



Tuesday, 29 October 2024

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 6 November 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 - 14)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 2 October 2024.

4. Notification of Lobbying
5. Development Control
- 5.1 23/00524/FUL (Pages 15 - 24)
- Change of use of garage to garage and car wash including the installation of pressure washer and vacuum casings.
Manor Garage 92 Church Street Stapleford Nottinghamshire NG9 8DJ
- 5.2 24/00443/FUL (Pages 25 - 34)
- Retain outdoor servery, smoking shelter, timber walkway and garden marquee.
The Old Wine Vaults 11 Church Street Eastwood Nottinghamshire
- 5.3 24/00444/LBC (Pages 35 - 42)
- Retain outdoor servery, smoking shelter, timber walkway and garden marquee.
The Old Wine Vaults 11 Church Street Eastwood Nottinghamshire
- 5.4 24/00482/FUL (Pages 43 - 56)
- Construct first floor to blacksmith's cottage; single storey rear extension to main building; and associated works
Canalside Heritage Centre, 2 to 3 Weir Cottages, Canal Side, Beeston, Nottinghamshire, NG9 1LZ
6. Information Items
- 6.1 Delegated Decisions (Pages 57 - 64)

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:

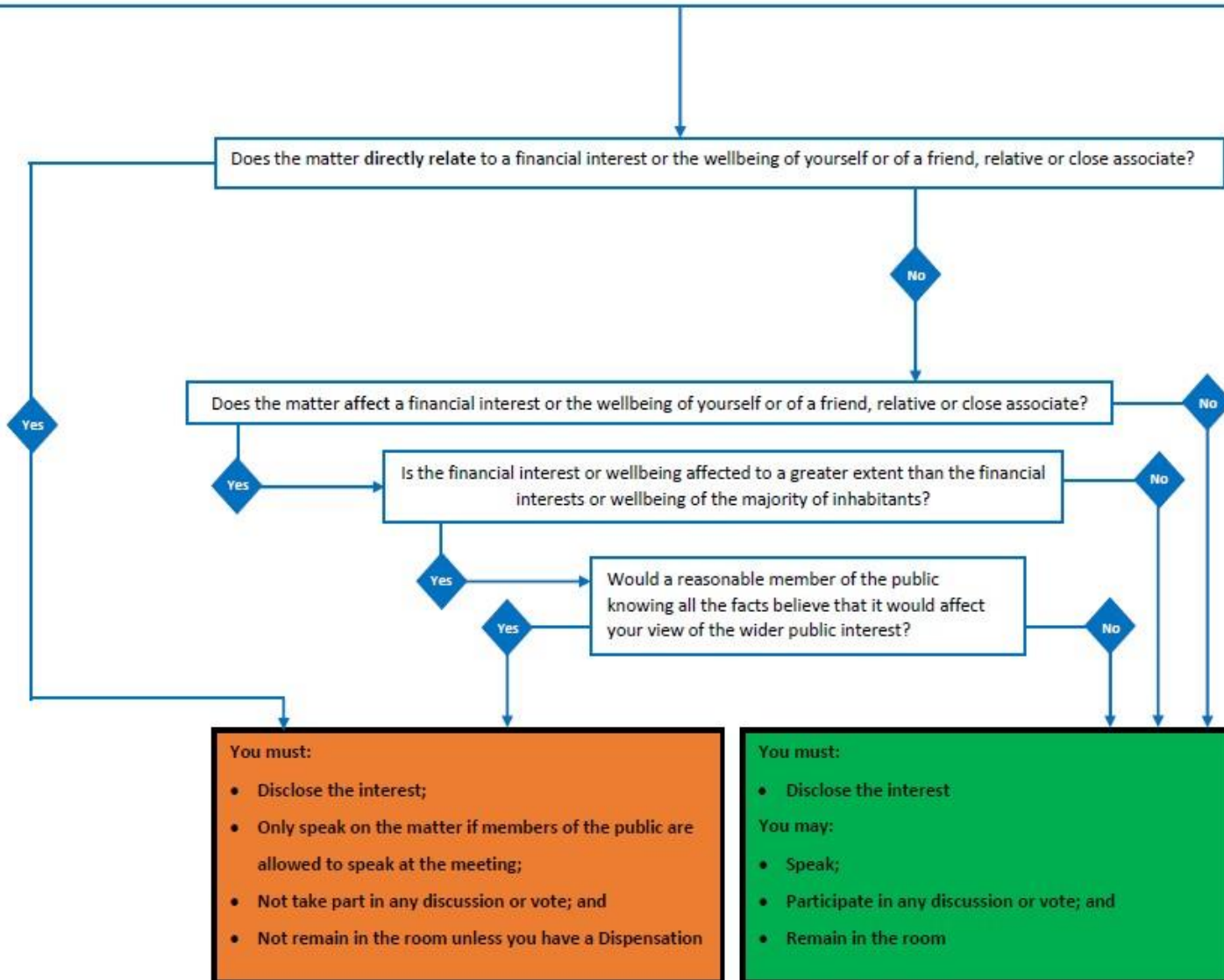
- Disclose the interest;
- Only speak on the matter if members of the public are allowed to speak at the meeting;
- Not take part in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

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, 2 OCTOBER 2024

Present: Councillor D Bagshaw, Chair

Councillors: S P Jeremiah (Vice-Chair)
P J Bales
R E Bofinger
G Bunn
G S Hills
G Marshall
D D Pringle
H E Skinner
P A Smith
D K Watts

Apologies for absence were received from Councillors L A Ball BEM and S J Carr.

The officers present were R Dawson, R Ayoub, C Hallas, C McLoughlin, O Wells and K Newton.

23 DECLARATIONS OF INTEREST

Councillor J M Owen declared a non-pecuniary, non-registrable interest in item 5.2 because she was acquainted with a neighbour of the proposed development. Minute number 26.2 refers.

Councillor P J Bales declared a non-pecuniary, non-registrable interest in item 5.2 because he was acquainted with a neighbour of the proposed development. Minute number 26.2 refers.

Councillor P J Bales also stated that he had called in the proposal at item 5.3, but that he came to the application with an open mind. Minute number 26.3 refers.

24 MINUTES

The minutes of the meeting held on 4 September 2024 were confirmed and signed as a correct record.

25 NOTIFICATION OF LOBBYING

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

26 DEVELOPMENT CONTROL

26.1 24/00280/FUL

Creation of nine student accommodation studios and reconfiguration of car park
Broadgate House, Broadgate, Beeston, NG9 2HF

Councillor S J Carr requested that this proposal come before Committee.

There were no late items and no public speakers.

Having considered all of the evidence before it, the Committee debated the item with particular reference to the quality of the flats, which were small and lacked light, as well as the impact that the proposed development would have on facilities for residents such as parking and communal spaces.

RESOLVED that the planning application be refused.

RESOLVED that the precise wording of the refusal, with the reasons for refusal to include intensification of use and detrimental impact on existing residents, be delegated to the Chair of the Planning Committee in agreement with the Head of Planning and Economic Development.

Reasons

26.2 24/00201/FUL

Construct detached bungalow
Land to the rear of 65 Newdigate Road, Watnall, Nottinghamshire, NG16 1HN

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

There were no late items.

Jake Shaw, on behalf of the applicant, addressed the Committee prior to the general debate.

After weighing the evidence before it, the Committee debated the item. It was noted that an objector had been unable to give evidence to the Committee as they were unwell. There were concerns about the scale of the proposed development. There was a discussion about the existing outbuildings and whether the proposed bungalow would exceed the size of those. The debate moved on to the impact of the new property on the character and appearance of the neighbourhood and the impact on the amenity of the neighbour.

RESOLVED that planning permission be granted.

RESOLVED that the precise wording of the approval and conditions, to include conditions on materials, plans and timing, be delegated to the Chair of

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

26.3 24/00395/FUL

Construct single/ two storey side and single storey rear extensions, raise the ridge height to the existing/ extended dwelling including a loft conversion and rear box dormer, and external alterations
16 Mornington Crescent, Nuthall

Councillor P J Bales requested that this proposal come before Committee.

There were no late items.

A statement was read on behalf of Saima Asad, the applicant. Keith Lacey, objecting, addressed the Committee prior to the Committee prior to the general debate.

The Committee debated the item, giving due regard to the evidence before it. There was concern about the scale of the proposed development, that it would be overbearing and impact on the character of the neighbourhood. The ecological impact of the proposed development was also noted.

It was proposed by Councillor G Bunn and seconded by Councillor G Marshall that the application be deferred to allow the applicant to reduce the size and scale of the proposal.

RESOLVED that the application be deferred.

Reasons

To allow the applicant to reduce the size and scale of the proposal.

26.4 24/00514/FUL

Proposed Change of Use from Residential (C3) to Residential Children's Home (C2)
28 Park Hill, Awsworth, NG16 2RD

Councillor D D Pringle had requested that the Committee consider this application.

There were no late items.

Tafatswa Manomge, the applicant, addressed the Committee prior to the general debate.

After considering all the evidence before it, the Committee debated the proposed change of use. There were concerns about parking and facilities. It was noted that a condition of the planning permission was the resident management plan, which would deal with staffing and supervision.

RESOLVED that planning permission be granted subject to the conditions in the report.

27 INFORMATION ITEMS

27.1 DELEGATED DECISIONS

The Committee noted the delegated decisions.

27.2 APPEAL DECISION

The Committee noted the appeal decision for application number 22/00083/CLUE at 58 City Road, Beeston.

Report of the Chief Executive

APPLICATION NUMBER:	23/00524/FUL
LOCATION:	Manor Garage, 92 Church Street, Stapleford, Nottinghamshire, NG9 8DJ
PROPOSAL:	Change of use of garage to garage and car wash including the installation of pressure washer and vacuum casings.

The application is brought to the Committee at request of Councillor R E Bofinger.

1. Purpose of the Report

The application seeks full planning permission for the change of use to a car wash and car valeting business.

2. Recommendation

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

3. Detail

The application seeks full planning permission for the change of use to a car wash and car valeting business.

The site includes an existing motor vehicle repair garage and forecourt off Church Street, Stapleford. The site has been previously used as a car washing and valeting business without planning permission which has been subject to enforcement action.

The main issues relate to whether the proposed design is acceptable; whether there would be unacceptable impact on the amenity of neighbouring occupiers and whether the proposal would have an unacceptable impact on highway safety.

The benefits of the scheme are that the proposal would help to make a positive economic and social contribution to the local area and provide employment; it would be in a sustainable location with appropriate vehicular access and would not result in any significant impact upon the character of the area or the living conditions of neighbouring properties. The development would be in accordance with the policies contained within the development plan. This is given significant weight.

4. Financial Implications

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

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

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

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

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

7. Background Papers

Nil.

Appendix

1. Details of the application

- 1.1 The application seeks full planning permission for the change of use to car wash and car valeting business. The existing garage use will remain.

2. Site and surroundings

- 2.1 The site includes an existing motor vehicle repair garage and an associated forecourt off Church Street, Stapleford. The site has been previously used as a car washing and valeting business without planning permission which has been subject to enforcement action.
- 2.2 The site is located within a predominantly residential area including residential properties 92 adjoining the site to the north and 70 directly adjacent to the south. To the west includes further residential properties along Church Street. To the east includes a number of existing commercial/light industrial units.

