

PLANNING COMMITTEE
WEDNESDAY, 12 MARCH 2025

Present: Councillor S P Jeremiah, Chair

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

Apologies for absence were received from Councillors G Marshall and P A Smith.

Councillor P J Owen was present as Ex - Officio.

Councillor J M Owen was also present.

The officers present were R Ayoub, R Dawson, C Hallas, S Heron, C McLoughlin and K Newton.

49 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

50 **MINUTES**

The minutes of the meeting on 5 February 2025 were confirmed and signed as a correct record.

51 **NOTIFICATION OF LOBBYING**

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

52 DEVELOPMENT CONTROL

52.1 24/00807/FUL

Retain extension to barn conversion as built
Crabcroft Barn, Crabcroft Farm, Awsworth Lane, Awsworth, Nottinghamshire

The application had been brought to Planning Committee, because although it was contrary to green belt policy, the recommendation for the application was to grant conditional planning permission.

There were no late items and no public speakers.

The Committee debated the item, including development in the Green Belt and concerns about the increase to the area of tarmac and a lack of clarity as to whether there were suitable soak aways. It was proposed by Councillor G Bunn and seconded by Councillor R E Bofinger that, should the planning permission be approved and should it be required, that a condition be added for suitable drainage. On being put to the meeting the motion was carried.

RESOLVED that planning permission be granted with an additional condition for suitable drainage, should it be required.

1. **The development hereby permitted shall be maintained in accordance with the plans**

Received by the Local Planning Authority on 2 December 2024:

- **Ground Floor Plan (1:100) (Drawing Number: 1801(P)13, Revision: M)**
- **Roof Plan (1:100) (Drawing Number: 1801(P)15, Revision: J)**

Received by the Local Planning Authority on 6 December 2024:

- **Amended Elevations (1:100) (Drawing Number: 1801(P)16, Revision: L)**

Received by the Local Planning Authority on 10 February 2025:

- **Site Location Plan (1:1250)**
- **Block Plan (1:500) (Drawing Number: 1801(P)11, Revision: J)**

Reason: For the avoidance of doubt.

NOTES TO APPLICANT

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

2. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a

hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

(Councillor R Bullock, having joined the meeting late, did not vote on the item.)

52.2 24/00845/FUL

Change of use to 6 bed HMO
98 Dennis Avenue, Beeston, NG9 2RE

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

There were no late items.

Ian Bennett, objecting, made representation to the Committee prior to the general debate.

Having considered all of the representations before them the Committee commenced the debate. There was concern that the kerb access to the driveway had not been dropped and that the positioning of the bus stop meant that car access would not be safe. It was also noted that the proposed development would take a family home out of the local housing stock and convert it into a house in multiple occupation (HMO), which would be detrimental to the character of the area and the amenity of the neighbours.

RESOLVED that planning permission be refused.

RESOLVED that the precise wording of the refusal and reasons, to include detrimental impact on neighbour amenity and the loss of a family home, be delegated to the Chair of Planning Committee in agreement with the Assistant Director of Planning and Economic Development.

Reasons

The proposal, by virtue of the change of use into a 6 bed house in multiple occupancy (C3), would be unacceptable due to the impact on neighbouring amenity, parking and the resulting loss of a family home and as such the development would fail to accord with Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

52.3 25/00003/FUL

Change of use from office to dwelling (Use Class C3)
4A The Square, Beeston, NG9 2JG

The application was brought to the Committee as it was a Council application.

There were no late items and no public speakers.

Having given due weight the evidence before it, the Committee debated the item. The discussion centred on the management of the property and the need for accommodation in Beeston.

RESOLVED that planning permission be granted subject to conditions outlined in the appendix with delegation to be given to the Assistant Director of Planning and Economic Development.

1. The development hereby permitted shall be retained in accordance with the Site Location Plan (1:1250) received by the Local Planning Authority on 2 January 2025 and Floor Plan received by the Local Planning Authority on 29 January 2025.

Reason: For the avoidance of doubt.

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.

52.4 24/00480/FUL

Retain enclosed dining area

The Park Bistro, 79A Long Lane, Attenborough, Nottinghamshire, NG9 6BN

The application was brought to Committee to as the building is owned by the Council.

There were no late items and no public speakers.

The Committee debated the item.

RESOLVED that the Assistant Director of Planning and Economic Development be given delegated authority to grant planning permission subject to the conditions contained in the appendix.

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

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

2. The development hereby permitted shall be carried out in accordance with drawing number 3519/02 received by the Local Planning Authority on 8 August 2024.

Reason: For the avoidance of doubt

3. The premises and outside area of the cafe shall not be used except between 08.00 and 20.00 Monday to Sunday.

Reason: To protect nearby residents from excessive operational noise.

4. No amplified speech or music shall be operated within the outside area with drawing number 3519/02 of the café hereby approved at any time.

Reason: To protect nearby residents from excessive operational noise.

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.

53 INFORMATION ITEMS

53.1 DELEGATED DECISIONS

The delegated decisions were noted.

54 EXCLUSION OF PUBLIC AND PRESS

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

55 ENFORCEMENT

55.1 24/00401/ENF

RESOLVED that no further enforcement action be taken.

55.2 23/00008/ENF

RESOLVED that works to secure the building through the boarding up of the doors and windows with metal sheeting be approved.

55.3 23/00035/ENF

RESOLVED that further enforcement action be taken, up to and including prosecution.