



Tuesday, 4 March 2025

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 12 March 2025 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

AGENDA

1. Apologies

To receive apologies and to be notified of the attendance of substitutes.

2. Declarations of Interest

(Pages 5 - 12)

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 13 - 34)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 5 February 2025.

4. Notification of Lobbying
5. Development Control
 - 5.1 24/00807/FUL (Pages 35 - 58)
Retain extension to barn conversion as built
Crabcroft Barn, Crabcroft Farm, Awsworth Lane, Awsworth,
Nottinghamshire, NG16 2ZP
 - 5.2 24/00845/FUL (Pages 59 - 70)
Change of use to 6 Bed HMO
98 Dennis Avenue, Beeston, Nottingham, NG9 2RE
 - 5.3 25/00003/FUL (Pages 71 - 80)
Change of use from office to dwelling (Use Class C3)
4A The Square, Beeston, NG9 2JG
 - 5.4 24/00480/FUL (Pages 81 - 90)
Retain enclosed dining area
The Park Bistro, 79a Long Lane, Attenborough,
Nottinghamshire, NG9 6BN
6. Information Items
 - 6.1 Delegated Decisions (Pages 91 - 100)
7. Exclusion of Public and Press

The Committee is asked to RESOLVE that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item 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.

8. Enforcement

8.1 24/00401/ENF (Pages 101 - 106)

8.2 23/00008/ENF (Pages 107 - 116)

8.3 23/00035/ENF (Pages 117 - 124)

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Report of the Monitoring Officer

DECLARATIONS OF INTEREST

1. Purpose of Report

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda. The following information is extracted from the Code of Conduct, in addition to advice from the Monitoring Officer which will assist Members to consider any declarations of interest.

Part 2 – Member Code of Conduct

General Obligations:

10. Interest

10.1 You will register and disclose your interests in accordance with the provisions set out in Appendix A.

Section 29 of the Localism Act 2011 requires the Monitoring Officer to establish and maintain a register of interests of Members of the Council. The register is publically available and protects you by demonstrating openness and willingness to be held accountable. You are personally responsible for deciding whether or not you should disclose an interest in a meeting which allows the public, Council employees and fellow Councillors know which of your interests gives rise to a conflict of interest. If in doubt you should always seek advice from your Monitoring Officer.

You should note that failure to register or disclose a disclosable pecuniary interest as defined in Appendix A of the Code of Conduct, is a criminal offence under the Localism Act 2011.

Advice from the Monitoring Officer:

On reading the agenda it is advised that you:

1. Consider whether you have any form of interest to declare as set out in the Code of Conduct.
2. Consider whether you have a declaration of any bias or predetermination to make as set out at the end of this document
3. Update Democratic Services and the Monitoring Officer and or Deputy Monitoring Officers of any declarations you have to make ahead of the meeting and take advice as required.
4. Use the Member Interest flowchart to consider whether you have an interest to declare and what action to take.
5. Update the Chair at the meeting of any interest declarations as follows:

‘I have an interest in Item xx of the agenda’

'The nature of my interest is therefore the type of interest is
DPI/ORI/NRI/BIAS/PREDETERMINATION
'The action I will take is...'

This will help Officer record a more accurate record of the interest being declared and the actions taken. You will also be able to consider whether it is necessary to send a substitute Members in your place and to provide Democratic Services with notice of your substitute Members name.

Note: If at the meeting you recognise one of the speakers and only then become aware of an interest you should declare your interest and take any necessary action

6. Update your Member Interest Register of any registerable interests within 28days of becoming aware of the Interest.

Ask yourself do you have any of the following interest to declare?

1. DISCLOSABLE PECUNIARY INTERESTS (DPIs)

A "Disclosable Pecuniary Interest" is any interest described as such in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 and includes an interest of yourself, or of your Spouse/Partner (if you are aware of your Partner's interest) that falls within the following categories: Employment, Trade, Profession, Sponsorship, Contracts, Land, Licences, Tenancies and Securities.

2. OTHER REGISTERABLE INTERESTS (ORIs)

An "Other Registerable Interest" is a personal interest in any business of your authority which relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority; or
- b) any body
 - (i) exercising functions of a public nature
 - (ii) anybody directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member or in a position of general control or management.

3. NON-REGISTRABLE INTERESTS (NRIs)

"Non-Registrable Interests" are those that you are not required to register but need to be disclosed when a matter arises at a meeting which directly relates to your financial interest or wellbeing or a financial interest or wellbeing of a relative or close associate that is not a DPI.

A matter "directly relates" to one of your interests where the matter is directly about that interest. For example, the matter being discussed is an application about a particular property in which you or somebody associated with you has a financial interest.

A matter “affects” your interest where the matter is not directly about that interest but would still have clear implications for the interest. For example, the matter concerns a neighbouring property.

Declarations and Participation in Meetings

1. DISCLOSABLE PECUNIARY INTERESTS (DPIs)

1.1 Where a matter arises at a meeting which **directly relates** to one of your Disclosable Pecuniary Interests which include both the interests of yourself and your partner then:

Action to be taken

- **you must disclose the nature of the interest** at the commencement of that consideration, or when the interest becomes apparent, whether or not such interest is registered in the Council’s register of interests of Member and Co-opted Members or for which you have made a pending notification. If it is a sensitive interest you do not have to disclose the nature of the interest, just that you have an interest
- **you must not participate in any discussion** of that particular business at the meeting, or if you become aware of a disclosable pecuniary interest during the meeting you must not participate further in any discussion of the business, including by speaking as a member of the public
- **you must not participate in any vote** or further vote taken on the matter at the meeting and
- **you must withdraw from the room** at this point to make clear to the public that you are not influencing the meeting in anyway and to protect you from the criminal sanctions that apply should you take part, unless you have been granted a Dispensation.

2. OTHER REGISTERABLE INTERESTS (ORIs)

2.1 Where a matter arises at a meeting which **directly relates** to the financial interest or wellbeing of one of your Other Registerable Interests i.e. relating to a body you may be involved in:

- **you must disclose** the interest at the commencement of that consideration, or when the interest becomes apparent, whether or not such interest is registered in the Council’s register of interests of Member and Co-opted Members or for which you have made a pending notification. If it is a sensitive interest you do not have to disclose the nature of the interest, just that you have an interest
- **you must not take part in any discussion or vote** on the matter, but may speak on the matter only if members of the public are also allowed to speak at the meeting
- **you must withdraw from the room** unless you have been granted a Dispensation.

3. NON-REGISTRABLE INTERESTS (NRIs)

3.1 Where a matter arises at a meeting, which is not registrable but may become relevant when a particular item arises i.e. interests which relate to you and /or other people you are connected with (e.g. friends, relative or close associates) then:

- **you must** disclose the interest; if it is a sensitive interest you do not have to disclose the nature of the interest, just that you have an interest
 - **you must not take part in any discussion or vote**, but may speak on the matter only if members of the public are also allowed to speak at the meeting; and
 - **you must withdraw** from the room unless you have been granted a Dispensation.
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Dispensation and Sensitive Interests

A “Dispensation” is agreement that you may continue to participate in the decision-making process notwithstanding your interest as detailed at section 12 of the Code of the Conduct and the Appendix.

A “Sensitive Interest” is as an interest which, if disclosed, could lead to the Member, or a person connected with the Member, being subject to violence or intimidation. In any case where this Code of Conduct requires to you to disclose an interest (subject to the agreement of the Monitoring Officer in accordance with paragraph 2.4 of this Appendix regarding registration of interests), you do not have to disclose the nature of the interest, if it is a Sensitive Interest in such circumstances you just have to disclose that you have a Sensitive Interest under S32(2) of the Localism Act 2011. You must update the Monitoring Officer when the interest is no longer sensitive, so that the interest can be recorded, made available for inspection and published.

BIAS and PREDETERMINATION

The following are not explicitly covered in the code of conduct but are important legal concepts to ensure that decisions are taken solely in the public interest and not to further any private interests.

The risk in both cases is that the decision maker does not approach the decision with an objective, open mind.

This makes the local authority’s decision challengeable (and may also be a breach of the Code of Conduct by the Councillor).

Please seek advice from the Monitoring Officer or Deputy Monitoring Officers, if you need assistance ahead of the meeting.

BIAS

Holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias. If you have been involved in an issue in such a manner or to such an extent that the public are likely to perceive you to be biased in your judgement of the public interest:

- a) you should not take part in the decision-making process
- b) you should state that your position in this matter prohibits you from taking part
- c) you should leave the room.

PREDETERMINATION

Where a decision maker has completely made up his/her mind before the decision is taken or that the public are likely to perceive you to be predetermined due to comments or statements you have made:

- a) you should not take part in the decision-making process
- b) you should state that your position in this matter prohibits you from taking part
- c) you should leave the room.

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Registerable Interests

These are interests that you are required to register in accordance with the Code of Conduct. They are interests that you would know about in advance of an item coming up (e.g. land you own) and you should have included them when filling in your register of interests.

What type of Registerable Interest do you have in this matter?

Disclosable Pecuniary Interests

These are any interests that are described as DPIs under the Code of Conduct and include both the interests of yourself and of your partner.

Other Registerable Interests

These are personal interests that relate to certain types of bodies that you may be involved in as set out in the Code of Conduct.

Does the matter directly relate to one of your Disclosable Pecuniary Interests?

No

Does the matter directly relate to the financial interest or wellbeing of one of your Other Registerable Interests?

No

Does the matter affect a financial interest or the wellbeing of yourself or of a friend, relative or close associate?

No

Yes

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

No

Yes

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

No

Yes

Yes

You must:

- Disclose the interest;
- Not speak on the matter;
- Not participate in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

You must:

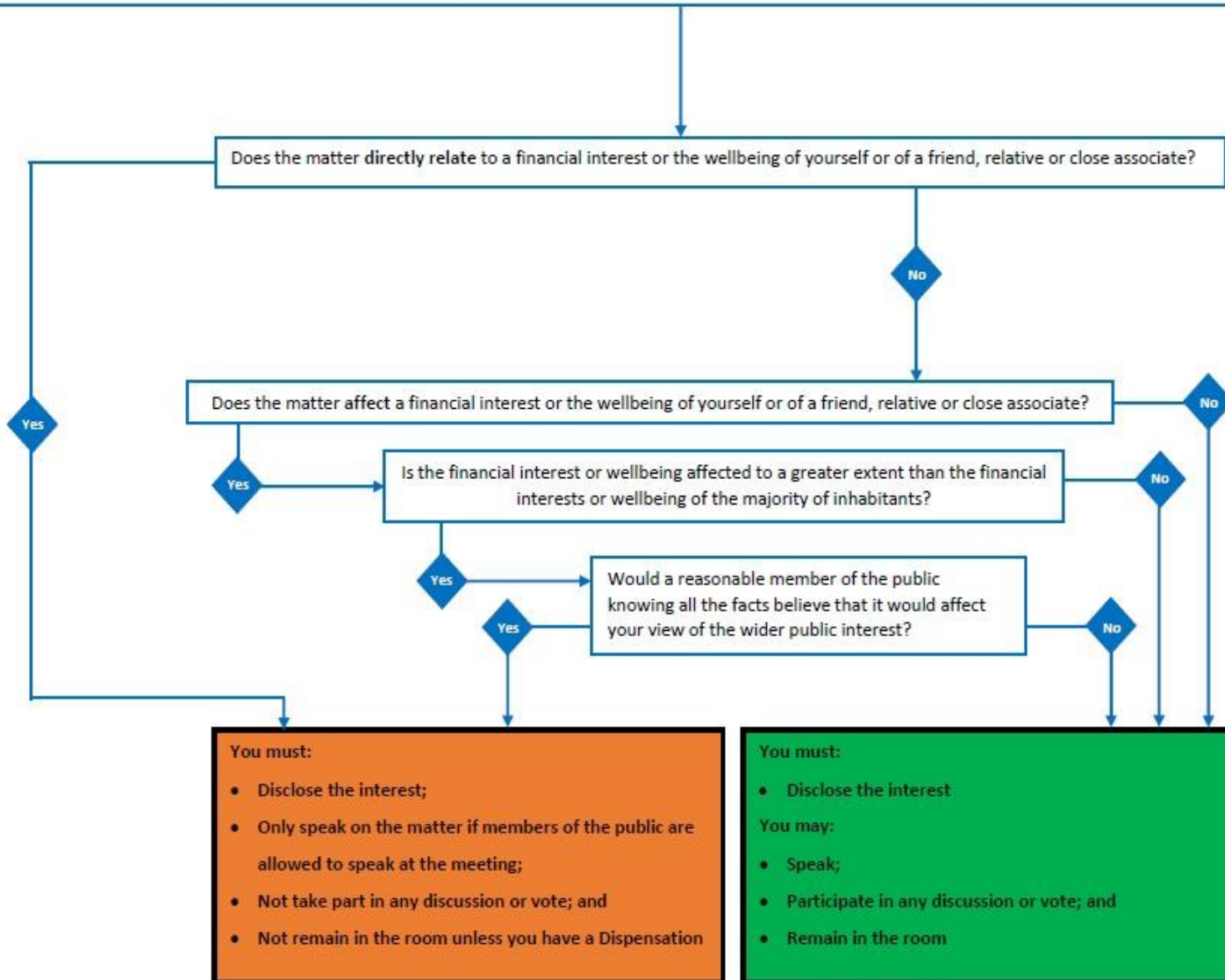
- Disclose the interest;
- Only speak on the matter if members of the public are allowed to speak at the meeting;
- Not take part in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

You must:

- Disclose the interest
- You may:
- Speak;
 - Participate in any discussion or vote; and
 - Remain in the room

Non-Registerable Interests

These are interests that you are not required to register but may become relevant when a particular item arises. These are usually interests that relate to other people you are connected with (e.g. friends, relatives or close associates) but can include your own interests where you would not have been expected to register them.