3. Relevant Planning History

- 3.1 In 2022, planning permission was refused for the change of use to a car wash and car valeting business, including the erection of a canopy, protective screens and additional drainage ref. 22/00351/FUL. The application was refused on the grounds of visual amenity due to the impact resulting from the canopy and protective screens and residential amenity as a result of concerns regarding noise resulting from the use of a jet wash/hovering equipment.
- 3.2 In 2023, a revised scheme seeking full planning permission for a change of use to a car wash and valeting business was refused on the grounds of visual amenity and residential amenity as a result of concerns regarding noise resulting from the use of a jet wash/hovering equipment (22/00651/FUL).
- 3.3 In 2023, advertisement consent was granted for the erection of associated signage in relation to the proposed car wash use ref. 22/00700/ADV.

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

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

- Policy A – Presumption in Favour of Sustainable Development
- Policy 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
- Policy 19 – Pollution, Hazardous Substances and Ground Conditions

4.3 National Planning Policy Framework (NPPF) 2023

- Part 2 – Achieving Sustainable Development
- Part 6 – Building a Strong, Competitive Economy
- Part 9 – Promoting Sustainable Transport
- Part 12 – Achieving Well Designed Places
- Part 15 – Conserving and Enhancing the Natural Environment

5. Consultations

5.1 Broxtowe Environmental Health: No objections subject to conditions:

- Acoustic fencing to be erected on the south-west boundary in accordance with the Noise Impact Assessment.
- Opening hours: Monday to Saturday 09:00 – 18:00 hours, Sunday 09:00 – 17:00 hours.
- No repair, maintenance, paint spraying or sale of vehicles shall be permitted on the site.

5.3 County Highway Authority: No objections subject to the acoustic barrier not encroaching on highways land.

5.4 Resident comments - 1 objection received raising the following concerns:

- Inaccuracies in planning application submitted.
- Potential drainage issues on site.
- Waste management.
- Potential noise impact on living conditions of neighbouring residential properties.
- Increased traffic and highway safety impact.
- Loss of privacy.

6. Assessment

Principle

6.1 The site is located within the main built up area of Stapleford and therefore the general principle of a car wash facility is acceptable subject to any other material considerations. The lawful use of the site remains as a vehicle repair garage.

Design

6.2 The site currently comprises of a vehicle repair garage and associated forecourt. The site frontage and south boundary includes a low level brick wall and metal railings. Beyond the site to the east includes a number of

commercial units and surrounding residential plots to the north, west and south.

- 6.3 The application originally proposed a canopy structure, however there were concerns raised to the applicant regarding the impact of the character of the area. As such, no canopy is proposed in this application. External alterations are limited, only to include metal casings around the doorway edges of the elevation wall which faces the forecourt. It should be noted that acoustic fencing is proposed in accordance with the noise assessment and this has been designed to be staggered away from the highway to lessen the prominence of the proposed fencing on the street scene.
- 6.4 Given the existing commercial appearance of the site, it is considered that the character of the site is distinctly commercial relative to surrounding residential properties and as such it is considered that the proposed car wash facility operating on the forecourt of the existing garage is considered not to adversely impact the character of the area in this location.

Residential Amenity

- 6.5 Policy 17 of the P2LP states that that permission will be granted for development which ensures a satisfactory degree of amenity for neighbouring properties. Policy 19 of the P2LP states permission will not be granted for development which would result in an unacceptable level of pollution. Moreover, this policy states proposal for developments must identify potential nuisance issues arising from the nature of the proposal and address impacts on that development from existing land uses.
- 6.6 The application has also been considered against the requirements of paragraph 135 (f) of the NPPF which states decisions should ensure that developments create places with a high standard of amenity for existing users. Further to this, paragraph 180 (e) advises planning decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution. Paragraph 191 of the NPPF seeks to ensure that new development is appropriate or its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 6.7 Whilst the site comprises of an established motor vehicle repair garage, the immediate vicinity is predominantly residential to the south, west and north. Whilst the eastern boundary of the site includes existing 2m high acoustic fencing, the frontage and side boundaries include low level boundary treatment. The applicant has proposed to store the pressure washer and Hoover equipment inside of the existing garage building with a feed to the forecourt to allow cars to be valeted outside. The applicant has indicated this would reduce the noise impact of the equipment, however no evidence has been produced to support this. Metal casings are proposed around the door fitting to help reduce the noise of the equipment to be housed inside.

- 6.8 The application has been supported by a Noise Impact Assessment and the Council's Environmental Health team have provided no objections to the proposal subject to the recommendations contained within the noise report and opening hours. The noise report identified that the existing background noise levels are affected by road traffic noise from the B6003 (Church Street). Baseline noise surveys were undertaken for a continuous 7-day period at locations representative of the closest noise sensitive receptors. Short-term noise measurements of existing car wash and car valeting operations were incorporated in the report and assessed against BS 4142:2014 + A1:2019.
- 6.9 The noise report identified that the installation of 2m high acoustic fencing along the south-west boundary of the site would be required to reduce noise pollution affecting residential properties south of the site. In accordance with the noise report, in order for the acoustic fence to be effective, it must be close boarded with no gaps with a minimum density of 20 kg/m². The barrier will be located adjacent to the existing 2m high acoustic barrier on the eastern barrier. A condition has been added to ensure the acoustic fencing in accordance with the above specification is implemented prior to the use commences.
- 6.10 The cumulative impact from pressure washers and vacuums on site in close proximity to residential properties has been assessed. In absence of any evidence contrary to the findings of the Noise Impact Assessment, it is considered that the proposed car wash facility would not be detrimental to the living conditions of neighbouring properties subject to the implementation of acoustic fencing mitigation along the south-west boundary. Furthermore, the proposed opening hours contained with the noise report 09:00 - 18:00 Monday to Saturday and 09:00 - 17:00 Sunday are deemed acceptable.
- 6.11 The proposed site plan includes drainage provision showing existing manholes and an open drainage channel to ensure excess surface water is drained adequately onsite.
- 6.12 Concerns have been raised in relation to loss of privacy resulting from the proposal, however given the site already operates as commercial use it is considered that there would not be a significantly detrimental impact to any neighbouring properties in terms of any overlooking impact.

Highway Safety

- 6.13 The site includes an entrance and exit that has previously been used during the operation of the vehicle repair business. Visibility and access width of the existing accesses are suitable to ensure vehicles can safely exist on and off Church Street. The forecourt has adequate vehicle turning space to safely allow a vehicle to egress off the site on to Church Street in a forward gear. The acoustic fencing proposed on the south-west boundary has been designed to ensure that the end panel has been reduced in height to not obstruct the visibility splay. As such, it is considered that the proposal would not be detrimental to the safety or capacity of the highway.

Planning Balance

6.14 In accordance with paragraph 85 of the NPPF significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development, and as such granting planning permission for the proposed car wash will help to support the business to make a positive economic contribution to the area. On balance it is considered that any potential noise impact caused by the proposed use does not outweigh the economic and social benefits from granting planning permission.

7. Conclusion

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

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:	
1.	<p>This permission shall be read in accordance with the following plans:</p> <ul style="list-style-type: none"> • Site location plan A115 • Existing block plan A114 (Received by the Local Planning Authority 07/07/23) • Pressure washer and vacuum casing A115 (Received by the Local Planning Authority 03/11/23) • Proposed Elevations A114 (Received by the Local Planning Authority 13/09/24) • Proposed site plan A115 (Received by the Local Planning Authority 16/09/24) <p>Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.</p>
2.	Prior to the use hereby permitted commencing, the acoustic barrier shall be installed. The barrier shall be constructed from high quality timber panels with a minimum density of 20kg/m2 which is close boarded and installed with no gaps, including at

	<p>ground level to the height and location as shown in drawing A114 Proposed Elevations and 3D Visuals (received 13/09/24).</p> <p>Reason: To protect nearby occupiers from excessive noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
<p>3.</p>	<p>The hereby approved use shall not be operated outside the hours of 09:00 - 18:00 Monday to Saturday and 09:00 - 17:00 Sunday without the prior agreement in writing of the Local Planning Authority.</p> <p>Reason: To protect nearby occupiers from excessive noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
<p>4.</p>	<p>No repair, maintenance, paint spraying or sale of vehicles shall be permitted outside of the existing garage building.</p> <p>Reason: To protect nearby occupiers from excessive noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
	<p>NOTES TO APPLICANT</p>
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>

Site Location Plan (not to scale)



 Site

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Report of the Chief Executive

APPLICATION NUMBER:	24/00443/FUL
LOCATION:	The Old Wine Vaults, 11 Church Street, Eastwood, Nottinghamshire
PROPOSAL:	Retain outdoor servery, smoking shelter, timber walkway and garden marquee

The application has been called in by Councillor M Radulovic MBE.

1. Purpose of the Report

The application seeks planning permission for the retention of an outdoor servery, smoking shelter, timber walkway and garden marquee.

2. Recommendation

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

3. Detail

The application seeks planning permission for the retention of an outdoor servery, smoking shelter, timber walkway and garden marquee.

The site is on the edge of Eastwood town centre and includes an established public house. The site includes the main public house building, parking, ancillary outbuildings and a garden area. The public house is a grade II listed building and is located in the Eastwood Conservation Area.

The main issues relate to whether the principle of development is acceptable, the impact on the special character of the listed building and on Eastwood Conservation Area and the impact on the living conditions of neighbouring residential properties.

The marquee would offer some social and economic benefits to attract more patrons to use the public house. It is considered that there is clear and convincing justification for the retention of the marquee on this basis which would not amount to substantial harm to the grade II listed building or the conservation area. Further to this, subject to limiting the hours that amplified sound is used in the marquee, it is considered the living conditions of neighbouring properties would not be adversely affected. Notwithstanding this, there are significant concerns with regards to the impact of the smoking shelter, servery and walkway which would amount to substantial harm to the grade II listed public house and would fail to conserve or enhance the Eastwood Conservation Area. On balance it is therefore considered that the proposal would warrant refusal.

4. Financial Implications

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

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

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

7. Background Papers

Nil.

Appendix

1 Details of the application

- 1.1 The application seeks planning permission for the retention of an outdoor servery, smoking shelter, timber walkway and garden marquee.

2 Site and surroundings

- 2.1 The site is located at 11 Church Street, Eastwood within the Eastwood Town Conservation Area. The building is Grade II Listed public house which includes a rear car park and garden area.
- 2.2 The public house is 3 storeys in height and constructed in common brickwork with a Rosemary Clay plain tiled roof. Some of the masonry to the building has been painted white. The roof slopes down from the frontage to 2 storeys at the rear of the building. The building has been subject to a number of alterations and interventions over previous years.
- 2.2 The site is positioned to the south of Eastwood town centre. To the north of the site, includes Eastwood Conservative Club. To the east of the site, includes Centenary Court a three storey building comprising of flats. To the south, separated by a driveway, includes St Mary's Church. To the west, on the opposite side of Church Street includes a row of detached residential properties.

