposed two storey side and rear extension will be constructed using reclaimed red facing brickwork at ground floor level to match the existing imperial bricks used on the ground floor of the existing dwelling. The proposed two storey side and rear extension will be constructed using white smooth through render first floor level above the brick render stop, which will match the render used at first floor level on the existing dwelling. The proposed roof of the two storey side and rear extension will be constructed using tiles to match the existing dwelling. Therefore, it is considered the proposed materials to be used for the two storey side and rear extension are acceptable as they will match with the existing dwelling. To conclude, the proposed development is considered to reflect an acceptable level of design.

6.3 Neighbour Amenity

6.3.1 Policy 10 of the Aligned Core Strategy (2014) states that impact on the amenity of nearby residents or occupiers will be a consideration. 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 There was one response received in respect of the proposed development. The response received objected to the development proposal, with the concerns raised noted above in the neighbour section of the report.

6.3.3 Firstly, it is considered the proposed two storey side and rear extension is unlikely to cause a significant impact upon the amenity of adjacent neighbouring property 31 Muriel Road, located south-east of the application site. This is because there are no openings in the proposed side (south-east) elevation of the two storey side and rear extension, hence it is considered overlooking and loss of privacy are unlikely to occur to 31 Muriel Road. It is considered a significant sense of enclosure and loss of light is unlikely to occur to 31 Muriel Road. This is because the proposed two storey side and rear extension will extend out from the existing rear elevation of the dwelling by 4.3m, which is not considered to be an overbearing addition. Furthermore, the proposed two storey side and rear extension will be set away from the shared boundary with 31 Muriel Road, whilst the dwelling of 31 Muriel Road is also set away from the shared boundary, hence further reducing the likelihood of a significant sense of enclosure and loss of light occurring. Therefore, it is considered a significant loss of amenity is unlikely to occur to 31 Muriel Road, located south-east of the application site, for the reasons outlined above.

6.3.4 It is considered the proposed two storey side and rear extension is unlikely to cause a significant impact upon the amenity of adjacent neighbouring property 35 Muriel Road, located north-west of the application site. There are two new openings proposed in the side (north-west) elevation which will face towards 35 Muriel Road, a new door at ground floor level and a new window at first floor level. It is considered the new door is unlikely to cause overlooking and loss of privacy due to the existing boundary treatment and separation distance between the proposed door and adjacent neighbouring property 35 Muriel Road. The proposed first floor

window is unlikely to cause overlooking and loss of privacy to 35 Muriel Road as the first floor window will be obscurely glazed. It is considered a significant sense of enclosure and loss of light is unlikely to occur to 35 Muriel Road. This is because the proposed two storey side and rear extension will be set away from the shared boundary with 35 Muriel Road, whilst the dwelling of 35 Muriel Road is also set away from the shared boundary, hence reducing the likelihood of a significant sense of enclosure and loss of light occurring. Therefore, it is considered a significant loss of amenity is unlikely to occur to 35 Muriel Road, located north-west of the application site, for the reasons outlined above.

- 6.3.5 It is considered the proposed two storey side and rear extension is unlikely to cause a significant impact upon the amenity of adjacent neighbouring property 64 Abbey Road, located west of the application site. This is because it is considered there is a significant separation distance between the proposed development and adjacent neighbouring property 64 Abbey Road, meaning a significant impact upon the amenity of 64 Abbey Road is unlikely to occur.
- 6.3.6 It is considered the proposed two storey side and rear extension is unlikely to cause a significant impact upon the amenity of any of the remaining adjacent neighbouring properties. This is because of the considerable separation distances between the proposed development and the remaining adjacent neighbouring properties, meaning a significant impact upon their amenity is unlikely to occur.

6.4 Access (Highway Safety)

- 6.4.1 Policy 17 of the Broxtowe Local Plan Part 2 (2019) states that development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway. It is considered due to the location of the proposed extension to the side and rear of the existing dwelling and set away from the adjacent road, Muriel Road, an impact in terms of reduced visibility is unlikely to occur.
- 6.4.2 It has been stated on the Proposed Block Plan (1:500) (Revision: B - amended 23/09/24) there will be three car parking spaces, including the garage, which will be available on completion of the proposed two storey side and rear extension. It is considered this will be an acceptable amount of car parking spaces available onsite for the proposed development, which is considered unlikely to result in a significant impact upon the highway safety of the adjacent neighbouring properties.
- 6.4.3 To conclude, it is considered the proposed two storey side and rear extension is acceptable in terms of access (highway safety) impact for the reasons outlined above.

6.5 Other Matters

- 6.5.1 A concern was raised in regard to the proposed two storey side and rear extension facilitating a change of use of the dwellinghouse into a House in Multiple Occupation (HMO) and the potential noise and disturbance created by this change of use. It is considered this concern has minimal planning weight in regards to the

context of this planning application as this is a householder application and not a full planning application for a change of use. Nevertheless, it is noted as the application site is located within the Beeston Article 4 Area a full planning application for a change of use into a HMO with three bedrooms upwards would be required, should the property be occupied in this way.

7. Planning Balance

7.1 The benefit of the proposal is that it would provide enhanced living accommodation for the occupiers. The proposal is considered to reflect an acceptable level of design for the reasons outlined above. The proposal is considered unlikely to have a significant impact upon the amenity and highway safety of the adjacent neighbouring properties for the reasons outlined above. The negative impact of the proposal is that there would be a reduction in rear garden amenity space for the occupiers.

7.2 Taking all of the above into account, it is considered on balance, the proposal is acceptable and conditional planning permission should be granted.