PLANNING COMMITTEE

WEDNESDAY, 5 FEBRUARY 2025

Present: Councillor D Bagshaw, Chair

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

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

Councillor P J Owen was present as Ex Officio.

The officers present were R Ayoub, R Dawson and K Newton.

44 DECLARATIONS OF INTEREST

Councillor S P Jeremiah declared a non pecuniary, registrable interest in items 5.1 and 5.2 as he was a member of the Stapleford Town Board. Minute numbers 47.1 and 47.2 refer.

Councillor P J Owen declared a non pecuniary, non registrable interest in item 5.3 as he had been involved in the Kimberley Means Business bid. Minute number 47.3 refers.

45 MINUTES

The minutes of the meeting of 8 January 2025 were confirmed and signed as a correct record.

46 NOTIFICATION OF LOBBYING

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

47 DEVELOPMENT CONTROL

47.1 APPLICATION NUMBER 24/00863/VOC

Variation of condition 2 approved plans of application reference number: 23/00051/REG3 to revise the position of the approved MUGA Stapleford Town Football Club, Hickings Lane Recreation Ground, Hickings Lane, Stapleford, Nottinghamshire

The application was brought to the Committee as the applicant was the Council.

The Committee noted the items including two comments opposing the proposed scheme.

There were no public speakers.

Having given due regard to all the evidence before them, the Committee commenced the debate. It was considered that the alterations to the site of the pitch constituted a relatively minor change to the proposed development.

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

- 1. The development to which this approval relates shall be begun no later than 7 July 2026.**

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

- 2. The development hereby permitted shall be carried out in accordance with the following plans:**

- Site Location Plan**
- Utility Survey 45652_T_UG Rev. 0**
- Topographical Survey 45652_T Rev. 0**
- Existing Site Plan 0101 Rev. P02**
- Existing Building 0016 Rev. P01**

(All received by the Local Planning Authority 19/01/23)

- Proposed Floor Plans 0010 Rev. P07**
- Proposed Roof Level Plan 0012 Rev. P05**
- Proposed Elevations 0015 Rev. P09**

(All received by the Local Planning Authority 11/10/24).

- Full Size APG and 7v7 Pitch 00 Rev 04
- Site Section 13
- Proposed MUGA Drainage Strategy 12 Rev 01

(Received by the Local Planning Authority 24/12/24).

Reason: For the avoidance of doubt.

3. The development to which this relates shall be carried out in accordance with materials as approved by the Local Planning Authority 23/10/24.

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

4. b) No building to be erected pursuant to this permission shall be occupied or brought into use until:

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

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

Reason: In the interest of public health and safety in accordance with Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.

5. The development to which this relates shall be carried out in accordance with landscaping details as approved by the Local Planning Authority 08/08/24.

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

6. The development to which this relates shall be carried out in accordance with the Landscape and Ecological Management Plan as approved by the Local Planning Authority 08/08/24.

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

7. The development to which this relates shall be carried out in accordance with the Construction / Demolition Method Statement as approved by the

Local Planning Authority 08/08/24.

To protect the amenity of neighbouring residents in accordance with Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

- 8. The development to which this relates shall be carried out in accordance with the cricket club relocation plan as approved by the Local Planning Authority 15/04/24.**

Reason: To ensure suitable relocation of the cricket club is secured in accordance with the aims within Part 8 - Promoting healthy and safe communities of the of the National Planning Policy Framework 2021.

- 9. No part of the development shall be brought into use until a detailed renewable energy and sustainability management plan has been submitted to and approved by the Local Planning Authority. Details should include the siting, design and required maintenance of any renewable energy structures.**

Reason: In the interests of sustainability in accordance with Policy 1 - Climate Change of the Aligned Core Strategy Part 1 Local Plan 2014 and Part 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF 2024.

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

Reason: In the interest of public health and safety in accordance with Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019

- 11. Suitable ventilation and filtration equipment shall be installed to suppress and disperse odour created from food preparation operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority prior to the installation of the any ventilation and filtration equipment. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.**

Reason: In the interest of public health and safety in accordance with Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.

- 12. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound**

material with the parking bays clearly delineated in accordance with drawing number Full Size APG and 7v7 Pitch 00 Rev 04. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.

13. No part of the development shall be brought into use until illustrative details of the siting and design of the bin and cycle storage facilities has been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed only in accordance with those details.

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

14. No part of the development shall be brought into use until a scheme detailing the developments adherence to Secured by Design principles has been submitted to and approved in writing by the Local Planning Authority. All measures detailed in the scheme shall thereafter be implemented and within an agreed timeframe which shall be set out in the submitted details.

Reason: To reduce the potential for crime in accordance with Part 8 - Promoting healthy and safe communities of the National Planning Policy Framework 2024.

15. No part of the development shall be brought into use until a Noise Management Plan has been submitted in writing and approved in writing by the Local Planning Authority detailing measures that will be implemented to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance to those living in the vicinity. The Noise Management Plan shall be complied with for the lifetime of the development.

The Noise Management Plan must include:

- the design measures which will ensure that the surrounding fence meets the 'best practical means' to reduce impact noise,
- repair and maintenance measures to ensure that these design measures are maintained,
- proposed measures to manage the behaviour of clients using the MUGA,
- proposed measures to prevent unauthorised use of the MUGA outside the permitted hours of use, and

- **proposed local community engagement measures to ensure that the impact of the development on residents is mitigated through effective communication and community liaison.**

Reason: To protect nearby occupiers from 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.

- 16. The lighting scheme for the new development shall be designed and operated to ensure that light intrusion into neighbouring residential windows shall not exceed 5 Ev (lux) measured as vertical luminance.**

Reason: To protect nearby residents and road users from excessive light pollution 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.

- 17. The floodlit MUGA shall only be used at the following times: Monday to Sunday 08.30-21.00 only.**

Reason: To protect nearby residents and road users from excessive operational noise and light pollution 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.

- 18. The pavilion building shall not be used except between 08.00 - 22.00 Monday to Sundays without the prior agreement in writing of the Local Planning Authority.**

Reason: To protect existing residents from 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.

- 19. No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.**

Reason: To protect nearby occupiers from excessive construction 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.

- 20. The hereby permitted development shall be carried out in accordance with the recommendations contained within Section 6.3 of the Sustainable FRA and Drainage Strategy by Tunstall Smith King dated May 2023.**

Reason: In the interests of flood risk in accordance with Policy 1 - Climate Change of the Aligned Core Strategy Part 1 Local Plan 2014 and Part 14 - Meeting the challenge of climate change, flooding and coastal

change of the NPPF 2024.

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

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

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the statutory 13-week determination timescale.
2. The applicant is advised that the proposed will require a Food Registration. Please contact the Councils Environmental Health Department on Tel 0115 9173485.
3. The internal layout, design and construction of the premises must meet the current Food Safety and Health and Safety requirements. The applicant must therefore contact the councils Food and Occupational Safety Section on tel :01159173485.
4. The applicant is advised that the proposed may require a Premises Licence. Please contact the Councils Licensing Department on Tel 0115 9173485.

(Having declared a non pecuniary, registrable interest Councillor S P Jeremiah left the meeting and did not vote thereon.)

47.2 APPLICATION NUMBER 24/00864/VOC

Variation of condition 2 approved plans of application reference number 24/00175/REG3 to amend the approved drainage details
Stapleford Town Football Club, Hickings Lane Recreation Ground, Hickings Lane, Stapleford, Nottinghamshire

The application was brought before Committee as the Council was the applicant.

The Committee noted the late items. There were no public speakers.

After giving due consideration to the matter before it, the Committee debated the item.

RESOLVED that planning permission be granted subject to the following

conditions.

1. The development to which this approval relates shall be begun no later than 6 June 2027.

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

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

- Site Location Plan 02 00
- Proposed Site Plan 03 01
- Topographical Survey 01 00
- Appendix E - Proposed Materials and Appearance

(Received by the Local Planning Authority 19/03/24)

- Tree Protection Plan A
- Tree Work Plan A

(Received by the Local Planning Authority 15/04/24)

- Proposed Elevation 05 01
- Proposed Perimeter Elevation - Page 1 08 01
- Proposed Perimeter Elevation - Page 2 09 01

(Received by the Local Planning Authority 29/04/24)

- Proposed AGP Drainage Layout 06 Rev 06
- Proposed AGP Drainage Strategy 07 Rev 1

(Received by the Local Planning Authority 24/12/24)

Reason: For the avoidance of doubt.

3. The development to which this relates shall be carried out in accordance with landscaping details as approved by the Local Planning Authority 15/11/24.

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

4. The development to which this relates shall be carried out in accordance with the Landscape and Ecological Management Plan as approved by the Local Planning Authority 15/11/24.

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

Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

5. The development to which this relates shall be carried out in accordance with the Construction / Demolition Method Statement as approved by the Local Planning Authority 15/11/24.

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

6. The development to which this relates shall be carried out in accordance with the transitional cricket club plan as approved by the Local Planning Authority 21/08/24.

Reason: To secure the provision of a suitable interim arrangement for the cricket club to accord with the requirements of Exception 5 and to accord with Policy 13 - Culture, Tourism and Sport of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.

7. The AGP shall not be brought into use until the replacement cricket ground identified in the Cricket Club Relocation Plan has been delivered and made available for use. The replacement provision should be provided to an equivalent or better quality and equivalent or greater quantity than the playing field to be lost and should comply with Sport England and ECB design guidance.

Reason: To ensure that a suitable replacement facility is provided and made available to accord with the requirements of Exception 5 and to accord with Policy 13 - Culture, Tourism and Sport of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.

8. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the 3G pitch and include details of pricing policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy 13 - Culture, Tourism and Sport of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.

9. Use of the development shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met

FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Policy 13 - Culture, Tourism and Sport of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.

- 10. No part of the development hereby permitted shall be brought into use until a football pitch railing removal plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate the location of the existing football club perimeter railings located within the south-west area of Hickings Lane Recreation Ground to have been removed.**

Reason: To improve access to open space within the park in accordance with Policy 16: Green Infrastructure, Parks and Open Space of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 28: Green Infrastructure Assets of the Broxtowe Part 2 Local Plan 2019.

- 11. No part of the development shall be brought into use until a scheme detailing the developments' adherence to Secured by Design principles has been submitted to and approved in writing by the Local Planning Authority. All measures detailed in the scheme shall thereafter be implemented and within an agreed timeframe which shall be set out in the submitted details.**

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

- 12. The floodlit artificial pitch shall only be used between the following times: 08:00-22:00 Monday to Friday, 09:00 to 20:00 Saturday and 09:00 to 18:00 Sunday only.**

Reason: To protect nearby residents and road users from excessive operational noise and light pollution 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.

- 13. No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.**

Reason: To protect nearby occupiers from excessive construction 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.

- 14. The hereby permitted development shall be carried out in accordance with the recommendations contained within the submitted Drainage Strategy McA014 (13 January 2025).**

Reason: In the interests of flood risk in accordance with Policy 1 - Climate Change of the Aligned Core Strategy Part 1 Local Plan 2014 and Part 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF 2024.

