



Tuesday, 27 August 2024

Dear Sir/Madam

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

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

| | | |
|-----------------|---------------------------|-------------|
| To Councillors: | D Bagshaw (Chair) | G S Hills |
| | 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 | |

A G E N D A

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 - 36)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 24 July 2024.

4. Notification of Lobbying
5. Development Control
 - 5.1 24/00257/FUL (Pages 37 - 48)

Construct detached building to rear to be used as ancillary accommodation.
196 Cator Lane, Chilwell, Nottinghamshire, NG9 4BE
 - 5.2 24/00403/FUL (Pages 49 - 64)

Construct a single storey side/rear extension, front porch and rear timber deck.
181 Nottingham Road, Nuthall.
 - 5.3 24/00474/REG3 (Pages 65 - 74)

Installation of sculpture to landscaped area adjacent to Arc Cinema following relocation from The Square.
Landscaped Area Adjacent to Arc Cinema.
6. Information Items
 - 6.1 Delegated Decisions (Pages 75 - 94)
7. Exclusion of Public and Press

The Committee is asked to RESOLVE that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1, 2 and 3 of Schedule 12A of the Act.
8. Enforcement Site Update (Pages 95 - 98)
9. Enforcement Site Update (Pages 99 - 102)

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

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

No

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

No

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:

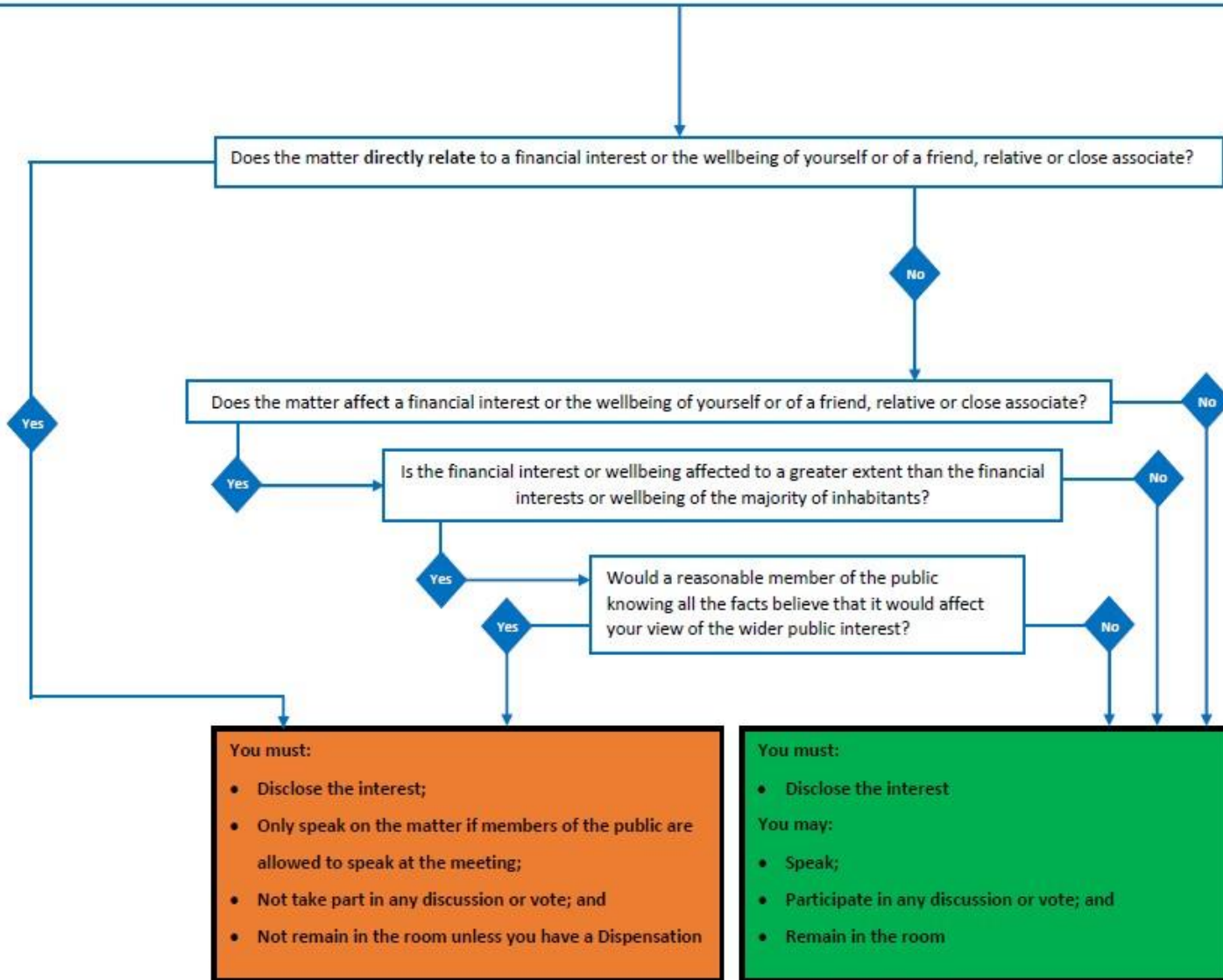
- Disclose the interest;
- Only speak on the matter if members of the public are allowed to speak at the meeting;
- Not take part in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

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, 24 JULY 2024

Present: Councillor D Bagshaw, Chair

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

Apologies for absence were received from Councillors S J Carr

8 DECLARATIONS OF INTEREST

Councillor E Williamson declared a non registrable, non pecuniary interest in item 5.2, stating that she was not predetermined. Minute number 11.2 refers.

Councillor D Bagshaw declared a non registrable, non pecuniary interest in item 5.2, as he was acquainted with the applicant. Minute number 11.2 refers.

Councillor E Williamson declared a non registrable, non pecuniary interest in item 5.3, as Greasley Parish Council had discussed the application. Minute number 11.3 refers.

Councillor P J Owen declared a non registrable interest in item 5.6, stating that a relative was a neighbour to the development. Minute number 11.6 refers.

Councillor L A Ball BEM declared a non registrable interest in item 5.6, stating that a close relative was a neighbour to the development. Minute number 11.6 refers.

9 MINUTES

The minutes of the meeting on 5 June 2024 were confirmed and signed as a correct record.

10 NOTIFICATION OF LOBBYING

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

11 DEVELOPMENT CONTROL

11.1 24/00066/FUL

Construction and operation of two adjacent Battery Energy Storage Systems (BESS) facilities operating at different voltages (132kV and 33kV) in order to fully support the local electricity network. Both facilities are adjacent to each other within a single new overall site compound comprising: the erection of battery containers, switchgear containers, inverters, control building, and new substations; installation of new underground cable circuits to connect the new BESS substations; improvements to access from Common Lane; establishing new internal access roads, resurfaced compound, and turning area; installation of perimeter fencing and access gate; associated ground works; and landscaping (revised scheme).

Southfields Farm, Common Lane, Bramcote, Nottinghamshire, NG9 3DT

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

The Committee noted the late items, including changes to the proposed landscaping scheme condition.

Anna Woodward, the agent on behalf of the applicant, Ann Whittingham, objecting and Councillor H Land made representation to the Committee prior to the general debate.

Having considered the representations before it the Committee debated the item, in particular concerns about noise pollution from the proposed development, access for lorries should the site be built and maintained, and whether the site could be returned to the Green Belt after the lifetime of the development. There were also concerns about whether the battery storage site would be connected to the national grid.

The debate progressed on to the improvement of the biodiversity of the site and the decrease in size due to advances in battery technology. The size and scale of the proposed development was noted, as was the increase in biodiversity. There followed a debate about climate change and the importance of increasing green infrastructure.

It was proposed by Councillor G Bunn and seconded by Councillor G Marshall that the following wording be added to condition 28, "if no electricity would be stored at the site, it would be decommissioned and returned to it's original state." On being put to the meeting the motion was carried.

RESOLVED that planning permission be granted subject to the following conditions, with the above amendment:

- 1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.**
- 2. This permission shall be read in accordance with the following plans:**
 - AUG-TOTON-GRID-104-S Site Access Sheet 1 & 2**
 - AUG-TOTON-GRID-104-S 100MW 2H Site + 30MW 2H Site**

Layout Sheet 1 & 2

- **AUG-TOTON-GRID-106-B Land Regs Borders**
- **AUG-TOTON-GRID-107-D Tree Survey**
- **AUG-TOTON-GRID-108-E Proposed Footpaths and Bridal Ways Sheet 1 & 2**
- **AUG-TOTON-GRID-109-E Topo Sheet 1**
- **AUG-TOTON-GRID-109-E Topo Sheet 2**
- **AUG-TOTON-GRID-109-E Topo Sheet 3**
- **AUG-TOTON-GRID-111-D Existing Site Plan**
- **AUG-TOTON-GRID-113-C Site Cross Sections**
- **AUG-TOTON-GRID-114-B Indicative Cable Route**
- **AUG-TOTON-GRID-115-B Prominent Area of Special Protection Overlay**
- **AUG-TOTON-GRID-301-B Std Battery Container**
- **AUG-TOTON-GRID-302-B Invertor**
- **AUG-TOTON-GRID-302-B TX**
- **AUG-TOTON-GRID-303-A Switchgear container**
- **AUG-TOTON-GRID-304-A Aux. Transformer**
- **AUG-TOTON-GRID-305-A Fence Panel & Gate Sheet 1 & 2**
- **AUG-TOTON-GRID-306-A Substation elevation**
- **AUG-TOTON-GRID-307-D DNO control room Sheet 1**
- **AUG-TOTON-GRID-308-A 33kV S/S**
- **AUG-TOTON-GRID-309-A 20 FT Container – Storage pump**
- **AUG-TOTON-GRID-401-A Boundary Comparison**
- **AUG-TOTON-GRID-402-C Fire hydrant coverage**
- **AUG-TOTON-GRID-403-B Water connection layout**

(All received by the Local Planning Authority 31/01/24)

- **AUG- TOTON GRID-117-A – Cabling Sheet 1 & 2**

(Received by the Local Planning Authority 28/03/24)

- **AUG-TOTON-GRID-307-D DNO control room Sheet 2**

(Received by the Local Planning Authority 17/05/24)

Reason: For the avoidance of doubt.

- 3. The planning permission hereby granted shall be for a temporary period only, to expire 30 years after the date of the first import of electricity to the development. Written confirmation of the first import date shall be provided to the local planning authority within one month after the first import date.**

Reason: In the interests of preserving the Green Belt in the longer term and in the interests of visual amenity to secure the restoration of the land upon removal/extinguishment of the buildings and use for which permission has been justified on the basis of a special temporary need and in order to comply

with Policy 3 – The Green Belt and Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 8 - Development in the Green Belt and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

- 4. No development shall commence until samples/details of the proposed external facing materials have been submitted to and agreed in writing by the Local Planning Authority and the development shall be constructed only in accordance with those details.**

Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

- 5. No development shall take place until a detailed drainage strategy has been submitted to and approved by the Local Planning Authority in consultation with National Highways. The drainage strategy should include the detailed design of the soakaway and mechanism for discharging surface water to the A52 highway ditch via the soakaway. Thereafter, the agreed drainage should be installed prior to the installation of the battery storage site and be maintained in accordance with the strategy in perpetuity.**

Reason: In the interests of reducing flood risk in accordance with Policy 1 Climate Change of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 1 – Flood Risk of the Broxtowe Part 2 Local Plan 2019.

- 6. No development shall commence until a detailed cabling plan has been submitted to and agreed in writing by the Local Planning Authority in consultation with National Highways and Nottinghamshire County Council Highway Authority. The cabling plan shall include the exact layout including cross sections of the proposed cabling. The development shall be constructed only in accordance with the approved details.**

Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

- 7. Prior to the commencement of development, an Arboricultural Method Statement and tree protection measures, to BS5837, shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate how all existing boundary trees and hedgerows to be retained will be protected during the construction period. The development shall thereafter be carried out only in accordance with the approved details.**

Reason: To ensure protection during construction works of trees and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired, in order to comply with Policy 17 – Biodiversity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

- 8. No development shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority in consultation with National Highways. This scheme shall include the following details:**

- (a) numbers, types, sizes and positions of proposed trees and shrubs**
- (b) proposed boundary treatments**
- (c) proposed hard surfacing treatment**
- (d) proposed lighting details**
- (e) planting, seeding/turfing of other soft landscape areas**
- (f) proposed retaining walls or similar structures**

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

Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and highway safety in accordance with Policy 10 - Design and Enhancing Local Identity and Policy 17 – Biodiversity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

- 9. No development shall take place until an excavation works plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with National Highways. This should include details of any excavation works within 10 metres of the A52 boundary undertaken in accordance with Chapter CD122 of the Design Manual for Roads and Bridges (DMRB). The approved scheme shall be carried out strictly in accordance with the agreed details.**

Reason: In the interests of highway safety to ensure the integrity and stability of the A52 is not compromised in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Local Plan Part 2.

- 10. No development shall take place until temporary traffic management measures have been provided at the Chilwell Lane / Common Lane junction, in accordance with details to be**

submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

11. No development shall take place until a dilapidation survey along Common Lane has been submitted to the Local Planning Authority. The survey shall establish the existing condition of Common Lane before construction works take place. Within 3 months after construction works have been completed a survey shall be submitted confirming the condition of Common Lane. Arrangements will then be made to repair any damage caused by construction vehicles as soon as practicable.

Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

12. No development shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:

- 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 / demolition the development;
- e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and
- f) details of dust and noise suppression to be used during the construction phase.
- g) construction, delivery and site preparation working hours
- h) contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

The approved statement shall be adhered to throughout the construction period.

Reason: To protect the amenity of neighbouring residents and in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Local Plan Part 2.

13. No external lighting shall be installed on site until the details of the lighting, columns, including their number, type and locations, the intensity of illumination and predicted lighting contours and the details of when the lighting would be operational have been first submitted to and approved in writing by the Local Planning Authority in consultation with National Highways. The scheme shall ensure the lighting

remains off at all times unless necessary for access, service and maintenance. Any external lighting that is installed shall accord with the details so approved.

Reason: In the interests of the living conditions of nearby residential properties, highway safety and biodiversity in accordance with Policy 10 - Design and Enhancing Local Identity and Policy 17 – Biodiversity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

14. Prior to the commencement of the development, a detailed Landscape and Ecological Management Plan shall be submitted to and approved and by the Local Planning Authority. The Landscape and Ecological Management Plan shall include biodiversity enhancement measures and habitat creation. The development shall be implemented in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of securing an environmental net gain in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

15. Prior to the commencement of the development, a detailed Construction and Environmental Management Plan shall be submitted to and approved by the Local Planning Authority. The Construction and Environmental Management Plan shall contain mitigation measures to ensure the protection of wildlife on the site and shall be implemented in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting existing environmental features and habitats during the construction period in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

16. Due to the presence of badger activity locally, prior to the commencement of development, including preparatory site clearance, a detailed badger survey of the site and a 30-metre buffer of the site boundary should be undertaken by a qualified ecologist. The results and any appropriate mitigation/licensing requirements shall be submitted to the Local Planning Authority for approval.

Reason: In the interests of protecting existing environmental features and habitats during the construction period in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 -

Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

- 17. Prior to the commencement of the development, a footpath management plan shall be submitted to approved and by the Local Planning Authority. The development shall be implemented in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interests of visual amenity and to ensure any new footpaths are maintained in perpetuity in accordance with Policy 10 - Design and Enhancing Local Identity of the of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

- 18. Prior to the commencement of the development, a Construction Traffic Management Plan (CTMP) setting out the peak hourly traffic generation over the construction period for all vehicle movements and the routing of this traffic shall be submitted to approved and by the Local Planning Authority in consultation with National Highways. The development shall be implemented in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

- 19. The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels at the nearest sound sensitive property during the day and at night (taken as a 15 minute LA90).**

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Reason: To protect the amenity of neighbouring residents and in accordance with Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Local Plan Part 2.

- 20. A 'statement of good practice' shall be signed upon completion by a competent ecologist, and be submitted to the Local Planning Authority, confirming that the specified habitat creation and precautionary working measures have been implemented in accordance with the submitted Ecological Impact Assessment (SLR, 2024).**

Reason: In the interests of securing ecological enhancements and protection of existing environmental features and habitats

during the construction period in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

21. Any construction traffic using Common Lane associated with the proposed development shall not take place within between the hours of 08.20 to 8.50 and 15.20 to 15.50 Monday to Friday during school term time.

Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

22. Vehicular access to and from the A52 shall be for emergency vehicles only for the lifetime of the development.

Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

23. The development hereby permitted shall be carried out in accordance with Battery Storage Safety Management Plan V3 (26/01/24) for the lifetime of the development.