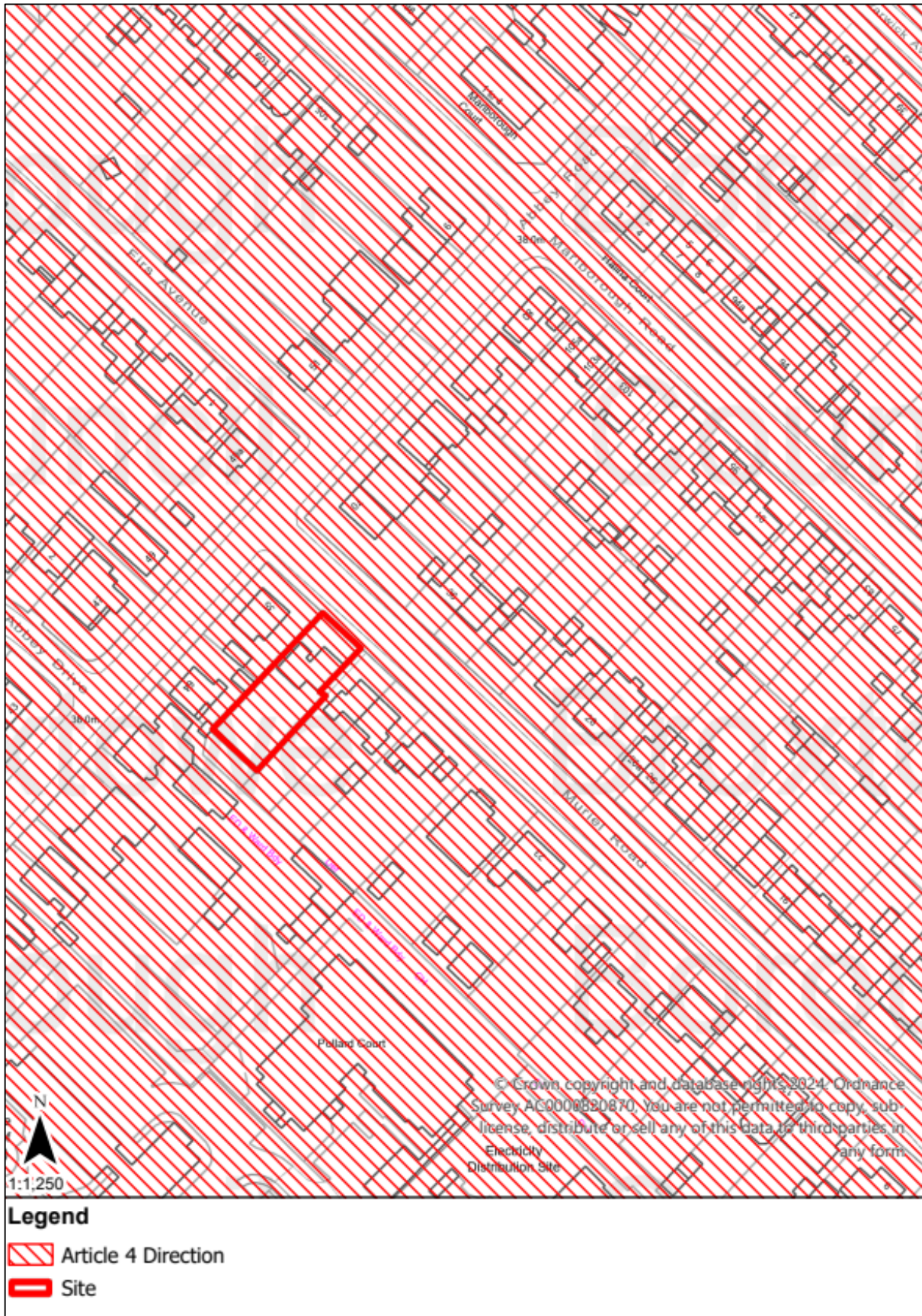
8. Conclusion

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

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p>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.</p>
2.	<p>The development hereby permitted shall be carried out in accordance with the plans</p> <p>Received by the Local Planning Authority on 1 October 2024:</p> <ul style="list-style-type: none"> • Site Location Plan (1:1250) (Drawing Number: 23/1100/01) • Proposed Block Plan (1:500) (Revision: B - amended 23/09/24) • Proposed Floor Plans, Roof Plan and Elevations (1:100) (Drawing Number: 23/1100/02, Revision: G) <p>Reason: For the avoidance of doubt.</p>

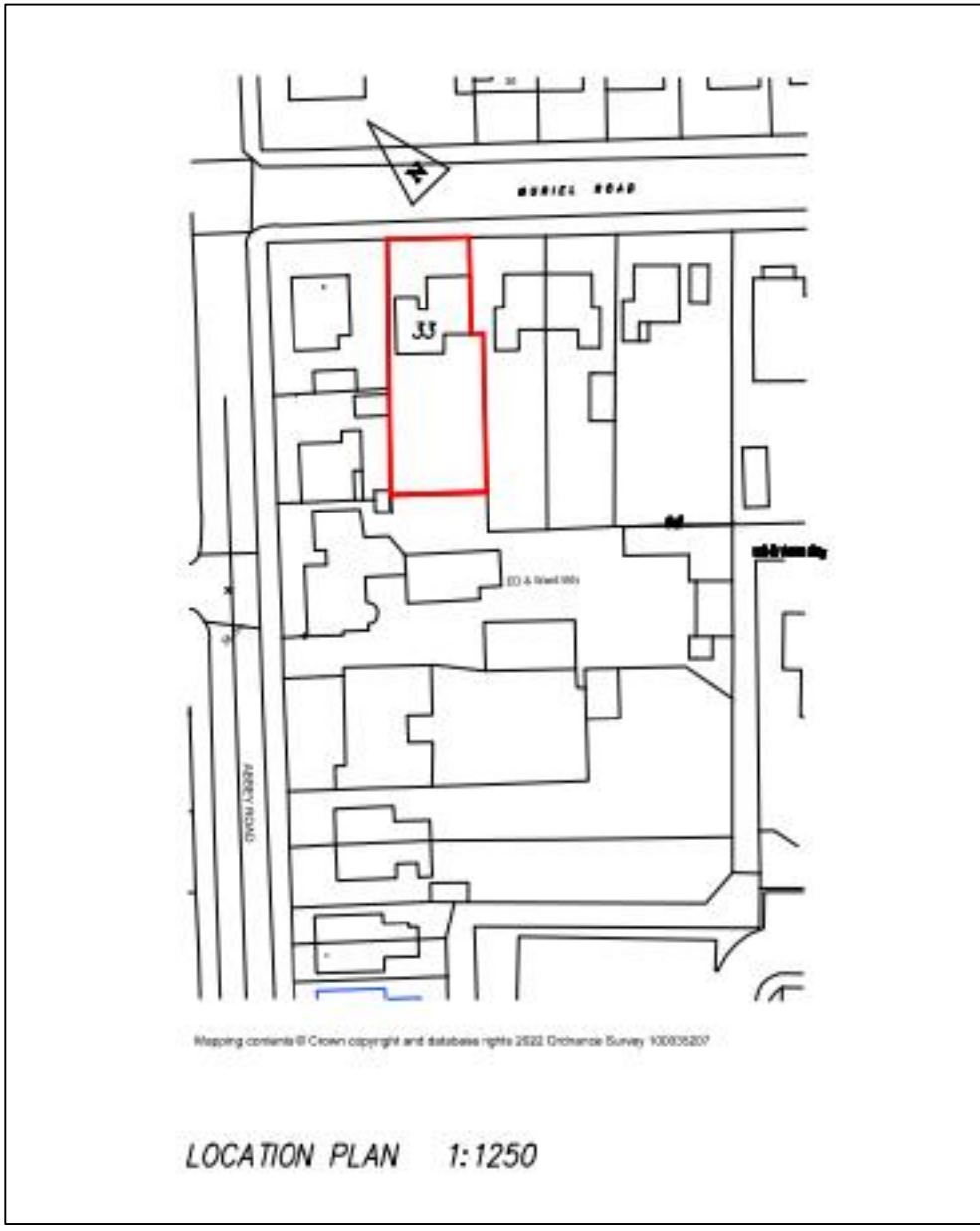
<p>3.</p>	<p>The two storey side and rear extension shall be constructed using materials as noted on the Proposed Floor Plans, Roof Plan and Elevations (1:100) (Drawing Number: 23/1100/02, Revision: G) received by the Local Planning Authority on 1 October 2024.</p> <p>Reason: To ensure a satisfactory 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).</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>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>