3 Relevant Planning History

- 3.1 The application site has a mixed planning history, with the relevant historical applications being summarised in this section.
- 3.2 Planning application 07/00489/FUL for a smoking shelter was refused planning permission. Listed building consent for the same was also refused 07/00490/LBC. A further application for a smoking shelter was refused 09/00151/FUL. Planning application 09/00610/FUL for a revised scheme was granted planning permission for a smoking shelter to the side of the public house. Listed building consent for the same was also granted 09/00611/LBC. The location of the smoking shelter granted was positioned near the main front entrance adjoining the northern elevation of the public house.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 4: Employment Provision and Economic Development
- Policy 10: Design and Enhancing Local Identity

- Policy 11: The Historic Environment
- Policy 13: Culture, Tourism and Sport

4.2 Part 2 Local Plan (2019):

- Policy 17: Place-making, design and amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets

4.3 National Planning Policy Framework (NPPF) 2023:

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 8 - Promoting healthy and safe communities
- Section 12 – Achieving well-designed places
- Section 16 - Conserving and enhancing the historic environment

5 Consultations

5.1 Broxtowe Environmental Health - No objections subject to restricting amplified sound / music except between 12.00 - 21.00 hours Sunday – Thursday and 12.00 – 22.00 hours Fridays and Saturdays. It is also recommended the proposal be carried out in accordance with a noise management plan including noise mitigation measures.

5.2 Broxtowe Conservation Officer – Objection based on the substantial harm to the grade II listed building caused by the smoking shelter, servery and timber walkway. It should be noted that the marquee could be supported on heritage grounds due to the public benefits associated with use of the public house by customers.

5.3 Resident comments – 4 objections received raising the following concerns:

- Unacceptable noise impact from amplified sound in association with the marquee.
- Odour pollution.

6 Assessment

6.1 The main issues for consideration are the principle of development, the design and appearance of the proposal, its impact on the grade II listed building and on Eastwood Conservation area and the impact of the proposal on the living conditions of neighbouring properties.

6.2 Principle of Development

6.3 The site includes an established public house located of Church Street. The site comprises of the public house building, car parking and garden area. The site is located on the edge of Eastwood town centre.

- 6.4 The permitted use of the site is a public house. The application seeks permission for the retention of an outdoor servery structure, smoking shelter, timber walkway and marquee. As such, it is considered that the general principle of development is acceptable subject to the below material considerations.
- 6.5 **Historic Impact and Design**
- 6.6 The site is located within the Eastwood Conservation Area and the public house is a grade II listed building. Within the vicinity of the site includes a number of locally listed buildings.
- 6.7 The grade II listed public house is 3 storeys in height and constructed in common brickwork with a Rosemary Clay plain tiled roof. Some of the masonry to the building has been painted white. The roof slopes down from the frontage to 2 storeys at the rear of the building. The building has been subject to a number of alterations over previous years. Nonetheless, given the prominence of the building, the public house makes a positive contribution to the Eastwood Conservation Area.
- 6.8 The southern elevation is a Georgian façade with a central door and symmetrical sash windows and doors with stone heads and cills. The eastern elevation abuts the public highway and is a plain reducing gable in painted brickwork. This elevation retains an original sash window at first floor whilst at ground floor are two intervention windows not in the original style of the building. The southern elevation forms the principal elevation and entrance to the public house. This elevation retains no original features below the roofline. The building has been subject to a single storey extension to accommodate a toilet block.
- 6.9 The building entrance has a gabled structure forming an entrance porch with timber painted doors and overhanging canopy. There is also a lean too timber smoking shelter erected historically. The eastern façade of the building has been extended during the late Georgian period early Victorian period to form ancillary accommodation to the building. This attachment to the Georgian structure is two storeys in height formed in common brickwork with a slate tile roof over two storeys with both gable and hip features. This part of the building retains its original windows which are simple Georgian sliding sash windows with a mixture of stone heads and cills and brick arches to the ground floor. This part of the building has been subject to historical additions and more recent interventions primarily to serve the use of the building as a public house.
- 6.10 The listed building has a series of outbuildings along its northern boundary ranging from single storey to a two-storey stable block. The single storey outbuildings have been subject to interventions with garage doors installed as well as a modern concrete interlocking tiled roof.

- 6.11 Policy 23 of the Part 2 Local Plan advises that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance. Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development. For designated heritage assets:
- i) Where substantial harm is identified, there must be substantial public benefits that outweigh the harm.
 - ii) Where less than substantial harm is identified, the harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.12 Paragraph 207 of the NPPF advises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 6.13 The proposed smoking shelter has been installed to the southern ground floor elevation. This shelter is constructed from primarily timber polycarbonate roof bolted off the building. The proposed outdoor servery consists of a timber flat roof infill extension to the south-east elevation. The southern elevation of the servery is brick built approximately half way up from ground level. The walkway is a timber post and flat pergola also formed in timber. The walkway has been finished with polycarbonate roof to provide a covered access from the public house to the marquee. The marquee consists of a timber frame and a laminated marquee cover. The marquee has been erected in the southern-eastern corner of the garden area.
- 6.14 The Council's Conservation Officer has reviewed all elements of the proposed development. During the course of the application, concerns were raised with the applicant regarding the negative impact of the smoking shelter, servery and timber walkway on the grade II listed public house and Eastwood Conservation Area. The applicant refused to remove these three elements when provided with the opportunity. As such, the Council's Conservation Officer has objected to the proposal on the grounds that the smoking shelter, servery and walkway would amount to substantial harm to the grade II listed building. There are also concerns that the development would adversely affect the character of the conservation area which is a designated heritage asset. It is considered that the marquee, due to its detached location in the public house garden area, offers public benefits to local customers and would be of economic benefit to the business owners of the public house.
- 6.15 It is considered that the timber smoking shelter, servery and timber walkway fail to conserve or enhance the special character of the grade 2 listed building or wider conservation area. There are concerns that the timber structures and use of non-matching brickwork for the servery would detract from the historic character of the building. It is considered that no clear or convincing

justification has been provided to justify substantial harm to the grade II building.

- 6.16 It is considered that the proposal would amount to substantial harm to the grade II listed building and would adversely impact the Eastwood Conservation Area. As such, there are significant concerns the proposal would not positively contribute to the character and appearance of the locality. Overall, the proposal would fail to comply with Policy 23 of the Part 2 Local Plan and Part 16 - Conserving and enhancing the historic environment of the NPPF.
- 6.17 **Residential Amenity**
- 6.18 The site consists of an established public house with a relatively large rear garden area. The nearest residential properties to the proposal includes Centenary Court, to the east, which comprises of a block of flats. To the north-east of the site includes two storey dwellings off Devonshire Drive. To the west of the site, on the opposite side of Church Street includes a row of detached and semi-detached dwellings.
- 6.19 It is important to note that the site includes an established public house garden area. As such, the use of the land permits patrons to stand or sit in the garden area. This application seeks permission for retention of the structures. Some concerns from neighbouring properties have been raised with regards to the potential noise impact, specifically the use of the marquee. The marquee is single storey and would be 4.5m separation distance from the eastern boundary wall and 2.1m from the southern boundary. As such, there are limited concerns with regards to the impact of the proposed structures on neighbouring properties in terms of any potential overbearing or overshadowing.
- 6.20 Policy 17 of the Part 2 Local Plan advises that permission will be granted for development which ensures a satisfactory degree of amenity for occupiers of neighbouring properties. Further to this, Policy 19 of the Part 2 Local Plan advises that will not be granted for development which would result in an unacceptable level of pollution.
- 6.21 The use of the marquee may include opportunities for events including live music. In support of the proposed marquee, the applicant has proposed restricted hours of use of the marquee. Notwithstanding this, there are no existing restricted hours of use controlled by planning condition for the entirety of the public house site, including the pub garden. The applicant has provided noise mitigation measures that they would need to adhere to by condition. These measures include maintaining good relations with neighbouring properties, noise monitoring and the premises management keeping a log of all noise events at the public house.
- 6.22 The Councils Environmental Health team have reviewed the application and have provided no objections to the proposal, subject to a condition that restricts amplified sound / music in the marquee to be between 12.00 - 21.00

hours Sunday – Thursday and 12.00 – 22.00 hours Fridays and Saturdays. It is recommended that a noise management plan would be conditioned to include mitigation measures to reduce the potential for future noise complaints.

6.23 Overall, it is considered that subject to the above conditions the proposed development would not adversely impact the living conditions of neighbouring residential properties in terms of noise.

6.24 **Highway Safety**

6.25 The site includes a car park to the rear of the building. The proposed structures would not obstruct any of the parking spaces or access. The site is located on the edge of Eastwood centre and as a result is relatively accessible by public transport. Furthermore, it is a reasonable expectation that patrons visiting the public house are less likely to use a vehicle as a means of transport. The proposed development uses the existing outdoor areas of the premises. As such, it is considered that the proposed development would not result in an unacceptable impact on the safety of the highway network.

6.26 **Biodiversity**

6.27 The legal requirement to deliver 10% biodiversity net gain does not apply to retrospective planning applications made under Section 73a of the Town and Country Planning Act 1990.

6.28 **Planning Balance**

6.29 The marquee would offer some social and economic benefits to attract more patrons to use the public house. It is considered that there is clear and convincing justification for the retention of the marquee on this basis which would not amount to substantial harm to the grade II listed building or the conservation area. Further to this, subject to restricted hours amplified sound can be used in the marquee, it is considered the living conditions of neighbouring property would not be adversely affected. Notwithstanding this, there are significant concerns with regards to the impact of the smoking shelter, servery and walkway which would amount to substantial harm to the grade II listed public house and would fail to conserve or enhance the Eastwood Conservation Area. On balance it is therefore considered that the proposal would warrant refusal.

6.30 Conclusion

6.31 It is recommended that the application be refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused on the following grounds:	
1.	The proposed development by virtue of its siting and design would result in substantial harm to the special character of the Grade II listed building and on Eastwood Conservation Area, contrary to the aims of Policy 11 of the Broxtowe Aligned Core Strategy (2014), Policy 23 of the Part 2 Local Plan (2019) and the NPPF (2023).
	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.

Site Location Plan (not to scale)



-  Site
-  Conservation Area
-  Local Interest Building
-  Listed Building
-  Town or District Centre

Policy 10

Report of the Chief Executive

APPLICATION NUMBER:	24/00444/LBC
LOCATION:	The Old Wine Vaults, 11 Church Street, Eastwood, Nottinghamshire
PROPOSAL:	Retain outdoor servery, smoking shelter, timber walkway and garden marquee

The application has been called in by Councillor M Radulovic MBE.

1. Purpose of the Report

The application seeks listed building consent for the retention of an outdoor servery, smoking shelter, timber walkway and garden marquee.

2. Recommendation

The Committee is asked to RESOLVE that listed building consent be refused for the reason outlined in the appendix.

3. Detail

The application seeks listed building consent for the retention of an outdoor servery, smoking shelter, timber walkway and garden marquee.

The site is on the edge of Eastwood town centre and includes an established public house. The site includes the main public house building, parking, ancillary outbuildings and a garden area. The public house is a grade II listed building and is located in the Eastwood Conservation Area.

The main issue to consider is whether the proposed development would amount in substantial harm to the listed building and whether there is clear and convincing justification for any potential harm.

It is considered that there is clear and convincing justification for the retention of the marquee on this basis which would not amount to substantial harm to the grade II listed building. Notwithstanding this, there are significant concerns with regards to the impact of the smoking shelter, servery and walkway which would amount to substantial harm to the grade II listed public house. On balance it is therefore considered that listed building consent should be refused.

4. Financial Implications

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

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

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

7. Background Papers:

Nil.

Appendix

1 Details of the application

- 1.1 The application seeks listed building consent for the retention of an outdoor servery, smoking shelter, timber walkway and garden marquee.