- 15. The hereby permitted development shall be carried out in accordance with the noise mitigation measures contained within the submitted Noise Impact Assessment Revision B (dated 22/04/24) and Noise Management Plan (received 22/04/24).**

Reason: To protect nearby occupiers from 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.

- 16. The hereby permitted development shall be carried out in accordance with the floodlighting control measures contained within submitted Appendix D - Lighting Design Statement (compiled by Christy Lighting Masts Ltd dated 02/02/24) and Appendix A - Floodlighting Performance Report (compiled by Christy Lighting Masts Ltd).**

Reason: To protect nearby occupiers from light 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.

- 17. The 3G pitch hereby permitted shall not be constructed other than in accordance with the design and layout details set out in the planning application, Design and Access Statement and Drawing No 04 (Proposed ATP Plan).**

Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy 13 - Culture, Tourism and Sport of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 25 - Culture, Tourism and Sport of the Broxtowe Part 2 Local Plan 2019.

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

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

NOTES TO APPLICANT

- 1. The Council has acted positively and proactively in the determination of this application by working to determine it within the statutory 8-week determination timescale.**
- 2. Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.**
- 3. Informative: Guidance on preparing Community Use Agreements is available from Sport England**
<http://www.sportengland.org/planningapplications/>.

(Having declared a non pecuniary, registrable interest Councillor S P Jeremiah left the meeting and did not vote thereon.)

47.3 APPLICATION NUMBER 24/00687/REG3

Construct 2 buildings (5 units) Use Class E(g)(iii) employment starter units
Land Off Shilo Way, Awsworth, Nottinghamshire

This application had been brought before Committee because the Council was the applicant. The proposal also represented a departure from the Broxtowe Part 2 Local Plan 2019.

The Committee gave consideration to the late items, which included an objection, a correction to a spelling error in the report and a consultation response supporting the proposed development from Awsworth Parish Council.

Stuart Ashton, the agent on behalf of the applicant, made representation to the Committee prior to the general debate.

The Committee noted all the information pertaining to the application. The debate focused on the defensibility of the Green Belt once the boundary of Shilo Way had been breached, increased traffic and disappointment that the development could not be closer to Kimberley, as the funding for it has come from the Kimberley Means Business scheme.

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

- 1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.**

Reason: To comply with the requirements of Section 91 of the

Town and Country Planning Act 1990 as amended.

2. This permission shall be read in accordance with the following plans:

- **1001 P03 Landscape Plan**

(Received by the Local Planning Authority 24/01/25)

- **1000 P07 Location Plan**
- **1001 P05 Existing Site Pan**
- **1002 P05 Existing Detailed Site Plan**
- **1010 P01 Masterplan**
- **1011 P07 Proposed Site Plan**
- **1012 P06 Proposed Detailed Site Plan**
- **1015 P04 Proposed Site Sections**

(Received by the Local Planning Authority 22/01/25)

- **32 Proposed Sub Station**

(Received by the Local Planning Authority 10/01/25)

- **20 P02 Unit 1 GA Plan**
- **25 P02 Unit 2 GA Plan**
- **22 P05 Unit 1 Elevations**
- **27 P04 Unit 2 Elevations**

(Received by the Local Planning Authority 16/10/24)

- **21 P01 Unit 1 Roof Plan**
- **23 P02 Unit 1 3D View**
- **26 P01 Unit 2 Roof Plan**
- **28 P01 Unit 2 3D Views**
- **30 Cycle Shelter**
- **31 Bin Store 1**
- **D53703/JB/A External Lighting Plan**

(Received by the Local Planning Authority 03/10/24)

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.

3. No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy HSP2024-C4713-C&S-FRAS1-2499, September 2024, hsp consulting., has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 175.**
- Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.**
- Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details of any attenuation system, the outfall arrangements and any private drainage assets.**

Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 years and 1 in 100 years plus climate change return periods.

- No surcharge shown in a 1 in 1 year.

- No flooding shown in a 1 in 30 years.

- For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.

- Evidence to demonstrate the viability (e.g. Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.**
- Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.**
- Evidence of approval for drainage infrastructure crossing third party land where applicable.**
- Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.**
- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime**

of the development to ensure long term effectiveness.

Reason: To ensure the proposed development has sufficient surface water management in accordance with Policy 1 - Climate Change of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014, Policy 1: Flood Risk of the Broxtowe Part 2 Local Plan 2019 and Part 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF 2024.

4. No development hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:
- a) The means of access for construction traffic;
 - b) parking provision for site operatives and visitors;
 - c) the loading and unloading of plant and materials;
 - d) the storage of plant and materials used in construction / demolition the development;
 - e) a scheme for the recycling/disposal of waste resulting from construction / demolition works / site clearance; and
 - f) details of dust and noise suppression to be used during the construction phase.

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

Reason: To protect the amenity of neighbouring residents in accordance with Policy 17 - Place-making, Design and Amenity, Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019 and Policy BED 3: Design Principles of the Awsworth Neighbourhood Plan 2021.

5. **Statutory Biodiversity – Deemed Condition**

Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021.

The effect of the relevant paragraphs of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

- a. a Biodiversity Gain Plan has been submitted to the planning authority, and
- b. the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Broxtowe Borough Council.

Key Requirements:

A Biodiversity Gain Plan (BGP) must be submitted to the Local Planning Authority, in writing no earlier than the day after planning permission has been granted and should be in accordance with the BNG Metric received by the Local Planning Authority on 21 January 2024, prepared by Charlotte Mercer Principal Ecologist M.Sc. B.Sc. (Hons).

The biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;**
- (b) the pre-development biodiversity value of the onsite habitat;**
- (c) the post-development biodiversity value of the onsite habitat;**
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development;**
- (e) any biodiversity credits purchased for the development; and**
- (f) any such other matters as the Secretary of State may by regulations specify.**

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant

Template available here;

<https://www.gov.uk/government/publications/biodiversity-gain-plan>

The development shall not commence until a Habitat and Monitoring Management Plan (HMMP) has been submitted to ensure that the development meets all the requirements of the Biodiversity Gain Plan (BGP).

The Habitat Management and Monitoring Plan (the HMMP) must include:

- (a) a non-technical summary;**
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;**
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;**
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and**
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,**

Template available here;

<https://publications.naturalengland.org.uk/publication/5813530037846016>

Notice in writing shall be given to the Council when the:

- (a) HMMP has been implemented; and**
- (b) habitat creation and enhancement works as set out in the HMMP have been completed.**

No part of the development hereby approved shall be occupied until:

- (a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and**
- (b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority**

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on or off site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.

- 6. No development above slab level shall commence until written and illustrative details of the number, siting, and design of the electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. No commercial unit shall be occupied until the electric vehicle charging points have been provided in accordance with the approved details.**

Reason: To future proof the development and in the interests of air quality in accordance with Policy 1 - Climate Change of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014, Policy 17 - Place-making, Design and Amenity and Policy 20: Air Quality of the Broxtowe Part 2 Local Plan 2019.

- 7. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 207 56 THP XX XX DR A 1012 P06 (received 22/01/25). The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.**

Reason: In the interests of highway safety in accordance with Policy 17 - Place-making and Design and Amenity of the Broxtowe Part 2 Local Plan (2019) and Policy TT 2: Car Parking of the Awworth Neighbourhood Plan 2021.

- 8. No part of the development hereby permitted shall be brought into use until the highway works as shown for indicative purposes only on drawing number 207 56 THP XX XX DR A 1012 P06 (received 22/01/25) have been provided to the satisfaction of the Local Planning Authority.**

Reason: In the interests of highway safety in accordance with Policy 17 - Place-making and Design and Amenity of the Broxtowe Part 2 Local Plan (2019) and TT 1: Traffic Management of the Awsworth Neighbourhood Plan 2021.

- 9. The approved landscaping shall be carried out in accordance with the approved drawing 1001 P03 Landscape Plan (received 24/01/25) not later than the first planting season following the substantial completion of the development or occupation of the building, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species.**

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

- 10. The development hereby approved must be carried out in accordance with the precautionary working measures, ecological enhancement measures and an Ecological Clerk of Works ECoW is used to undertake checking surveys for species prior to the commencement of works contained within Section 4.0 Potential Impacts and Recommendations of the submitted Ecological Appraisal produced by AES-LTD (Received by the Local Planning Authority 03/10/24).**

Reason: In the interests of securing biodiversity enhancements and the protection of protected species in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014, Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019 and Policy GI 3: Biodiversity of the Awsworth Neighbourhood Plan 2021.

- 11. The development hereby approved must be carried out in accordance with the tree protection measures contained within Appendix 3 of the submitted BS 5837:2012 Arboricultural Report, Impact Assessment and Method Statement produced by Treefellas Arboriculture Limited (Received by the Local Planning Authority 03/10/24).**

Reason: To ensure protection during construction works of trees and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area is not impaired, in order to comply with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014, Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019 and Policy GI 5 Local Woodlands, Tree Belts & Hedgerows of the Awsworth Neighbourhood Plan 2021.

- 12. The premises shall not operate except between 07.30-22.00 hours daily.**

Reason: To protect the immediate residents from excessive operational noise in accordance with Policy 17 - Place-making, Design and Amenity,

Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019 and Policy BED 3: Design Principles of the Awsworth Neighbourhood Plan 2021.

- 13. No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.**

Reason: To protect nearby occupants from excessive construction noise and vibration in accordance with Policy 17 - Place-making, Design and Amenity, Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019 and Policy BED 3: Design Principles of the Awsworth Neighbourhood Plan 2021.

- 14. No materials produced as a result of the site’s operational activities, development or clearance shall be burned on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions whilst the activities are in operation.**

Reason: To protect nearby residents from excessive air pollution in accordance with Policy 17 - Place-making, Design and Amenity, Policy 19 – Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019 and Policy BED 3: Design Principles of the Awsworth Neighbourhood Plan 2021.

- 15. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.**

An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of public health and safety 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.

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. If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the Coal Authority website at:**
www.gov.uk/government/organisations/the-coal-authority

3. In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act. Please contact hdc.south@nottscc.gov.uk for details.
4. As this permission relates to the creation of a new unit(s), please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.

47.4 APPLICATION NUMBER 24/00700/FUL

Retain outdoor seating/smoking area to extend commercial area of property.
Construction of sound absorbing fence and swing gate (revised scheme)
The Berliner, 6 High Road, Chilwell, Nottinghamshire, NG9 4AE

Councillor G Marshall had requested that this proposal come before Committee.

There were no late items.

Katie Elnor, the applicant, made representation to the Committee prior to the general debate.

The Committee considered all representations before it commenced the debate. It was noted that the development was next door to a public house with a garden, and that there were a number of bars with similar outdoor spaces in the immediate vicinity. It was also noted that two neighbours had sent in letters of support for the application, with one against. It was noted that the permission was for the development as it stood, and did not include a condition for acoustic fencing.

RESOLVED that planning permission be granted with the precise wording of the approval and conditions, to include hours of operation and plans, delegated to the Chair of Planning Committee in agreement with the Head of Planning and Economic Development.

Conditions:

1. The development hereby permitted shall be retained and completed in accordance with:
 - Drawings received by the Local Planning Authority on 11 October 2024, and
 - Site Location Plan 1 :1250 and Block Plan received by the Local Planning Authority on 14 November 2024.

Reason: For the avoidance of doubt.

- 2. The beer garden shall be cleared and not be used by customers for activities associated with the premises including consumption or for customer smoking except between 12.00-22.00 hours Monday to Friday, 12.00-22.00 hours Saturdays, Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.**

Reason: To protect nearby residents from excessive operational noise and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

- 3. No Amplified music, amplified speech, live music or live speech shall be permitted in the beer garden at any time.**

Reason: To protect nearby residents from excessive operational noise and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

- 4. Refuse shall not be deposited in or collected from the rear car park bin area except between the 09.00-18.00 hours daily.**

Reason: To protect nearby residents from excessive operational noise and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

Note to Applicant

- 1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.**
- 2. The granting of this permission and associated conditions does not preempt any formal action under Statutory Nuisance or Nuisance legislation being taken against the applicant by the Council.**

48 INFORMATION ITEMS

48.1 APPEALS

The Committee noted the appeals decisions regarding application number 23/00836/FUL 50 Derby Road, and 24/00209/FUL 90 Ullswater Crescent.

48.2 DELEGATED DECISIONS

The delegated decisions were noted.