Reason: In the interests of fire safety in accordance with Policy 10 - Design and Enhancing Local Identity of the of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

24. The development hereby permitted shall be carried out in accordance with noise mitigation measures contained within the Noise Assessment by Ian Sharland Limited (14/01/24) and retained in perpetuity.

Reason: To protect the amenity of neighbouring residents and in accordance with Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Local Plan Part 2.

25. The development hereby permitted shall be carried out in accordance with the access widening details contained within the Transport Statement and Access Strategy (28/03/24) as shown on drawing VN222321-D100-A retained in perpetuity.

Reason: In the interest of highway safety in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

26. The hereby permitted underground cabling and any associated works shall only be carried out outside of the bird breeding season March to September inclusive.

Reason: In the interests of protecting any nested birds during the construction period in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

27. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation. This is with the exception of the area identified on the approved landscaping strategy as 'advance planting' which is to be planted prior to the commencement of any works.

Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

28. No later than 12 months prior to the expiry of the planning permission, or within 18 months of the cessation of the operation of the site, or within 24 months following the disconnection of the BESS from the local distribution network, whichever is the sooner, a decommissioning scheme shall be submitted to and approved by the local planning authority. The decommissioning scheme shall include a programme and a scheme of work and shall be implemented in accordance with the approved details. The operator shall notify the local planning authority in writing within five working days following the cessation of the operation of the battery facility. All buildings, structures and associated infrastructure of the BESS facility shall be removed within 12 months of the approval of the decommissioning scheme, and the land restored, in accordance with the approved details.

Reason: In the interests of preserving the Green Belt in the longer term and in the interests of visual amenity to secure the restoration of the land upon removal/extinguishment of the buildings and use for which permission has been justified on the basis of a special temporary need and in order to comply with Policy 3 - The Green Belt and Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 8 - Development in the Green Belt and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. The development makes it necessary to undertake works on the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to apply for a licence for which there will be additional design checking and supervision fees. Please contact licences@viaem.co.uk for details.

A representative from Via East Midlands must take part in the survey of Common Lane to agree its condition. Please contact highwaysouth.dm@viaem.co.uk for details.

4. Nottinghamshire County Council PROW:
 - If the route is to be fenced, ensure that the appropriate width is given to the path and that the fence is low level and open aspect to meet good design principles.
 - If a structure is to be built adjacent to the public footpath, the width of the right of way is not to be encroached upon.
 - Structures cannot be constructed on the line of the right of way without the prior authorisation of the Rights of way team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed
 - Should scaffold be required on or over the RoW then the applicant should apply for a license and ensure that the scaffold is constructed so as to allow the public use without interruption.
 - licences@viaem.co.uk
 - If this is not possible then an application to temporarily close the path for the duration should also be applied for (6 weeks' notice is required), email countryside.access@nottscc.gov.uk
 - If a skip is required and is sited on a highway, which includes a RoW then the company supplying the skip must apply for a permit. <http://www.nottinghamshire.gov.uk/transport/licences-and-permits/skip-permit>
 - and also ensure that the RoW can still be accessed appropriately by the users permitted by its status i.e. equestrians if a on bridleway, motorised vehicles if on a byway open to all traffic.

11.2 24/00127/FUL

Change of use of land to rear of public house and retention of marquee (revised scheme)

Oliver's Pub and Kitchen, 20 Nottingham Road, Eastwood, NG16 3NQ

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

The Committee paid due regard to the late items, including a number of issues raised by residents.

Kane Oliver, the applicant and Ian Ward, objecting made representation to the Committee prior to the general debate. A statement was read on behalf of Councillor K Woodhead, Ward Member.

The Committee, having noted the information provided to it, debated the item. Consideration was given to the proximity of the development to neighbours and the materials and appearance of the marquee. It was noted that if the marquee was taken down, the pub could still put tables and chairs outside and that could create more noise. There was a discussion about the temporary nature of the structure and the permanency of the permission.

RESOLVED that planning permission be granted, subject to conditions.

RESOLVED that the conditions include the limitation of the number of events to twenty a year, with a curfew of 11pm and the precise wording of the permission and conditions delegated to the Vice Chair of Planning Committee, the Chair of Planning Committee and the Head of Planning and Economic Development.

Conditions:

- 1. The development hereby permitted shall be retained in accordance with the Block Plan (1:500), Floor Plan and Elevation Plan ref: TO_GKO_16_036_05 Rev A received by the Local Planning Authority on 29 February 2024 and in accordance with the Site Location Plan (1:1250) received by the Local Planning Authority on 11 March 2024.**
- 2. The use of the marquee shall be limited to 20 sessions per annum. Such sessions shall only take place between 12.00 noon - 23.00 hours on any given day. Staff shall take all reasonable steps to clear marquee of customers by 23:00 each evening and ensure no consumption of food or drink within the marquee after 23:00.**
- 3. No amplified music or speech shall be permitted within the marquee at any time.**

Reasons:

- 1. For the avoidance of doubt**
- 2. To protect residents from excessive operational noise, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 19 of the Broxtowe Part 2 Local Plan.**

3. To protect residents from excessive operational noise, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 19 of the Broxtowe Part 2 Local Plan.

Note to Applicant

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the 13 week agreed determination timescale.

(Having declared a non registrable interest in the item, Councillor D Bagshaw left the meeting for the duration of the item and did not vote thereon. The Vice Chair, in the Chair for the item was Councillor S P Jeremiah.)

11.3 24/00091/FUL

Construct a pair of semi-detached houses
Land between 3 and 5 Bosworth Drive, Newthorpe, Nottinghamshire

The application was called to Committee at the request of Councillor R Bullock.

The late items were noted, including an objection received from Brinsley Parish Council regarding the loss of the unregistered footpath and other concerns from residents.

Councillor R Bullock, Ward Member, made representation to the Committee prior to the general debate.

After considering the evidence before it, the Committee commenced the debate. It was noted that deferring the application until the footpath had been adopted was impractical, as the process was lengthy. The debate progressed on to the size and scale of the proposed development, and it was stated that although the houses would have three storeys, the top storey would be a loft conversion, maintaining the same ridge height as the other properties on the street.

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

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

Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 15 February 2024:
 - Site Location Plan (Drawing Number: 22-113-08-01), in accordance with the following plans received by the Local

Planning Authority on 13 March 2024:

- **Proposed Site Plan (Drawing Reference 22-113-08-03 Rev B),**
- **Proposed Elevations and Floor Plans (Drawing Number 22-113-08-10 Rev D),**

Reason: For the avoidance of doubt

- 3. No development shall commence until full detailed drawings and particulars showing the existing and site levels have been submitted to and approved in writing by the planning authority. Thereafter, development and work shall progress in accordance with these approved details.**

Reason: In the interests of the amenity of the surrounding area and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019)

- 4. No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.**

Reason: To ensure that all flood mitigation infrastructure, required in order to reduce the risk of flooding occurring both within and outwith the application site, is provided timeously and in accordance with the aims of Policy 1 of the Broxtowe Part 2 Local Plan (2019).

- 5. No development shall commence until;**
 - a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;**
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.**

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: In the interest of Safety and in accordance with the aims of Policy 22 of the Broxtowe Part 2 Local Plan (2019)

- 6. No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:**
 - 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 / demolition the development;
- e) a scheme for the recycling/disposal of waste resulting from construction / demolition works / site clearance; and
- f) details of dust and noise suppression to be used during the construction phase.

The approved statement shall be adhered to throughout the construction period.

Reason: In the interests of neighbour amenity and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019)

7. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
 - iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
 - v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site 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).

8. The semi-detached properties shall be constructed using materials as specified in the amended Elevation plans received by the Local Planning Authority on 13 March 2024, unless

otherwise agreed in writing by the Local Planning Authority.

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

9. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: In the interests of the safety of the occupants of the property and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).

11.4 24/00212/FUL

Construct two storey side extension
28 Broad Oak Drive, Brinsley, NG16 5DJ

Councillor E Williamson requested that the application be determined by Committee.

The Committee noted the late items, which were comprised of additional responses from neighbours objecting to the development and a comment regarding the presence of bats.

Andrew Mart, objecting, made representation to the Committee prior to the general debate.

Having given due regard to the information before it, the Committee debated the item. There was concern about the presence of bats in an adjoining property and the tunnelling effect that would be caused by the proposed development. It was noted that there were no bats in the property where development was proposed. It was considered that the proposed development would not impact upon the light of the adjoining neighbours.

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

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

Reason: To comply with S91 of the Town and Country Planning

Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the plans

Received by the Local Planning Authority on 3 April 2024:

- Site Location Plan (1:1250)

Received by the Local Planning Authority on 28 June 2024:

- Amended Floor Plans (1:40), Roof Plan (1:50) & Elevations (1:40) (Drawing Number: 052-A1-001, Revision: D)

Received by the Local Planning Authority on 1 July 2024:

- Amended Block Plan (1:500) (Revision: B)

Reason: For the avoidance of doubt.

3. The two storey side extension shall be constructed using materials as noted on the submitted planning application form received by the Local Planning Authority on 3 April 2024.

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).

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure

that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

11.5 24/00241/FUL

Retain fencing and increase in rear garden level
4 Peacock Drive, Eastwood, Nottinghamshire, NG16 3HW

The application is brought to the Committee at the request of Councillor M Radulovic MBE.

There were no late items for the Committee to consider.

Jonathon Sowell, the applicant, made representation to the Committee prior to the general debate.

After considering all of the representations before it, the Committee debated the item, with specific reference to the height of the fence and the limited impact on neighbour amenity. It was noted that the fence would improve the look of the gardens and protect the privacy of neighbouring properties.

RESOLVED that planning permission be approved.

RESOLVED that the precise wording of the approval and conditions to be delegated to the Chair of the Planning Committee and the Head of Planning and Economic Development.

Condition:

1. The development hereby permitted shall be retained in accordance with the Site Location Plan received by the Local Planning Authority on 25 April 2024, Proposed Block Plan (showing extent of fence) and Existing and Proposed Elevations received by the Local Planning Authority on 22 May 2024.

Reason:

1. For the avoidance of doubt.

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.

11.6 24/00044/VOC

Variation of condition 3 of application Reference Number: 20/00056/OUT to allow the occupation of up to 20 dwellings prior to the Shilo Way site access arrangements being made available.

Land West of Awwsworth, Shilo Way, Awwsworth, Nottinghamshire

The application was brought before Committee at the request of Councillor D D Pringle. A decision on the item was deferred at a meeting of the Committee on 5 June 2024.

There were no late items.

Phil Brennan, objecting, made representation to the Committee prior to the general debate.

Having given consideration to all matters before it, the Committee debated the item, with specific reference to the disruption to residents and the importance of the construction of the Shilo Way junction.

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

1. The development hereby approved shall be carried out in accordance with drawing numbers ADC1044/005 revision D and drawing ADC1044/007 revision A received by the Local Planning Authority on 7 October and 29 January 2020 respectively. No more than 20 occupations of the proposed development shall take place until site access arrangements shown on drawing ADC1044/005 revision D have been provided.

Reason: For the avoidance of doubt and in the interest of

highway safety.

2. Following the written approval of the Local Planning Authority dated 31 May 2023 of the Site Investigation findings, the remedial works identified, shall be implemented for each dwelling in full accordance with the approved details prior to the occupation of each dwelling.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

3. The hereby approved development shall be carried out in accordance with the approved Construction Method Statement (February 2023 REV B) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

4. The hereby approved detailed Surface Water Drainage Scheme shall be carried out in accordance with the following approved details dated 01 August 2023 unless otherwise agreed in writing by the Local Planning Authority.

Reason: A detailed surface water management plan is required to ensure that the development prevents an increase in flood risk, improves and protects water quality and sufficient surface water management in accordance with the aims of the NPPF and Policy 1 of the Broxtowe Part 2 Local Plan 2019.

5. The hereby approved development shall be carried out in accordance with the approved details of appropriate gas prevention measures. No building to be erected pursuant to this permission shall be occupied or brought into use until:

- (i) all necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and

- (ii) it has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

Reason: The application was submitted in outline only so no such details were provided. The development cannot proceed safely without such details being provided before development commences to ensure that the details are satisfactory, in the

interests of public health and safety and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

6. The hereby approved development shall be carried out in accordance with the approved Environmental Noise Assessment (210879, February 2022), unless otherwise agreed in writing.

b) All noise mitigation measures shall be designed and installed in accordance with the approved mitigation scheme and completed under the supervision of an acoustic engineer. All works shall be completed before any permitted dwelling is occupied.

Reason: The application was submitted in outline only so no such details were provided. The development cannot proceed satisfactorily without such details being provided. In the interests of public health and safety and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

7. Details of any necessary piling or other penetrative foundation design shall be submitted to and approved in writing by the Local Planning Authority including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be constructed in accordance with the approved details.

Reason: The application was submitted in outline only so no such details were provided. The development cannot proceed satisfactorily without such details being provided before development commences in the interests of public health and safety so as to protect occupants from excessive construction noise and vibration and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

8. The hereby approved development shall be carried out in accordance with the submitted Construction Environmental Management Plan dated October 2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the impact on ecology is minimised during construction and in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.

9. The hereby approved development shall be carried out in accordance with the submitted Biodiversity Enhancement and Management Plan dated October 2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason; To ensure the impact on ecology is minimised during construction and in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.

10. Any historic or archaeological features which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the Local Planning Authority in writing within 5 working days. Works shall be halted in the area affected until provision has been made for the retention and/or recording and any associated reporting, publication and archiving commensurate to the archaeological work undertaken in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure appropriate investigation and recording/mitigation of any below ground archaeology in accordance with Paragraph 199 of the NPPF.

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. This permission has been granted contemporaneously with an Agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.
3. The submitted plans are for indicative purposes only in relation to access and this decision does not approve the layout, form or design of any of the dwellings, landscaping or any other matters.
4. The developer will need to purchase first time bins. Notice will be served in due course. Properties will be allocated the following:
 - 1x 240l bin for residual waste
 - 1x 240l bin for dry recycling
 - 1x 37l bag for glass recycling.
5. The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.
 - a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as

possible.

- b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.
6. The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151 of the Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land.
 7. Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
 8. Many buildings still contain asbestos. In order to comply with the Control of Asbestos Regulations 2012, an assessment is required to determine whether the building has asbestos containing materials (ACMs). This must be carried out before any structural work on a building occurs. For properties or parts of properties that need upgrading, refurbishing or demolition, a 'Refurbishment/Demolition Survey is required. Copies of reports relating to asbestos identification and management should be sent to the Council's Environmental Health Team at health@broxtowe.gov.uk
 9. You will need to contact the Council's Environmental Health Team on 01159173714 to notify them of the arrival on site of any Mobile Crushing plant for them to carry out an inspection of the crushing equipment in line with the operational permit issued under the Pollution Prevention and Control Act 1999 Environmental Permitting (England and Wales) Regulations 2010 (as amended)
 10. Vegetation clearance should be avoided during the bird breeding season of March-August inclusive.
 11. Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have

serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. It is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

12. Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If the applicant proposes to divert the sewer, the applicant will be required to make a formal application to the Company under Section 185 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).
13. Searches have identified that there are gas apparatus within the vicinity of your site which may be affected by the proposals. Please contact Cadent Gas at plantprotection@cadentgas.com to discuss your proposals further. Further guidance can be found on both the Cadent Gas and National Grid websites and you are encouraged to investigate these matters prior to the commencement of development.
14. As part of the detailed design of the scheme, consideration should be given to the potential for providing an indication of the former activity within the site and its links with the Bennerley Viaduct.

(Having declared a non registrable interest in the item Councillor L A Ball BEM left the meeting for the duration of the item and did not vote thereon.

(Having declared a non registrable interest in the item Councillor P J Owen, ex – officio with no voting rights, also left the meeting for the duration of the item.)

12 INFORMATION ITEMS

12.1 APPEAL DECISIONS

The appeal decision for application number 23/00577/OUT 48 Rivergreen Crescent, was noted.

12.2 DELEGATED DECISIONS

The delegated decisions were noted.

13 EXCLUSION OF PUBLIC AND PRESS

RESOLVED that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1 and 3 of Schedule 12A of the Act.

14 ENFORCEMENT UPDATE

The Enforcement Update was noted.

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Report of the Chief Executive

| | |
|----------------------------|--|
| APPLICATION NUMBER: | 24/00257/FUL |
| LOCATION: | 196 Cator Lane, Chilwell, Nottinghamshire, NG9 4BE |
| PROPOSAL: | Construct detached building to rear to be used as ancillary accommodation |

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

1. Purpose of the Report

1.1 The application seeks planning permission for the erection of an ancillary accommodation building within the rear garden of the property.