Site Map – 24/00656/FUL – 33 Muriel Road, Beeston, NG9 2HH

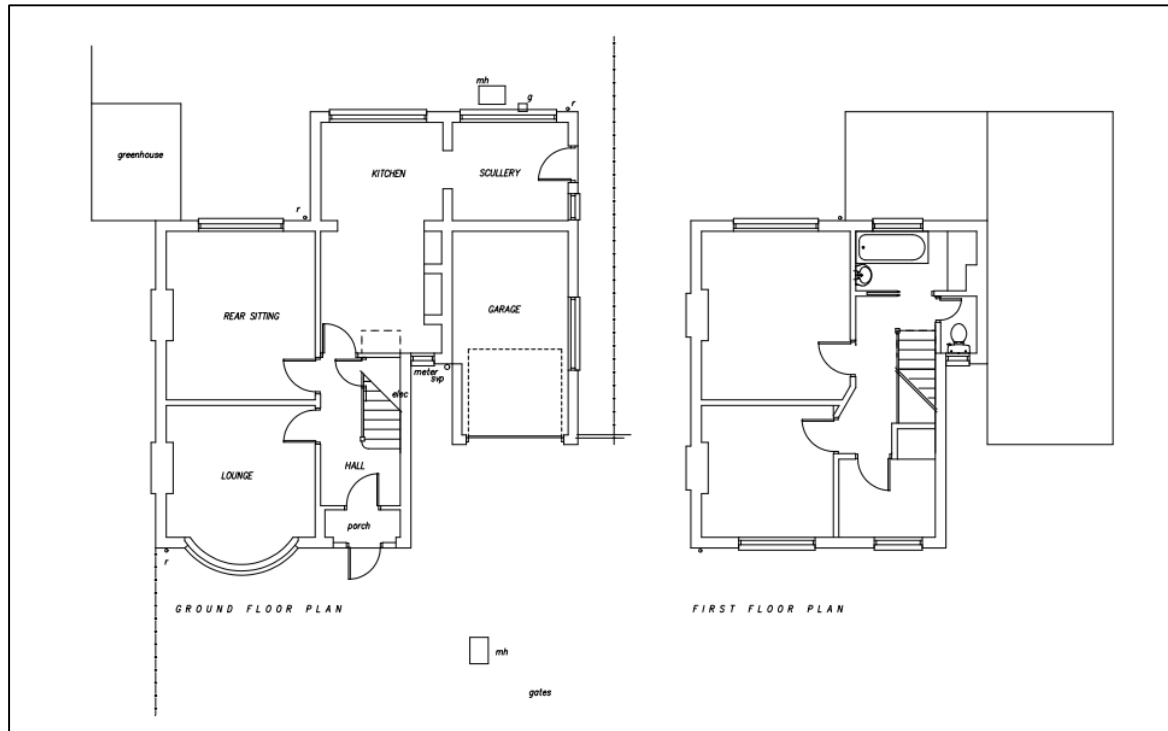


Plans (Not to Scale)