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Report of the Chief Executive

APPLICATION NUMBER:	24/00807/FUL
LOCATION:	Crabcroft Barn, Crabcroft Farm, Awsworth Lane, Awsworth, Nottinghamshire
PROPOSAL:	Retain extension to barn conversion as built

The application is contrary to green belt policy, however, the recommendation for the application is to grant conditional planning permission, hence the application is required to be brought to Planning Committee.

1. Purpose of the Report

- 1.1 The application seeks planning permission to retain the extension to the barn conversion as built

2. Recommendation

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

3. Detail

- 3.1 The application seeks planning permission to retain the extension to the barn conversion as built. The barn conversion is a bungalow, with the single storey extensions extending outwards of the front (west) and side (south) elevations. The access to and from the application site is to the front (west) of the bungalow, which leads to adjacent road Awsworth Lane, located north-west of the application site. The adjacent property Crabcroft Farm, which has also been converted into a dwelling, is located north of the application site, whilst to the south of the application site there is a barn and stable block. The application site is located within the Nottinghamshire Green Belt, with open Green Belt land located to the east and west of the application site.
- 3.2 The main issues relate to whether the principle of development in the Green Belt is acceptable, whether the design and appearance of the proposal is acceptable and whether the impact upon the amenity and access (highway safety) of the adjacent neighbouring properties is acceptable.
- 3.3 The benefit of the proposal is that there is enhanced living accommodation for the occupiers. The negative impact of the proposal is that it is contrary to Green Belt Policy.

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

4. Financial Implications

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

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

5. Legal Implications

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

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

6 Data Protection Compliance Implications

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

7. Background Papers

Nil.

Appendix

1. Details of Application

1.1 The application seeks planning permission to retain the extensions to the barn conversion as built. The single storey extensions are located on the front (west) and side (south) elevations of the barn conversion, which is now a bungalow. The original planning application (planning reference: 18/00267/FUL - extend and convert barn into a dwelling (Class C3) new access and fencing) was granted conditional planning permission on 20 July 2018. However, the barn conversion as built is different to that which was agreed in the conditions of the planning permission (planning reference: 18/00267/FUL), hence this planning application (planning reference: 24/00807/FUL) has been submitted to regularise the build.

2. Location and Site Characteristics

2.1 The application site consists of a barn conversion (which is now a bungalow). The access to and from the application site is to the front (west) of the bungalow, which leads to adjacent road Awsworth Lane, located north-west of the application site. The adjacent property Crabcroft Farm, which has also been converted into a dwelling, is located north of the application site, whilst to the south of the application site there is a barn and stable block. The application site is located within the Nottinghamshire Green Belt, with open Green Belt land located to the east and west of the application site.

2.2 The application site is located within the Coal Referral Area. There is a restricted permitted development right on the application site from the previous planning application (planning reference: 18/00267/FUL) which states: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking or re-enacting this order, no development of any kind, including a car port, shall take place within the curtilage of the dwellinghouse hereby approved without the prior written permission of the Local Planning Authority by way of a formal planning permission.

3. Relevant Planning History

3.1

Planning		
18/00267/FUL	Extend and convert barn into a dwelling (Class C3) new access and fencing	PERC

4. Development Plan Policy

4.1 National Planning Policy

4.1.1 **National Planning Policy Framework 2024**

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well designed places
- Section 13 – Protecting Green Belt land

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 – The Green Belt
- Part 1 Policy 10 - Design and Enhancing Local Identity
- Part 2 Policy 8 – Development in the Green Belt
- Part 2 Policy 17 - Place-making, Design and Amenity

5. Consultee and Third Party Comments

5.1 Consultees

5.1.1 No comments from technical consultees are required for this application.

5.1.2 Cllr L A Ball – Awsworth, Cossall and Trowell – No comments received.

5.1.3 Cllr D Pringle – Awsworth, Cossall and Trowell – No comments received.

5.2 Neighbours

5.2.1 A site notice was posted on 18 December 2024, with the consultation period expiring on 11 January 2025. One response was received which did not object to the application, however, did raise concerns in regard to the planning process being disregarded due to the barn conversion not being built in accordance with the approved plans as part of previous planning application (planning reference:18/00267/FUL). One response was received from a contributor in the re-consultation period which stated they have no further comments to make in relation to the application to which they previously raised in their initial response.

6. Evaluation

6.1 The main issue relates to whether the principle of the development is acceptable in the Green Belt. Considerations regarding design, neighbour amenity and the impact upon access (highway safety) will also be assessed as part of the report. It must be noted the application as originally submitted was a variation of condition application (planning reference: 24/00807/VOC), however, it was considered a full planning application was required (planning reference: 24/00807/FUL). This is because the building is already built not in accordance with the plans and is therefore in breach, meaning a full planning application is required. Once the application was changed from a variation of condition application to a full planning application all consultees and contributors were re-consulted for a period of fourteen days, with the re-consultation period expiring on 13 February 2025.

6.2 Principle of Development within the Green Belt

6.2.1 The application site is located within the Nottinghamshire Green Belt and therefore the principle of development is subject to whether or not it complies with Local and National Green Belt Policy. Paragraph 154 of the National Planning Policy Framework (NPPF) 2024 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. An exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 of the Broxtowe Local Plan Part 2 (2019) states that 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

6.2.2 The volume calculations submitted by the applicant show that the total volume of the original building was 328.7 cubic metres, whilst the total volume of the original barn conversion granted conditional planning permission (planning reference: 18/00267/FUL) was 451.9 cubic metres, hence resulting in a 37% volume increase. Policy E8 of the previous Local Plan (2004) allowed the limited extension of dwellings up to 50% of their original volume. Therefore, the original barn conversion application (planning reference: 18/00267/FUL) was within the permitted 50% volume increase limit to the dwelling.

6.2.3 The volume calculations submitted by the applicant show that the total volume of the original building was 328.7 cubic metres, whilst the total volume of the extension to the barn conversion as built (planning reference: 24/00807/FUL) is 522.7 cubic metres, hence resulting in a 59% volume increase. As stated above, Policy 8 of the Broxtowe Local Plan Part 2 (2019) states that 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building. Therefore, the extension to the barn conversion as built is contrary to the 30% volume increase to the original building as it will result in a volume increase of 59%.

- 6.2.4 Despite the extension to the barn conversion as built being contrary to Policy 8 of the Part 2 Local Plan (2019) by exceeding the 30% volume increase limit to the original building, it is considered the extension to the barn conversion as built does not have a significant impact upon the openness of the Green Belt. This is because the volume of the barn conversion originally granted conditional planning permission (planning reference: 18/00267/FUL) was 451.9 cubic metres, with the barn conversion as built having a total volume of 522.7 cubic metres. This means that the volume increase from the original barn conversion granted conditional planning permission and the extension to the barn conversion as built is 16%. Therefore, this is not considered to be a considerable increase in volume which would result in a significant impact upon the openness of the Green Belt.
- 6.2.2 Furthermore, the single storey front (west) extension as built extends outwards of the original front elevation of the barn conversion (bungalow) by 3.5m, has a width of 4.8m, an eaves height of 3.3m and a ridge height of 5.3m. As part of the previous planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission, the single storey front extension located on the front (west) elevation of the barn conversion (bungalow) extended outwards of the original front elevation by 1.7m, had a width of 4.8m, an eaves height of 3.3m and a ridge height of 5.3m. Therefore, the width, eaves height and ridge height remain the same, with the length of the single storey front extension increasing from 1.7m to 3.5m. Hence, it is considered the single storey front (west) extension as built does not have a significant impact upon the openness of the Green Belt as it has the same width, eaves height and ridge height of the barn conversion originally granted conditional planning permission (planning reference: 18/00267/FUL), whilst the increase in length from 1.7m to 3.5m is not considered to be significant when viewed in the context of the building as a whole.
- 6.2.3 In addition to this, the single storey side (south) extension extends outwards of the original side elevation of the barn conversion (bungalow) by 8.7m, has a width of 6.1m, an eaves height of 2.6m and a ridge height of 4.9m. As part of the previous planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission, the single storey side (south) extension extended outwards of the original side elevation of the barn conversion (bungalow) by 8.7m, had a width of 4.8m, an eaves height of 2.6m and a ridge height of 4.5m. Therefore, the single storey side extension as built has the same length and eaves height of the original planning application granted conditional planning permission (planning reference: 18/00267/FUL), whilst the width has increased from 4.8m to 6.1m and the ridge height has increased from 4.5m to 4.9m. Hence, it is considered the single storey side (south) extension as built does not have a significant impact upon the openness of the Green Belt as it has the same length and eaves height of the barn conversion originally granted conditional planning permission (planning reference: 18/00267/FUL), whilst the increase in width from 4.8m to 6.1m and increase in ridge height from 4.5m to 4.9m is not considered to be significant.

6.2.4 It must also be noted the extension to the barn conversion as built is located between two adjacent properties. This is because the adjacent property Crabcroft Farm, which has also been converted into a dwelling, is located north of the application site, whilst to the south of the application site there is a barn and stable block. Therefore, it is considered the extension to the barn conversion as built would not result in a significant additional harm to the Green Belt. To conclude, the development is considered to have an acceptable impact upon the openness of the Green Belt.

6.3 Design

6.3.1 Policy 10 of the Aligned Core Strategy (2014) states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan (2019) states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

6.3.2 The single storey front (west) extension as built extends outwards of the original front elevation of the barn conversion (bungalow) by 3.5m, has a width of 4.8m, an eaves height of 3.3m and a ridge height of 5.3m. As part of the previous planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission, the single storey front extension located on the front (west) elevation of the barn conversion (bungalow) extended outwards of the original front elevation by 1.7m, had a width of 4.8m, an eaves height of 3.3m and a ridge height of 5.3m. Therefore, the width, eaves height and ridge height remain the same, with the length of the single storey front extension increasing from 1.7m to 3.5m. It is considered the single storey front extension as built does not dominate the existing dwelling as it has a matching width, eaves height and ridge height. In addition to this, the increased length from 1.7m to 3.5m is not considered to be a significant increase and is unlikely to dominate the existing dwelling.

6.3.3 The single storey front (west) extension was constructed using off white coloured scraped texture render and Marley Eternit Ludlow Major profiled concrete tile in grey colour which is matching with the materials used on the remaining barn conversion (bungalow). These were the same materials which were granted conditional planning permission as part of the original planning application (planning reference: 18/00267/FUL). Therefore, it is considered the materials used on the single storey front extension are in keeping with the remaining barn conversion and help to make a positive contribution to the character of the area.

6.3.4 The single storey side (south) extension extends outwards of the original side elevation of the barn conversion (bungalow) by 8.7m, has a width of 6.1m, an eaves height of 2.6m and a ridge height of 4.9m. As part of the previous planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission, the single storey side (south) extension extended outwards of the original side elevation of the barn conversion

(bungalow) by 8.7m, had a width of 4.8m, an eaves height of 2.6m and a ridge height of 4.5m. Therefore, the single storey side extension as built has the same length and eaves height of the original planning application granted conditional planning permission (planning reference: 18/00267/FUL), whilst the width has increased from 4.8m to 6.1m and the ridge height has increased from 4.5m to 4.9m. It is considered the single storey side extension as built does not dominate the existing dwelling, as despite the increase in width and ridge height from the previous planning permission (ref: 18/00267/FUL), the single storey side extension still appears as subservient in regards to the existing dwelling. This is because the length, eaves height and ridge height of the single storey side extension is subservient to the eaves height, ridge height and length of the existing dwelling, meaning it is considered it does not dominate the existing dwelling.