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 site consists of 1½ storeys detached brick built property located centrally on a large plot off Cator Lane. The house is located centrally on the plot with an ancillary building located to the west. There is a drive and large grassed garden area to the front (west) of the property with a large area of garden and detached garage to the rear (east) of the property. The rear garden of the property has been subdivided by a 1.8m high post and panel fence running the full width of the site.

3.2 In regards to neighbouring properties the site is located in a built up residential area of Chilwell with an adjacent neighbour to the south (194 Cator Lane) and also an immediate commercial neighbour to the north (198 Cator Lane) in the process of being converted from commercial to residential. 170 Cator Lane is located to the west on the opposite side of the public road and with 1-12a Park View located to the east of the site linked by the rear garden to the flats access and parking area.

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 full planning permission for the erection of an ancillary accommodation building within the rear garden of 196 Cator Lane. The building will measure 7m by 9m and with a pitched roof height of 4m

2. Site and surroundings

2.1 The building is a suburban home that has a single side storey extension. The application site consists of 1½ storeys detached brick built property located centrally on a large plot off Cator Lane. The house is located centrally on the plot with an ancillary building located to the rear. There is a drive and large grassed garden area to the front (west) of the property with a large area of garden and detached garage to the rear (east) of the property. The rear garden of the property has been subdivided by a 1.8m high post and panel fence running the full width of the site.

2.2 In regards to neighbouring properties the site is located in a built up residential area of Chilwell with an adjacent neighbour to the south (194 Cator Lane) and also an immediate commercial neighbour to the north (198 Cator Lane) in the process of being converted from commercial to residential. 171 and 173 Cator Lane is located to the west on the opposite side of the public road and with 1-12a Park View located to the east of the site linked by the rear garden to the flats access and parking area.

3. Relevant Planning History

3.1

| | | |
|--------------|---|-----------|
| 77/00055/OUT | Construct two storey extension | Refused |
| 77/00359/OUT | Construct first floor office and store extension, new vehicle park/hardstanding | Refused |
| 86/00768/FUL | Construct detached chalet bungalow | Permitted |
| 89/00372/OUT | Construct two retirement bungalows | Withdrawn |
| 89/00679/OUT | Construct bungalow and garage | Permitted |
| 92/00654/REM | Construct bungalow, garage and swimming pool enclosure | Permitted |
| 97/00769/FUL | Renew permission to construct bungalow, garage and swimming pool enclosure | Permitted |

| | | |
|--------------|--|-----------|
| 03/00415/FUL | Renew permission to construct bungalow, garage and swimming pool enclosure | Permitted |
| | | |
| 23/00659/FUL | Construct detached bungalow | Refused |

4. Relevant Policies and Guidance

4.1 **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**

- Part 2 - Achieving Sustainable Development.
- Part 4 - Decision-making.
- Part 12 - Achieving well-designed places

5. Consultations

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

- Councillor H Faccio – Concerns raised that this is an attempt to get round planning, having already had an application refused. Don't want to set a precedent for people building very small dwellings in their back gardens.
- Councillor T Marsh – No Comments Received
- Councillor P Smith – No Comments Received

5.2 **Neighbours:**

- Twenty-two neighbours were consulted on the application with one general comment and two objections being received from neighbouring properties and no comments received from any third parties. The comments received are as follows:
 - Loss of trees within the site,
 - Lack of Parking,
 - Change of description but no change to the proposal,
 - Suitability of the design for the materials proposed,
 - Circumventing the Planning System to build a house within the site,
 - Proximity to boundaries impacting neighbouring properties,
 - Inadequate access,
 - Existing use of the site as a builder's yard

6. Assessment

6.1 Principle

The principle of a single storey detached ancillary within the curtilage an existing dwelling 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

6.2.1 Policy 8 of the Aligned Core Strategy states that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. All residential developments should contain adequate internal living space and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants. Policy 10 states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development.

6.2.2 The proposal is for a single storey detached building to be use as ancillary accommodation to the host property within the rear garden of a 1½ storey detached property. The area is made up of a mix of single storey and two storey properties with the adjacent site to the north having a live permission on it for the conversion of the building into ten flats; and two blocks of flats directly to the east. Given the mix of housing types within close proximity to the site an additional single storey ancillary building within the area would not look out of place in the context of the local vernacular.

6.2.3 The building was originally submitted on a larger scale having a ridge height of 5.1m and also including a kitchen within the building. Concerns were raised with the agent that the building resembled a residential property and did not visually constitute a traditional ancillary building. Also as the building was totally self-sufficient from the host dwelling it could not be described as an ancillary dwelling and the proposal would need to be considered as a standalone residential property. Following these discussions, the design of the building was amended, reducing the height of the building down to 4m and removing the kitchen form the plans. The reduced height did provide a better visual appearance for a building that was intended to be used as an ancillary building and with the removal of the kitchen the building was deemed to be no longer self-sufficient and would rely on the host property for services.

6.2.4 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows for ancillary buildings to be erected in the rear gardens of residential properties provided that they meet with the conditions imposed by the legislation. If the proposed building was to be moved slightly

away from the boundaries of the site, then the building in question as amended could be built under permitted development rights with no further involvement from the Planning Authority.

- 6.2.5 Information submitted on the application form indicates that the finish materials of the proposed property will match that of the parent house with facing bricks used in the construction of the walls and grey concrete tiles to be used on the roof. The windows and doors will be constructed of Upvc double glazed casement style in a similar appearance and design to those existing house. Therefore, it is considered that the proposed finish materials to be used in the development are considered acceptable in respect to their appearance within the local streetscape.

6.3 Amenity

- 6.3.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 The proposal is for an ancillary building to be used in conjunction with the host property (196 Cator Lane) and not proposed to be a stand-alone dwelling. Given this fact, the reasons for refusal for the previous application (23/00659/FUL) regarding limited amenity space and overlooking from the host property, cannot be regarded as sufficient reasons for refusal in this instance as the proposed building will only be able to be used as ancillary to the host property and will be conditioned accordingly.
- 6.3.3 Concerns have been raised with regards to the impact of the building on neighbouring properties. The immediate neighbour to the north is currently in the process of being converted into residential flats. The southern elevation of this property facing onto the application site is totally blank and much higher than the proposed building therefore raising no concerns in terms of its impact on the property. The immediate neighbour to the south has a separation distance of over 5m between the building and the neighbouring amenity space and over 22m between it and the neighbouring property. Given these distances and the proposed use as an ancillary building it is considered that there will be no negative impact on neighbour amenity from the proposal.
- 6.3.3 There is a window within the proposed building which faces north east towards the flatted development opposite. This will face directly onto an additional ground floor window within the flats with a separation distance of 8.5m. If this was to be a standalone residential property, then this would be considered unacceptable. However, as this is to be an ancillary building and to be used in association with the host property the bedroom in question can

be accepted with a reduced living quality and so a condition will be added requiring this window to be frosted glazing and remain so for the lifetime of the development.

6.3.4 Given the proposed location of the building within the existing site and its relationship with the neighbouring houses along with its single storey design it is considered that there will be no additional loss of sunlight/daylight to the surrounding neighbouring amenity spaces.

6.4 Access and Parking

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

6.4.2 The proposal is for ancillary accommodation in relation to the existing property. As such no new parking facilities are proposed and the parking for the host property is considered adequate to provide additional parking spaces if required.

6.4.3 There is currently a vehicular access to the rear of the garden immediately adjacent to the proposed building. This existing access could be utilised to provide vehicular access to the rear garden and also to the proposed building without any further need for planning permission. It is unknown whether the applicants have the relevant permissions to use this access as a vehicular access but this would be a civil matter and not a material planning consideration.

6.5 Public Comments

6.5.1 Comments have been raised with regards to the loss of the existing trees within the site. These trees are not protected in any way as they are not located within a Conservation Area and none of them are covered by a Tree Protection Order and their removal could have been carried out at any time without the notification to the LPA.

6.5.2 Comments have been made with regards to the proposed use of the building and its change of description from the previously refused application being a way to circumvent the planning system. Applications have to be assessed on their own merit on the details provided at the time of submission. This point was raised with the agent who confirmed that the building was to be used as ancillary to the host property and so a condition will be added to secure this.

6.5.3 Comments have been raised with regards to the suitability of the proposed materials. The technical choice of a material is not a material planning

consideration and any changes to the proposed materials would need to be submitted as a variation of the conditions attached to the decision.

6.5.4 The lawful use of the site is as garden ground to the host property. Comments have been submitted stating that the area of ground in question is currently being used as the storage yard for a building firm with containers and building materials stored within. This matter will be passed to the Planning Enforcement Team to investigate.

7. Planning Balance

The benefits of the proposed works are that it would provide additional accommodation in relation to the host residential dwelling, would improve the property to the benefit of the occupants, the building would have an acceptable design, would be of an acceptable scale, and although the use of the proposed building as ancillary accommodation is drawing residential use further into the garden, it is considered that the proposal would not have a significant negative impact on neighbour amenity, and would be in accordance with the policies contained within the development plan.

8. Conclusion

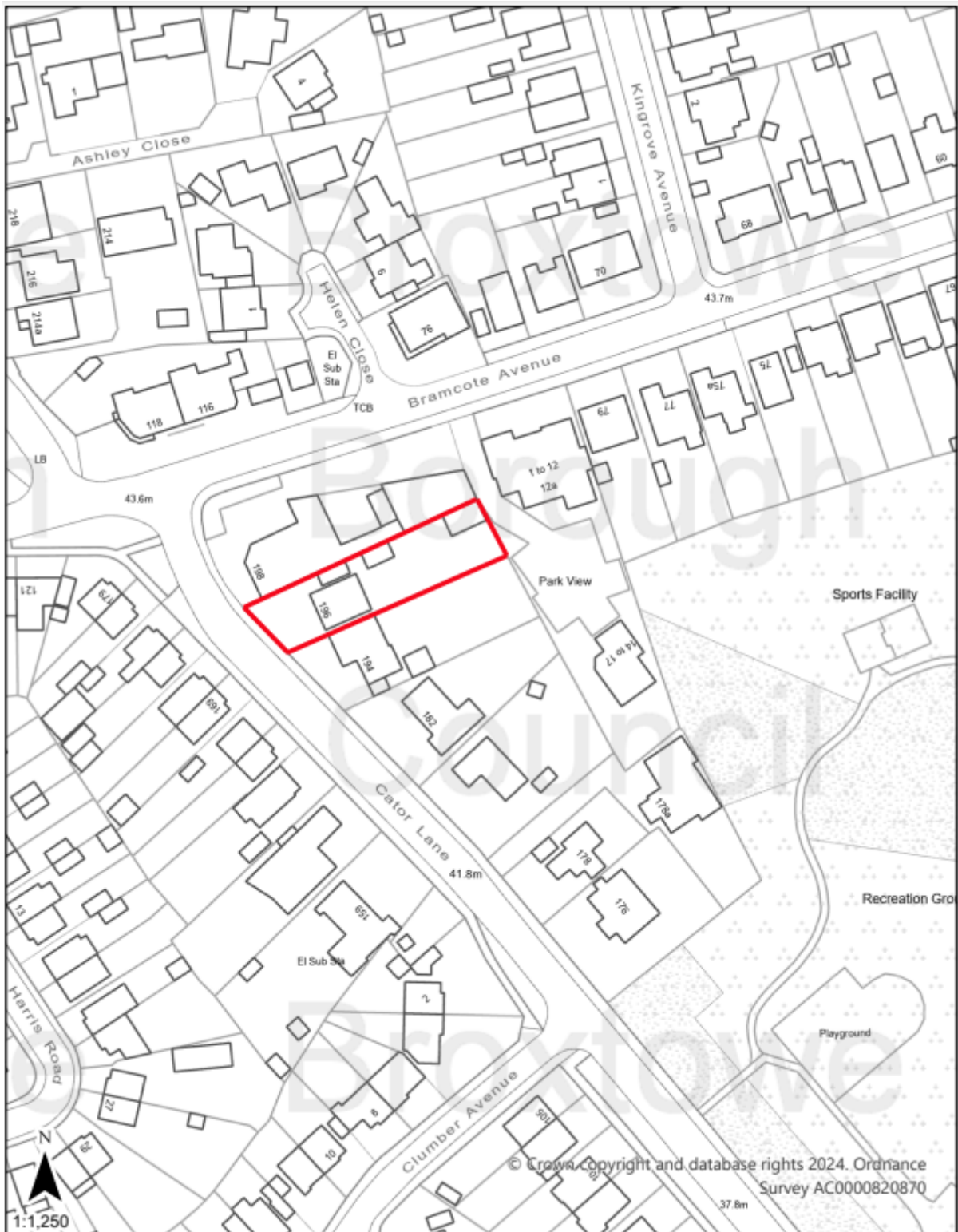
It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments raised in representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

| <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> <p>(i) the following conditions:</p> | |
| 1. | <p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p> |
| 2. | <p>The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 20 October 2023:</p> <ul style="list-style-type: none"> • Site Location Plan (Drawing Number: 23.451-S01.01), • Proposed Site Plan (Drawing Reference 23.451 S03-01 C), • Proposed Floor Plans (Drawing Reference 23.451 S03-02 A), |

| | |
|------------------|--|
| | <ul style="list-style-type: none"> • Proposed Front and Rear Elevations Plan (Drawing Number 23.451 S03-03 A), • Proposed Side Elevations (Drawing Number: 23.4451 S03-04 B) <p><i>Reason: For the avoidance of doubt</i></p> |
| <p>3.</p> | <p>The single storey rear extension shall be constructed using materials to match the existing house and as specified in the application form received by the Local Planning Authority on 30 March 2023, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>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).</i></p> |
| <p>4.</p> | <p>The development hereby approved shall be used solely as accommodation ancillary to the main dwellinghouse and at no time shall it be occupied as a separate dwelling.</p> <p><i>Reason: To ensure that the development does not become used as a separate dwellinghouse in recognition of unacceptable impact on neighbour amenity, in accordance with the use applied for and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p> |
| <p>5.</p> | <p>Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A, B, C, D or E of without planning permission being granted on application to the Planning Authority.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents, to prevent over development of the site in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p> |
| <p>6.</p> | <p>The ground floor bedroom window on the north eastern gable of the building shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the lifetime of the development.</p> <p><i>Reason: In the interests of neighbour amenity and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019)</i></p> |
| | <p>NOTES TO APPLICANT</p> |

| | |
|----|--|
| 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 out with 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). |

Map



Plans (not to scale)



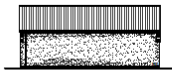
SITE LOCATION PLAN
SCALE 1:1250

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PROPOSED ELEVATIONS
SCALE 1:500



SIDE



REAR

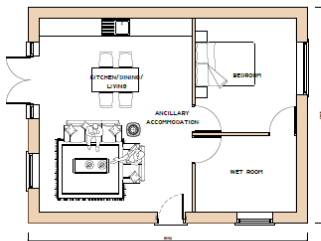


SIDE

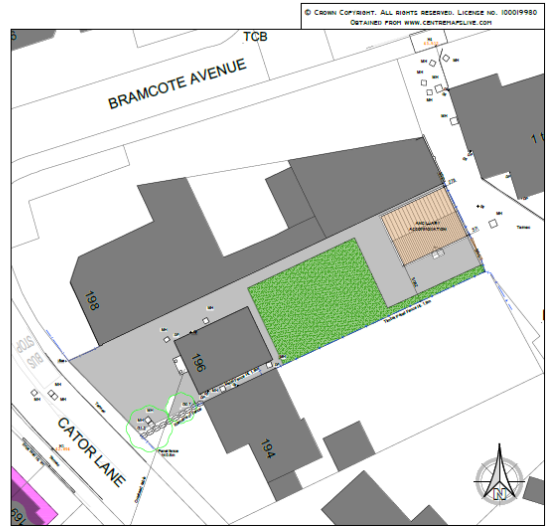


FRONT

PROPOSED FLOOR PLAN
SCALE 1:50

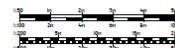


EXISTING SITE BLOCK PLAN
SCALE 1:500



PROPOSED SITE BLOCK PLAN
SCALE 1:200

| REVISIONS | | | |
|---|------------|--------|---------|
| | | | |
| DATE OF PREPARATION: 15/09/2023 DRAWN BY: JG/AC CHECKED BY: JG/AC SCALE: 1:200 | | | |
| PROJECT: ANCILLARY ACCOMMODATION | | | |
| SITE: BRAMCOTE AVENUE, BRAMCOTE, NOTTINGHAM, NG2 4BE | | | |
| PAPER NO: | DATE: | SCALE: | BY: |
| JG/AC/2023/01/01 | 15/09/2023 | 1:200 | JG |
| REVISION NUMBER: | DATE: | BY: | REASON: |
| A | | | |



Report of the Chief Executive

| | |
|----------------------------|--|
| APPLICATION NUMBER: | 24/00403/FUL |
| LOCATION: | 181 Nottingham Road, Nuthall |
| PROPOSAL: | Construct a single storey side/rear extension, front porch and rear timber deck |

The application is brought to Committee at request of Councillor P Owen.