2 Site and surroundings

- 2.1 The site is located at 11 Church Street, Eastwood within the Eastwood Town Conservation Area. The building is Grade II Listed public house which includes a rear car park and garden area.
- 2.2 The public house is 3 storeys in height and constructed in common brickwork with a Rosemary Clay plain tiled roof. Some of the masonry to the building has been painted white. The roof slopes down from the frontage to 2 storeys at the rear of the building. The building has been subject to a number of alterations and interventions over previous years.
- 2.2 The site is positioned to the south of Eastwood town centre. To the north of the site, includes Eastwood Conservative Club. To the east of the site, includes Centenary Court a three storey building comprising of flats. To the south, separated by a driveway includes St Mary's Church. To the west, on the opposite side of Church Street includes a row of detached residential properties.

3 Relevant Planning History

- 3.1 The application site has a mixed planning history, with the relevant historical applications being summarised in this section.
- 3.2 Planning application 07/00489/FUL for a smoking shelter was refused planning permission. Listed building consent for the same was also refused 07/00490/LBC. A further application for a smoking shelter was refused 09/00151/FUL. Planning application 09/00610/FUL for a revised scheme was granted planning permission for a smoking shelter to the side of the public house. Listed building consent for the same was also granted 09/00611/LBC. The location of the smoking shelter granted was positioned near the main front entrance adjoining the northern elevation of the public house.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy 11: The Historic Environment

4.2 **Part 2 Local Plan (2019):**

- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets

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

- Section 16 - Conserving and enhancing the historic environment

5 Consultations

- 5.1 **Broxtowe Conservation Officer** – Objection based on the substantial harm to the grade 2 listed building caused by the smoking shelter, servery and timber walkway. It should be noted that the marquee could be supported on heritage grounds due to the public benefits associated with use of the public house by customers.

6 Assessment

- 6.1 The main issue for consideration is the impact on special character of the listed building.

6.2 **Listed Building Impact**

- 6.3 The site is located within the Eastwood Conservation Area and the public house is a grade II listed building. Within the vicinity of the site includes a number of locally listed buildings.

- 6.4 The grade II listed public house is 3 storeys in height and constructed in common brickwork with a Rosemary Clay plain tiled roof. Some of the masonry to the building has been painted white. The roof slopes down from the frontage to 2 storeys at the rear of the building. The building has been subject to a number of alterations over previous years. Nonetheless, given the prominence of the building, the public house makes a positive contribution to the Eastwood Conservation Area.

- 6.5 The southern elevation is a Georgian façade with a central door and symmetrical sash windows and doors with stone heads and cills. The eastern elevation abuts the public highway and is a plain reducing gable in painted brickwork. This elevation retains an original sash window at first floor whilst at ground floor are two intervention windows not in the original style of the building. The southern elevation forms the principal elevation and entrance to the public house. This elevation retains no original features below the roofline. The building has been subject to a single storey extension to accommodate a toilet block.

- 6.6 The building entrance has a gabled structure forming an entrance porch with timber painted doors and overhanging canopy. There is also a lean too timber smoking shelter built historically. The eastern façade of the building has been extended during the late Georgian period early Victorian period to form ancillary accommodation to the building. This attachment to the Georgian structure is two storeys in height formed in common brickwork with a slate tile

roof over two storeys with both gable and hip features. This part of the building retains its original windows which are simple Georgian sliding sash windows with a mixture of stone heads and cills and brick arches to the ground floor. This part of the building has been subject to historical additions and more recent interventions primarily to serve the use of the building as a public house.

- 6.7 The listed building has a series of outbuildings along its northern boundary ranging from single storey to a two-storey stable block. The single storey outbuildings have been subject to interventions with garage doors installed as well as a modern concrete interlocking tiled roof.
- 6.8 The statutory duty of sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 6.9 Policy 23 of the Part 2 Local Plan advises that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance. Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development. For designated heritage assets:
- i) Where substantial harm is identified, there must be substantial public benefits that outweigh the harm.
 - ii) Where less than substantial harm is identified, the harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.10 Paragraph 207 of the NPPF advises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 6.11 The proposed smoking shelter has been installed to the southern ground floor elevation. This shelter is constructed from primarily timber polycarbonate roof bolted off the building. The proposed outdoor servery consists of a timber flat roof infill extension to the south-east elevation. The southern elevation of the servery is brick built approximately half way up from the ground level. The walkway is a timber post and flat pergola also formed in timber. The walkway has been finished with polycarbonate roof to provide a covered access from the public house to the marquee. The marquee consists of a timber frame and a laminated marquee cover. The marquee has been erected in the southern-eastern corner of the grassed area.
- 6.12 The Council's Conservation Officer has reviewed all elements of the proposed development. During the course of the application, concerns were raised to the applicant regarding the negative impact of the smoking shelter, servery

and timber walkway on the grade II listed public house and Eastwood Conservation Area. The applicant refused to remove these three elements when provided the opportunity. As such, the Councils Conservation Officer has objected to the proposal on the grounds that the smoking shelter, servery and walkway would amount to substantial harm to the grade II listed building. There are also concerns that proposal would adversely affect the character of the conservation area which is a designated heritage asset. It is considered that the marquee due to its detached location in the public house garden area offers public benefits to local customers and would be of economic benefit to the business owners of the public house.

- 6.13 It is considered that the timber smoking shelter, servery and timber walkway fail to conserve or enhance the special character of the grade II listed building. There are concerns that the timber structures and use of non-matching brickwork for the servery would detract from the historic character of the building. It is considered that no clear or convincing justification has been provided to justify substantial harm to the grade II building.
- 6.14 It is considered that the proposal would amount to substantial harm to the grade II listed building and would adversely impact the Eastwood Conservation Area. As such, the proposal would fail to comply with Policy 23 and Part 16 - Conserving and enhancing the historic environment of the NPPF.
- 6.15 Conclusion
- 6.16 The marquee would offer some social and economic benefits to attract more patrons to use the public house. It is considered that there is clear and convincing justification for the retention of the marquee on this basis which would not amount to substantial harm to the grade II listed building or the conservation area. Notwithstanding this, there are significant concerns with regards to the impact of the smoking shelter, servery and walkway which would amount to substantial harm to the grade II listed public house. On balance it is therefore considered that the proposal would warrant refusal.
- 6.17 It is recommended that listed building consent be refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that listed building consent be refused on the following grounds:	
1.	A clear and convincing justification for the proposed harm to the Grade II listed building and its setting that will result from the development has not been provided. Accordingly, the development is contrary to Policy 11 of the Broxtowe Aligned Core Strategy (2014), to Policy 23 of the Part 2 Local Plan (2019) and the NPPF (2023).

	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.

Site Location Plan (not to scale)



-  Site
-  Conservation Area
-  Local Interest Building
-  Listed Building
-  Town or District Centre

Policy 10

Report of the Chief Executive

APPLICATION NUMBER:	24/00482/FUL
LOCATION:	Canalside Heritage Centre, 2 To 3 Weir Cottages, Canal Side, Beeston, Nottinghamshire, NG9 1LZ
PROPOSAL:	Construct first floor to blacksmith's cottage; single storey rear extension to main building; and associated works

The application has been called in to Committee by Councillor S Dannheimer

1. Purpose of the Report

Councillor S Dannheimer has requested that the application be determined by the Committee as an acceptable proposal in the Greenbelt.

2. Recommendation

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

3. Detail

The application seeks full planning permission for the erection of a single storey extension onto the south western elevation of the property and the relocation of the existing covered seating area onto the proposed extension. Also included in the application is the erection of a second floor onto the existing detached ancillary building.

4. Financial Implications

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

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

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

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

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

7. Background Papers

Nil.

Appendix

1. Details of Application

- 1.1 The application seeks full planning permission for the erection of a single storey extension onto the south western elevation of the property and the relocation of the existing covered seating area onto the proposed extension. Also included in the application is the erection of a second floor onto the existing detached ancillary building.
- 1.2 The rear extension will measure 2.3m by 7.2m and with a ridge height to match the existing rear projection. The upper floor addition will have a matching footprint to the existing building and will increase the height of the building to 7m. The installation of an external staircase to the southern elevation will allow access to the proposed upper floor.

2 Location and Site Characteristics

- 2.1 The application site consists of two storeys detached brick built property located adjacent to the River Trent and Beeston Canal. There is a large garden area to the rear (south) of the property with a small area of garden to the front (north) of the property.
The site is located within the Greenbelt.
- 2.2 In regards to neighbouring properties the site is located just outwith the built up residential area of Beeston with the only immediate neighbour to the north west (1 Canal Side).

3 Relevant Planning History

3.1

Planning		
13/00116/FUL	Change of use to convert existing cottages into The Canalside Heritage Centre and construct rear and side extension including the use of car park in association with the proposal	PERC
15/00236/ROC	Variations of condition 7 of planning permission 15/00236/FUL	PERC

4 Development Plan Policy

- 4.1 National Planning Policy

National Planning Policy Framework 2023

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making.
- Section 12 - Achieving well-designed and beautiful places
- Section 13: Protecting Greenbelt Land

- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 16 - Conserving and enhancing the Historic Environment

4.2 Local Planning Policies

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

- Part 1 Policy 3 - Greenbelt
- Part 1 Policy 10 - Design and Enhancing Local Identity
- Part 1 Policy 11 - The Historic Environment
- Part 1 Policy 4 - Employment Provision and Economic Development
- Part 2 Policy 1 - Flood Risk
- Part 2 Policy 8 - Development in the Greenbelt
- Part 2 Policy 17 - Place-making, Design and Amenity
- Part 2 Policy 23 - Proposals affecting Designated and NonDesignated Heritage Assets

5 Consultee and Third Party Comments

5.1 Consultees

- Cllr S Webb - Beeston Rylands Ward -No Comment Received
- Cllr S Dannheimer - Beeston Rylands Ward – Requested the application be called to Committee but has no objection to the proposal.
- Conservation Officer (Toby Ebbs) – No Objection to the application subject to a condition requiring the windows to be flush fitting and no visible trickle vents.
- Environment Agency – Originally objected due to a lack of information regarding flood proofing. Objection was removed following further information submitted.

5.2 Neighbours

- One neighbour was consulted on the application with no comments received from the neighbour or any third parties.

6 Evaluation

6.1 Principle

The principle of a single storey rear extension and an upper floor extension to an existing commercial property within a semi-residential area in this location, is deemed acceptable in regard to the existing character of the property and the surrounding area.

6.2 Design

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

6.2.1 The proposal seeks to extend the existing main building to the rear of the building to create a larger kitchen area. The proposed extension will measure 2.3m by 7.2m and will utilise the existing finish materials that are currently in place. There is currently an existing covered seating area within the location of this extension that is being proposed to be relocated onto the new extension once it has been erected. Given the scale and massing of the proposed rear extension and the choice of finish materials it is considered that the extension will have no negative impact on the existing building and in principle this part of the proposal raises no concerns in terms of its design.

6.2.2 Also included in the proposal is the addition of a second floor extension onto the existing outbuilding. The outbuilding was originally a two storey building before being reduced to single storey. The proposal is to add a second floor addition onto the building. The principle of increasing the building back to its original form is considered acceptable. Discussions were had at pre-application stage with regards to an appropriate finish material for the addition. Due to weight implications it is not possible to rebuild the upper floor in brick and so a timber frame structure is the only possibility. Given this fact consideration would need to be given to the external finish of the proposal to ensure it is acceptable within the site as a whole and as a locally listed building. It was agreed that either brick slips or brick effect render would be the only viable options and so a condition would be added to ensure samples of the final finish material is provided prior to the commencement of development.