- 6.3.5 The single storey side (south) extension was constructed using off white coloured scraped texture render and Marley Eternit Ludlow Major profiled concrete tile in grey colour which is matching with the materials used on the remaining barn conversion (bungalow). These were the same materials which were granted conditional planning permission as part of the original planning application (planning reference: 18/00267/FUL). Therefore, it is considered the materials used on the single storey front extension are in keeping with the remaining barn conversion and help to make a positive contribution to the character of the area. Furthermore, a porch was constructed to the front of the single storey side (south) extension, which extends forwards of the single storey side extension by 2.0m, has a width of 1.6m, an eaves height of 2.6m and a ridge height of 3.2m. As part of the previous planning application (planning reference: 18/00267/FUL) granted conditional planning permission, the porch extended forwards of the single storey side extension by 1.8m, a width of 1.6m, an eaves height of 2.6m and a ridge height of 3.2m. Therefore, the porch, as built, has the same width, eaves height and ridge height of the porch as part of planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission, whilst the length has increased from 1.8m to 2.0m. It is considered the porch as built is a marginal addition to the barn conversion (bungalow) which is unlikely to dominate the existing dwelling.
- 6.3.6 The porch as built was constructed using brick pillars, concrete tiled pitched roof, with a grey UPVC fascia. The porch which was granted conditional planning permission as part of the original planning application (planning reference: 18/00267/FUL) was to be constructed using oak posts on low brick pillars with a concrete tiled pitched roof, with an oak fascia. Therefore, the roof of the porch has been constructed using the original agreed material, however, the material used for pillars and fascia have changed. Despite this change in material, it is considered the porch still provides a positive contribution to the character of the dwelling.
- 6.3.7 It must also be noted there have been marginal changes to the side (north) elevation of the barn conversion (bungalow), with the replacement of a window for a door. On the front (west) elevation of the single storey side extension there has been another marginal change with the addition of two

roof lights. Finally, on the side (south) elevation of the barn conversion (bungalow) three roof lights have been added, which again is considered to be a marginal change to the original planning permission (planning reference: 18/00267/FUL). It is considered due to the separation distance between the barn conversion (bungalow) and the adjacent road, Awsworth Lane, located north-west of the application site, that the extension to the barn conversion as built is unlikely to appear over-prominent in the adjacent street scene. To conclude, the development is considered to reflect an acceptable level of design.

6.4 Neighbour Amenity

- 6.4.1 Policy 10 of the Aligned Core Strategy (2014) states that impact on the amenity of nearby residents or occupiers will be a consideration. Policy 17 of the Part 2 Local Plan (2019) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.4.2 There was one response received in respect of the planning application. The response received did not object to the planning application, however, did raise concerns which are noted above in the neighbour section of the report. Firstly, it is considered the extension to the barn conversion as built is unlikely to result in a significant impact upon the amenity of adjacent neighbouring property Crabcroft Farm, located to the side (north) of the application site. This is because in regard to openings in the side (north) elevation of the barn conversion which will face towards Crabcroft Farm, the only change from the original application which was granted conditional planning permission (planning reference: 18/00267/FUL) is that a window has been replaced with a door. Therefore, it is considered the replacement of a window with a door is a marginal change which is unlikely to result in a significant impact in terms of overlooking and loss of privacy compared to the original planning application (planning reference: 18/00267/FUL) which was granted conditional planning permission.
- 6.4.3 The single storey front (west) extension as noted above in the design section of the report, has the same width, eaves height and ridge height as the single storey front (west) extension which was originally granted conditional planning permission (planning reference: 18/00267/FUL). The only change is that the length of the single storey front extension as built is 3.5m, which is an increase from the original 1.7m. It is considered this increase in length is not significant and due to the separation distance of the single storey front (west) extension to adjacent neighbouring property Crabcroft Farm, located north of the application site, it is considered a significant sense of enclosure and loss of light is unlikely to occur. It is also considered the separation distance from the single storey side (south) extension and adjacent neighbouring property Crabcroft Farm, located north of the application site is significant enough to mean that a sense of enclosure, loss of light and loss of privacy is unlikely to occur from the single storey side (south) extension.
- 6.4.4 It is considered the extension to the barn conversion as built is unlikely to result in a significant impact upon the amenity of adjacent neighbouring barn

and stable block, located to the side (south) of the application site. This is because in regard to openings in the side (south) elevation of the barn conversion which will face towards the barn and stable block, the only change from the original application which was granted conditional planning permission (planning reference: 18/00267/FUL) is that there are three roof lights in the side (south) roof face. However, it is considered due to the separation distance between the roof lights and the adjacent neighbouring barn and stable block, that significant overlooking and loss of privacy are unlikely to occur.

6.4.5 As noted above in the design section of the report, the single storey side (south) extension, as built, has the same length and eaves height of the original planning application granted conditional planning permission (planning reference: 18/00267/FUL), whilst the width has increased from 4.8m to 6.1m and the ridge height has increased from 4.5m to 4.9m. It is considered the increase in width and ridge height of the single storey side (south) extension is not significant and is unlikely to result in a significant impact in terms of sense of enclosure and loss of light to the neighbouring barn and stable block, located south of the application site. It is also considered the separation distance from the single storey front (west) extension and adjacent neighbouring barn and stable block, located south of the application site is significant enough to mean that a sense of enclosure, loss of light and loss of privacy is unlikely to occur from the single storey front (west) extension. To conclude, it is considered the extension to the barn conversion as built is acceptable in terms of neighbour amenity impact for the reasons outlined above.

6.5. Access (Highway Safety)

6.5.1 Policy 17 of the Broxtowe Local Plan Part 2 (2019) states that development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway. It is considered due to the location of the extension to the barn conversion as built, which is set a considerable separation distance away from the front (west) access to and from the application site, a significant impact in terms of reduced visibility is unlikely to occur.

6.5.2 It must be noted there have been changes to the original landscaping shown on the plans which were granted conditional planning permission (planning reference: 18/00267/FUL). The grass area to the side (north) of the barn conversion has been changed to a tarmac surface, whilst there is now a grass located to the side (south) of the barn conversion. Furthermore, there is now a paving area to the front (west) of the barn conversion. It is considered the landscaping changes are marginal and are unlikely to result in a significant impact upon the highway safety of the occupiers and the adjacent neighbouring properties. In addition to this, the paving area and tarmac surface provide a large area for parking on site, therefore, reducing the likelihood of on-road parking occurring. To conclude, it is considered the extension to the barn conversion as built is acceptable in terms of access (highway safety) impact for the reasons outlined above.

6.6 Biodiversity Net Gain

- 6.6.1 The application is exempt from biodiversity net gain because it is a retrospective planning application.

7. Planning Balance

- 7.1 The benefit of the proposal is that it provides enhanced living accommodation for the occupiers of the dwelling. The proposal is considered to reflect an acceptable level of design for the reasons outlined above. The proposal is considered unlikely to have a significant impact upon the amenity and highway safety of the adjacent neighbouring properties for the reasons outlined above. The negative impact of the proposal is that it would be contrary to Policy 8 (Development in the Green Belt) of the Part 2 Local Plan (2019). However, it is considered the proposal would not result in a significant impact upon the openness of the Green Belt for the reasons outlined above. Taking all of the above into account, it is considered on balance, the proposal is acceptable and conditional planning permission should be granted.

8. Conclusion

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

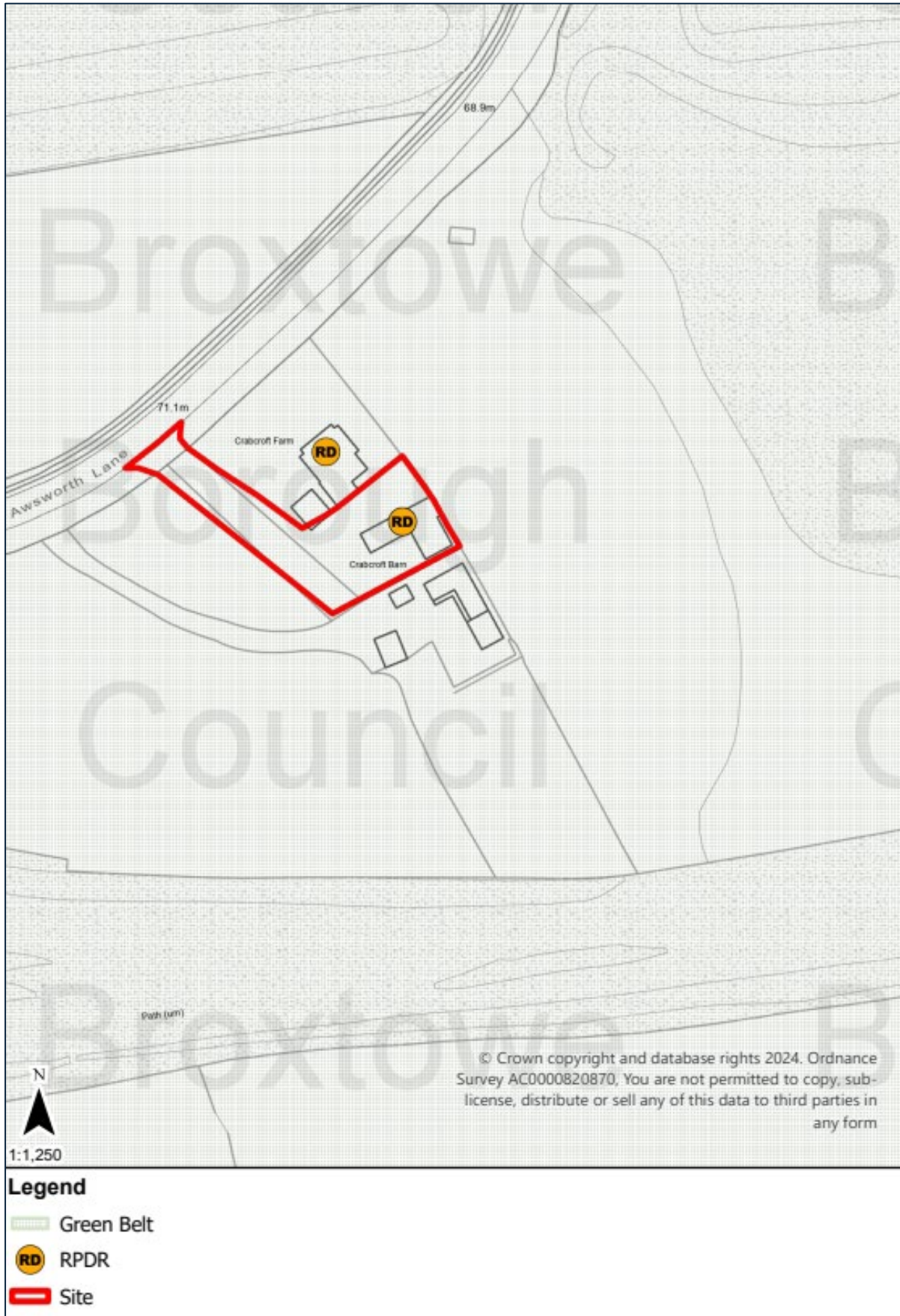
<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:</p>	
1.	<p>The development hereby permitted shall be maintained in accordance with the plans</p> <p>Received by the Local Planning Authority on 2 December 2024:</p> <ul style="list-style-type: none"> • Ground Floor Plan (1:100) (Drawing Number: 1801(P)13, Revision: M) • Roof Plan (1:100) (Drawing Number: 1801(P)15, Revision: J) <p>Received by the Local Planning Authority on 6 December 2024:</p> <ul style="list-style-type: none"> • Amended Elevations (1:100) (Drawing Number: 1801(P)16, Revision: L) <p>Received by the Local Planning Authority on 10 February 2025:</p> <ul style="list-style-type: none"> • Site Location Plan (1:1250) • Block Plan (1:500) (Drawing Number: 1801(P)11, Revision: J) <p>Reason: For the avoidance of doubt.</p>
NOTES TO APPLICANT	
1.	<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>
2.	<p>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.</p> <p>Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the</p>

	<p>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</p> <p>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</p> <p>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.</p> <p>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</p> <p>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</p>
<p>3.</p>	<p>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</p>

	<p>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.</p>
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	<p>Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK</p>
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Site Map – 24/00807/FUL – Crabcroft Barn, Awsworth Lane, NG16 2ZP