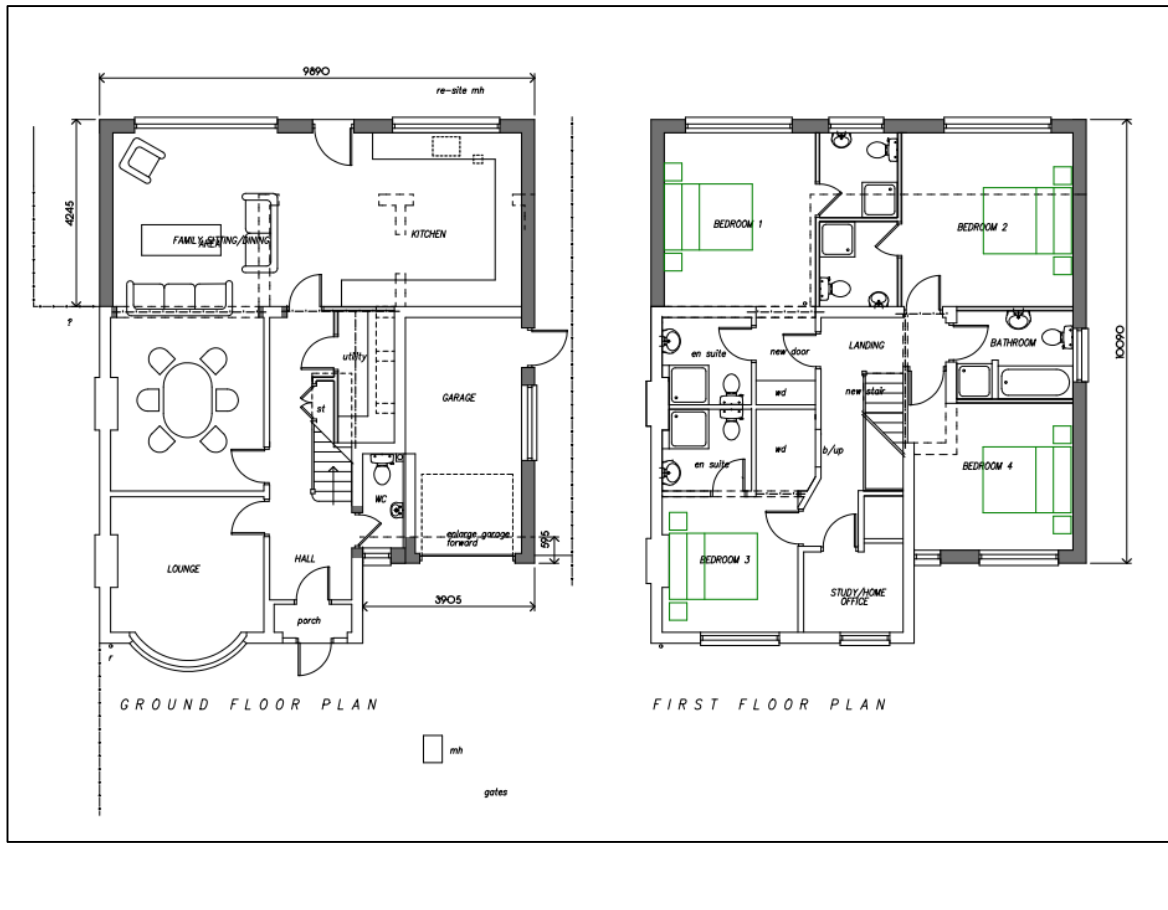
Site Location Plan



Existing Ground Floor and First Floor Plans



Proposed Ground Floor and First Floor Plans



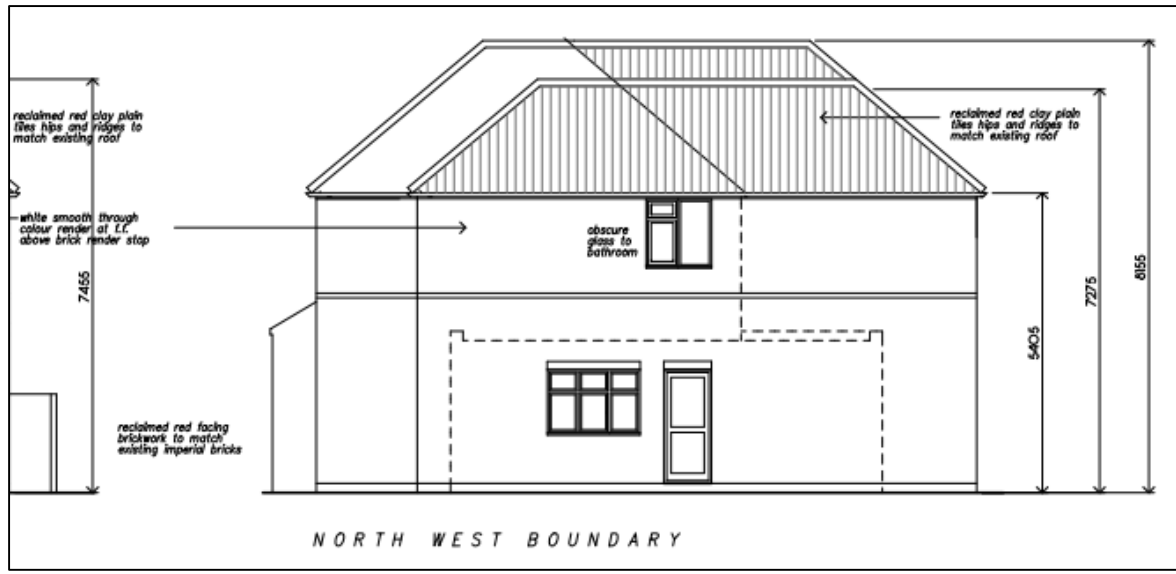
Existing Front Elevation



Proposed Front Elevation

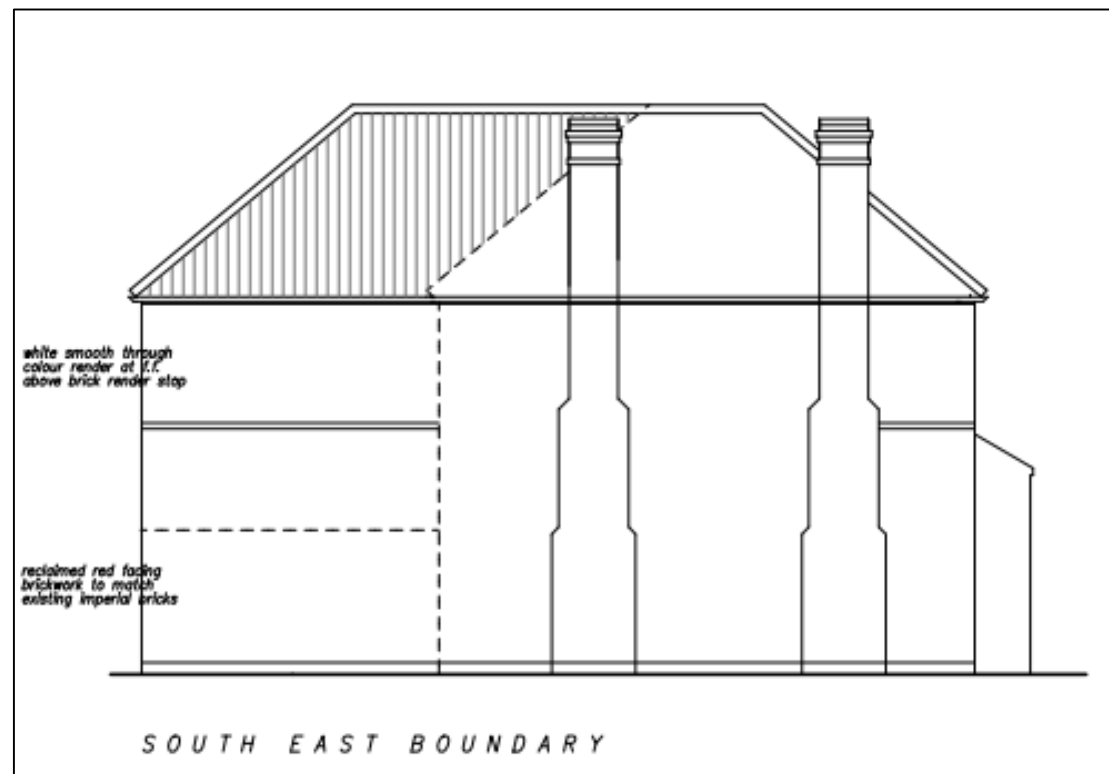
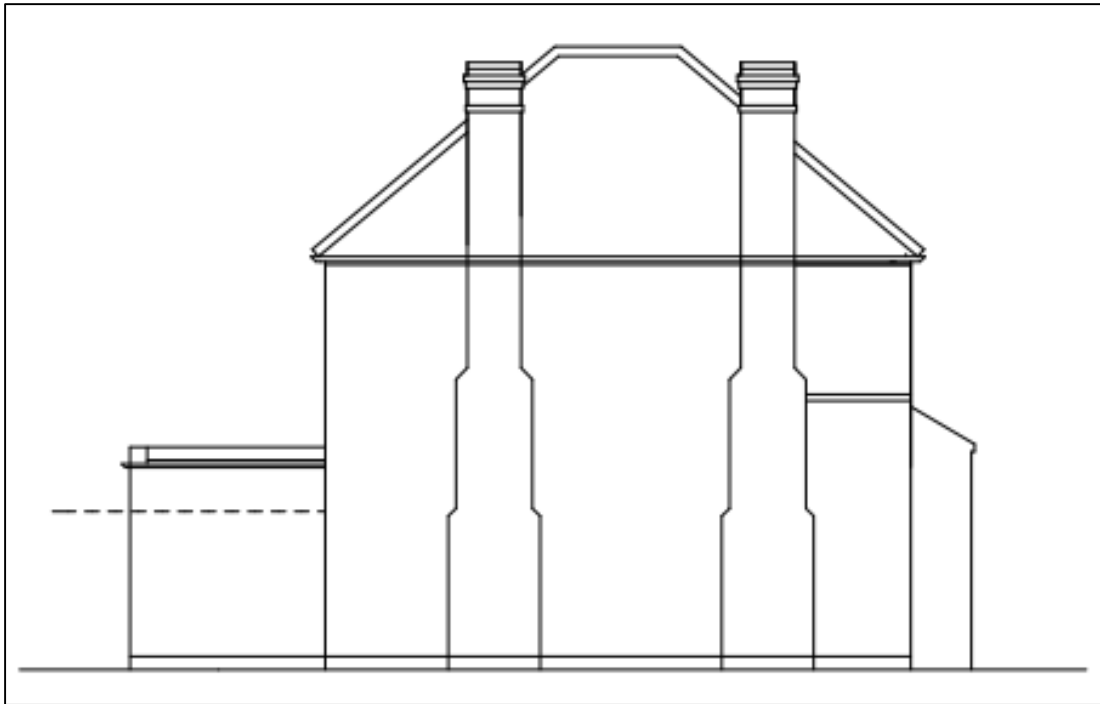