6.3 Amenity

Policy 10 of the Aligned Core Strategy states that the impact of a development on neighbour amenity will be a consideration. Policy 17 of the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

6.3.1 The nearest neighbouring property is located to the north west of the site. The proposed additional floor to the outbuilding raises no concerns on neighbour amenity due to the separation distances involved and the intervening development.

6.3.2 The proposed rear extension is small in terms of its scale and massing and will not create an intensification of the site. Given the proposed use of the extension it is considered that the extension will have no negative impact on neighbour amenity.

6.3.3 Given the proposed extensions location on the existing property and its relationship with the neighbouring houses it is considered that there will be no

additional significant loss of sunlight/daylight to the surrounding neighbouring amenity spaces.

6.4 Heritage

Policy 23 of the Part 2 Local Plan 2019 states that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance.

6.4.1 The site is a locally listed building and so consideration in its design and appearance in the context of its heritage asset need to be taken into account. The Conservation Officer was consulted on the application and no objection was raised.

6.4.1 No objection to the proposal. A detailed Heritage Impact Assessment has been submitted which fully articulates the significance of the site, which is recognised as a non-designated heritage asset.

The material palette for the single storey extension to the Blacksmith's Cottage is:

- Reclaimed Welsh slate
- Brick slips in finish to match existing
- Timber frame windows to match existing
- Timber ledged tenor doors -
- Stairs with glass handrail to match existing

The material palette for the minor works to the museum / cafe is:

- Flat roofing to match existing
- Timber cladding to match existing
- Blue bricks to match existing
- Relocated existing window

The material palette to both elements of the scheme are acceptable. They are quality traditional materials that will maintain the character of the non-designated heritage asset.

Because of the nature of the application and the grant funded process (which applies very strict conditions on the finish of grant funded schemes), it is not considered necessary to place strict conditions on the scheme.

However, to ensure the timber windows are acceptable, it is considered that a condition is required to ensure all new windows to be flush fitted (not stormproofed) and not feature visible trickle vents.

6.5 Greenbelt

Policy 8 of the Part 2 Local Plan 2019 states that applications for development in the Green Belt will be determined in accordance with the NPPF, as supplemented by the following Broxtowe-specific points. 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

- 6.5.1** The site is located within the greenbelt for which policy allows for extensions of up to 30% of the original volume of the building. The building in question has also been previously extended and so when calculating the proposed volume these existing extensions will need to be considered.
- 6.5.2** The permission granted in 2013 for the previous extensions to the building increased the property by 40%. This application was approved at committee and was prior to the current local plan and the 30% restriction. Due to the 30% restriction in Policy any future development of the site would automatically fail the 30% test as extensions to the property post 1947 already exceed the limitations.
- 6.5.3** The current application is looking to extend the property further and increasing the overall volume by 56% of the original building. This takes into account the previous 40% increase. As such the proposal is contrary to Policy and will not be supported.
- 6.6** Flooding
Policy 1 of the Part 2 Local Plan 2019 states that development will not be permitted in areas at risk from any form of flooding unless suitable measures are provided to mitigate any flood risk.
- 6.6.1** The Flood Team were consulted on the application and raised an initial objection to the application due to the lack of information to ensure that the occupiers and users of the property would be protected during a flooding event. Discussions were had between the agent, the LPA and the flood team with regards to the requirements to lift the objection and subsequently further information was submitted to show flood resilience measure are provided to protect the property and its inhabitants.
- 6.6.2** Following the submission of the additional information showing the flood resilience measures and the confirmation that finished floor levels on the proposals will be the same or higher than the existing the objection from the flood team as lifted subject to a condition regarding floor levels and the implementation of the resilience measures prior to first use of the proposed extension.
- 6.7** Access and Parking
Policy 17 of the Part 2 Local Plan 2019 states that planning permission will be granted for new development that provides sufficient, well-integrated parking and safe and convenient access.
- 6.7.1** There are no proposed changes to the existing access and parking arrangements on the site. As the proposal is not an extension to any of the publically available spaces and is only to increase the practical private spaces within the building it is considered that the proposal will not intensify the use of the site and therefore there is no further requirements for any additional onsite parking.
- 7** Conclusion
- 7.1** It is concluded that, having regard to the relevant policies of the Local Plan,

national planning guidance and to all other material considerations including the Public Sector Equality Duty and comments raised in the representations received, the development is unacceptable and that there are no circumstances which otherwise would justify the granting of permission.

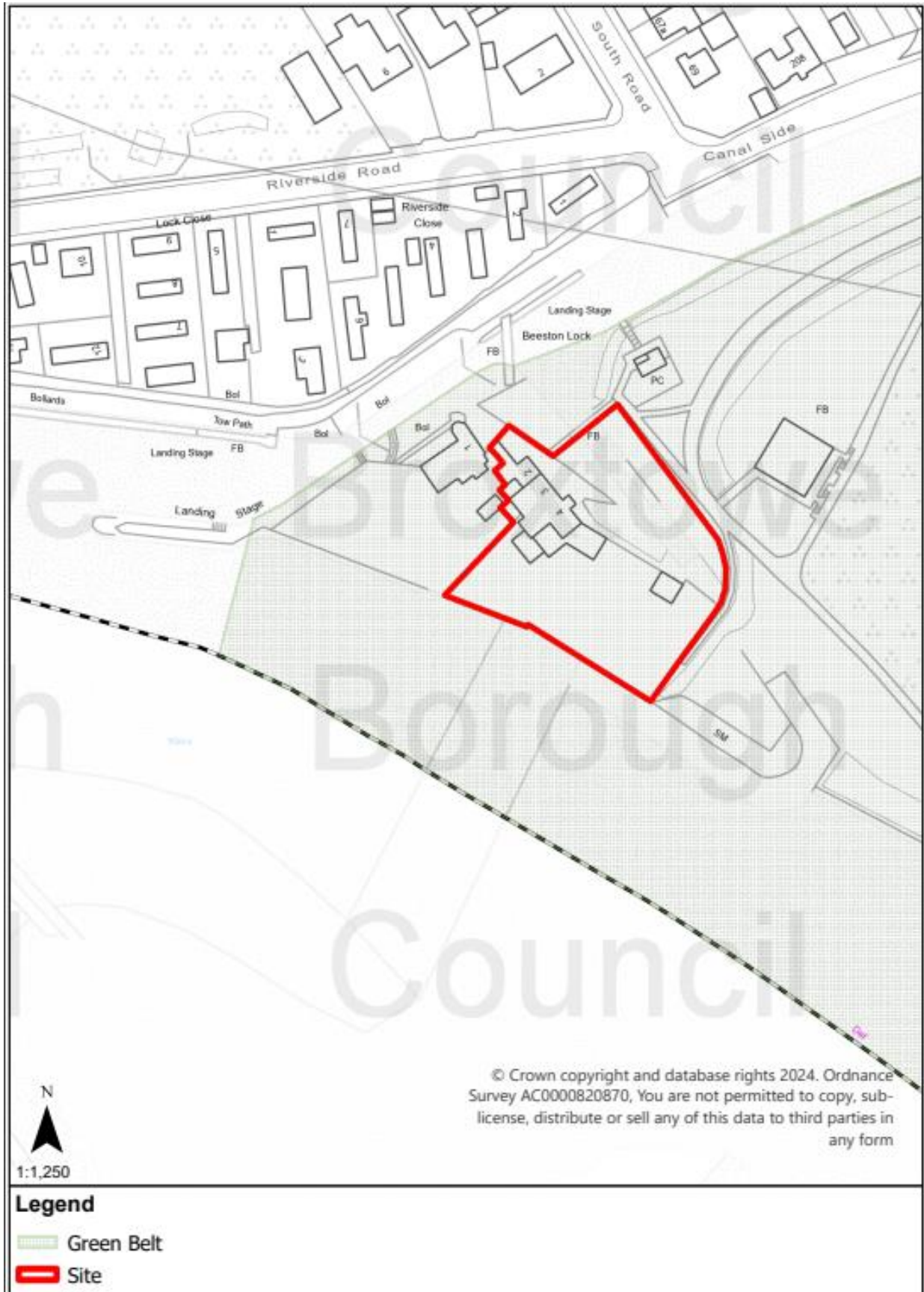
8 Recommendation

8.1 It is recommended that planning permission be refused for the reasons stated below.

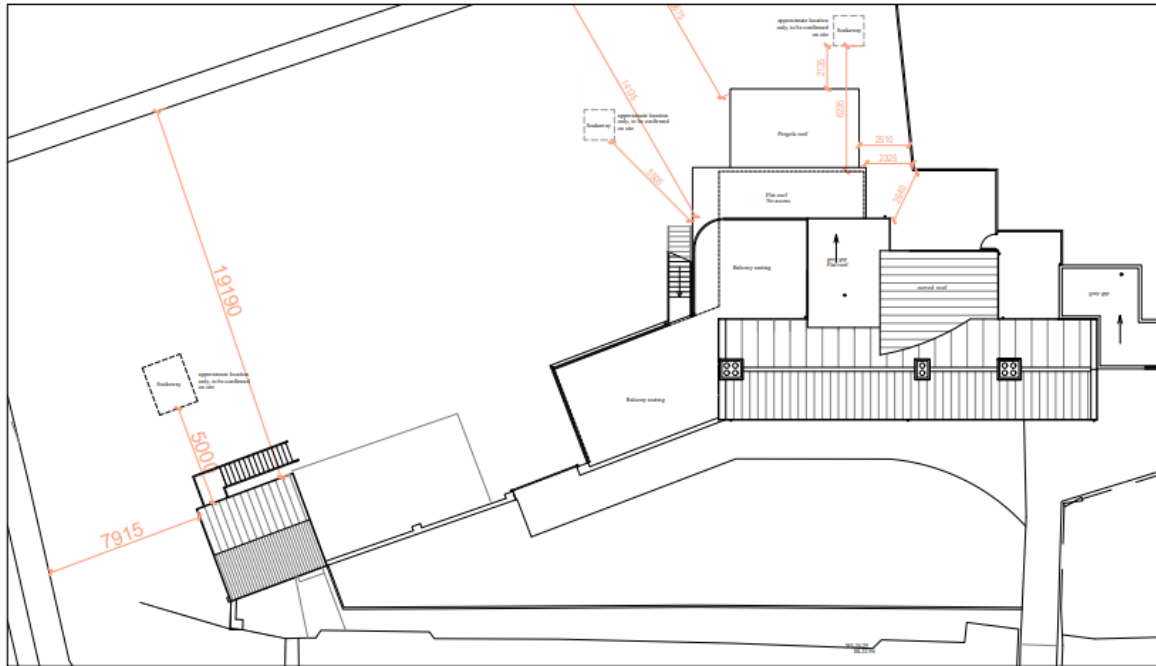
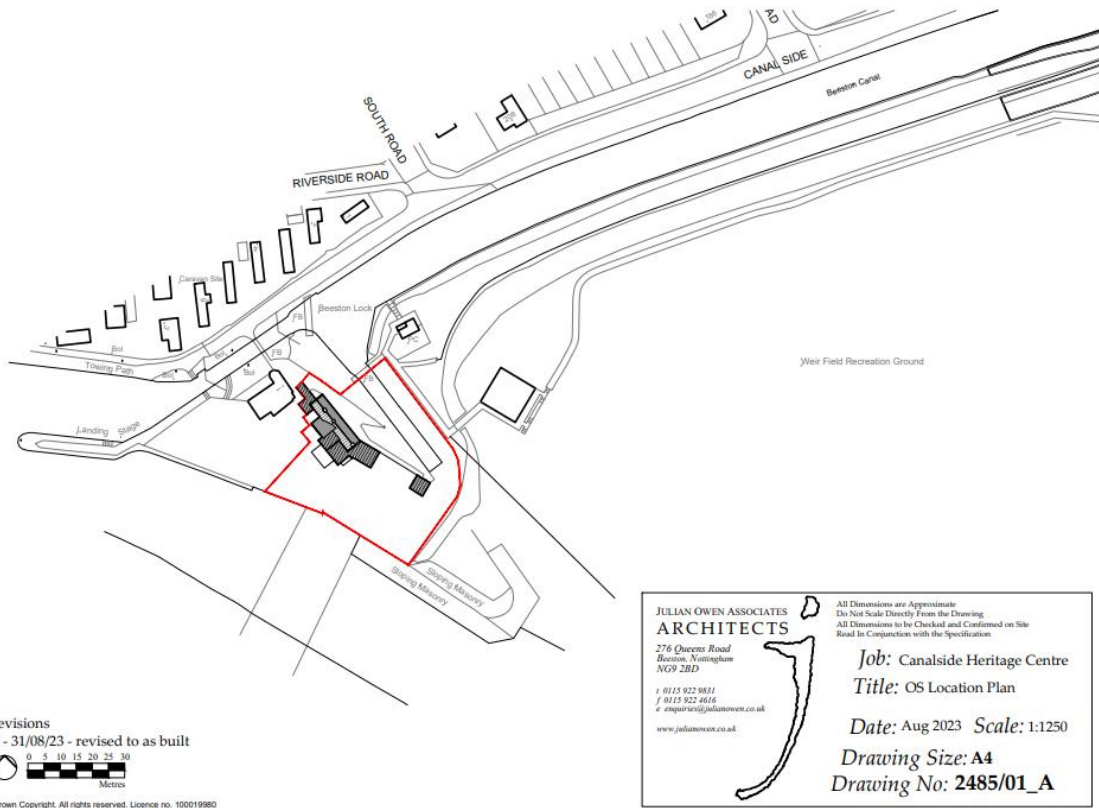
9 Reasons