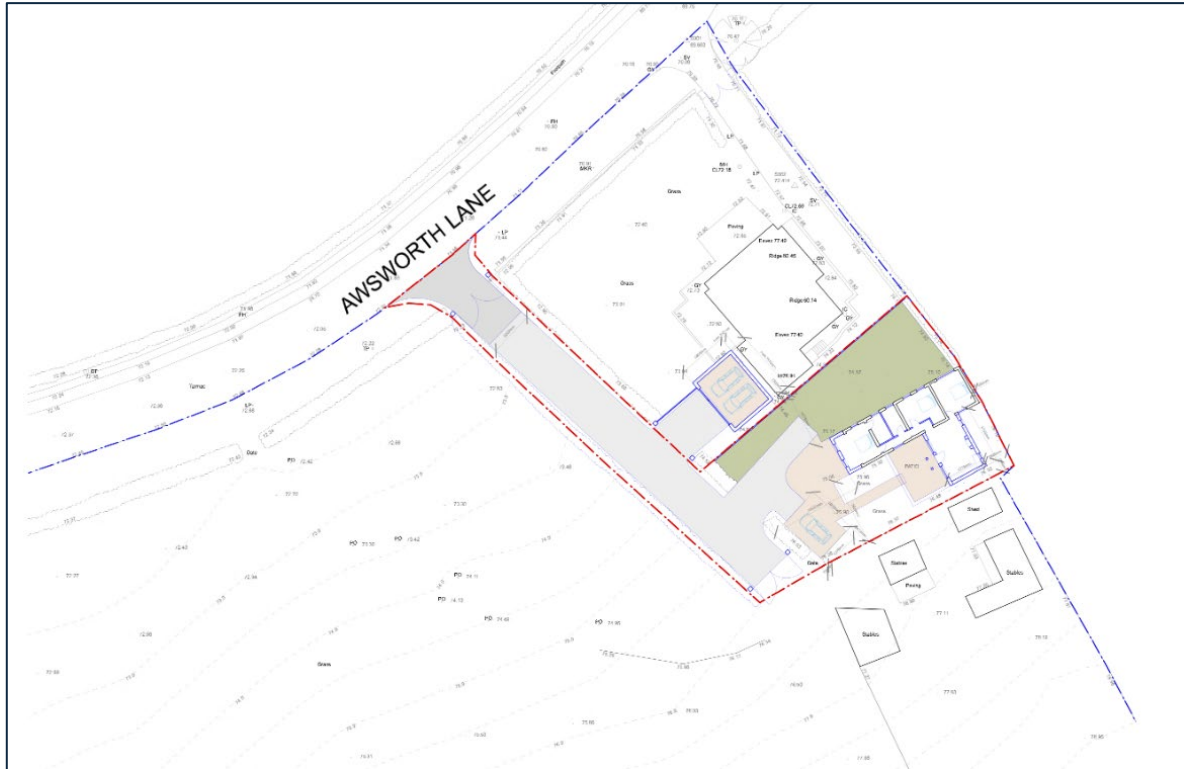


Plans (Not to Scale)

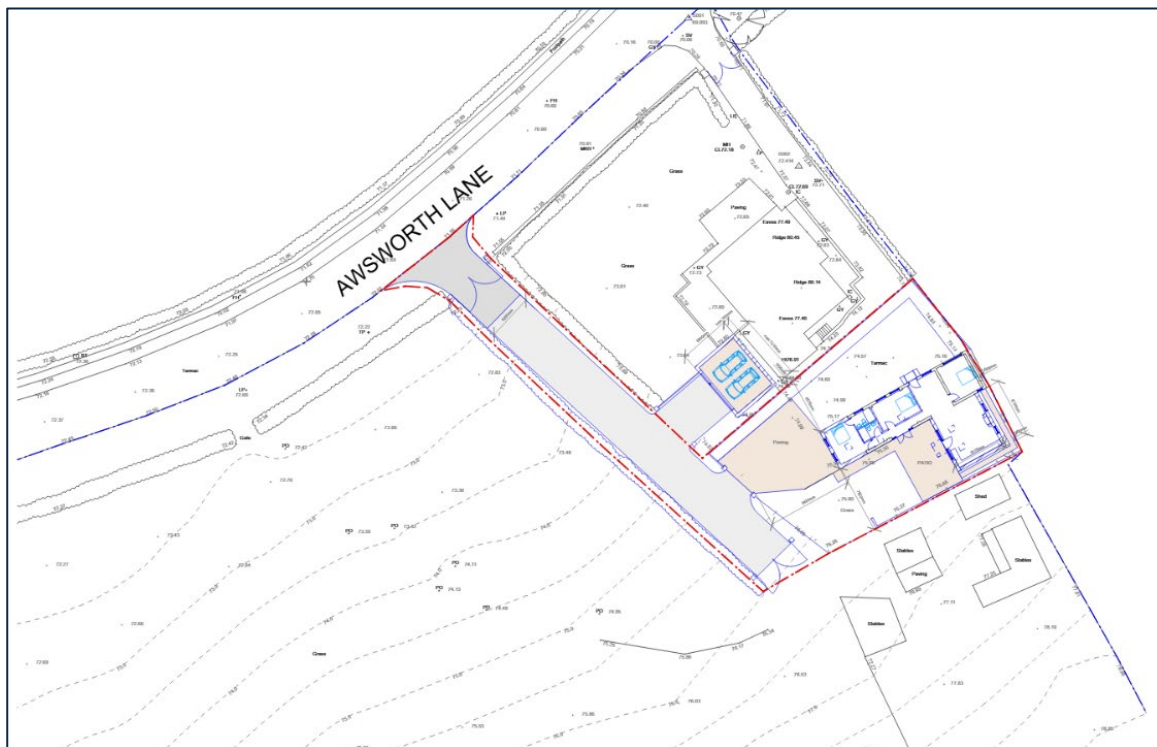
Site Location Plan



Original Block Plan granted conditional planning permission (Planning reference: 18/00267/FUL)



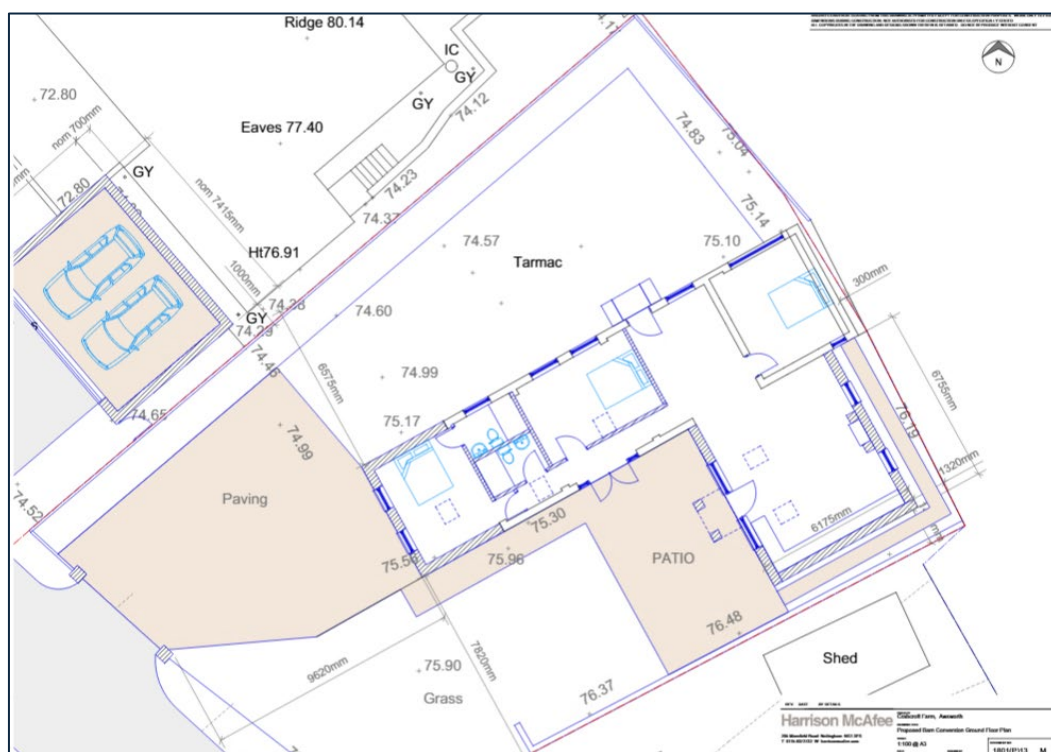
Block Plan showing extension to barn conversion as built (Planning Reference: 24/00807/FUL)



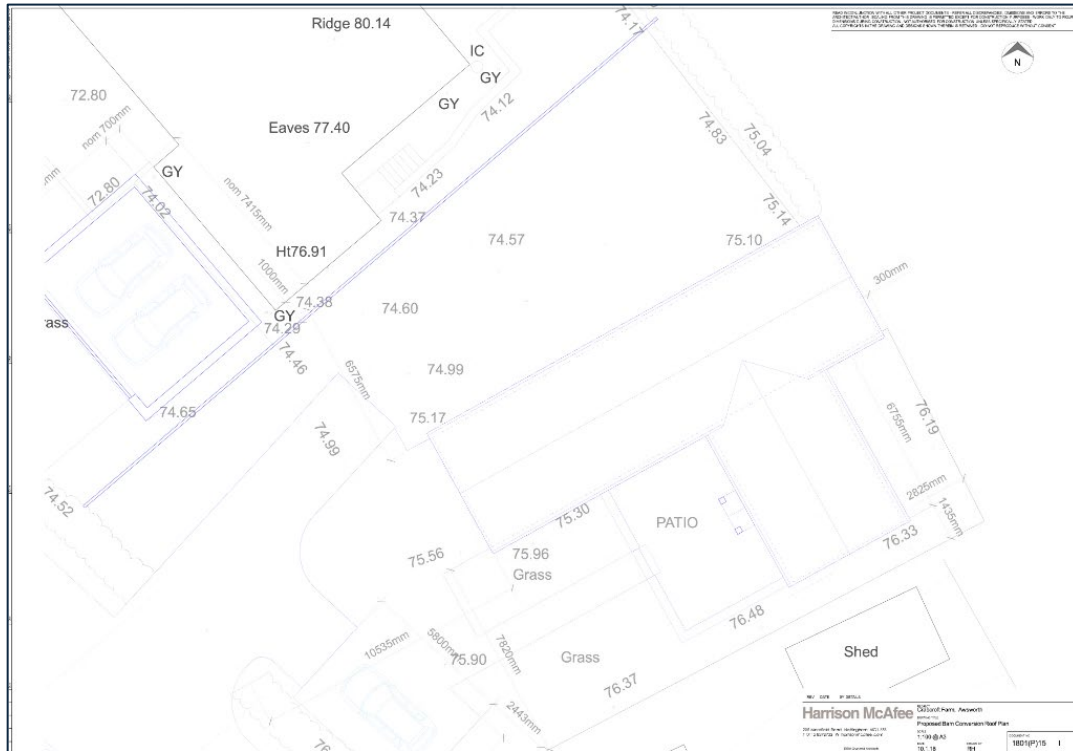
Original Ground Floor Plan granted conditional planning permission (planning reference: 18/00267/FUL)



Ground Floor Plan showing extension to barn conversion as built (planning reference: 24/00807/FUL)



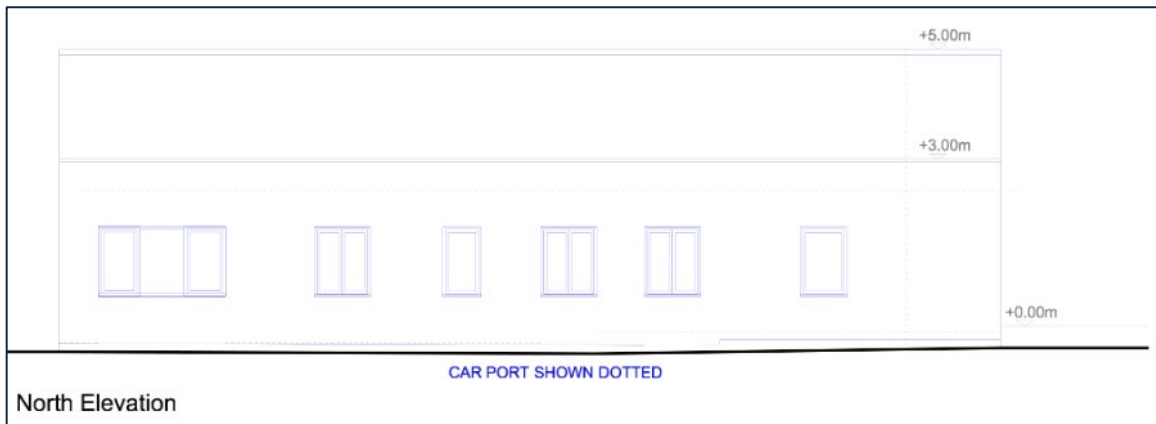
Original Roof Plan granted conditional planning permission (planning reference: 18/00267/FUL)



Roof Plan showing extension to barn conversion as built (planning reference: 24/00807/FUL)