1. Purpose of the Report

1.1 The application seeks planning permission to retain alterations to the single storey side / rear extension which was approved under planning reference 23/00627/FUL, to retain a rear timber deck and to construct a single storey front 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 full planning permission to construct a single storey front extension, to retain alterations made to the rear extension to create an open plan lounge/kitchen and downstairs shower room and to retain a rear timber deck.

3.2 The application site consists of a two storey semi-detached dwelling with a drive way and garden area to the front and a garden to the rear. The dwelling is located in a residential area with a mix of two storey and single storey properties.

3.3 In regard to neighbouring properties, the site is located in a built up residential area of Nuthall with adjacent neighbours to the east (no.183 Nottingham Road) and to the west (no.179 Nottingham Road).

3.4 The benefits of the proposed work are that it would extend an existing residential dwelling, would improve the property to the benefit of the occupants, the extension would have an acceptable design, would have an acceptable scale, would not have a significant negative impact on neighbour amenity, and would be in accordance with the policies contained within the development plan. There are considered to be no negative impacts.

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 This application seeks planning permission to construct a single storey front extension, retain a side and rear extension following the demolition of the existing conservatory and rear garage, and to retain a decking area to the rear. The extension, as built, has a depth between 5.5m and 7.1m (as approved) with a total width of 7.4m (0.2m narrower). The extension has a flat roof with a slight inclination with a ridge height of 3.4m (0.2m higher than approved) and an eaves height of 3.2m. The roof has a pyramidal roof lantern (bringing the total height to 3.4m). The rear elevation has a window and bi-folding doors, the east (side) elevation is blank and the west (side) and front elevations has a window serving the downstairs shower room.
- 1.2 The porch would have a depth of 1.8m and a width of 2.5m. It would have a gable roof with a ridge height of 3.3m and an eaves height of 2.4m. The side elevations would have full height lights. The front elevation would have a door with full side lights on either side.
- 1.3 The rear decking adjoins the single storey rear extension, has a depth of 3.2m and a width of 8.2m. There is a significant drop in level at the rear of 0.6m, (stepped down, rather than sloped from south to north) and then slopes down in the same direction towards the rear boundary with the A610. Given the difference in levels to the rear, the section of the decking adjoining the rear extension has a height between 0.3m - 0.4m (beside no.179 and no.183 respectively) and 0.6 toward the end.

2. Site and surroundings

- 2.1 The application site is located within a predominantly residential area and consists of a two storey semi-detached house with a hip roof. The materials are red bricks, white render and dark roof tiles. The property has an existing single storey rear extension with lean-to roof. The rear garden is relatively generous with a length of 22m and is bound to the north by the A610.
- 2.2 To the front, the site slopes up from south to north. There is a drop in level at the rear of 0.6m (stepped down, rather than sloped from south to north, and then slopes down towards the rear boundary with the A610). At the front there is a paved driveway partially open to Nottingham Road with parking space for three vehicles.
- 2.3 No.179 Nottingham Road is a detached bungalow situated to the west of the application site. This property is at higher level than no.181 by approximately 0.8m, and has two windows on the side elevation facing the application site. The common side boundary is formed by a 0.8m high block wall with a 1.4m high fence above. The common rear boundary is a 1.5m high fence.

2.4 No.183 Nottingham Road is the adjoining two storey dwelling situated to the east of the application site. This property has a single storey rear extension and a rear conservatory. There is an outbuilding in the rear garden along the boundary with no.185 which has a length of approximately 5.7m. This property also has a decking area to the rear of the conservatory located 0.7m above the lower garden. The common rear boundary is a 1.7m high fence which decreases to 1.5m high towards the rear.

3 Relevant Planning History

3.1 The application property has planning permission for a rear conservatory (10/00122/FUL). The site also has planning permission to construct a single storey side and rear extension (23/00627/FUL) which has been implemented.

4 Relevant Policies and Guidance

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

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019:**

4.2.1 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 Two properties either adjoining or adjacent to the site were consulted and two responses were received. One comment raising no objections, supporting and stating that have no problems with the development in terms of design, loss of privacy, daylight or noise.

One response raised objections for the following reasons:

- Height of the extension is not acceptable

- Loss of privacy due to new decking area
- Sense of enclosure
- Loss of light
- Damage to property
- Unfinished building works

6. Assessment

- 6.1 The main issues relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity.
- 6.2 In terms of mass and scale, it is considered that the development as built (the height has increased by 0.2m), does not represent a disproportionate addition and will appear subservient to the main dwelling as the single storey rear extension is situated in a similar position to the previous rear conservatory and occupies part of the space of the garage. It is considered that because the extension is single storey, has a flat roof and would not significantly reduce the size of the application property's rear garden, the scale is acceptable. The porch is a small addition to the dwelling as it only adds 4.5 square metres to the existing dwelling, therefore is considered to be a relatively minor addition. The deck is replacing the existing raised patio which had a depth of 3m and a width of 3.9m
- 6.3 In terms of design, the rear extension is considered acceptable for a contemporary single storey side/rear extension not readily visible from the street. The development has been designed to provide an enhanced kitchen space for the occupiers. The design is considered acceptable and would not result in harm to the street scene, given its position to the rear, the set back and the existing boundary treatment. In regard to the front extension, the design is relatively simple but this is considered acceptable. The proposed front extension has a gable roof which differs to the hipped roof of the main dwelling, but is considered acceptable given the modest size of the front extension and the set back from the boundary with Nottingham Road. Overall, it is considered that the design of the approved and proposed extension is acceptable as the principle of development has been already established under planning permission 23/00627/FUL.
- 6.4 It remains the consideration that the proposed rear and side extension is not considered to result in an unacceptable loss of amenity for neighbouring residents. There is a degree of mutual overlooking between the application site and the adjacent neighbours due to the boundary treatment, raised patios/decking within the grounds of all properties and because these

properties are at higher level than their respective gardens. Whilst the extension as built has been increased in height by 0.2m, the rear elevation of the extension has retained the height as approved (3.2m) and impact on neighbouring property was considered acceptable as granted under reference 23/00627/FUL. The original proposal was reduced in length by 0.5m to reduce the potential loss of natural light and visual impact of this extension on neighbour amenity and the roof lantern was relocated further away from the eastern boundary to avoid shadowing and reduce any overbearing and light pollution impact on neighbours.

- 6.5 The rear decking replaced the previous raised patio and although it projects beyond no.183's rear elevation by approx. 4.5m, the level to the rear of the application site and adjacent neighbouring properties is not uniform. The decking area has been constructed, at one end, not more than 0.3m above the highest ground level to the rear of the house, and 0.4m at the other end (beside no.183). Should the decking have the same height as the original rear elevation at both end, the decking would have been Permitted Development and therefore planning permission would not be required. However, as one side of the deck is 0.4m above the height of the original rear elevation (0.1m above what could be considered permitted development), it is not considered permitted development and therefore has been included in the current planning application.
- 6.6 An objection to the extension and new decking was raised on the grounds of loss of privacy, sense of enclosure and loss of light. One of the main concerns is that no.183's rear garden would be overlooked from the new decking and the raised patio will be overshadowed by the extension. In terms of overbearing impact/ loss of light, following a site visit to no.183, it was observed that the extension projects only 1.6m beyond no.183's rear conservatory and 1.4m above the common fence. Although the extension as built is slightly higher where it adjoins the house (by 0.2m) than the approved, it is considered that because the height of the rear elevation was retained, the impact of the extension on no.183 has been considered acceptable. In regard to the potential overlooking, it was considered that given the existing boundary treatment, there would be no direct views to the rear of no.183 from the decking, and only a partial view of the rear garden. In any case, it is considered that the impact of the new decking would be no greater than that experienced from the previous raised patio. As stated in Section 6.4, there is a degree of mutual overlooking between the application site and the adjacent neighbours due to the boundary treatment and raised patios/deckings. No.183 has a raised patio which has the potential to also overlook the application site's rear garden, in fact no.183's raised patio is slightly at lower level (0.7m) than no.181's decking area (0.8m). Damage to property is not a material planning consideration.
- 6.7 Overall it is considered that the alterations made to the approved single storey rear and side extension, the new deck area and proposed porch will not result

in an unacceptable loss of amenity for the residents of any neighbouring properties.

7. Conclusion

7.1 It is considered that, having regard to the relevant policies of the Development Plan, Nuthall Neighbourhood Plan, National Planning Guidance and to all other material considerations, the development is acceptable and there are no circumstances which otherwise would justify the refusal of permission.

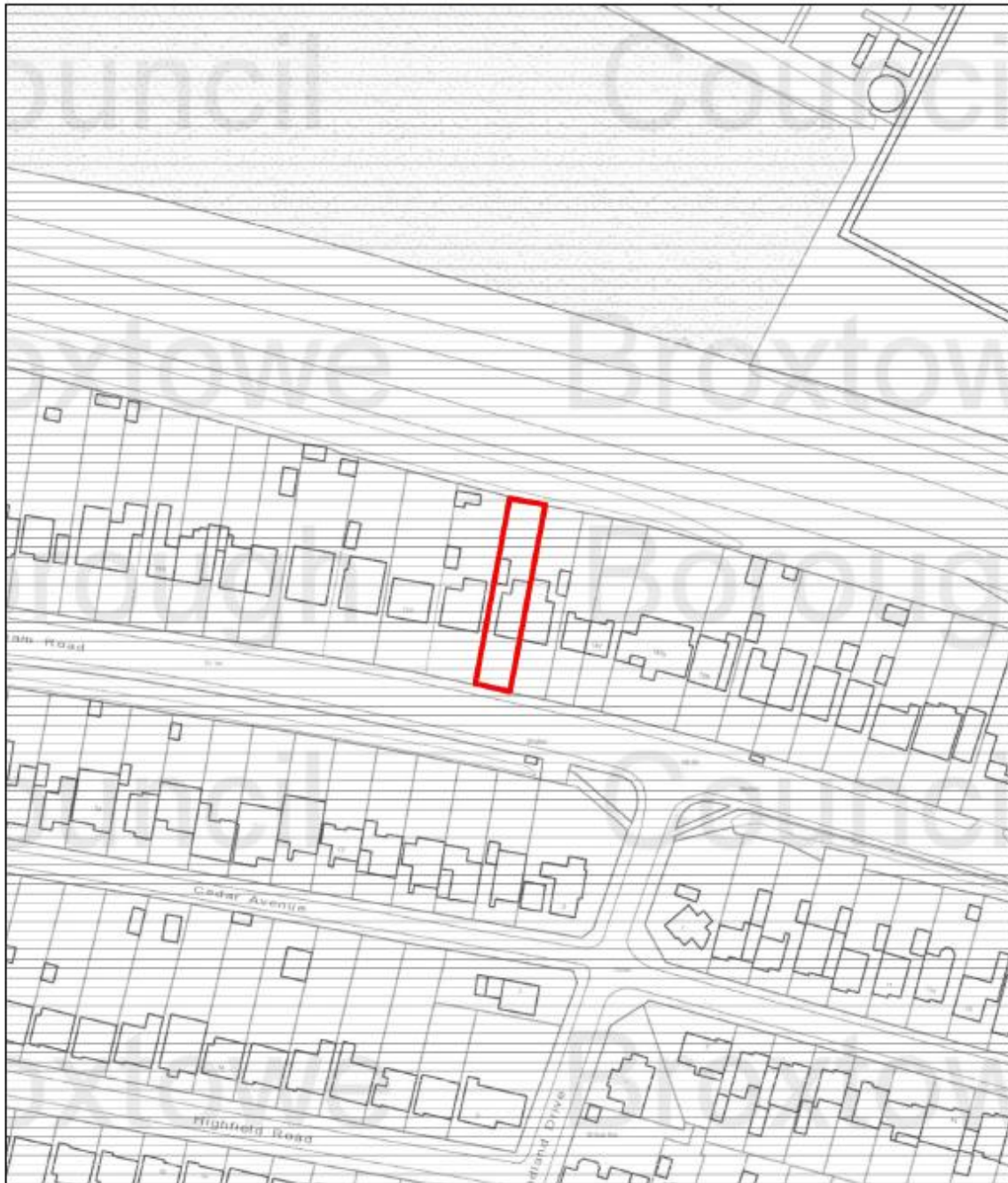
| <u>Recommendation</u> | |
|---|--|
| The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions. | |
| 1. | <p>The development hereby permitted shall be carried out in accordance with the amended plans and commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p> |
| 2. | <p>The development hereby permitted shall be carried out in accordance with the Site Location Plan (drawing no. SLP HKP 02) and Proposed Block Plan Revision B (drawing no. SLP HKP 03) received by the Local Planning Authority on 24 June 2024 and Proposed Floor Plans and Elevations Revision C (drawing no. SPL HKP 05) received by the Local Planning Authority on 19 July 2024.</p> <p><i>Reason: For the avoidance of doubt.</i></p> |
| 3. | <p>The extensions shall be faced using off-white render finish, in accordance with the approved plans.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of Broxtowe Aligned Core Strategy (2014) and Policy 17 of Part 2 Local Plan (2019).</i></p> |
| 4. | <p>Fencing to a height of 1.8m along the length of the decking area shall be installed within one month of the date of the decision and thereafter retained for the lifetime of the development.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 10 of the</i></p> |

| | |
|--|--|
| <u>Recommendation</u> | |
| The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions. | |
| | <i>Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i> |
| | 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. | <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:</p> <p>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</p> |



| | |
|---|---|
| <p><u>Recommendation</u></p> <p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p> | |
| | <p>Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p> |