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the reasons outlined:	
1.	Reason: The extension is to a property within the greenbelt and has a proposed increase in volume of almost twice that permitted by policy. Therefore, the proposed development would be contrary to the aims of Policy 8 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to these policies.
	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.

Location Plan

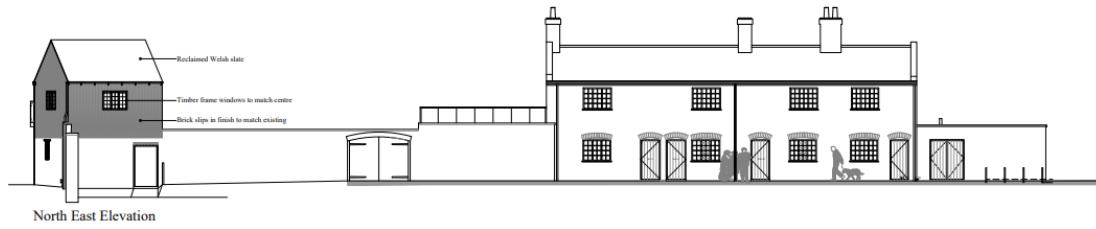


Plans

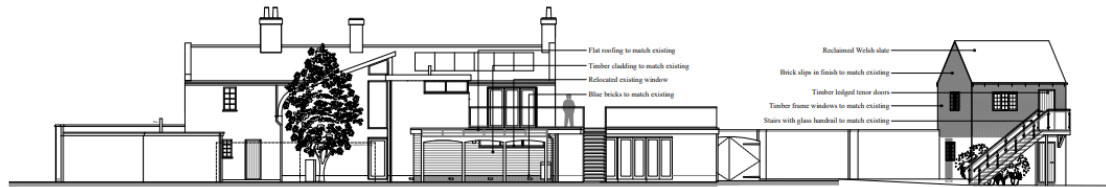


Revisions
A - 31/08/23 - Cottage roof revised
B - 10/07/24 - General Revisions

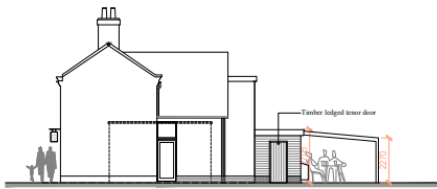
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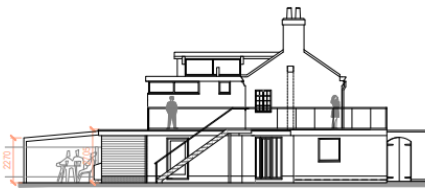
North East Elevation



South West Elevation



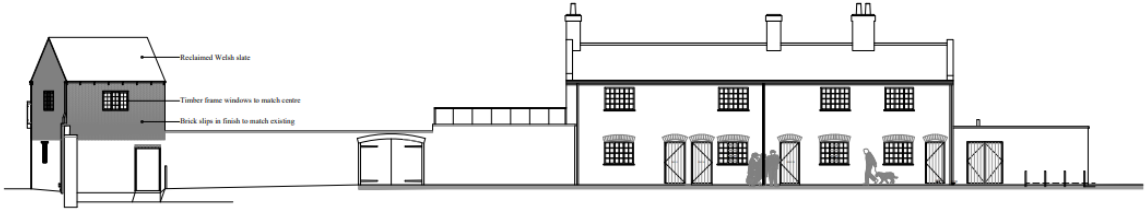
North West Elevation



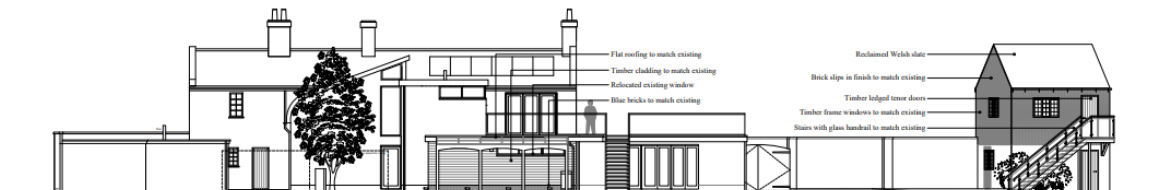
Revisions
A - 30/08/23 - General revisions to Blacksmith's cottage
B - 11/09/24 - Revisions following survey
C - 10/07/24 - General revisions and materials added
D - 24/07/24 - Revision to window style

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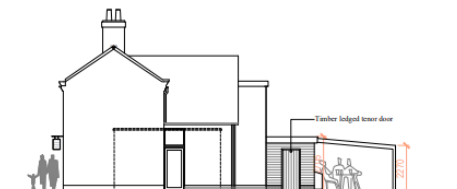
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Title: Proposed Elevations
Date: Aug 2023 Scale: 1:100
Drawing Size: A2
Drawing No: 2485/08_D