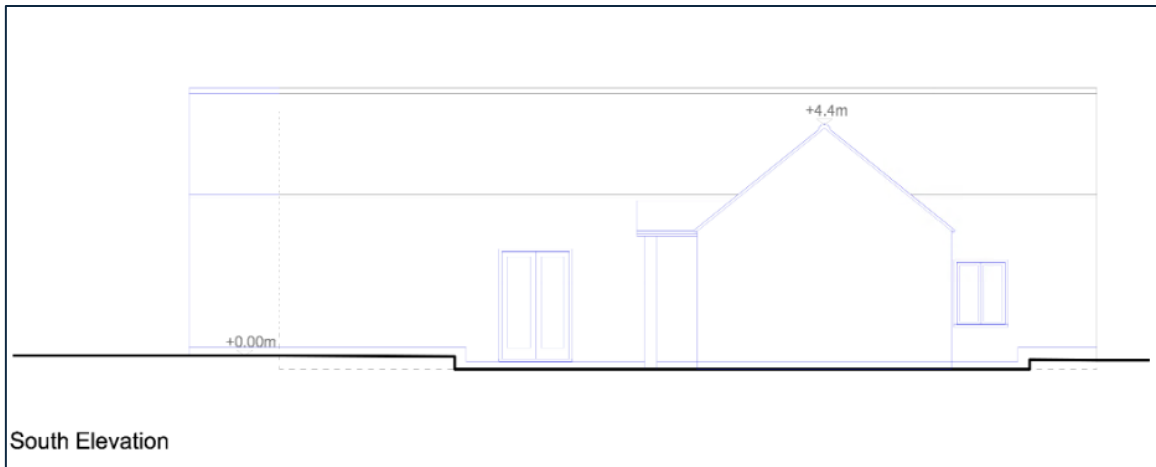
Original Side (North) Elevation granted conditional planning permission (planning reference: 18/00267/FUL)



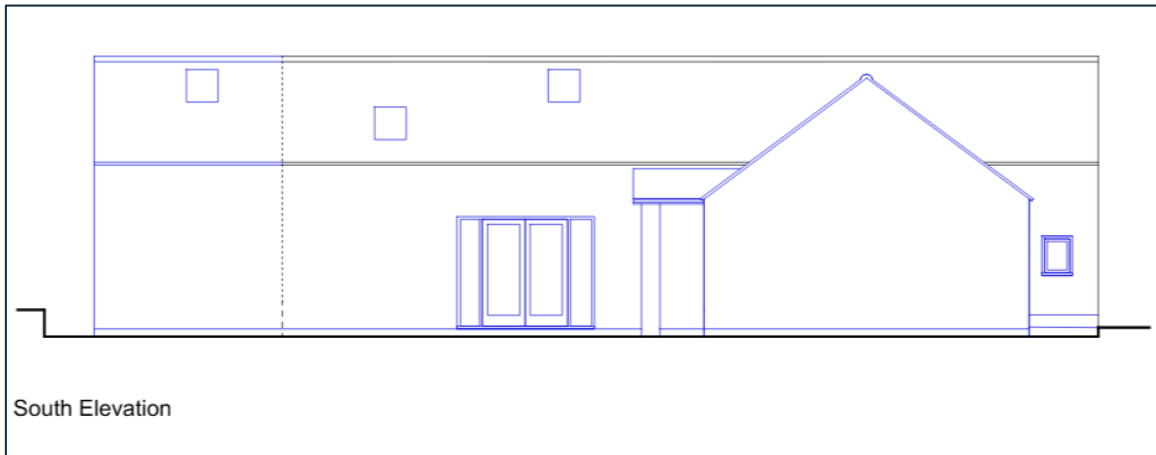
Side (North) Elevation showing extension to barn conversion as built (planning reference: 24/00807/FUL)



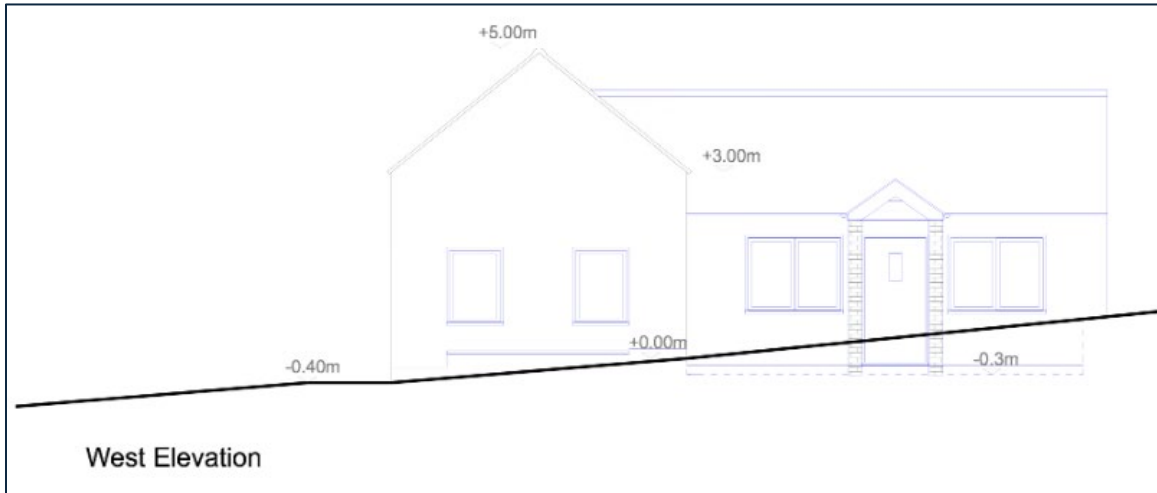
Original Side (South) Elevation granted conditional planning permission (planning reference: 18/00267/FUL)



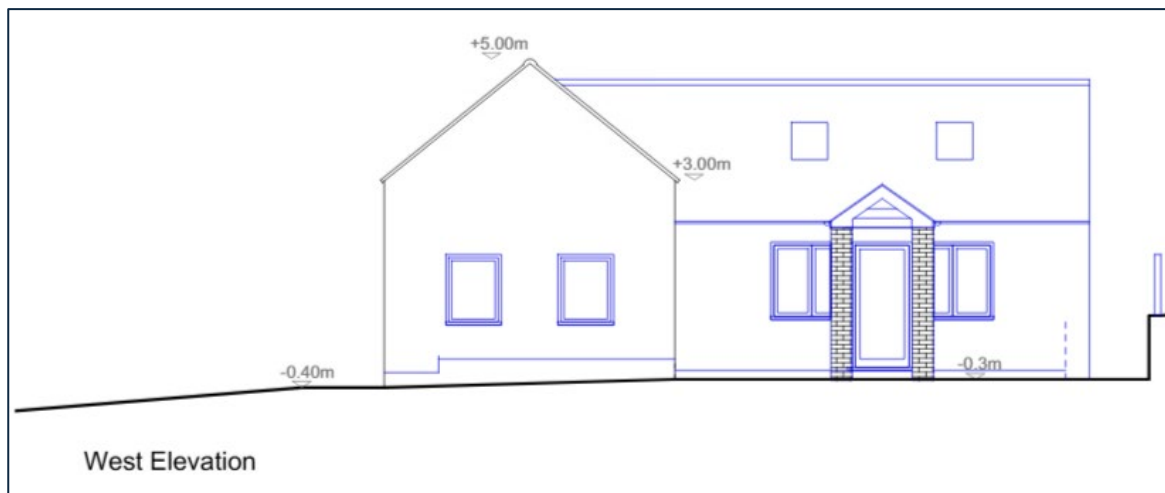
Side (North) Elevation showing extension to barn conversion as built (planning reference: 24/00807/FUL)



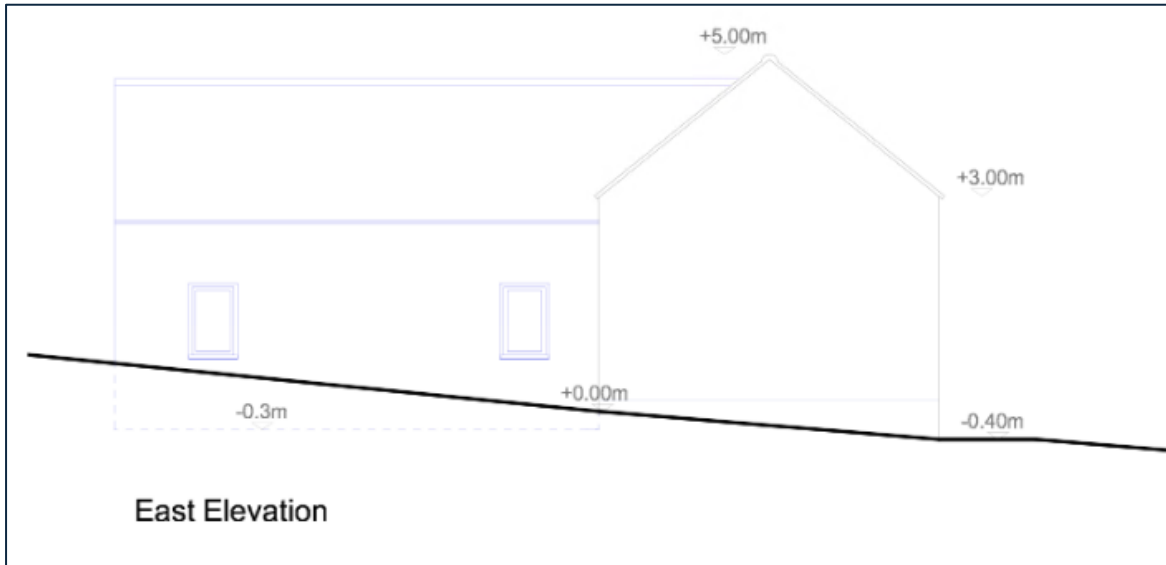
Original Front (West) Elevation granted conditional planning permission (planning reference: 18/00267/FUL)



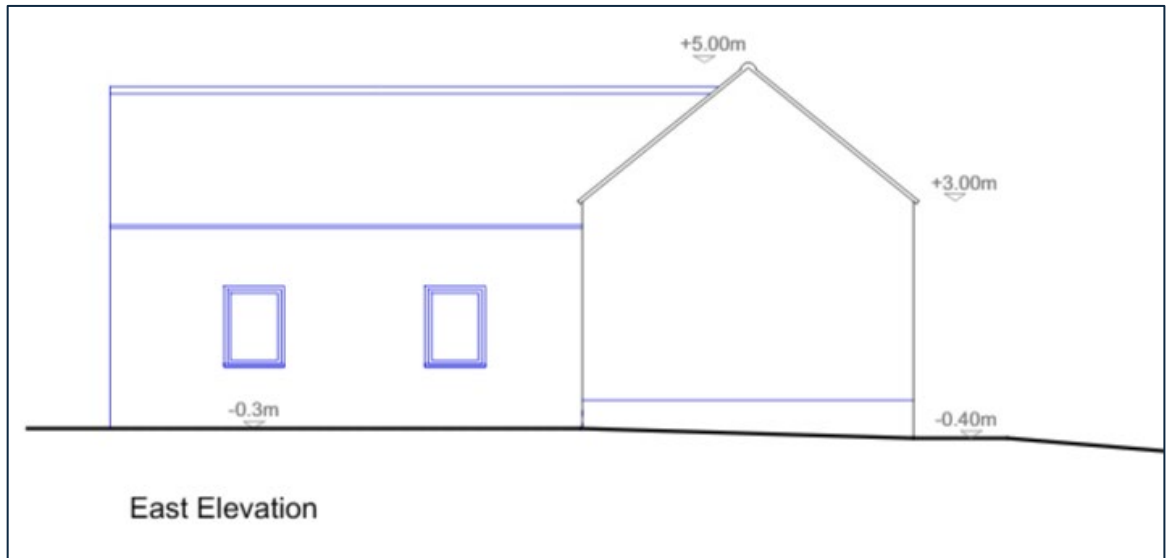
Front (West) Elevation showing extension to barn conversion as built (planning reference: 24/00807/FUL)



Original Rear (East) Elevation granted conditional planning permission (planning reference: 18/00267/FUL)



Rear (East) Elevation showing extension to barn conversion as built (planning reference: 24/00807/FUL)



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Report of the Chief Executive

APPLICATION NUMBER:	24/00845/FUL
LOCATION:	98 Dennis Avenue, Beeston, NG9 2RE
PROPOSAL:	Change of use to 6 bed HMO

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

1. Purpose of the Report

1.1 The application seeks planning permission for a change of use to a 6 bed HMO (Use Class C4) from C3 use.

2. Recommendation

The Committee is asked to RESOLVE 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.