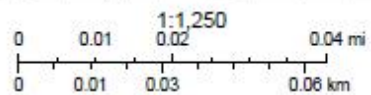
Map

23/00627/FUL -181 Nottingham Road, Nuthall NG16 1AE



10/6/2023, 12:52:05 PM

-  Coal Standing Advice
-  Site



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Photos

As existing



Front elevation



Rear elevation



Rear relationship with 179 Nottingham Road



Front relationship with 179 Nottingham Road



Relationship with 183 Nottingham Road



Rear boundary treatment with no.183

Extension and deck area as built



Rear elevation



Side elevation



Relationship with no.179 Nottingham Road after built

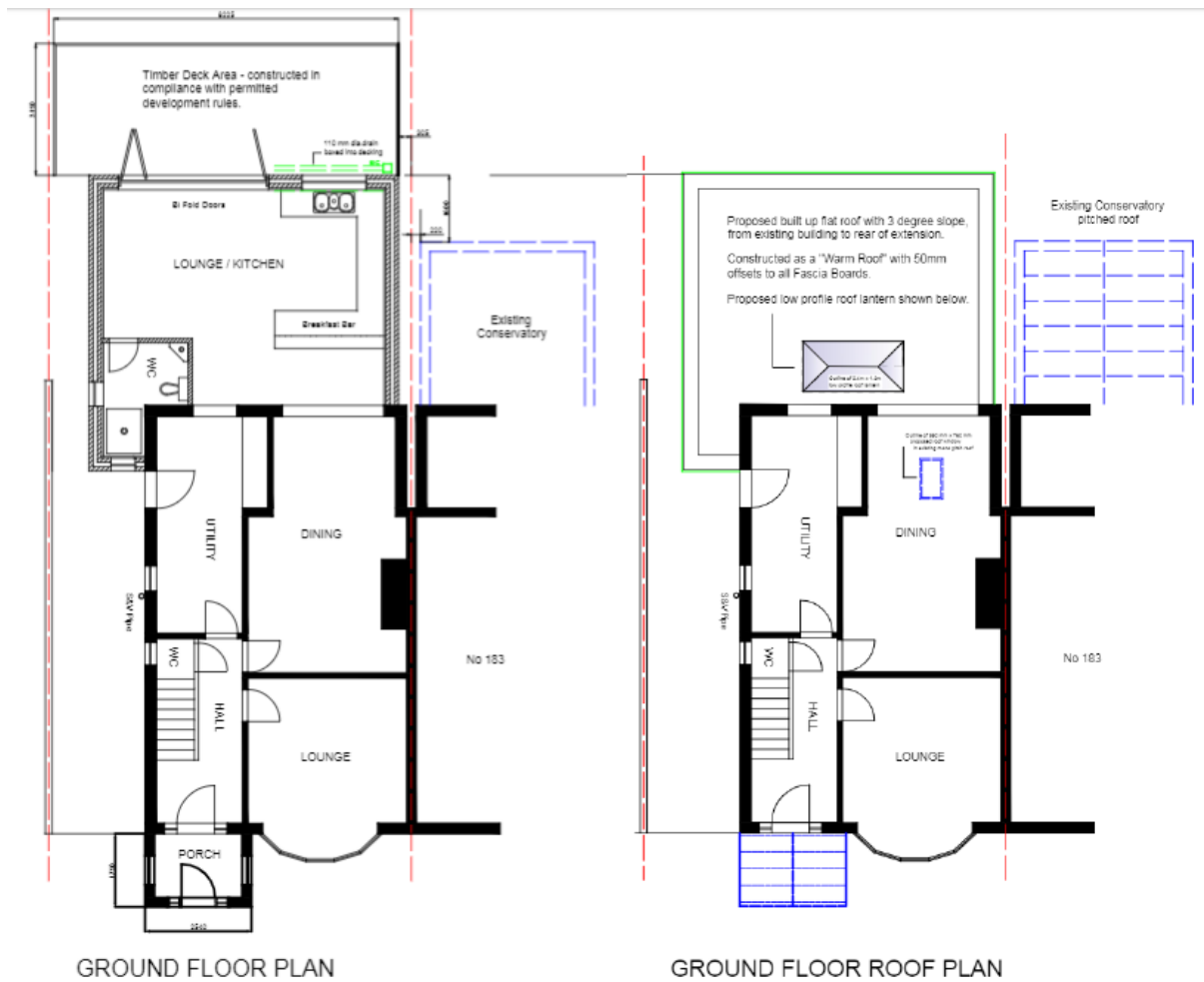


Relationship with no.183 after built

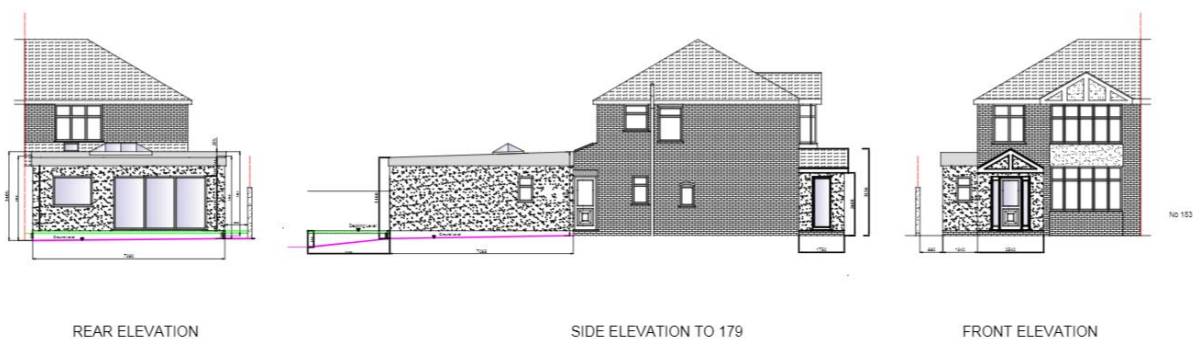
Extension viewed from no.183



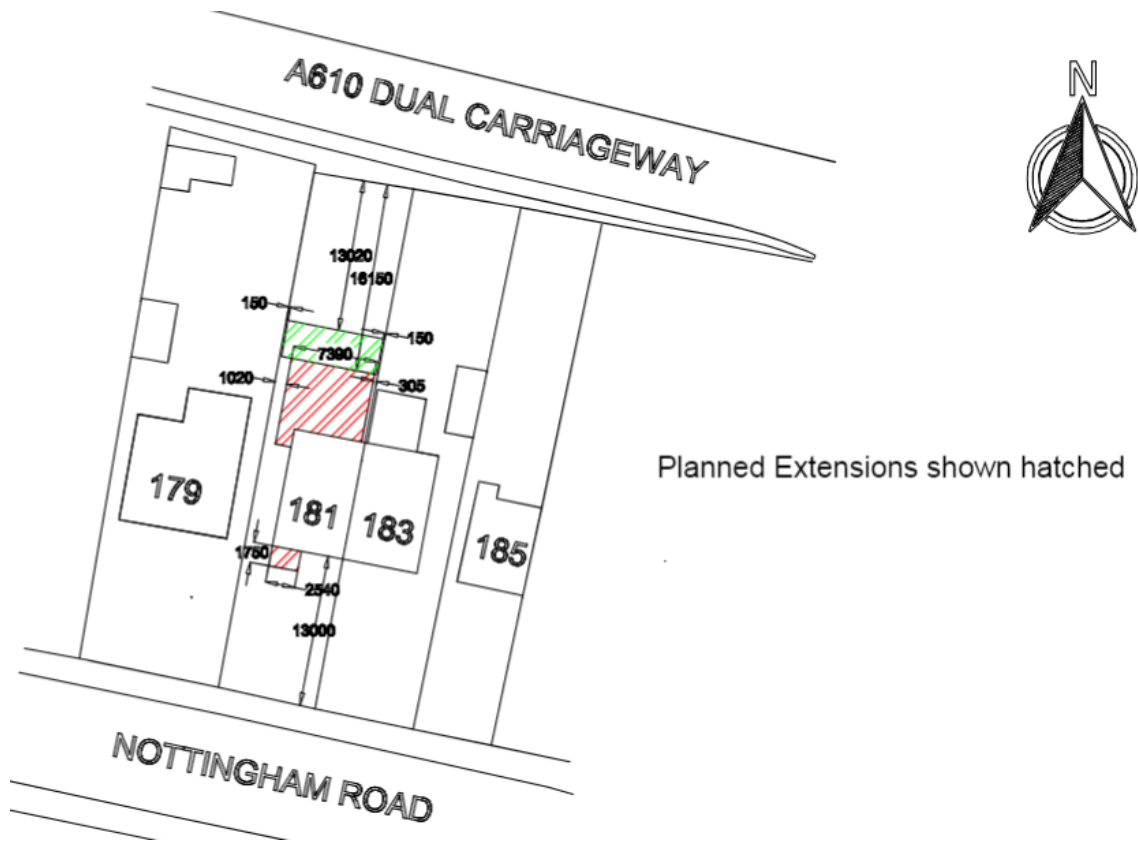
Plans



Proposed Floor Plans and Roof Plan



Proposed Elevations



Proposed Block Plan

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Report of the Chief Executive

| | |
|----------------------------|---|
| APPLICATION NUMBER: | 24/00474/REG3 |
| LOCATION: | Landscaped Area Adjacent to Arc Cinema |
| PROPOSAL: | Installation of sculpture to landscaped area adjacent to Arc Cinema following relocation from The Square |

The application is brought to the Committee as it is a Council project.

1. Purpose of the Report

1.1 The application seeks planning permission for the installation of a sculpture to landscaped area adjacent to Arc Cinema, following relocation from Beeston Square.

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 existing sculpture, previously a water feature, is at present located within Beeston Square, on top of a base.

3.2 The proposal would see the sculpture moved from this location to outside of the Arc Cinema, just north of the Beeston Square tram stop and west of the car park.

3.3 The main benefit of the proposal is that it would free up space within Beeston Square for further events and market stalls.

3.4 The committee is asked to resolve that planning permission be approved.

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:

7.1 Nil.

Appendix

1. Details of the application

- 1.1 The application seeks to move the existing sculpture from Beeston Square, to inside a planter outside of the Arc Cinema.
- 1.2 The sculpture as existing stands within Beeston Square, on top a base made from stone. The sculpture will be moved from this base to within a planter outside the cinema complex. The existing base in the square will be demolished to allow for further room in the square for events. The sculpture has a width of 65cm to the top, 98cm at the bottom and a height of 2.79m.

2. Site and surroundings

- 2.1 The application site is a planter, located directly south of the Arc Cinema and north of the Beeston Centre Tram stop. To the south-east of the site is an existing car park.

3. Relevant Planning History

- 3.1 No relevant planning history post 1974.

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

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

- Policy 6: Role of Town and Local Centres
- 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 10: Town Centre and District Centre Uses
- Policy 11: The Square Beeston
- Policy 17: Place-making, Design and Amenity

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

- Policy 4: Decision Making
- Policy 7: Ensuring the vitality of town centres

5. Consultations

- 5.1 No specific neighbours were consulted on the application and a site notice was put up and any comments received will be submitted as late items.

5.2 There were no internal/external consultees contacted with regard to this application.

5.3 Councillors & Parish/Town Councils:

- Councillor G Marshall – no comment received
- Councillor E Winfield – no comment received

6. Assessment

6.1 Principle

6.1.1 The main issue for consideration is whether or not the principle of the relocation of the sculpture from the square to a prominent position outside of the cinema complex, would have an acceptable impact on the visual amenity within a public space.

6.2 Design

6.2.1 Policy 10 (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development.

6.2.2 The sculpture is 2.79m tall, with a width at the base of 98cm and 65cm at the top. It will sit within an existing planter and the existing base within the square will be removed.

6.2.3. The sculpture is made of grey stone and was previously used as a water feature. It will not be used as a water feature in the proposed location unless deemed feasible further in the future.

6.2.4 It is considered that the design is acceptable and the scale of the sculpture will mean that it does appear over-prominent from the street scene.

6.3 Amenity

6.3.1 Policy 10 (f) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

6.3.2 Since the surrounding buildings closest to the proposed location are businesses, no neighbours were consulted. A site notice was put up and any comments will be reported as late items.

6.3.3 It is considered that the relocation of the sculpture will cause minimal amenity impact due to the modest size of the statue and its location within the public realm.

6.4 Highway Safety

6.4.1 It is considered that the proposed relocation of the sculpture will have no impact on highway safety or parking arrangements.

7. Planning Balance

7.1 Whilst acknowledging that the sculpture will be removed from its original location within a prominent town centre space, its new location will mean it can still be appreciated within the public realm whilst freeing up valuable space within Beeston Square for markets and other activities.

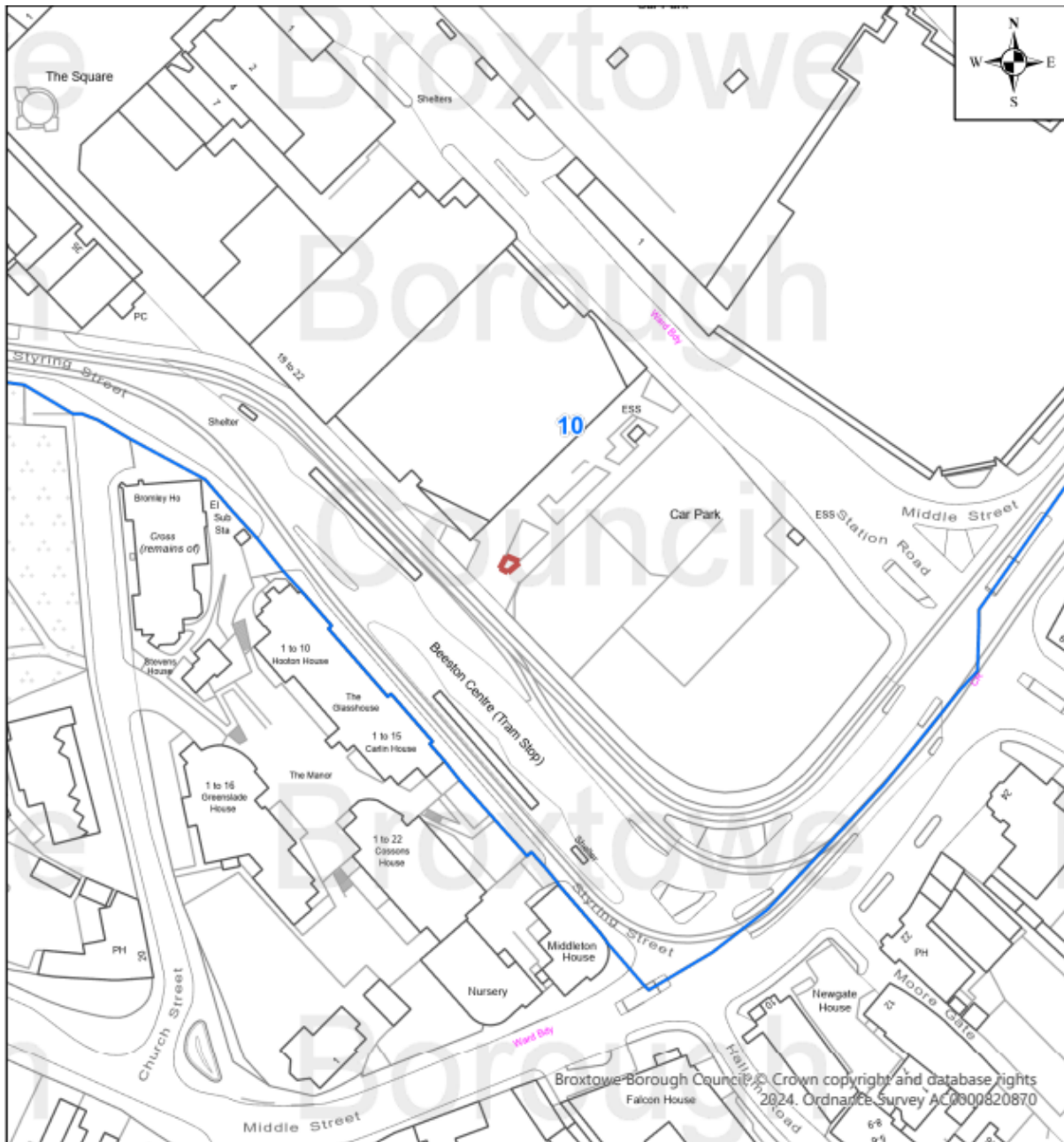
8. Conclusion

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

| | |
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| <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> <p>(i) the following conditions:</p> | |
| 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>The development hereby permitted shall be carried out in accordance with the Proposed Site Block Plan (1:500) received by the Local Planning Authority on 8 August 2024 and in accordance with the Site Location Plan (1:1250) received by the Local Planning Authority on 13 August 2024.</p> <p>Reason</p> <p><i>For the avoidance of doubt.</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. |

Map



Photographs



Photograph to show mock-up image of sculpture in new location.



Photo of sculpture as existing from the south.



Photograph of sculpture in existing location from the west.

Photographs



Photograph of sculpture within existing Beeston Square location.



Photo of walk up to the new site.



Photograph of proposed location for the sculpture, within existing planter – to the front of Arc Cinema.



Photograph of proposed location.