North East Elevation



South West Elevation



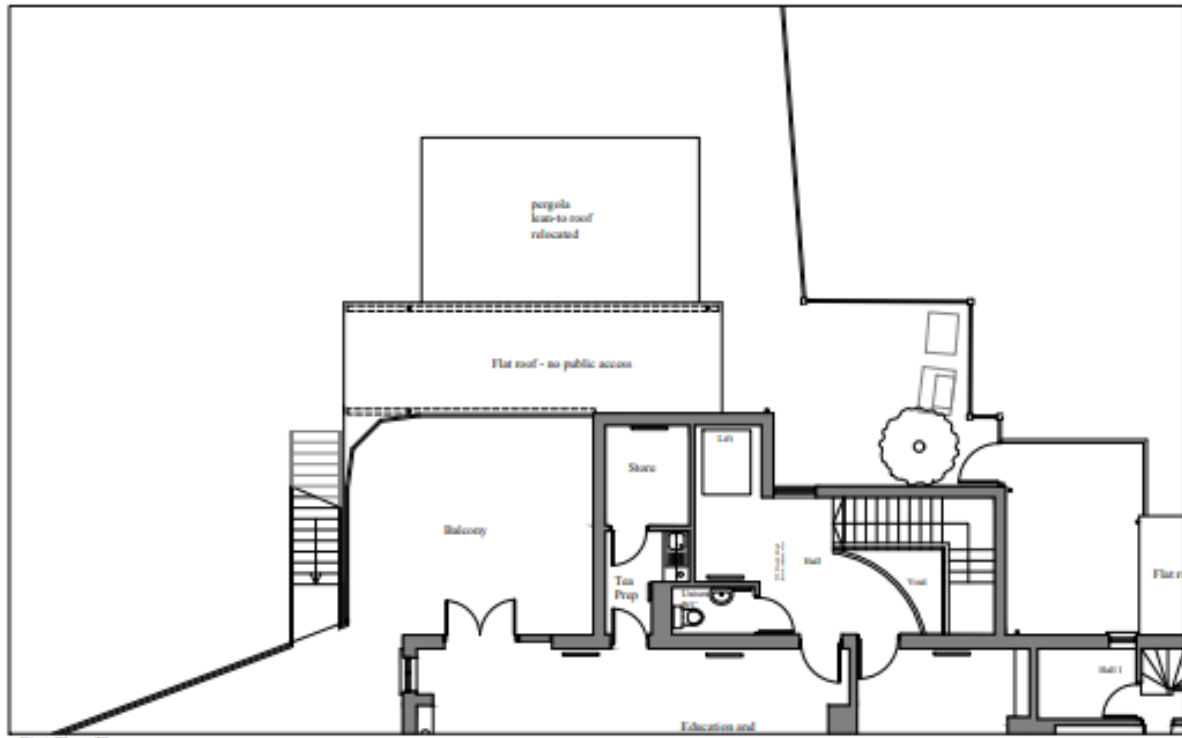
North West Elevation



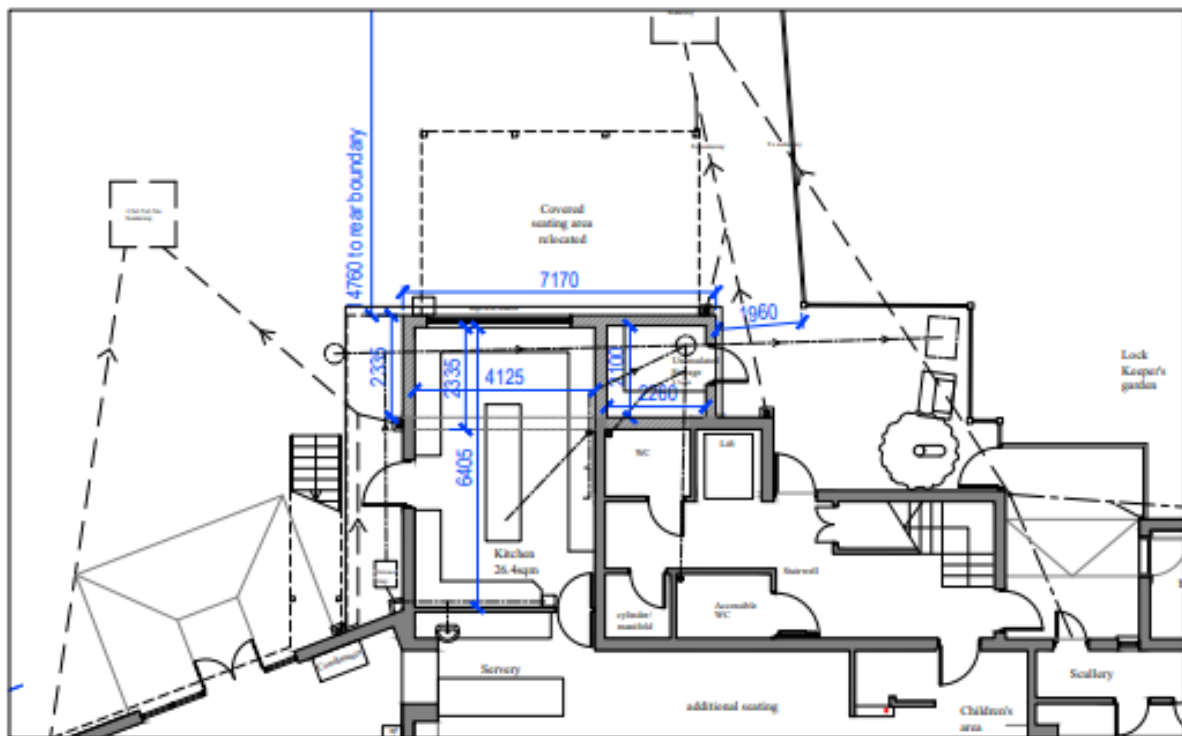
Revisions
A - 30/08/23 - General revisions to Blacksmith's cottage
B - 11/09/24 - Revisions following survey
C - 10/07/24 - General revisions and materials added
D - 24/07/24 - Revision to window style

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Drawing Size: A2
Drawing No: 2485/08_D



First Floor Plan



Ground Floor

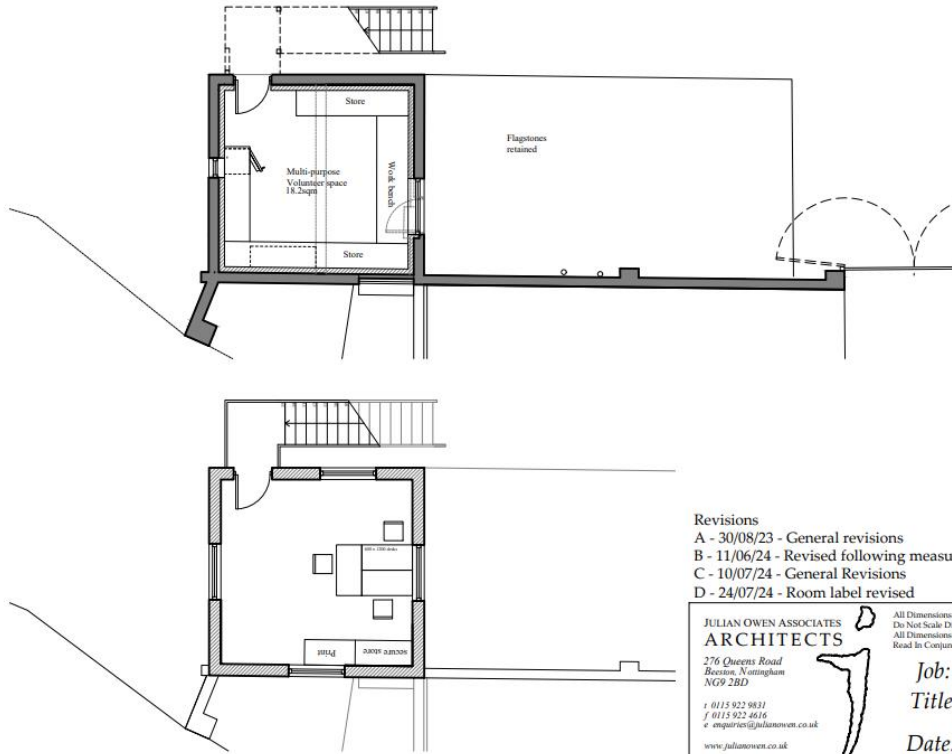
- Revisions
 A - 11/06/24 - Revised following measured survey.
 B - 10/07/24 - Window removed and First Floor Plan included



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*All Dimensions are Approximate
 Do Not Rely Directly From the Drawing
 All Dimensions to be Checked and Confirmed On Site
 Read in Conjunction with the Specifications*

Job: Canalside Heritage Centre
Title: Proposed Kitchen Extension
Date: Aug 2023 **Scale:** 1:100
Drawing Size: A3
Drawing No: 2485/07_B



- Revisions
A - 30/08/23 - General revisions
B - 11/06/24 - Revised following measured survey
C - 10/07/24 - General Revisions
D - 24/07/24 - Room label revised

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All Dimensions are Approximate
Do Not Scale Directly From the Drawing
All Dimensions to be Checked and Confirmed on Site
Read in Conjunction with the Specification

Job: Canalside Heritage Centre
Title: Proposed Blacksmith's
Cottage plans
Date: Aug 2023 *Scale:* 1:100
Drawing Size: A4
Drawing No: 2485/09_D

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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
16 September 2024 TO 18 October 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 : Sylvia Dobson 24/00300/FUL
Site Address : The Secret Garden Attenborough Day Nursery And Pre School Shady Lane Attenborough Nottinghamshire
Proposal : **Construct single storey detached classroom**
Decision : **Refusal**

Applicant : Mr & Mrs S Smallwood 24/00453/FUL
Site Address : The Fold 1 Elm Avenue Attenborough Nottinghamshire NG9 6BH
Proposal : **Construct single storey side / front extension, first-floor side and rear extensions, two-storey infill extension to the front. Alterations to ground floor windows to front and rear**
Decision : **Conditional Permission**

Applicant : Mr John Kerry 24/00509/TPOW
Site Address : 11 Cator Lane Chilwell Nottinghamshire NG9 4AX
Proposal : **Scots Pine - Crown reduction**
Decision : **Conditional Permission**

Applicant : Mr Adam Elmasri Hollywell Property Investments Limited 24/00562/CLUP
Site Address : 108 Long Lane Attenborough Nottinghamshire NG9 6BW
Proposal : **Change of use from a dwellinghouse (Use Class C3) to a small HMO (Use Class C4) providing 6 bedrooms and installation of 4no. windows to the side elevation.**
Decision : **Approval - CLU**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mr Gareth Roberts 24/00624/DOC
Site Address : Cedar House 42 Church Lane Cossall Nottinghamshire NG16 2RW
Proposal : **Discharge of condition 3 of planning permission 23/00848/FUL**
Decision : **Partial Discharged**

Applicant : n/a Arqiva Limited 24/00674/DEM
Site Address : Transmitting Station Trowell Mf Balloon Wood Industrial Estate Coventry Lane Bramcote Nottinghamshire
Proposal : **Demolition and removal of masts and ancillary development and restoration of the site**
Decision : **Prior Approval Not Required**

BEESTON CENTRAL WARD

Applicant : Mr David Tanner Derbyshire Property Trust 24/00369/FUL
Site Address : 144A High Road Beeston Nottinghamshire NG9 2LN
Proposal : **Change of use of first floor offices to create 2no. apartments**
Decision : **Conditional Permission**

Applicant : Mr J Huang 24/00387/CLUP
Site Address : 53 City Road Beeston Nottinghamshire NG9 2LQ
Proposal : **Certificate of Lawfulness to construct single storey rear extension, rear dormer and loft conversion, insertion of window and creation of patio/garden area**
Decision : **Approval - CLU**

Applicant : Ms Joanna Haines-Young 24/00471/CLUE
Site Address : 217 Lower Regent Street Beeston Nottinghamshire NG9 2DD
Proposal : **Certificate of lawfulness for existing use as a HMO**
Decision : **Approval - CLU**

Applicant : Ms Joanna Haines-Young 24/00472/CLUE
Site Address : 219 Lower Regent Street Beeston Nottinghamshire NG9 2DD
Proposal : **Certificate of lawfulness for existing use as HMO (Class C4)**
Decision : **Approval - CLU**

Applicant : Debra Rice c/o Nottingham Lettings 24/00485/CLUE
Site Address : 52 Salisbury Street Beeston Nottinghamshire NG9 2EQ
Proposal : **Certificate of Lawfulness for existing use as a C4 HMO**
Decision : **Approval - CLU**

Applicant : Mr Roy Hamlin 24/00473/TPOW
Site Address : 82 Broadgate Beeston Nottinghamshire NG9 2FW
Proposal : **Prune 2 x Lime in group TPO**
Decision : **Conditional Permission**

BEESTON NORTH WARD

Applicant : Mr Waqar Gorski 24/00392/FUL
Site Address : 123 High Road Beeston Nottinghamshire NG9 2LH
Proposal : **Change of Use from Class E to Hot Food Takeaway (Sui Generis) and construct extension to side / rear**
Decision : **Conditional Permission**

Applicant : Mr Ali Hussain 24/00512/FUL
Site Address : 4 Kenilworth Road Beeston Nottinghamshire NG9 2HX
Proposal : **Construct single storey side and rear extension, and external ramp**
Decision : **Conditional Permission**

Applicant : Dr S Clements 24/00552/FUL
Site Address : Abbey Medical Centre 63 Central Avenue Beeston Nottinghamshire NG9 2QP
Proposal : **Replace existing glazed roof areas with new tiled roof with roof windows. Replace existing glazed wall to rear with new wall and cladding. Construct single storey extension to front elevation**
Decision : **Conditional Permission**

Applicant : Mr Simon Shepherd 24/00585/PNH
Site Address : 3 Marlborough Road Beeston Nottinghamshire NG9 2HG
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.50 metres, with a maximum height of 3.00 metres, and an eaves height of 2.25 metres**
Decision : **Prior Approval Refused**

BEESTON RYLANDS WARD

Applicant : Mr Elliot Labbate 24/00551/FUL
Site Address : 133 Leyton Crescent Beeston Nottinghamshire NG9 1PS
Proposal : **Construct single-storey side and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr and Mrs Daniel and Rosanna Johnson 24/00564/CLUP
Site Address : 99 Beech Avenue Beeston Nottinghamshire NG9 1QD
Proposal : **Certificate of proposed lawfulness for a hip to gable loft conversion with rear dormer extension to create additional living accommodation**
Decision : **Approval - CLU**

Applicant : Victoria Willis Ofwat 24/00614/STAT
Site Address : Boots Campus Beeston Nottinghamshire
Proposal : **Notification of a variation to Advanced Water Infrastructure Networks Limited**
Decision : **No Objection**

BEESTON WEST WARD

Applicant : Mr C Shaw 24/00496/FUL
Site Address : 19 Elm Avenue Beeston Nottinghamshire NG9 1BU
Proposal : **Proposed Single Storey Side Extension**
Decision : **Conditional Permission**

Applicant : Ms Clara Pascall Devised Design Limited 24/00502/FUL
Site Address : 40 Cromwell Road Beeston Nottinghamshire NG9 1DG
Proposal : **Construct single storey side / rear extension following demolition of existing detached garage and porch/utility room**
Decision : **Conditional Permission**