Existing Side (North-West) Elevation



Proposed Side (North-West) Elevation

Existing Side (South-East) Elevation

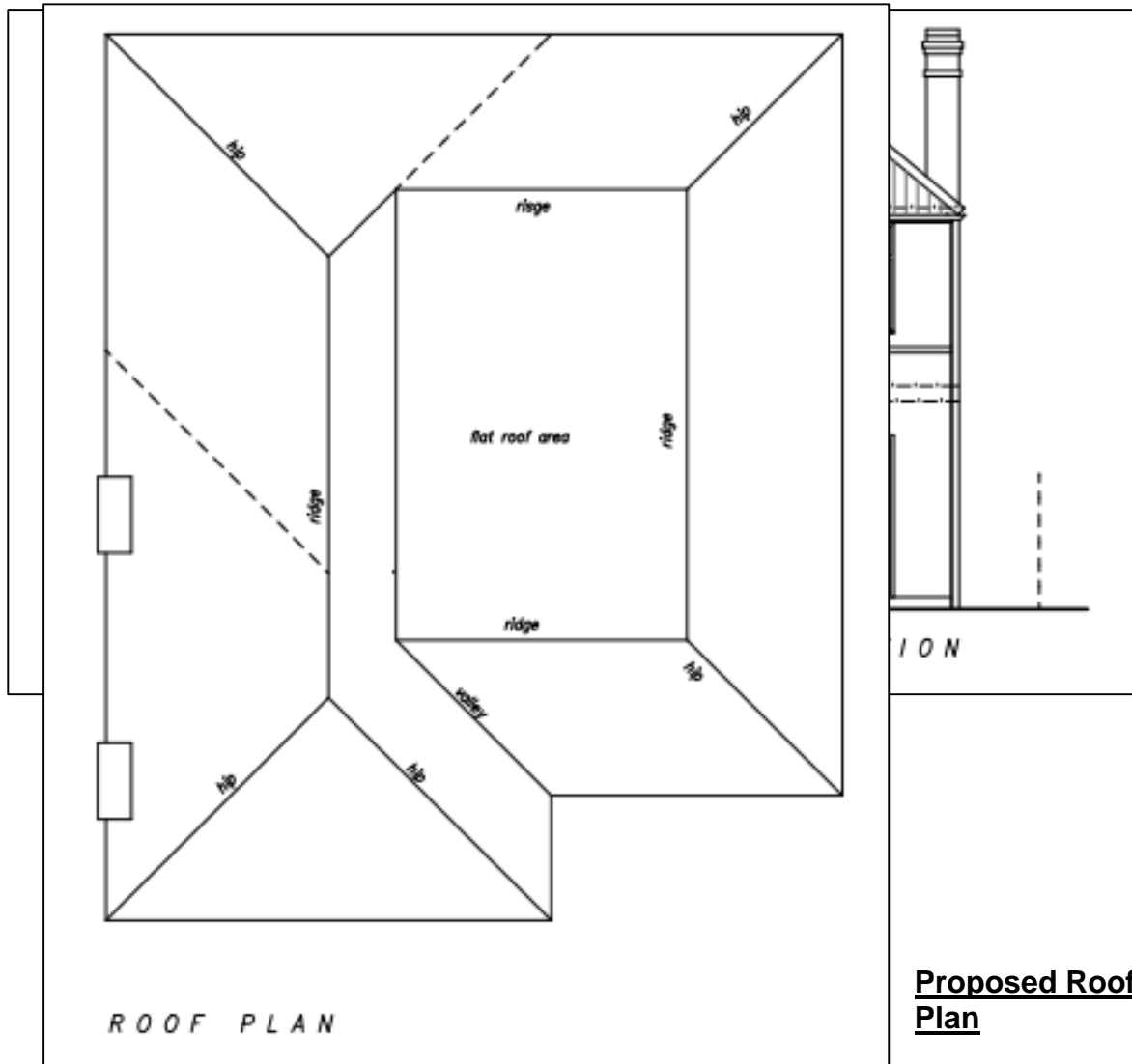


Proposed Side (South-East) Elevation



Existing Rear Elevation

Proposed Rear Elevation



Proposed Roof Plan

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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
21 October 2024 TO 15 November 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 : Mr Nick Duckworth 24/00367/FUL
Site Address : 34 Long Lane Attenborough Nottinghamshire NG9 6BG
Proposal : **Construct two storey side, single storey front and rear extension with roof lantern.**
Decision : **Conditional Permission**

Applicant : Mr Fabio Pavon 24/00484/FUL
Site Address : 9 Abingdon Gardens Chilwell Nottinghamshire NG9 5BJ
Proposal : **Construct front and rear two storey extensions. Alterations to materials on all elevations**
Decision : **Conditional Permission**

Applicant : Laurice Fretwell 24/00537/LBC
Site Address : 230 High Road Chilwell Nottinghamshire NG9 5DB
Proposal : **Repair damage to side wall using lime render to provide structural support to original masonry.**
Decision : **Conditional Permission**

Applicant : Mrs Susan Gladstone 24/00578/TPOW
Site Address : 299 High Road Chilwell Nottinghamshire NG9 5DD
Proposal : **T8 Weeping Ash (single) to be felled and removed.**
Decision : **Conditional Permission**

Applicant : Mr Kevin Eastwood 24/00623/TPOW
Site Address : 36 Hallams Lane Chilwell Nottinghamshire NG9 5FH
Proposal : **Cedar - Trim overhanging branches.**
Decision : **Conditional Permission**

Applicant : Mr Dan Farrow 24/00621/FUL
Site Address : 215 Attenborough Lane Attenborough Nottinghamshire NG9 6AL
Proposal : **Extend dropped kerb**
Decision : **Conditional Permission**

BEESTON CENTRAL WARD

Applicant : Mr Paul Clement 24/00641/NMA
Site Address : 10 Waverley Avenue Beeston Nottinghamshire NG9 1HZ
Proposal : **Non Material Amendment to planning reference 21/00323/FUL to change surface finish of north west side elevation of extension from brick to render finish**
Decision : **Unconditional Permission**

BEESTON NORTH WARD

Applicant : Mr and Mrs Edney 24/00557/FUL
Site Address : 17 Muriel Road Beeston Nottinghamshire NG9 2HH
Proposal : **Construct roof extension and rear extension to create first floor**
Decision : **Conditional Permission**

Applicant : Mr Tony King 24/00658/TPOW
Site Address : Broadgate Beeston Nottinghamshire
Proposal : **Works to multiple trees**
Decision : **Conditional Permission**

Applicant : Mr D Gill 24/00732/NMA
Site Address : 40A Derby Road Beeston Nottinghamshire NG9 2TG
Proposal : **Non material amendment to 20/00120/FUL for alterations to rear extension proposals**
Decision : **Refusal**

BEESTON RYLANDS WARD

Applicant : Faresin 24/00481/FUL
Site Address : 54 Trent Road Beeston Nottinghamshire NG9 1LQ
Proposal : **Construct detached two storey dwelling**
Decision : **Conditional Permission**

Applicant : Mr Stewart Craven Canalside Heritage Centre Trust 24/00482/FUL
Site Address : Canalside Heritage Centre 2 To 3 Weir Cottages Canal Side Beeston Nottinghamshire NG9 1LZ
Proposal : **Construct first floor to blacksmith's cottage; single storey rear extension to main building; and associated works**
Decision : **Conditional Permission**

Applicant : Mr Christopher Beardsmore 24/00554/FUL
Site Address : 5 Station Villas Beeston Nottinghamshire NG9 1JH
Proposal : **Construction of structural trellis on driveway and two new gates**
Decision : **Conditional Permission**

Applicant : Mr John Clark 24/00587/FUL
Site Address : 2 Redwood Crescent Beeston Nottinghamshire NG9 1JF
Proposal : **Construct two storey side extension and single storey flat roof rear extension.**
Decision : **Conditional Permission**

Applicant : Mr James Roberts Boxt Property Ltd 24/00615/FUL
Site Address : 57 Beech Avenue Beeston Nottinghamshire NG9 1QH
Proposal : **Construct Single-storey rear and side extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Edmond 24/00618/FUL
Site Address : 78 Beech Avenue Beeston Nottinghamshire NG9 1QD
Proposal : **Construct single storey rear and side extension**
Decision : **Conditional Permission**

BEESTON WEST WARD

Applicant : Ms Hilary Baumfield 24/00555/FUL
Site Address : 7 Montague Street Beeston Nottinghamshire NG9 1BA
Proposal : **Construct ground floor rear extension and pitched roof over existing single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Singh 24/00593/DOC
Site Address : 22 Wollaton Road Beeston Nottinghamshire NG9 2NR
Proposal : **Discharge of conditions 3, 4, 5, 6, 7 & 8 of planning permission 21/00721/FUL - Schedule of Building materials, Ground Report, proposed Foundation Strategy, Demolition and Construction Method Statement, Landscape Plan and Proposed Cycle Store**
Decision : **Partial Discharged**