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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
13 May 2024 TO 9 August 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 & Mrs Moore | 23/00890/FUL |
| Site Address | : | 9 Hallams Lane Chilwell Nottinghamshire NG9 5FH | |
| Proposal | : | Construct bungalow, replacement garage, alterations to driveway, new brick piers and new garage (revised scheme) | |
| Decision | : | Conditional Permission | |
| Applicant | : | IONITY GmbH | 24/00034/FUL |
| Site Address | : | The Village Hotel And Leisure Club Brailsford Way Chilwell Meadows Business Park Attenborough Nottinghamshire NG9 6DL | |
| Proposal | : | Proposal of 12 Electric Vehicle charging bays and associated works | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Christopher Parkin Brain Chill Limited | 24/00182/VOC |
| Site Address | : | 139 Attenborough Lane Attenborough Nottinghamshire NG9 6AA | |
| Proposal | : | Removal of Condition 4 of planning reference 20/00824/FUL - no amplified music or speech shall be permitted inside or outside the premises at any time. | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr and Mrs P Birkett | 24/00207/FUL |
| Site Address | : | 10 Milton Crescent Attenborough Nottinghamshire NG9 6BE | |
| Proposal | : | Construct single storey rear extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr and Mrs Carpenter | 24/00218/FUL |
| Site Address | : | 11 Audon Avenue Chilwell Nottinghamshire NG9 4AW | |
| Proposal | : | Construct single storey front, rear and side extensions | |
| Decision | : | Conditional Permission | |
| Applicant | : | MR Ian Stacey | 24/00223/FUL |
| Site Address | : | The Bungalow Barton Lane Attenborough Nottinghamshire NG9 6DY | |
| Proposal | : | Construct extensions and alterations to existing dwelling | |
| Decision | : | Refusal | |
| Applicant | : | Mr Gareth Rawson | 24/00247/FUL |
| Site Address | : | 22 Clarence Road Attenborough Nottinghamshire NG9 5HY | |
| Proposal | : | Single storey rear extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Ms Jo Gosling The Lanes Primary School | 24/00240/CAT |
| Site Address | : | The Lanes Primary School Meadow Lane Chilwell Nottinghamshire NG9 5AA | |
| Proposal | : | Silver Birch - Remove dead wood Pear - 2.5m crown lift | |
| Decision | : | No Objection | |
| Applicant | : | Mr. Jas Singh | 24/00298/FUL |
| Site Address | : | 121 High Road Chilwell Nottinghamshire NG9 4AT | |
| Proposal | : | Construct two storey side and rear extension, single storey front and rear extensions. Form new vehicular access from High Road. Installation of 1.8m high brick wall with piers and railings with 1.8m wrought iron gates fronting Audon Avenue. | |
| Decision | : | Conditional Permission | |

| | | | |
|--------------|---|---|---------------|
| Applicant | : | Mr Simon Robinson | 24/00307/CAT |
| Site Address | : | The Orchards 1 Church Lane Attenborough Nottinghamshire NG9 6AS | |
| Proposal | : | Works to 7 trees including crown clean | |
| Decision | : | Conditional Permission | |
| Applicant | : | Davinder Lachhar | 24/00329/FUL |
| Site Address | : | 14 Highgrove Avenue Chilwell Nottinghamshire NG9 4DN | |
| Proposal | : | Construct first floor side, single storey side and single storey rear extensions | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mrs Sarah Cullen | 24/00331/CAT |
| Site Address | : | Red Ridges 7 Church Lane Attenborough Nottinghamshire NG9 6AS | |
| Proposal | : | Rowen - Fell, Hawthorn - Fell, Fir Tree - Reduce and reshape | |
| Decision | : | Conditional Permission | |
| Applicant | : | Dr Jon Heal | 24/00336/CAT |
| Site Address | : | 9 The Strand Attenborough Nottinghamshire NG9 6AU | |
| Proposal | : | Prune Goats Willow, Silver Birch, and Leylandii to front of property | |
| Decision | : | No Objection | |
| Applicant | : | Mr Benjamin Steele | 24/00344/NMA |
| Site Address | : | 58 Mottram Road Chilwell Nottinghamshire NG9 4FW | |
| Proposal | : | Non material amendment to 23/00604/FUL to change the material from the approved brickwork to render (smooth, off-white) and change rear window in the extension to a set of doors | |
| Decision | : | Withdrawn | |
| Applicant | : | Mr Robert Allen | 24/00372/CAT |
| Site Address | : | 260 High Road Chilwell Nottinghamshire NG9 5DN | |
| Proposal | : | Holmes Oak - Fell and Ground to stump | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr John Bradbury | 24/00396/TPOW |
| Site Address | : | 90 Cator Lane Chilwell Nottinghamshire NG9 4BB | |
| Proposal | : | T1 - Scots Pine - Fell to ground level. | |
| Decision | : | Refusal | |
| Applicant | : | Dr Peyman Agahi | 24/00398/PNH |
| Site Address | : | 421 High Road Chilwell Nottinghamshire NG9 5EA | |
| Proposal | : | Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 1.70 metres, with a maximum height of 3.40 metres, and an eaves height of 2.80 metres | |
| Decision | : | Withdrawn | |
| Applicant | : | Mr steve brown | 24/00420/FUL |
| Site Address | : | 128 Cator Lane Chilwell Nottinghamshire NG9 4BB | |
| Proposal | : | Construct single storey rear and side extensions. Removal of existing conservatory. Infill porch area to front | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Gareth Maber | 24/00446/CAT |
| Site Address | : | The Willows 51 The Strand Attenborough Nottinghamshire NG9 6AU | |
| Proposal | : | T1 beech - fell | |
| Decision | : | No Objection | |

AWSWORTH, COSSALL & TROWELL WARD

| | | | |
|--------------|---|--|--------------|
| Applicant | : | Mr A Moseley | 24/00131/FUL |
| Site Address | : | 81 Ilkeston Road Trowell Nottinghamshire NG9 3PY | |
| Proposal | : | Construct two storey side extension and first floor rear extension. | |
| Decision | : | Conditional Permission | |

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|-----------------------------|---|--|---------------|
| Applicant | : | Mr Neil Ehrhart | 24/00169/CLUP |
| Site Address | : | 7 Salcey Drive Trowell Nottinghamshire NG9 3RN | |
| Proposal | : | Certificate of lawfulness for proposed single storey extension | |
| Decision | : | Approval - CLU | |
| Applicant | : | Mr & Mrs Hawkins | 24/00179/FUL |
| Site Address | : | 3 Cossall Road Trowell Nottinghamshire NG9 3PG | |
| Proposal | : | Timber cladding to external elevations (revised scheme) | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mrs Lindsey Henshaw Jolly's Barn | 24/00208/FUL |
| Site Address | : | Jollys Barn Land Off Church Lane Cossall Nottinghamshire | |
| Proposal | : | Retain stable blocks | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mrs Katy Falls Avant Homes | 24/00255/VOC |
| Site Address | : | Land West Of Awsworth (inside The A6096), Including Land At Whitehouse Farm Shilo Way Awsworth Nottinghamshire | |
| Proposal | : | Variation of condition 2 (drawings) of planning permission reference 22/00346/REM - new and substitute house types (Plots 45-51, 112-116, 143-146 and 154-156). | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr K Chaplin | 24/00271/VOC |
| Site Address | : | Field House Farm Cossall Road Trowell Nottinghamshire NG9 3PG | |
| Proposal | : | Variation of condition 2 of reference 22/00407/FUL to amend plot 1 (The Farmhouse) and Plot 4 (barn conversion) | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Inderjeet Singh | 24/00285/FUL |
| Site Address | : | 8 Smithfield Avenue Trowell Nottinghamshire NG9 3PD | |
| Proposal | : | Construct single storey side and rear extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr James Keirnan | 24/00323/FUL |
| Site Address | : | Chestnut Croft 40 Church Lane Cossall Nottinghamshire NG16 2RW | |
| Proposal | : | Retain Battery and Gateway, and installation of Air to Air Heat Pump | |
| Decision | : | Conditional Permission | |
| Applicant | : | Parker | 24/00386/TPOW |
| Site Address | : | 35 Roehampton Drive Trowell Nottinghamshire NG9 3QY | |
| Proposal | : | T1 - Ash - Remove - Tree damaging fenceline, fungus seen in crown | |
| Decision | : | Conditional Permission | |
| BEESTON CENTRAL WARD | | | |
| Applicant | : | Mr J Turton Broadgate House Limited | 23/00406/VOC |
| Site Address | : | Broadgate House Broadgate Beeston Nottinghamshire NG9 2HF | |
| Proposal | : | Variation of Condition 2 and 4 of reference 21/00758/FUL: Condition 2 amendments to external elevations and Condition 4 fenestration specification details. | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Daniel Wood Daventure Holdings Limited | 24/00194/FUL |
| Site Address | : | 235 Queens Road Beeston Nottinghamshire NG9 2BP | |
| Proposal | : | Change of use of a dwellinghouse (C3) to house in multiple occupation (C4), including provision of cycle parking. | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Matt Leighton Network Rail | 24/00242/PNO |
| Site Address | : | Locomotive Way Beeston Nottinghamshire | |
| Proposal | : | Prior Approval for means of access to car parking spaces at Locomotive Way, Beeston under Part 18a, Schedule 2 of the Town & Country Planning (General Permitted Development) Order | |
| Decision | : | Prior Approval Not Required | |

Applicant : Mrs Emily Allen 24/00390/PNH
Site Address : 4 Dovecote Lane Beeston Nottinghamshire NG9 1HR
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.9 metres, with a maximum height of 2.4metres, and an eaves height of 2.4 metres including existing rear extension depth beyond the rear wall of the original dwelling totals 7m.**
Decision : **Prior Approval Not Required**

Applicant : Mr Scott Morton MECCA BINGO 24/00393/ADV
Site Address : Mecca Bingo 183 Queens Road Beeston Nottinghamshire NG9 2FE
Proposal : **Installation of replacement signs to include 2x flexi face fascia signs, 2x flexi face roundels, 1x set of aluminium panels, 2x single sided post mounted directional signs, 1x reverse applied digitally printed window vinyl, 5x poster cases, 1x wall mounted banner sign, 1x double sided post mounted car park sign, 1x single sided post mounted car park sign, 1x set of cabochon bulbs to entrance canopy and 89.5 mts of led strip lighting to roof edge**
Decision : **Conditional Permission**

Applicant : Woolfson 24/00402/TPOW
Site Address : 14 Linden Court Linden Grove Beeston Nottinghamshire NG9 2AG
Proposal : **T1 & T2 2 x Lime - Crown lift to 5m and remove epicormic growth**
Decision : **Conditional Permission**

BEESTON NORTH WARD

Applicant : Mrs K Bibi 24/00119/FUL
Site Address : 109 Peveril Road Beeston Nottinghamshire NG9 2HU
Proposal : **Retain attached pergola to rear elevation**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Nightingale 24/00291/FUL
Site Address : 31 Muriel Road Beeston Nottinghamshire NG9 2HH
Proposal : **Construct side extension to facilitate loft conversion including pitch to gable roof and dormer to rear**
Decision : **Refusal**

Applicant : Mr Tariq Adoum 24/00294/FUL
Site Address : 4 Windrush Close Beeston Nottinghamshire NG9 3LN
Proposal : **Construction of single storey rear extension following demolition of conservatory.**
Decision : **Conditional Permission**

Applicant : Mrs Khalida Bhatti 24/00416/PNH
Site Address : 69 Dennis Avenue Beeston Nottinghamshire NG9 2PQ
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.5 metres, with a maximum height of 3.00 metres, and an eaves height of 3.00 metres**
Decision : **Prior Approval Granted**

BEESTON RYLANDS WARD

Applicant : Miss Claire Louise Oliver 23/00710/FUL
Site Address : 28 Ashfield Avenue Beeston Nottinghamshire NG9 1PY
Proposal : **Retain rear dormer with cladding**
Decision : **Withdrawn**

Applicant : Mr and Mrs Daniel and Rosanna Johnson 24/00198/FUL
Site Address : 99 Beech Avenue Beeston Nottinghamshire NG9 1QD
Proposal : **Construct first floor extension**
Decision : **Conditional Permission**

Applicant : Ian Lafferty Upperton Pharma Solutions 24/00274/FUL
Site Address : Unit 7 Beeston Business Park Technology Drive Beeston Nottinghamshire NG9 1LA
Proposal : **External alterations to unit 7 including 2 flues and erection of external enclosure for plant equipment**
Decision : **Conditional Permission**

Applicant : Mr PING LEUNG LAI 24/00314/FUL
Site Address : 38 Marconi Drive Beeston Nottinghamshire NG9 1NX
Proposal : **Retain garden cabin**
Decision : **Conditional Permission**

Applicant : Mr Jayen Pancholi 24/00366/FUL
Site Address : 31 Longlands Road Beeston Nottinghamshire NG9 1LR
Proposal : **Construct single storey front extension**
Decision : **Conditional Permission**

Applicant : Ms Isabella Boucher Advanced Water Infrastructure Networks 24/00436/STAT
Site Address : Boots Campus Beeston Nottinghamshire
Proposal : **Section 8 (2) Notice - Application for an inset appointment as water and sewerage undertaker**
Decision : **No Objection**

BEESTON WEST WARD

Applicant : Mr C Burton Grolar Ltd 24/00195/FUL
Site Address : 21 Clinton Street Beeston Nottinghamshire NG9 1AZ
Proposal : **Construction of single storey and two storey rear extensions to facilitate change of use to 8 bed House in Multiple Occupation (Sui Generis)**
Decision : **Refusal**

Applicant : Mr R Heath Landermeads Investments Limited 24/00200/VOC
Site Address : Surgery 19 Chilwell Road Beeston Nottinghamshire NG9 1EH
Proposal : **Variation of condition 2, 4 and 5 of planning reference 20/00892/FUL (revised scheme)**
Decision : **Conditional Permission**

Applicant : Baker Boys Holdings Ltd T Baker Baker Boys Holding Ltd 24/00211/FUL
Site Address : 19 High Road Beeston Nottinghamshire NG9 2JX
Proposal : **Replace single door with sliding doors and replace 2 windows to full length glazed windows to rear extension facing Wollaton Road**
Decision : **Conditional Permission**

Applicant : Ms Cristine Glazebrook 24/00237/PNH
Site Address : 89 Imperial Road Beeston Nottinghamshire NG9 1FE
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.6 metres, with a maximum height of 3.6 metres, and an eaves height of 3 metres.**
Decision : **Prior Approval Refused**

Applicant : Mr Ian Jowett 24/00238/CAT
Site Address : 14 Devonshire Avenue Beeston Nottinghamshire NG9 1BS
Proposal : **Beech tree - 30% crown reduction**
Decision : **Conditional Permission**

Applicant : Mrs Janet Patrick 24/00239/TPOW
Site Address : 16 Devonshire Avenue Beeston Nottinghamshire NG9 1BS
Proposal : **Works to 1 x Lime and Beech**
Decision : **Conditional Permission**

| | | | |
|--------------|---|---|---------------|
| Applicant | : | Mrs Janet Patrick | 24/00259/CAT |
| Site Address | : | 16 Devonshire Avenue Beeston Nottinghamshire NG9 1BS | |
| Proposal | : | Works to - 1 x Lime, 1 Rowan and 1 Leylandii | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mrs Jo Meadows | 24/00301/TPOW |
| Site Address | : | 56 Park Road Chilwell Nottinghamshire NG9 4DD | |
| Proposal | : | T1 Cedar - Fell | |
| Decision | : | Withdrawn | |
| Applicant | : | Mr Dave Lovesy | 24/00308/FUL |
| Site Address | : | 51 Grove Avenue Chilwell Nottinghamshire NG9 4DZ | |
| Proposal | : | Increase in height and width of roof to enable installation of insulation | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Adrian Juffs | 24/00312/FUL |
| Site Address | : | 12 Elm Avenue Beeston Nottinghamshire NG9 1BU | |
| Proposal | : | Construct single storey front and rear extensions, loft conversion including rear dormer and two storey side extension, install solar panels to rear. Dropped kerb and hardstanding (revised scheme) | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr A Purkis | 24/00281/FUL |
| Site Address | : | 59 Bramcote Drive Beeston Nottinghamshire NG9 1AR | |
| Proposal | : | Construct single storey side and rear extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr R Cairns | 24/00283/FUL |
| Site Address | : | 23 Grove Avenue Chilwell Nottinghamshire NG9 4ED | |
| Proposal | : | Roof alterations to facilitate loft conversion | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr C Burton | 24/00311/PNH |
| Site Address | : | 21 Clinton Street Beeston Nottinghamshire NG9 1AZ | |
| Proposal | : | Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 8 metres, with a maximum height of 3 metres, and an eaves height of 3 metres | |
| Decision | : | Refusal | |
| Applicant | : | Harry Howton Jardines (UK) Ltd | 24/00335/FUL |
| Site Address | : | Jardines Pharmacy 9 Stoney Street Beeston Nottinghamshire NG9 2LA | |
| Proposal | : | Changes to shop front including installation of a medication dispensing unit | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Henry Kennington | 24/00347/CAT |
| Site Address | : | 42 Grove Avenue Chilwell Nottinghamshire NG9 4DZ | |
| Proposal | : | T1 - Eucalyptus - Fell to ground level | |
| Decision | : | Conditional Permission | |
| Applicant | : | Dr Alice Doherty | 24/00360/FUL |
| Site Address | : | 38 Harcourt Street Beeston Nottinghamshire NG9 1EY | |
| Proposal | : | Construct two-storey front extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr John Paterson | 24/00376/FUL |
| Site Address | : | 13 Devonshire Avenue Beeston Nottinghamshire NG9 1BS | |
| Proposal | : | Replacement roof, removal of central chimney, remove pebble dash and replace with eco render, and replacement windows and front door | |
| Decision | : | Conditional Permission | |