Applicant : Mr Arran Bailey High Road Developments 24/00544/DOC
Site Address : Central College Nottingham High Road Chilwell Nottinghamshire NG9 4AH
Proposal : **Discharge of condition 5 and 7 of 22/00593/FUL. Confirmation of external materials and external lighting scheme**
Decision : **Partial Discharged**

Applicant : Mr Ian Stevens 24/00560/CAT
Site Address : 35 Elm Avenue Beeston Nottinghamshire NG9 1BU
Proposal : **Works to trees in Conservation Area**
Decision : **No Objection**

Applicant : Mr Ian Stevens 24/00563/TPOW
Site Address : 35 Elm Avenue Beeston Nottinghamshire NG9 1BU
Proposal : **T7 - Cedar - Prune**
Decision : **Conditional Permission**

BRAMCOTE WARD

Applicant : Mrs - Farnsworth 24/00442/FUL
Site Address : 11A Claremont Avenue Bramcote Nottinghamshire NG9 3DG
Proposal : **Construct single storey garage to the side**
Decision : **Conditional Permission**

Applicant : MR/MRS ANEELA Mehvish Rizwan Basheer 24/00447/FUL
Site Address : 2 Gateford Close Bramcote Nottinghamshire NG9 3GB
Proposal : **Construct single storey extension to front and rear, insertion of two full height glazed openings to front elevation, application of render to first floor front elevation**
Decision : **Conditional Permission**

Applicant : Shrirang Alurkar 24/00504/FUL
Site Address : 18 Warrender Close Bramcote Nottinghamshire NG9 3EB
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : Mr Christian Kerry 24/00539/TPOW
Site Address : Manor Court House Manor Court Peache Way Bramcote Nottinghamshire NG9 3DR
Proposal : **T26 - Fell and remove tree, replant Birch sapling**
Decision : **Conditional Permission**

Applicant : MR MATTHEW RILEY ACORN TREE SERVICES (NOTTINGHAM) LTD 24/00586/TPOW
Site Address : 35 Cow Lane Bramcote Nottinghamshire NG9 3DJ
Proposal : **T1- Ash - Prune by 0.5m to previous points. T2 - London Plane - Prune by 3m to previous points**
Decision : **Conditional Permission**

CHILWELL WEST WARD

Applicant : Mr P Cooper 24/00523/FUL
Site Address : Annexe 5 Royal Mews Chilwell Nottinghamshire
Proposal : **Retain change of use of annexe ancillary to main dwelling**
Decision : **Conditional Permission**

Applicant : Technical Officer Anchalee Stark Beeton Broxtowe Borough Council 24/00595/PNH
Site Address : 125 Inham Road Chilwell Nottinghamshire NG9 4HW
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.515 metres, with a maximum height of 3.03 metres, and an eaves height of 3.03 metres**
Decision : **Prior Approval Granted**

EASTWOOD HALL WARD

Applicant : Mr And Mrs Hill 24/00388/FUL
Site Address : 48 Mill Road Newthorpe Nottinghamshire NG16 3PS
Proposal : **Two storey extension to the principle elevation, hipped to gable alterations to the roof and flat roof dormer to the rear elevation**
Decision : **Conditional Permission**

EASTWOOD HILLTOP WARD

Applicant : E Ononye Gold Soil Property 24/00489/CLUP
Site Address : 30 Barber Street Eastwood Nottinghamshire NG16 3EW
Proposal : **Certificate of Lawfulness for proposed 4 bedroomed HMO with self contained studio/ room to loft room**
Internal reconfiguration to loft room to facilitate a studio / self contained room
Decision : **Approval - CLU**

Applicant : Mr C Bestwick 24/00491/FUL
Site Address : 44 Dovecote Road Eastwood Nottinghamshire NG16 3EZ
Proposal : **Retain detached outbuilding**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mr josh weedon Weedons Tree Surgery and Garden Care LTD 24/00597/CAT
Site Address : Ivy Lodge Ivy Lane Eastwood Nottinghamshire NG16 3HL
Proposal : **T11 - Weeping Willow: remove to ground level & treat stump to inhibit regrowth.**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : MR WILL WOOD 24/00455/FUL
Site Address : 18 Turner Drive Giltbrook Nottinghamshire NG16 2UJ
Proposal : **Construct first floor extension over drive**
Decision : **Conditional Permission**

Applicant : Mr M Russell 24/00525/FUL
Site Address : 5 Hepworth Drive Giltbrook Nottinghamshire NG16 2WW
Proposal : **Construct extension to detached garage**
Decision : **Conditional Permission**

Applicant	:	Mr Thomas Jayes	24/00547/FUL
Site Address	:	14 South Street Giltbrook Nottinghamshire NG16 2GJ	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr A Oldham	24/00566/FUL
Site Address	:	5 Earl Drive Newthorpe Nottinghamshire NG16 2FX	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	
KIMBERLEY WARD			
Applicant	:	Mr Richard Ridings	24/00517/FUL
Site Address	:	105A Eastwood Road Kimberley Nottinghamshire NG16 2HX	
Proposal	:	Construct two storey front extension and render to front elevation	
Decision	:	Conditional Permission	
Applicant	:	Mr Nelmes	24/00546/DOC
Site Address	:	20 James Street Kimberley Nottinghamshire NG16 2LP	
Proposal	:	Discharge of condition 3 of 24/00270/FUL for submission of a full detailed specification for the glazed carriageway opening	
Decision	:	Partial Discharged	
Applicant	:	Mr Tom Pearson	24/00670/NMA
Site Address	:	51 Swingate Kimberley Nottinghamshire NG16 2PU	
Proposal	:	Non material amendment to 23/00701/FUL to alter roof	
Decision	:	NMA Refused	
NUTHALL EAST & STRELLEY WARD			
Applicant	:	Geraldine Rudham Strelley Systems Ltd	24/00406/FUL
Site Address	:	Strelley Hall Main Street Strelley Nottinghamshire NG8 6PE	
Proposal	:	Proposed change of use and conversion of office unit to bakery and shop and associated changes to listed building, installation of solar panels to 2 locations on site. Retention of dog exercise areas including fencing to existing field.	
Decision	:	Conditional Permission	
Applicant	:	Geraldine Rudham Strelley Systems Ltd	24/00407/LBC
Site Address	:	Strelley Hall Main Street Strelley Nottinghamshire NG8 6PE	
Proposal	:	Internal alterations and the inclusion of two new external doors to an office building and the installation of solar panels on two buildings	
Decision	:	Conditional Permission	
Applicant	:	Mr and Mrs Lewis	24/00412/FUL
Site Address	:	2 Mornington Crescent Nuthall Nottinghamshire NG16 1QE	
Proposal	:	Construct single storey extension to east elevation and construct boundary wall to frontage	
Decision	:	Conditional Permission	
Applicant	:	Mr Ryan Doherty Grayhouse Developments	24/00431/FUL
Site Address	:	Land At Vernon Court Nuthall Nottinghamshire	
Proposal	:	Construct one building to form 2 apartments	
Decision	:	Refusal	
Applicant	:	Mr & Mrs Newton	24/00542/VOC
Site Address	:	187A Nottingham Road Nuthall Nottinghamshire NG16 1AE	
Proposal	:	Variation of condition 2 of planning permission 24/00162/FUL for amended Elevations, Floor Plan and Block Plan to show alteration of window to the garden room	
Decision	:	Conditional Permission	

STAPLEFORD NORTH WARD

Applicant : Mr Ian Shakespeare Aston Properties (UK) Limited 24/00536/VOC
Site Address : Mill Farm 62 Mill Road Stapleford Nottinghamshire NG9 8GD
Proposal : **Variation of condition 3 (changes to opening hours) of planning permission reference 23/00429/VOC**
Decision : **Refusal**

STAPLEFORD SOUTH EAST WARD

Applicant : Mr David Chapman 24/00221/FUL
Site Address : Cloud House 170 Nottingham Road Stapleford Nottinghamshire NG9 8AR
Proposal : **Retention of barn including elevational alterations, gabion wall, chicken coop, re-grading of land**
Decision : **Refusal**

Applicant : Mrs Sarah Ashford 24/00454/FUL
Site Address : 81 Sherwin Road Stapleford Nottinghamshire NG9 8PP
Proposal : **Construct front porch**
Decision : **Conditional Permission**

STAPLEFORD SOUTH WEST WARD

Applicant : Mr Bonser 24/00457/FUL
Site Address : 14 Carnforth Close Stapleford Nottinghamshire NG9 7EZ
Proposal : **Construct single storey front extension**
Decision : **Conditional Permission**

Applicant : Mr Nasser Iqbal 24/00470/FUL
Site Address : 66 Derby Road Stapleford Nottinghamshire NG9 7AB
Proposal : **Construct first floor extension to create two apartments**
Decision : **Refusal**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mr Ankur Lalakia 24/00426/FUL
Site Address : 8 Petworth Avenue Toton Nottinghamshire NG9 6JF
Proposal : **Construct single storey front and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr N Chawner 24/00513/CLUP
Site Address : 43 Seaburn Road Toton Nottinghamshire NG9 6HT
Proposal : **Certificate of Lawfulness for a proposed new dormer to side elevation**
Decision : **Approval - CLU**

Applicant : Mr M Buck 24/00520/FUL
Site Address : 24 Katherine Drive Toton Nottinghamshire NG9 6JB
Proposal : **Construct single storey front extension. Construct pitched roof over existing flat roof at rear, including dormer to rear elevation, to form first floor accommodation.**
Decision : **Conditional Permission**

Applicant : Mr Daniel Ross 24/00524/CLUP
Site Address : 7 Adrian Close Toton Nottinghamshire NG9 6FL
Proposal : **Certificate of lawfulness for proposed construction of single storey rear extension**
Decision : **Approval - CLU**

Applicant : Mr & Mrs Maqbool 24/00533/FUL
Site Address : 23 Epsom Road Toton Nottinghamshire NG9 6HQ
Proposal : **Construct first floor side extension**
Decision : **Conditional Permission**

WATNALL & NUTHALL WEST WARD

Applicant : Mr Jamie Brown 23/00859/OUT
Site Address : Land At Watnall Cuttings 138 Main Road Watnall Nottinghamshire NG16 1HA
Proposal : **Outline application with some matters reserved for the construction of industrial unit with associated access**
Decision : **Conditional Permission**

Applicant : Mr Thomas Maltby 24/00505/FUL
Site Address : 127 Newdigate Road Watnall Nottinghamshire NG16 1HN
Proposal : **Demolish outbuilding to side. Construct additional storey, two storey side extension, single storey side and rear extension, dormers to front and rear, to create two storey dwelling with accommodation in roof space. Erect boundary to front.**
Decision : **Withdrawn**

Applicant : Mr L Pennington 24/00531/FUL
Site Address : 94 Watnall Road Nuthall Nottinghamshire NG16 1DX
Proposal : **Construct dropped kerb**
Decision : **Conditional Permission**

Applicant : Mr David Hartshorn 24/00535/FUL
Site Address : Three Corners New Farm Lane Nuthall Nottinghamshire NG16 1DY
Proposal : **Construct first floor side extension**
Decision : **Conditional Permission**

Applicant : Mr and Mrs Hazard 24/00576/FUL
Site Address : 56 Coronation Road Nuthall Nottinghamshire NG16 1EP
Proposal : **Construct single storey rear and side extensions**
Decision : **Conditional Permission**