Applicant : Mr S Parkin LM Thomas Estates 24/00602/FUL
Site Address : Chalk Court 3 Villa Street Beeston Nottinghamshire
Proposal : **Change of use of fourth floor from storage/utility to apartment**
Decision : **Conditional Permission**

Applicant	:	Mr Jon Vasey	24/00629/CAT
Site Address	:	11 North Drive Chilwell Nottinghamshire NG9 4DY	
Proposal	:	Works to tree in a conservation area - remove broken limb.	
Decision	:	No Objection	
Applicant	:	Mrs Amanda Gent	24/00660/TPOW
Site Address	:	6 North Street Beeston Nottinghamshire NG9 1FF	
Proposal	:	Fell 1 cypress and 1 betula pendula silver birch	
Decision	:	Conditional Permission	
Applicant	:	Mr Mukhtar Rashid	24/00702/CLUP
Site Address	:	6 Imperial Road Beeston Nottinghamshire NG9 1ET	
Proposal	:	Certificate of lawfulness for proposed use as 4 bed HMO	
Decision	:	Approval - CLU	
BRAMCOTE WARD			
Applicant	:	Yinfei Yin	24/00558/FUL
Site Address	:	268 Derby Road Bramcote Nottinghamshire NG9 3JN	
Proposal	:	Construct two storey side and single storey front and rear extensions. Construct outbuilding.	
Decision	:	Refusal	
Applicant	:	MR ASAD MALIK	24/00570/FUL
Site Address	:	77 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	Construct two storey front extensions and two storey rear extension	
Decision	:	Refusal	
Applicant	:	Swallow Hill Homes	24/00573/FUL
Site Address	:	Southfields Farm Common Lane Bramcote Nottinghamshire NG9 3DT	
Proposal	:	Construct three dwellings following demolition of agricultural buildings	
Decision	:	Refusal	
Applicant	:	Mr Mark Devonshire	24/00594/CAT
Site Address	:	11 Baxter Green Bramcote Nottinghamshire NG9 3TB	
Proposal	:	Remove dead Beech Tree	
Decision	:	Conditional Permission	
Applicant	:	Mr John Mather	24/00575/CLUP
Site Address	:	43 Arundel Drive Bramcote Nottinghamshire NG9 3FX	
Proposal	:	Certificate of lawfulness for proposed loft conversion with new rear and side dormers and single storey rear extension	
Decision	:	Approval - CLU	
Applicant	:	Mrs Abbie Pinfield	24/00596/FUL
Site Address	:	25 Sandringham Drive Bramcote Nottinghamshire NG9 3ED	
Proposal	:	Construct two/single storey rear extension and front porch. Construct pitched roof to existing garage.	
Decision	:	Conditional Permission	
Applicant	:	Ms C Molloy	24/00605/FUL
Site Address	:	52 Hillside Road Beeston Nottinghamshire NG9 3AY	
Proposal	:	Construct roof extension including two front dormers, rear dormer and raised ridge. Construct front porch, single storey side extension and raised rear patio with balustrade and fencing	
Decision	:	Conditional Permission	
Applicant	:	Mr Richard Hall	24/00634/TPOW
Site Address	:	50 Church Street Bramcote Nottinghamshire NG9 3HD	
Proposal	:	Crown reduction/thin, removal of deadwood, skirt raise and shaping to TPO tree	
Decision	:	Conditional Permission	

Applicant : Mr R Thompson 24/00650/DOC
Site Address : 68 Balmoral Drive Bramcote Nottinghamshire NG9 3FT
Proposal : **Discharge of condition 3 of reference: 21/00731/FUL**
Decision : **Partial Discharged**

Applicant : Mrs C Otori 24/00659/CAT
Site Address : 5 Ash Tree Square Bramcote Nottinghamshire NG9 3HJ
Proposal : **Remove ash tree on boundary**
Decision : **No Objection**

EASTWOOD HALL WARD

Applicant : Miss Deborah Byrne 24/00449/TPOW
Site Address : 26 Robey Drive Eastwood Nottinghamshire NG16 3DP
Proposal : **Works to tree subject to a TPO - reduce by 50%**
Decision : **Conditional Permission**

Applicant : Mr Graham Thurgood 24/00673/NMA
Site Address : 5 Engine Lane Newthorpe Nottinghamshire NG16 3PX
Proposal : **Non material amendment to 23/00724/FUL to alter internal and external floor level, change internal layout, alter windows and replace barge boards with decorative brickwork and corbels at roof verge**
Decision : **Unconditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mrs Elizabeth Johnson 24/00443/FUL
Site Address : The Old Wine Vaults 11 Church Street Eastwood Nottinghamshire NG16 3BP
Proposal : **Retain outdoor servery, smoking shelter, timber walkway and garden marquee**
Decision : **Conditional Permission**

Applicant : Mrs Elizabeth Johnson 24/00444/LBC
Site Address : The Old Wine Vaults 11 Church Street Eastwood Nottinghamshire NG16 3BP
Proposal : **Retain outdoor servery, smoking shelter, timber walkway and garden marquee**
Decision : **Conditional Permission**

Applicant : Dr Amjad Ali Churchview Dental Practice 24/00548/FUL
Site Address : Church View Dental Practice 22 Church Street Eastwood Nottinghamshire NG16 3HS
Proposal : **Replace front entrance doors and windows. New window and reinstate door to east elevation. New roof light to north roof elevation.**
Decision : **Conditional Permission**

Applicant : Mr Don Richardson 24/00567/FUL
Site Address : 33 Scargill Walk Eastwood Nottinghamshire NG16 3AY
Proposal : **Change of use of ground floor shop and first floor living accommodation into two self-contained apartments. External alterations.**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : Mrs & Mr Julie Meakin 24/00565/FUL
Site Address : 86 Baker Road Newthorpe Nottinghamshire NG16 2DP
Proposal : **Construct front and rear ground floor extensions and hip to gable loft conversion with dormer windows. Install Air Source Heat Pump (ASHP)**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Fairgrove Developments Limited Stone Planning Services Limited 22/00627/FUL
Site Address : Former Brewery Tower Hardy Street Kimberley Nottinghamshire
Proposal : **Conversion of tower building to 3 apartments including alterations and repairs to elevations, and construction of a lift shaft and link and associated car parking and landscaping**
Decision : **Conditional Permission**

Applicant : Mr Greg Watson Nottingham Community Housing Association 24/00574/FUL
Site Address : 23, 25, 29 & 31 Truman Street Kimberley Nottinghamshire NG16 2HA
Proposal : **External wall insulation to all exposed elevations**
Decision : **Conditional Permission**

Applicant : Mr M Winwood 24/00592/FUL
Site Address : 64 Alma Hill Kimberley Nottinghamshire NG16 2JF
Proposal : **Construct porch with balcony and glass balustrade above at first floor level to front elevation**
Decision : **Conditional Permission**

NUTHALL EAST & STRELLEY WARD

Applicant : Ms Wioleta Brzezinska 24/00530/FUL
Site Address : 26 Knightsbridge Drive Nuthall Nottinghamshire NG16 1RD
Proposal : **Construct single storey and two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Anthony Bradley 24/00667/CAT
Site Address : Pinfold Cottage Main Street Strelley Nottinghamshire NG8 6PD
Proposal : **t1 Ash crown lift to 6m removal of 3 small branches affecting roadside and neighbouring property.**
t2 Leylandii section fell to ground level due to failure of recovery from historic reduction, more than 50% dead.
t3 Maple section fell co dominant stem back to mainstem to remove overhang over neighbouring property. Stem not required as true shape is maintained via other branch structure from main stem.
Decision : **Conditional Permission**