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| Applicant | : | Ms Lyn Case | 24/00394/CAT |
| Site Address | : | 2 Newcastle Avenue Beeston Nottinghamshire NG9 1BT | |
| Proposal | : | Works to three silver birches - branches over the adjoining drive are reduced back and lower branches removed, with regards to a reduction of the canopy, then reduce to below the level of the afflicted cables. | |
| Decision | : | Conditional Permission | |
| Applicant | : | Ms A Smallwood | 24/00413/FUL |
| Site Address | : | 6 Winchester Avenue Beeston Nottinghamshire NG9 1AU | |
| Proposal | : | Construct Rear Extension to Bungalow | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Peter Tomlinson | 24/00428/CAT |
| Site Address | : | 3 West End Beeston Nottinghamshire NG9 1GL | |
| Proposal | : | T1 - Red oak - Fell to ground level T2 - Copper beech - 30% crown reduction T3 - Horse chestnut - 30% crown reduction | |
| Decision | : | Conditional Permission | |
| BRAMCOTE WARD | | | |
| Applicant | : | Mr Usama Azam | 23/00836/FUL |
| Site Address | : | 50 Derby Road Bramcote Nottinghamshire NG9 3FY | |
| Proposal | : | Change of use from residential to care home | |
| Decision | : | Refusal | |
| Applicant | : | Zebralets (Mansfield) Ltd | 24/00055/FUL |
| Site Address | : | 50 Derby Road Bramcote Nottinghamshire NG9 3FY | |
| Proposal | : | Retrospective change of use application from dwelling house (C3) to Large HMO (sui generis) | |
| Decision | : | Refusal | |
| Applicant | : | Mr Wayne Hurst | 24/00167/FUL |
| Site Address | : | 275 Derby Road Bramcote Nottinghamshire NG9 3JA | |
| Proposal | : | Proposed dropped kerb and widening of entrance | |
| Decision | : | Conditional Permission | |
| Applicant | : | Landermeads | 24/00202/FUL |
| Site Address | : | Wollaton Village Day Nursery Chapel Street Bramcote Nottinghamshire NG9 3HB | |
| Proposal | : | Construct single storey side and rear extensions to facilitate change of use from Day Nursery (Class E) to care home (Class C2). | |
| Decision | : | Conditional Permission | |
| Applicant | : | Miss Sarah Morgan | 24/00209/FUL |
| Site Address | : | 90 Ullswater Crescent Bramcote Nottinghamshire NG9 3BE | |
| Proposal | : | Construct detached garage to front | |
| Decision | : | Refusal | |
| Applicant | : | Mrs K Vigars | 24/00220/FUL |
| Site Address | : | 5 Linford Court Bramcote Nottinghamshire NG9 3ND | |
| Proposal | : | Construct single storey rear extension following demolition of conservatory. Amend roof of existing rear extension. Insert window to west elevation | |
| Decision | : | Conditional Permission | |
| Applicant | : | Ms Katharine Ellinsfield Architecture North Ltd | 24/00224/FUL |
| Site Address | : | 33 Chapel Street Bramcote Nottinghamshire NG9 3HB | |
| Proposal | : | Construct two storey rear extension, front porch extension, alteration to front boundary wall, replacement white timber windows | |
| Decision | : | Conditional Permission | |

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| Applicant | : | Mrs Kathryn Evans | 24/00226/TPOW |
| Site Address | : | 4 Hall Gardens Bramcote Nottinghamshire NG9 3LR | |
| Proposal | : | Fell x 2 lime trees | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Luke Raftery | 24/00246/FUL |
| Site Address | : | 15 Coniston Road Beeston Nottinghamshire NG9 3AD | |
| Proposal | : | Construct single storey front and rear extensions (revised scheme) | |
| Decision | : | Conditional Permission | |
| Applicant | : | Ms Lydia Johal | 24/00250/FUL |
| Site Address | : | 1 Ullswater Crescent Bramcote Nottinghamshire NG9 3BE | |
| Proposal | : | Construct single storey rear extension. Application of external render to existing ground floor walls and external cladding to existing first floor walls | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Ryan Leggat | 24/00269/FUL |
| Site Address | : | 9 Sloan Drive Bramcote Nottinghamshire NG9 3GL | |
| Proposal | : | Construct single storey rear and side extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr David Comber Greene King | 24/00292/FUL |
| Site Address | : | White Lion 47 - 49 Town Street Bramcote Nottinghamshire NG9 3HH | |
| Proposal | : | Internal alterations to public house and insertion of new door and window to existing garage frontage | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr David Comber Greene King | 24/00293/LBC |
| Site Address | : | White Lion 47 - 49 Town Street Bramcote Nottinghamshire NG9 3HH | |
| Proposal | : | Internal alterations to public house and insertion of new door and window to existing garage frontage | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr & Mrs Green | 24/00305/FUL |
| Site Address | : | 107 Arundel Drive Bramcote Nottinghamshire NG9 3FQ | |
| Proposal | : | Construct single storey rear extension, hip to gable loft conversion with rear dormer window & extensions to frontage | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mrs Hyde | 24/00306/FUL |
| Site Address | : | 77 Arundel Drive Bramcote Nottinghamshire NG9 3FN | |
| Proposal | : | Construct front porch | |
| Decision | : | Conditional Permission | |
| Applicant | : | Dr Michael Mannion | 24/00327/CAT |
| Site Address | : | Harley House Town Street Bramcote Nottinghamshire NG9 3DP | |
| Proposal | : | Lime - Fell | |
| Decision | : | No Objection | |
| Applicant | : | Mr Tariq Mahmood | 24/00332/PNH |
| Site Address | : | 3 Warrender Close Bramcote Nottinghamshire NG9 3EB | |
| Proposal | : | Construct Single Storey Rear extension, Extending beyond the rear wall of the original dwelling by 6 metres with a maximum height of 3 metres and a eaves height of 2.8 metres | |
| Decision | : | Prior Approval Not Required | |
| Applicant | : | Mr Martin Herbert | 24/00317/NMA |
| Site Address | : | 29 Sandringham Drive Bramcote Nottinghamshire NG9 3ED | |
| Proposal | : | Non material Amendment to planning reference 23/00373/FUL to change brick type to front elevation | |
| Decision | : | Withdrawn | |

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| Applicant | : | Mr Leigh Hardy | 24/00358/FUL |
| Site Address | : | 33 Hanley Avenue Bramcote Nottinghamshire NG9 3HE | |
| Proposal | : | Construct 2 storey side extension and single storey front and rear extensions | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr M Herbert | 24/00377/FUL |
| Site Address | : | 29 Sandringham Drive Bramcote Nottinghamshire NG9 3ED | |
| Proposal | : | Revised scheme - change of material from brick to hung tiles / cladding on the front elevation. | |
| Decision | : | Conditional Permission | |
| Applicant | : | Parker | 24/00384/CAT |
| Site Address | : | The Manor House Manor Court Peache Way Bramcote Nottinghamshire NG9 3DR | |
| Proposal | : | T1 - Tulip - Reduce away from property up to 1.6m T2 - Pear - Remove deadwood back to live growth T3 - Copper beech x2 - Crown lifting to 2.8m T4 - Cedar - Deadwood, remove overhang from greenhouse by up to 2.2m, remove any low hanging branches T5 - Oak - Reduce 3x lower limbs by up to 2.2m | |
| Decision | : | Conditional Permission | |
| BRINSLEY WARD | | | |
| Applicant | : | Dennis | 24/00295/PNH |
| Site Address | : | 15 Broad Lane Brinsley Nottinghamshire NG16 5BX | |
| Proposal | : | Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5 metres, with a maximum height of 2.80 metres, and an eaves height of 2.40 metres | |
| Decision | : | Prior Approval Not Required | |
| CHILWELL WEST WARD | | | |
| Applicant | : | Mr Kulwarn Dhariwal | 24/00132/FUL |
| Site Address | : | Premier Bramcote Lane Convenience Stores 181 Bramcote Lane Chilwell Nottinghamshire NG9 4EU | |
| Proposal | : | Demolition of existing makeshift stores to the rear & side of the existing building. Construct single storey extension to the existing store. Alterations to form 1 x one bed flat to the ground floor and 1 x 2 bed flat to the first floor | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Manoj Prudent Supported Living Ltd Office | 24/00176/FUL |
| Site Address | : | 39 School Lane Chilwell Nottinghamshire NG9 5EH | |
| Proposal | : | Retain change of use to children's home | |
| Decision | : | Withdrawn | |
| Applicant | : | Mr Steve Hooley | 24/00253/FUL |
| Site Address | : | 11 Orton Avenue Bramcote Nottinghamshire NG9 3DW | |
| Proposal | : | External alterations to front elevation including replacement front bay windows and changes to other windows. | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr David Taylor | 24/00258/FUL |
| Site Address | : | 52 Marton Road Chilwell Nottinghamshire NG9 5JY | |
| Proposal | : | Construct single storey rear extension | |
| Decision | : | Conditional Permission | |

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| Applicant | : | Drs Sands & Gravelle | 24/00273/FUL |
| Site Address | : | 7 Bramcote Lane Chilwell Nottinghamshire NG9 5EL | |
| Proposal | : | Construct single storey front and rear extensions, and first floor side extension. External alterations including changes to window and door openings and external materials. | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Erjon | 24/00287/FUL |
| Site Address | : | 50 Marton Road Chilwell Nottinghamshire NG9 5JY | |
| Proposal | : | Retention of single storey rear extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Paul Cooper | 24/00261/CLUE |
| Site Address | : | Annexe 5 Royal Mews Chilwell Nottinghamshire | |
| Proposal | : | Certificate of Lawfulness for existing use of detached structure in rear garden as residential accommodation | |
| Decision | : | Refusal | |
| Applicant | : | Mrs Tasha Allfree | 24/00340/FUL |
| Site Address | : | 112 Sunnyside Road Chilwell Nottinghamshire NG9 4FR | |
| Proposal | : | Construct two dormer windows to rear and side elevation, and install velux rooflight within side elevation to facilitate loft conversion, with ensuite bathroom and additional bedroom | |
| Decision | : | Conditional Permission | |
| EASTWOOD HALL WARD | | | |
| Applicant | : | Mr Max Cully | 23/00724/FUL |
| Site Address | : | 5 Engine Lane Newthorpe Nottinghamshire NG16 3PX | |
| Proposal | : | Construct detached dwelling with associated access and car parking | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mrs Sarah Hatherley | 24/00210/FUL |
| Site Address | : | 6 Bosworth Drive Newthorpe Nottinghamshire NG16 3RF | |
| Proposal | : | Construct single storey side extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Compass Children's Homes Limited | 24/00216/CLUP |
| Site Address | : | 51B Mill Road Newthorpe Nottinghamshire NG16 3QG | |
| Proposal | : | Certificate of lawfulness for proposed change of use from C3 dwelling to C2 residential institution | |
| Decision | : | Approval - CLU | |
| Applicant | : | Mr Kevin Simpson | 24/00254/FUL |
| Site Address | : | 4 Hackworth Close Newthorpe Nottinghamshire NG16 3NJ | |
| Proposal | : | Construct two storey front extension | |
| Decision | : | Conditional Permission | |
| EASTWOOD HILLTOP WARD | | | |
| Applicant | : | Mr Chris Bestwick | 24/00264/FUL |
| Site Address | : | 44 Dovecote Road Eastwood Nottinghamshire NG16 3EZ | |
| Proposal | : | Construct front porch, first floor side extension, alterations to existing rear extension and extend existing dormer to rear elevation. | |
| Decision | : | Conditional Permission | |

EASTWOOD ST MARY'S WARD

Applicant : Mr Jason Meredith Sensa Consultants 24/00154/FUL
Site Address : 1 Church Street Eastwood Nottinghamshire NG16 3BP
Proposal : **Replace existing sash windows with upvc double glazed windows.
Replace existing timber door with double glazed composite door.**

Decision : **Conditional Permission**

Applicant : Mr Robin Heap Zest Eco 24/00168/CLUP
Site Address : Land Adj To Oliver's Pub & Kitchen 20 Nottingham Road Eastwood Nottinghamshire NG16 3NQ
Proposal : **Certificate of lawfulness for the proposed installation of EV Charging equipment**
Decision : **Refusal**

Applicant : Mrs Julie Maisey 24/00204/FUL
Site Address : 11 Coppice Drive Eastwood Nottinghamshire NG16 3PL
Proposal : **Demolish garage and construct single storey front and side extension**
Decision : **Conditional Permission**

Applicant : Mrs J Walker 24/00244/PMAP32
Site Address : The Old Bakery King Street Eastwood Nottinghamshire NG16 3DA
Proposal : **Prior Notification for conversion of existing commercial property to create 3 separate flats including new doors and windows.**
Decision : **Withdrawn**

Applicant : Mr Robin Heap Zest Eco 24/00277/ADV
Site Address : Land Adj To Oliver's Pub & Kitchen 20 Nottingham Road Eastwood Nottinghamshire NG16 3NQ
Proposal : **2.no. small pole-mounted sign to state "EV Charging" with "Zest" company logo**
Decision : **Conditional Permission**

Applicant : Mr Jonathan Sowell 24/00241/FUL
Site Address : 4 Peacock Drive Eastwood Nottinghamshire NG16 3HW
Proposal : **Retain fencing and increase in rear garden level**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : Stones / Purdy Stones Sankey Developments Ltd 24/00150/VOC
Site Address : Land South Of 50 Pinfold Road Newthorpe Nottinghamshire
Proposal : **Variation of condition 2 of planning permission 22/00767/FUL for changes to plot 17**
Decision : **Conditional Permission**

Applicant : Mr David Dodsley 24/00183/FUL
Site Address : 36 Fairdale Drive Newthorpe Nottinghamshire NG16 2FG
Proposal : **Demolish existing detached garage & construct single storey extension to create ancillary accommodation**
Decision : **Conditional Permission**

Applicant : Mr M Hodgkinson 24/00213/FUL
Site Address : Greasley Castle Farm 120 Church Road Greasley Nottinghamshire NG16 2AB
Proposal : **Replacement of existing roof covering, including restoration of former configuration, incorporating inner valleys. Replacement of rainwater goods and fascias to 2-storey and 3-storey sections.**
Decision : **Conditional Permission**

Applicant : Mr M Hodgkinson 24/00214/LBC
Site Address : Greasley Castle Farm 120 Church Road Greasley Nottinghamshire NG16 2AB
Proposal : **Replacement of existing roof covering, including restoration of former configuration, incorporating inner valleys. Replacement of rainwater goods and fascias to 2-storey and 3-storey sections.**
Decision : **Conditional Permission**

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| Applicant | : | Ms Sandra Green | 24/00233/FUL |
| Site Address | : | 99 Dovecote Road Newthorpe Nottinghamshire NG16 3QL | |
| Proposal | : | Construct single storey rear extension and new roof to porch | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mrs Sarah Turner JSF Agriculture | 24/00272/FUL |
| Site Address | : | Field At Grid Reference 447169 349394 Willey Lane Newthorpe Nottinghamshire | |
| Proposal | : | Siting of temporary agricultural worker's dwelling | |
| Decision | : | Withdrawn | |
| Applicant | : | Miss Natalie Williams | 24/00309/TPOW |
| Site Address | : | 11 Hemingway Close Newthorpe Nottinghamshire NG16 2DJ | |
| Proposal | : | Yew - Fell | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mrs Lisa Rowland Phoenix Park Nursery Ltd | 24/00282/VOC |
| Site Address | : | 83 - 85 Smithurst Road Giltbrook Nottinghamshire NG16 2UD | |
| Proposal | : | Variation of condition 2 of planning reference 23/00805/VOC to increase number of children from 76 to 107 | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr And Mrs Johnson | 24/00290/FUL |
| Site Address | : | 60 Moorgreen Newthorpe Nottinghamshire NG16 2FB | |
| Proposal | : | Construct detached garage | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Paul Doran | 24/00349/VOC |
| Site Address | : | Land To The Rear Of 470B Nottingham Road Giltbrook Nottinghamshire NG16 2GE | |
| Proposal | : | Variation of condition 2 of planning permission 23/00236/FUL to amend layout | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr jason meredith Sensa Consultants Ltd | 24/00350/FUL |
| Site Address | : | 30 Moorgreen Newthorpe Nottinghamshire NG16 2FB | |
| Proposal | : | Widening of dropped kerb | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Jonathan Hicking | 24/00362/FUL |
| Site Address | : | 10 Valley Drive Newthorpe Nottinghamshire NG16 2DT | |
| Proposal | : | Construct first floor side extension with front dormer | |
| Decision | : | Conditional Permission | |
| KIMBERLEY WARD | | | |
| Applicant | : | Mr Ahad Araghchinch | 24/00487/DOC |
| Site Address | : | Electricity Substation James Street Kimberley Nottinghamshire | |
| Proposal | : | Discharge condition 3A of planning permission: 15/00177/FUL | |
| Decision | : | Partial Discharged | |
| Applicant | : | Harry Segrove East Midlands Education Trust | 24/00137/FUL |
| Site Address | : | Kimberley Primary School 47 Swingate Kimberley Nottinghamshire NG16 2PG | |
| Proposal | : | Construct single storey side extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Town Clerk Julie Darbyshire Kimberley Town Council | 24/00147/FUL |
| Site Address | : | Kimberley Parish Hall Newdigate Street Kimberley Nottinghamshire NG16 2NJ | |
| Proposal | : | Demolish existing Parish Hall and construct a new 3 storey hub, including function rooms; event kitchen and bar, office spaces, and bike store | |
| Decision | : | Conditional Permission | |

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| Applicant | : | Mr Lee Smith | 24/00177/FUL |
| Site Address | : | Knowle House 74 Nottingham Road Kimberley Nottinghamshire NG16 2NA | |
| Proposal | : | Retain domestic garage with roof terrace (revised scheme) | |
| Decision | : | Conditional Permission | |
| Applicant | : | MR JASON WRIGHT CHALLENGE LIFE FITNESS | 24/00199/FUL |
| Site Address | : | 6 High Street Kimberley Nottinghamshire NG16 2LS | |
| Proposal | : | Retrospective application to retain use of part of ground floor of property for gym business | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr James Towle Juicy Lips Ltd | 24/00203/VOC |
| Site Address | : | 23 - 27 Main Street Kimberley Nottinghamshire NG16 2NG | |
| Proposal | : | Variation of condition 1 of planning permission 21/00551/ROC to change opening times from 07.00 - 00.30 hours Mondays to Sundays, bank holidays or other public holidays, to 07.00 - 00.30 Sundays to Thursdays and 07.00 - 01.30 hours Fridays and Saturdays | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Cameron Flint | 24/00252/FUL |
| Site Address | : | 47 Clive Crescent Kimberley Nottinghamshire NG16 2QB | |
| Proposal | : | Construct two storey side and rear extension, and porch to front elevation | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Ian Taylor Southwell & Nottingham Diocese | 24/00265/CAT |
| Site Address | : | The Rectory 1 Eastwood Road Kimberley Nottinghamshire NG16 2HX | |
| Proposal | : | Works to Cherry tree | |
| Decision | : | No Objection | |
| Applicant | : | Mr Nelmes | 24/00270/FUL |
| Site Address | : | 20 James Street Kimberley Nottinghamshire NG16 2LP | |
| Proposal | : | External alterations including replacement timber grain UPVC windows to second floor on front and rear elevations; removal of security bars from windows; replacement timber windows to ground floor and first floor on front elevation; installation of solar panels to rear roof; installation of glazed atrium in place of barn doors on front elevation; replace rear roof. | |
| Decision | : | Conditional Permission | |
| Applicant | : | Ms Beth Jackson | 24/00236/FUL |
| Site Address | : | 16 Ascot Avenue Kimberley Nottinghamshire NG16 2TU | |
| Proposal | : | Construct single storey side and rear extension and conversion of garage to create living accommodation | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Daniel Warner Ax properties Ltd | 24/00299/NMA |
| Site Address | : | 35 Eastwood Road Kimberley Nottinghamshire NG16 2HX | |
| Proposal | : | Non material amendment to 22/00680/FUL to reduce width of the single storey extension by 600mm to avoid storm drain on boundary of property and change front elevation roller shutter door to a composite door and two windows. | |
| Decision | : | Unconditional Permission | |
| Applicant | : | Mrs Westwood Longhurst Group | 24/00316/TPOW |
| Site Address | : | Maple Court Orchard Street Kimberley Nottinghamshire | |
| Proposal | : | T3 - Weeping Ash tree - re-pollard tree approx 1m below previous pollard points to initiate new growth regime, remove epicormic growth round base, showing symptoms of ash die back and tree encroaching on building | |
| Decision | : | Conditional Permission | |

NUTHALL EAST & STRELLEY WARD

Applicant : Mr B Exton 24/00196/FUL
Site Address : 134 Nottingham Road Nuthall Nottinghamshire NG16 1BA
Proposal : **Construct first floor extension to front elevation**
Decision : **Conditional Permission**

Applicant : Miss Rebecca Jakhu Blakemore Design & Shopfitting 24/00310/ADV
Site Address : SPAR 205 Nottingham Road Nuthall Nottinghamshire NG16 1AE
Proposal : **Erect solar powered illuminated totem sign**
Decision : **Conditional Permission**

Applicant : Cornerstone Cornerstone 24/00325/TEL
Site Address : Telecom Mast Woodhouse Way Nuthall Nottinghamshire
Proposal : **Proposed Base Station telecommunications installation. Proposed installation of a 20.0m High Pole on new root foundation together with 6No. Antennas, 2No. Cabinets, 1No. Meter Cabinet and associated ancillary works.**
Decision : **Prior Approval Not Required**

Applicant : Mr & Mrs Amar Najia Waqas 24/00328/FUL
Site Address : 78 Cedarland Crescent Nuthall Nottinghamshire NG16 1AH
Proposal : **Construct single storey front, side and rear extensions and two storey and single storey rear extension (revised scheme).**
Decision : **Conditional Permission**

Applicant : Mr Martin Connor AVOVE 24/00341/TPOW
Site Address : Nuthall Methodist Church Nottingham Road Nuthall Nottinghamshire
Proposal : **3 x Limes - works to roots**
Decision : **Conditional Permission**

Applicant : Mr Andrew Baldwin Peveril Homes Ltd 24/00379/TPOW
Site Address : Hempshill Hall Low Wood Road Nuthall Nottinghamshire NG6 7AB
Proposal : **Works to multiple trees protected by Tree Preservation Order**
Decision : **Conditional Permission**

Applicant : Wildstone Estates Limited 24/00408/ADV
Site Address : Pace Petrol Filling Station Woodhouse Way Nuthall Nottinghamshire NG16 1RQ
Proposal : **Erection of a D48 Advertising Display**
Decision :

STAPLEFORD NORTH WARD

Applicant : Mr David Hamson 24/00245/VOC
Site Address : Land Adjacent 142A Pasture Road Stapleford Nottinghamshire NG9 8GQ
Proposal : **Variation of Condition 2 of application reference number 22/00828/FUL - Substitution of approved drawings to be GD/DH/22/33/02 Rev C, GD/DH/22/33/03 Rev A, and GD/DH/22/33/04 Rev A**
Decision : **Conditional Permission**

STAPLEFORD SOUTH EAST WARD

Applicant : Mr Morgan 24/00197/FUL
Site Address : Hill Top Farm Blake Road Stapleford Nottinghamshire NG9 7HP
Proposal : **Construct detached dwelling following demolition of existing dwelling**
Decision : **Conditional Permission**

Applicant : Compass Children's Homes Limited 24/00215/CLUP
Site Address : 143 Toton Lane Stapleford Nottinghamshire NG9 7JD
Proposal : **Certificate of Proposed Lawfulness for change of use from C3 dwelling to C2 residential institution**
Decision : **Approval - CLU**

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| Applicant | : | Mr Wharmby | 24/00230/FUL |
| Site Address | : | 196 Toton Lane Stapleford Nottinghamshire NG9 7HZ | |
| Proposal | : | Construct single storey rear extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | David Gilley | 24/00279/LBC |
| Site Address | : | Cloud Villa 102 Nottingham Road Stapleford Nottinghamshire NG9 8AQ | |
| Proposal | : | Listed Building Consent to Install Electric Vehicle Charging Point | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Muhammad Safdar Tasnim | 24/00313/FUL |
| Site Address | : | 14 Wadsworth Road Stapleford Nottinghamshire NG9 8BD | |
| Proposal | : | Construct pitched roof to single storey side extension and external alterations to enable use as part of living accommodation | |
| Decision | : | Conditional Permission | |
| Applicant | : | MR N PANTER | 24/00318/FUL |
| Site Address | : | 21 Hickings Lane Stapleford Nottinghamshire NG9 8PB | |
| Proposal | : | Construct front porch | |
| Decision | : | Conditional Permission | |
| Applicant | : | David Gilley | 24/00365/LBC |
| Site Address | : | Cloud Villa 102 Nottingham Road Stapleford Nottinghamshire NG9 8AQ | |
| Proposal | : | Listed Building Consent for installation of replacement new gas pipe from gas main entry to new boiler | |
| Decision | : | Conditional Permission | |
| STAPLEFORD SOUTH WEST WARD | | | |
| Applicant | : | Mr Greg Watson Nottingham Community Housing Association | 24/00222/FUL |
| Site Address | : | 10 Shanklin Drive Stapleford Nottinghamshire NG9 8EZ | |
| Proposal | : | External wall insulation with a render finish to front and rear elevations. | |
| Decision | : | Conditional Permission | |
| Applicant | : | Melissa Stevens | 24/00263/FUL |
| Site Address | : | 21 Mill Road Stapleford Nottinghamshire NG9 8GD | |
| Proposal | : | Construct two storey rear extension following removal of existing conservatory. Infill extension to kitchen | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Sraddhananda Jetty | 24/00266/FUL |
| Site Address | : | 30 Park Street Stapleford Nottinghamshire NG9 8EU | |
| Proposal | : | Construct front extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Hannah Marshall | 24/00321/FUL |
| Site Address | : | 12 Bridgend Close Stapleford Nottinghamshire NG9 7BU | |
| Proposal | : | Construct Single storey rear extension | |
| Decision | : | Conditional Permission | |
| Applicant | : | Mr Phillips OTP Group | 24/00330/PMAP32 |
| Site Address | : | Vapours E Juice 219 - 221 Derby Road Stapleford Nottinghamshire NG9 7AZ | |
| Proposal | : | Prior notification for change of use of ground floor from commercial, business and service to dwellinghouse | |
| Decision | : | Prior Approval Granted | |
| Applicant | : | Mr & Mrs Roy Barrowcliffe | 24/00339/FUL |
| Site Address | : | 4 Silverdale Stapleford Nottinghamshire NG9 7EX | |
| Proposal | : | Construct single storey front extension. | |
| Decision | : | Conditional Permission | |

Applicant : Trang Tran 24/00378/FUL
Site Address : 64 Derby Road Stapleford Nottinghamshire NG9 7AB
Proposal : **Change of use from estate agents to nail bar and beauty salon**
Decision : **Withdrawn**

TOTON & CHILWELL MEADOWS WARD

Applicant : Ms Weston 24/00276/FUL
Site Address : 55 Lonsdale Drive Toton Nottinghamshire NG9 6LS
Proposal : **Remove conservatory and construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Andy Wagg 24/00284/FUL
Site Address : SDL Group 3 - 4 Regan Way Chilwell Nottinghamshire NG9 6RZ
Proposal : **Install external door and glazing to replace section of existing curtain walling**
Decision : **Conditional Permission**

Applicant : Mr Shaun Truman 24/00260/FUL
Site Address : 30 Cleve Avenue Toton Nottinghamshire NG9 6JH
Proposal : **Construct first floor front extension**
Decision : **Conditional Permission**

Applicant : Mr Marlon Johnson 24/00322/FUL
Site Address : 12 Cleve Avenue Toton Nottinghamshire NG9 6JH
Proposal : **Construct additional floor to form two storey dwelling. Demolition of single storey porch to rear. Application of render finish to elevations.**
Decision : **Conditional Permission**

Applicant : Mr Anek Mehta 24/00338/TPOW
Site Address : 2 Sandhurst Drive Chilwell Nottinghamshire NG9 6NH
Proposal : **Works to T1 Horse Chestnut Tree**
Decision : **Conditional Permission**

Applicant : Mr Mohammed Khaliel 24/00342/FUL
Site Address : 43 Carrfield Avenue Toton Nottinghamshire NG9 6FE
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Smith 24/00354/FUL
Site Address : 18 Whitburn Road Toton Nottinghamshire NG9 6HP
Proposal : **Construct hip to gable roof and front dormer to existing side extension to facilitate creation of additional loft accommodation**
Decision : **Conditional Permission**

Applicant : Mrs Helen Klarner Property Risk Inspection Ltd 24/00385/TPOW
Site Address : 36 Katherine Drive Toton Nottinghamshire NG9 6JB
Proposal : **T2 Lime - Fell and treat stump with eco-plugs
T4 Oak - Fell and treat stump with eco-plugs**
Decision : **Conditional Permission**

Applicant : Mrs G Gray 24/00429/TPOW
Site Address : 18 Sandhurst Drive Chilwell Nottinghamshire NG9 6NH
Proposal : **Horse Chestnut - crown reduce back to previous reduction points approx 20%, crown thin by approx 30% and crown lift approx 30% to clear all fence lines, shed roof and neighbouring properties**
Decision : **Conditional Permission**

WATNALL & NUTHALL WEST WARD

Applicant : Fewster & Oldnall Big Dogs Pub & Kitchen Ltd 23/00897/FUL
Site Address : Royal Oak Inn 25 Main Road Watnall Nottinghamshire NG16 1HS
Proposal : **Extend beer garden into existing car park and construct new shelter**
Decision : **Conditional Permission**

Applicant : Mr M Watkinson 24/00165/FUL
Site Address : 9 Edward Road Nuthall Nottinghamshire NG16 1DB
Proposal : **Construct detached bungalow**
Decision : **Conditional Permission**

Applicant : Kellie Pilsbury 24/00187/FUL
Site Address : 14 Chestnut Drive Nuthall Nottinghamshire NG16 1EX
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Ashley Lees 24/00227/TPOW
Site Address : 73 Maple Drive Nuthall Nottinghamshire NG16 1EJ
Proposal : **Maple - Fell**
Decision : **Refusal**

Applicant : Mrs Andrea Kenna 24/00228/TPOW
Site Address : 58 Coronation Road Nuthall Nottinghamshire NG16 1EP
Proposal : **Maple - 30% crown reduction**
Decision : **Conditional Permission**

Applicant : Mr Andrew Webster 24/00232/VOC
Site Address : 24 Coronation Road Nuthall Nottinghamshire NG16 1EP
Proposal : **Variation of conditions 2 & 3 of planning permission 22/00679/FUL - change of materials as shown on Amended Elevations (Drawing Number: 2205_Webster_AD102, Revision: D) received by the Local Planning Authority on 23 July 2024**
Decision : **Conditional Permission**

Applicant : Mr Tom Wilkinson 24/00289/FUL
Site Address : 20 Elm Avenue Nuthall Nottinghamshire NG16 1EZ
Proposal : **Construct two storey rear and single storey front and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr Ashley Lees 24/00249/TPOW
Site Address : 73 Maple Drive Nuthall Nottinghamshire NG16 1EJ
Proposal : **2 x Maple - reduce by 30%, and a crown thin of approx. 20%**
Decision : **Conditional Permission**

Applicant : Mr Paul King 24/00303/FUL
Site Address : 2 Berydene Avenue Watnall Nottinghamshire NG16 1HJ
Proposal : **Construct outbuilding / studio to rear garden**
Decision : **Conditional Permission**

Applicant : Singh 24/00351/CAT
Site Address : Temple Lake House 53A Kimberley Road Nuthall Nottinghamshire NG16 1DA
Proposal : **Two yew trees - Fell**
Decision : **Conditional Permission**

Applicant : Miss Samantha Jane 24/00355/FUL
Site Address : 40 Holly Road Watnall Nottinghamshire NG16 1HP
Proposal : **Change of use of tattoo studio to tattoo and body piercing studio**
Decision : **Conditional Permission**

Applicant : Mr Jay Mitra Metka EGN Ltd 24/00356/NMA
Site Address : Land Off Long Lane Watnall Nottinghamshire
Proposal : **Non material amendment to 18/00694/ROC to change the road layout of the site; Layout changes to solar modules; Provision of a container storage within the compound area; Increase in height of perimeter fencing from 1.8m to 2.1m; Increase in height of modules from 2.61m to 2.66m; and Revised CCTV layout**
Decision : **Refusal**

Applicant : Whitehead 24/00381/TPOW
Site Address : The Coppice Knowle Hill Kimberley Nottinghamshire NG16 2PZ
Proposal : **T1 - Fell 2 Silver Birch and T2 - Reduce Oak**
Decision : **Conditional Permission**

Applicant : Mrs Sandra Hope 24/00418/FUL
Site Address : 21 Corbiere Avenue Watnall Nottinghamshire NG16 1JR
Proposal : **Construct replacement conservatory**
Decision : **Conditional Permission**

Applicant : C/O Mr Joe Turton Home Farm 24/00445/AGR
Site Address : Home Farm Nottingham Road Nuthall Nottinghamshire NG16 1DP
Proposal : **Prior notification to construct a portal frame, steel agricultural building**
Decision : **Prior Approval Not Required**

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