STAPLEFORD NORTH WARD

Applicant : W D Harley me international trading 24/00462/FUL
Site Address : Land Adjacent To Unit 1 Hickings Lane Stapleford Nottinghamshire NG9 8PA
Proposal : **Proposed laundrette installation**
Decision : **Conditional Permission**

Applicant : Pat Burton 24/00577/FUL
Site Address : 23 Washington Drive Stapleford Nottinghamshire NG9 8PY
Proposal : **Single storey rear extension and garage conversion plus replacement of existing garage flat roof with pitched roof**
Decision : **Conditional Permission**

STAPLEFORD SOUTH EAST WARD

Applicant : Mr Amir Ali 23/00524/FUL
Site Address : Manor Garage 92 Church Street Stapleford Nottinghamshire NG9 8DJ
Proposal : **Change of use of garage to garage and car wash including the installation of pressure washer and vacuum casings.**
Decision : **Conditional Permission**

Applicant : Dr Michael Lobb 24/00497/LBC
Site Address : 122 Nottingham Road Stapleford Nottinghamshire NG9 8AR
Proposal : **Listed Building Consent to replace existing 1980s timber windows with timber-framed double glazed windows**
Decision : **Conditional Permission**

Applicant : Mr Majid Akhtar 24/00515/FUL
Site Address : 14 Trevone Avenue Stapleford Nottinghamshire NG9 7HJ
Proposal : **Construct dormer to side elevation and construct stepped access to front elevation**
Decision : **Conditional Permission**

Applicant : Sam Comerie 24/00516/DOC
Site Address : Hickings Lane Recreation Ground Hickings Lane Stapleford Nottinghamshire
Proposal : **Discharge of Condition 3, 4 and 5 of 24/00175/REG3. Create 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, access footpath, associated bund, spectator stands and acoustic fencing**
Decision : **Partial Discharged**

Applicant : Mr Greg Cooper 24/00559/FUL
Site Address : 24 Lancaster Avenue Stapleford Nottinghamshire NG9 7HH
Proposal : **Construct single/two storey rear extension including first floor balcony**
Decision : **Conditional Permission**

Applicant : Mr Michael Lynch Geda 24/00637/DOC
Site Address : Pavilion Hickings Lane Recreation Ground Hickings Lane Stapleford Nottinghamshire
Proposal : **Discharge of Condition 3 of planning permission 23/00051/REG3**
Decision : **Partial Discharged**

Applicant : Mr David Gilley 24/00651/CAT
Site Address : Cloud Villa 102 Nottingham Road Stapleford Nottinghamshire NG9 8AQ
Proposal : **Elder - Fell**
Decision : **Conditional Permission**

Applicant : Broxtowe Borough Council 24/00699/NMA
Site Address : Pavilion Hickings Lane Recreation Ground Hickings Lane Stapleford Nottinghamshire
Proposal : **Non material amendment to 23/00051/REG3 to reduce height of building, change window sizes and positions, inclusion of louvres and omission of the colonnade to the front elevation.**
Decision : **Unconditional Permission**

STAPLEFORD SOUTH WEST WARD

Applicant : Mr Joshua Knight 24/00519/FUL
Site Address : 3 Arnside Stapleford Nottinghamshire NG9 7EY
Proposal : **Construct first floor extension above existing side extension**
Decision : **Conditional Permission**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mr & Mrs Leggat 24/00569/FUL
Site Address : 80 Seaburn Road Toton Nottinghamshire NG9 6HJ
Proposal : **Construct single storey front and single/ two storey side extensions and single storey rear extension.**
Decision : **Conditional Permission**

Applicant : Mr Matthew Terry 24/00572/TPOW
Site Address : 22 Katherine Drive Toton Nottinghamshire NG9 6JB
Proposal : **Larch - Fell**
Decision : **Conditional Permission**

Applicant : . . . MBNL 24/00693/TEL
Site Address : Grass Verge At Roundabout - Land Between Ranson Road & Hartill Close Chilwell Nottinghamshire
Proposal : **Proposed Replacement Telecommunications Equipment**
Decision : **Prior Approval Not Required**

WATNALL & NUTHALL WEST WARD

Applicant : Mrs Kirsty Andrews East Midlands Education Trust - The Kimberley School 24/00053/FUL
Site Address : The Kimberley School & Kimberley Sports Centre Newdigate Street Kimberley Nottinghamshire NG16 2NJ
Proposal : **Use of parts of School and Sports Centre Site for Indoor and Outdoor Markets**
Decision : **Conditional Permission**

Applicant : Mrs Paula Brooks 24/00616/FUL
Site Address : 96 Nottingham Road Kimberley Nottinghamshire NG16 2NA
Proposal : **Construct Single storey front extension**
Decision : **Conditional Permission**

Applicant : Ms Kate Abbott 24/00666/TPOW
Site Address : 2 Middleton Close Nuthall Nottinghamshire NG16 1BX
Proposal : **2 x Lime trees: pollard to reduce height by a third and remove dead branches.**
Decision : **Conditional Permission**

Applicant : Mr D Mansfield 24/00662/TPOW
Site Address : 123 Kimberley Road Nuthall Nottinghamshire NG16 1DD
Proposal : **Works to Copper Beech tree**
Decision : **Conditional Permission**

Report of the Chief Executive

ENFORCEMENT APPEAL DECISION

Application Number:	20/000209/ENF
Location:	Land Adjacent 313 Nottingham Road Toton Nottingham NG9 6EG
Proposal:	Change of use to residential including retention of static mobile home, touring caravan, utility/day room building, raised site levels and parking

Case History

Decision by Broxtowe Borough Council - notice of refusal for planning permission ref: 20/00272/FUL dated 29 September 2020

Reasons for refusal –

- 1 The development by virtue of its siting within flood zone 3b would fail to accord with the NPPF (2019) (paragraphs 155 and 159), Policy 1 of the Broxtowe Aligned Core Strategy (2014), and Policy 1 of the Broxtowe Part 2 Local Plan (2019).
- 2 The development by virtue of its layout, position of development, temporary appearance of the static home and design of the utility building, would fail to accord with Policy 10 of the Broxtowe Aligned Core Strategy (2014), and Policy 17 of the Broxtowe Part 2 Local Plan (2019).
- 3 The static home, by virtue of its position within the site and the proximity of windows to the common boundary with 313 Nottingham Road, would fail to accord with Policy 10 of the Broxtowe Aligned Core Strategy (2014), and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

Level of decision: delegated

APPEAL AGAINST REFUSAL FOR THE GRANT OF PLANNING PERMISSION REF: 20/00272/FUL

APPEAL DISMISSED – 20 JUNE 2022

APPEAL AGAINST ENFORCEMENT NOTICE DATED 20 SEPTEMBER 2022

APPEAL DISMISSED WITH SOME VARIATION TO TIMESCALES FOR COMPLIANCE – 8 NOVEMBER 2024

The Enforcement Notice dated 20 September 2022 required the following:

- (i) Permanently cease the use of the land for residential purposes and cease the occupation of the mobile home.
- (ii) Permanently remove the static mobile home from the land.

- (iii) Permanently remove the hard surfacing materials, used for raising of the site levels, from the land and reinstate the ground levels of the land to LiDAR heights as provided by the Environment Agency of between 27.36mAOD and 28.1m AOD as set out in the Environment Agency's Statement of Case, Page 3, paragraph 2.5 dated 19 October 2021 (enclosed) and suitably dispose of the resultant waste materials.
- (iv) Reduce the height of the close boarded boundary fence so that it does not exceed 2 metres from the reinstated ground level as required by (iii) above.

The periods for compliance with the requirements were:

- (i) 8 weeks from the effective date of the notice.
- (ii) 12 weeks from the effective date of the notice.
- (iii) 12 weeks from the effective date of the notice.
- (iv) 12 weeks from the effective date of the notice

The Inspector has varied the above compliance periods as follows:

- (i) and (ii) in each case amended to 4 months (from the date of the appeal decision)
- (iii) and (iv) in each case amended to 5 months (from the date of the appeal decision)

The Inspector has also amended the wording of requirement (iii) and has replaced the wording "suitably dispose of the resultant waste materials" with "remove the resultant waste materials from the site".

Subject to these variations, the appeal is dismissed, the enforcement notice is upheld and planning permission has been refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

GROUND OF APPEAL

The appellant appealed the enforcement notice under two grounds of appeal and I shall address these in turn.

Ground A - that planning permission should be granted for what is alleged in the notice.

Within his report the Inspector considers the main issues to be:

- Whether the proposal would be inappropriate development in the Green Belt and the effect of the proposal of the openness of the Green Belt;

The Inspector found that the development as described in the notice would be harmful to the Green Belt and therefore inappropriate development within the Green Belt. No very special circumstances were submitted for consideration. He further considered that the installation of a mobile home and associated domestic

paraphernalia such as the large area of hardstanding, and brick gate piers had an adverse effect on the openness of the site.

- Character and appearance;

Within his decision, the Inspector discusses the boundary treatment of the site which undermines the generally open character of the area and is at odds with the open character of the properties on either side of the road. Additionally, the brick piers and large gates across the frontage add to the incongruity compared to the adjacent development, this is exacerbated by the hard-surfaced gravel covering most of the plot and its enclosure by the close boarded timber fences.

- Flood risk;

The raising of land levels within the site is considered to contribute to the flood risk of local properties by virtue of causing flood water to be displaced and impede drainage. The Inspector expressed very serious concerns about flooding on the site. Caravans used for permanent residential occupation are highly vulnerable to potential impacts of flooding. Images from Storm Babet in 2023 had been submitted to the Inspector and he noted that the site and adjacent properties were flooded during that event. No new evidence has been submitted which could provide effective protection as detailed commentary provided by the EA demonstrates.

The Inspector concludes that the elevation of the land has further exposed the neighbours to flood risk with no additional measures proposed by the appellant.

- Living conditions of neighbouring occupiers, including 313 Nottingham Road;

The Inspector notes that the position of the mobile home reduces the privacy for the neighbour at no 313. The appellant had suggested changing the position of the caravan on site to avoid the portion of the site included within the green belt designation. This could meet the policy requirements however the effects of the development on the neighbouring property and its occupiers must be considered as part of the flood risk issue.

- Provision for gypsy and traveller sites;

The appellant asserts that the site is suitable for a gypsy and traveller site and maintains that the need for two permanent pitches as identified in LP Policy 16 is outstanding and unmet. The GTAA assessment dated March 2021 identified that at the time of the report there was no identified need for accommodation forecasts for between 2020 and 2038 in its area. The GTAA has been found by Inspectors not to be robust and that it under estimates the true level of need. The need for two permanent pitches remains outstanding. The lack of deliverable sites is a significant material consideration in favour of this appeal, as it was in the previous appeal decision.

- Whether appellants/occupants have overriding need for accommodation, and;

Following the previous appeal decision, the site was visited by the Council's Environmental Health Team in August 2021. At that time the site was occupied by two persons, not the appellant or his wife and children. It was unclear whether the occupiers had gypsy and traveller status however, the visiting officer was advised that they had moved onto the site as a temporary measure following the sale of their property in Beeston. The previous application was for a change of use to residential and it was claimed to provide accommodation for a person or family of tipsy or traveller status. However, there is no evidence to suggest that the applicant or his family have ever lived on the site and he was not in occupation at the time of the Inspector's visit. There is no evidence to suggest that the current occupier, a mother and young child, have gypsy or traveller status. The appellant has allowed the caravan to be tenanted for the entire time period in the knowledge that the use is unauthorised in planning terms.

- Planning balance including whether the harm to the Green Belt by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations such as to amount to the very special circumstances necessary to justify the development.

In reference to PPT, Policy E, the best interests of the child, personal circumstances and unmet need outweigh harm to the green belt. The best interests of the child are a significant fact. The site is however only partly within the green belt. The appellant did not provide any information pertaining to himself or the current occupiers to the Inspector's consideration. The Inspector further finds that the lack of supply of deliverable traveller sites is a significant material consideration. This would not however overcome the serious concern relating to flood risk.

The Inspector therefore concludes that the development is contrary to the local development plan as a whole as well as national guidance. No other considerations carry sufficient weight to cause this appeal to be decided otherwise than in accordance with the policies and therefore the appeal on ground (a) fails.

Ground G - That any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

The appellant argued that the time period of 8 weeks was too short to expect the occupier to find alternative accommodation and asked for a period of at least 12 months. The Inspector considers the flood risk and Article 8 of the human rights act and finds that a period of 4 months would give the tenants a reasonable opportunity to find alternative accommodation.

The Inspector also adjust the time period for reducing the fence height, removing the hard surfacing and reinstating the ground levels to give one month following the removal of the caravan.

Report of the Chief Executive

Kimberley Brewery Site Update1. Purpose of Report

This report is brought to the Planning Committee in order to update members in respect of areas of concern raised by Councillors and members of the public.

2. Recommendation

The Committee is asked to NOTE the report.

3. Details

The Kimberley Brewery site is a residential development located within Kimberley Conservation Area and is currently partly occupied and partly under construction.

The development has been under investigation by the Enforcement Team for breaches of planning permission, as outlined in the appendix, and for other planning matters. In addition, various concerns have been raised by Councillors and members of the public, including residents, in terms of various other matters relating to the site including quality of work, state of the site, and surface water flooding.

The purpose of the report is to provide a regular update on both planning and non-planning matters relating to the site, which are set out in the **appendix**. It was requested at December 2023 Planning Committee that the update be provided every three months.

4. Financial Implications

- 4.1 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

- 5.1 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

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

7. Background Papers

Nil.

1. Planning Matters Outstanding

- 1.1 Following on from the September update, the Deed of Variation (DoV) Section 106 Agreement has now been completed (5 November 2024). Going forward, the requirements of the DoV would be monitored by the planning team.
- 1.2 Works to cover and repair the kiln roofs are underway.
- 1.3 Works to repair / renovate the bridge over Hardy Street are also underway.

2. Non-planning Matters

- 2.1 There are no new non-planning matters to report since the last update.

3. Brewery Tower planning application

- 3.1 An updated bat report has now been received, with Notts Wildlife Trust being satisfied with the findings. The planning application has now been granted conditional planning permission by way of delegated powers. The decision notice was issued mid-November 2024.

It is suggested that, as planning matters initially raised have now been, in the main, resolved, that this report be the last update in this form to come before Committee.