3. Detail

3.1 The application site is a semi-detached render and brick dwelling, with the principal access route of Dennis Avenue to the north, and rear garden to the south. The site is located within the Beeston Article 4 area.

3.2 The site has previously had permission for a hip to gable roof, rear dormer, single storey rear extension and outbuilding in rear garden under reference 21/00348/FUL.

3.3 The main issue relates to whether an additional HMO in the area would constitute to an excessive amount of HMOs.

4. Financial Implications

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

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

5. Legal Implications

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

6. Data Protection Compliance Implications

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

7. Background Papers

7.1 Nil.

Appendix

1. Details of the application

- 1.1 The application seeks permission for a change of use from residential (C3) to 6 bed HMO (C4).
- 1.2 The house is a semi-detached brick and render dwelling, with driveway to the front (north) and rear garden to the south. Permission for a hip to gable roof, single storey rear extension and outbuilding to the rear was granted under reference 21/00348/FUL.

2. Recommendation

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

3. Relevant Planning History

3.1

16/10018/ENQ	Proposed Garden Shed in the garden	EC
19/00489/FUL	Retain front porch and ramp	PERC
21/00348/FUL	Construct hip to gable roof, rear dormer, single storey rear extension and an outbuilding at the rear of the house	PERC
24/10053/ENQ	Change residential single dwelling into 2 x 3 bedroom flats	EC
24/10159/ENQ	Proposed change of use to 6 bed HMO	EC

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy 1: Climate Change
- Policy 8: Housing size, Mix and Choice
- 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 15: Housing size, Mix and Choice
- Policy 17: Place-making, Design and Amenity

4.3 National Planning Policy Framework (NPPF) 2024

- Section 5: Delivering a sufficient supply of homes.
- Section 12: Achieving Well-designed places.

4.4 National Design Guide 2021

- Section - Homes and buildings: Healthy, comfortable and safe internal and external environment.

5. Consultations

5.1 7 neighbours were consulted on the application. There were two objections, one which objected on the basis of parking, noise, privacy and security and the other in respect of privacy.

- Cllr S J Carr - Beeston North Ward – called in
- Cllr B C Carr - Beeston North Ward – no comment

5.2 Private Sector Housing – no objection, provided guidance on fire safety which was forwarded to the applicant.

6. Assessment

6.1 Principle

6.1.1 The main issue for consideration is whether a change of use from residential (C3) to a HMO for 6 persons (C4) would result in an over intensification of HMOs in the area, and the impacts on neighbouring amenity and parking. The house was previously a family home.

6.2 Design

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

6.2.3 There will be little external change, the main change being the inclusion of a bike storage unit to the rear. Internally, there will be three bedrooms, a kitchen, dining area and one bathroom to the ground floor. To the first floor will be three bedrooms and two bathrooms. The existing rear outbuilding will be used as a gym space.

6.2.4 It is considered that the proposed design will be acceptable, as the massing and scale of the house will not change.

6.3 Amenity

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

6.3.2 It is considered that the amenity impact, particularly that of loss of light, privacy or overlooking, should be minimal resulting from the change from C3 to C4, to any of the neighbouring properties. This is because there are no new windows proposed and the massing and scale will not change. It is unlikely that the amenity impact from one additional person would be detrimental.

6.4 Policy and HMO SPD

6.4.1 Paragraph 131 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work. Paragraph 135 states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future occupiers. Paragraph 139 states that development that is not well designed should be refused.

6.4.2 The National Design Guide in the section Homes and buildings establishes in paragraph 123 that well-designed homes provide good quality internal and external environments for their users, promoting health and well-being. Paragraph 124 states that buildings should be easy to use, which includes comfort, safety, security, amenity, privacy, accessibility and adaptability. Paragraph 126 states that well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight daylight and ventilation.

6.4.3 The HMO SPD encourages property owners, who wish to use their premises for HMO purposes, to consider the principles contained within the SPD to ensure a healthy living environment, particularly when HMOs are formed through the conversion of existing residential properties. According to the SPD, it is important that conversions result in a high-quality living environment for residents, taking into consideration space facilities including room sizes, health and safety, natural ventilation, internal layouts and access to open space. The main considerations are:

- Opportunities to maximise natural light and ventilation;

- The avoidance of narrow corridors or configurations that lead to unsafe layouts;
- Ensuring that bedrooms are located away from kitchens and communal spaces, where possible.

One of the aspects to consider when granting permission for new HMO's within the Article 4 Area, is how many other HMOs are found within a 100m radius of the site, so that HMO clustering does not happen. If the number of HMOs exceeds 20% relative to the total number of dwellings within the radius, it is likely to be refused. We look at how many HMOs would be adjacent or opposite the site also. Having checked this, 98 Dennis Avenue has a 5% ratio of HMOs within 100m, meaning we would likely not refuse an application on this basis. The proposed HMO will not be sandwiched, as none of the adjacent properties are known HMOs. Additionally, data shows that at present there are three known HMOs on Dennis Avenue, evenly spread along the road, which is of a considerable length. Therefore, clustering is not a concern.

6.5 Access

6.5.1 There will be the provision of a bike store to the rear of the house and there will be 3 parking spaces provided off-road. There is parking also available on the street as well as the site being located close to transport links. Directly to the front of the site is a bus stop. Overall, it is considered that impact on access and highway safety would not be detrimental.

7. Planning Balance

7.1 Whilst acknowledging that the HMO will lead to additional people at the site and that all occupants may have a car, it is considered that the site is suitable and design, access, amenity and the HMO SPD criteria are acceptable, and would not lead to an over-concentration of HMO's in the immediate area.

8. Conclusion

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

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that the Assistant Director of Planning and Economic Development be given delegated authority to grant planning permission subject to the following conditions:</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The proposed change of use to a 6 bed HMO shall be carried out in accordance with the Site Location Plan, Proposed Block Plan, Proposed Elevations and Proposed Floor Plans received by the Local Planning Authority on 18 December 2024.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
NOTES TO APPLICANT	
1.	<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>

Map

24/00845/FUL - 98 Dennis Avenue,



Broxtowe
Borough
COUNCIL

ArcGIS Web AppBuilder



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1:1,250

Plans (not to scale)



Proposed Block Plan.



Proposed Elevations.

Proposed Floor Plans.



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Report of the Chief Executive

APPLICATION NUMBER:	25/00003/FUL
LOCATION:	4A The Square, Beeston, NG9 2JG
PROPOSAL:	Change of use from office to dwelling (Use Class C3)

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

1. Purpose of the Report

1.1 The application seeks planning permission for the change of use from an office space to a dwelling (C3).

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix with delegation be given to the Assistant Director of Planning and Economic Development.

3. Detail

3.1 The application site is a contained unit, sat above the Peacocks shop. Facing the site from the north is the Square, with HSBC opposite. Unit 3A is directly to the south and a gift shop and jewellers located beneath.

3.2 The unit was previously an office space and the application would see this space be used for a C3 dwelling use, provisionally for council contractors to use on a short term let basis.

3.3 The main benefit of the proposal is that it would bring a vacant office space back into use, and would provide living accommodation.

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

4. Financial Implications

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

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

5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers:

7.1 Nil.

Appendix

1. Details of the application

1.1 The application seeks permission for a change of use from an office space to a Dwelling (C3) which will be used as a short term let.

2. Site and surroundings

2.1 The application site is a contained unit, above Peacocks in Beeston Square. The flat is intended to be used primarily for Council contractors, however, as the use would be residential, a flexible approach to the tenancy could be considered. The unit is 79m² and has provision for 4 bedrooms, with a lounge/dining space and bathroom.

2.2 The unit is accessed via the service goods yard, which is off Station Road.

3. Relevant Planning History

3.1

13/00042/FUL	Hybrid planning application comprising: Full application for the demolition of retail (Class A1) units 9 to 18 (inclusive) and the canopy fixed to units 1 and 7 to 22 (inclusive) and construction of larger, replacement commercial units incorporating a mix of uses at ground floor: retail, restaurant/café and drinking establishment (Classes A1, A3, and A4) and gymnasium at ground and first floor (Class D2). Associated works including the refurbishment of the existing street facing elevations, public realm and hard landscaping. Outline application for the demolition of the canopy fixed to units 33 to 39 (inclusive), and refurbishment of the existing street facing elevations, immediate public realm and hard landscaping	PERC
14/00605/ROC	Variation of condition N°7 (to allow a further 6-month period following the occupation of units 9-18 to agree the details of the public art on the Station Road elevation) of planning ref: 13/00042/FUL	PERC

15/00470/ROC	Variation of condition N° 7 of planning ref: 13/00042/FUL (to allow a further 6 months to agree the art on the Station Road elevation)	PERC
15/00855/ROC	Removal of condition 7 of planning permission ref: 13/00042/FUL and replace with a Unilateral Undertaking that secures a contribution towards the provision of public art	PERC
18/00409/FUL	Change of use from residential (Class C3) to offices (Class A2) – 2A, 3A and 4A The Square	PERC

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy 6: Role of Town and Local Centres
- Policy 10: Design and Local Amenity

4.2 **Part 2 Local Plan 2019**

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 11: The Square Beeston
- Policy 17: Place-making, design and amenity

4.3 **National Planning Policy Framework (NPPF) 2024**

- Section 2: Achieving Sustainable Development
- Section 4: Decision-making
- Section 12: Achieving well-designed places
- Section 7: Ensuring the vitality of town centres

5. Consultations

5.1 Private Sector Housing – Private Sector Housing wouldn't provide comments on this as we don't enforce AirBnB type accommodation.

5.2 Environmental Health - No objections in principle to the proposed development. However, without proper mitigations the proposals have the potential to have an adverse impact on local amenity for the following reasons:

The operational phase of the development will introduce new sensitive receptors into an area which has existing sources of noise / vibration. These new sensitive receptors may be subject to adverse impact on their amenity due to these existing environmental impacts. The development location is above a busy retail development. The location is surrounded by fixed plant serving various existing commercial activities. Sources of noise from fixed plant, deliveries and internally generated noise elsewhere in The Square may compromise the internal noise environment of the proposed development to an extent which is in conflict with national planning policy. In order to mitigate the potential adverse impacts identified above and to enable the development to progress in accordance with planning policy objectives, I would recommend that the following conditions are attached if the development is approved:

- Prior to the commencement of the development details of the design measures, supported by an appropriate noise assessment, to be incorporated into the construction of the development to ensure the following noise levels shall be submitted to the Local Planning Authority for prior approval. Thereafter, the approved details shall be implemented in full prior to the development becoming occupied and shall be permanently maintained in full accordance with the approved details.
- Reason: To mitigate, and reduce to a minimum, adverse impacts on health and quality of life arising from noise from new development as described within paragraphs 183-188 of the National Planning Policy Framework 2021.
- A noise assessment and report was received following this from the applicant, which was then sent to environmental health who were satisfied with the report and stated that this removed the need for the above condition, as the only discrepancy on the noise report would be when any occupiers were present in the unit.

5.3 Three neighbours were consulted on the application. One response was received which had no objection to the proposal. One objection was received which had concerns about the security implications of having residential properties adjacent to retail spaces and requests the installation of CCTV.

5.4 Cllr G Marshall - Beeston West Ward – no comment

Cllr E Winfield - Beeston West Ward – no comment

6. Assessment

6.1 Principle

6.1.1 The principle of a change of use of upper floors above retail from office to residential (C3) is acceptable subject to matters below. The unit was an office space for 6 persons until April 2024 and has been vacant since. The other 3 units in the block remain as office space.

6.2 Design

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

6.2.2 The existing office space has been converted into a 4-bedroom rental unit, albeit the use as a dwelling not yet commenced. The accommodation is laid out over one floor and will have entrance through the foyer into a kitchen/dining space, with the two smaller bedrooms off the foyer. There will be one bathroom and two larger bedrooms, which will look out onto Beeston Square.

6.2.3 There are no external changes to the unit and it is considered that the design is acceptable. The conversion of the unit will not cause it to appear over-prominent not dominate the existing building.

6.3.3 It is anticipated that the accommodation be used for short term stays, such as accommodation for contractors. Notwithstanding this we are assessing this as a C3 use, which would include permanent residence and longer term stays.

6.3 Amenity

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

6.3.2 Three neighbouring addresses were consulted. One responded to state they had no objection and another objected due to security concerns. It is considered that there will be little amenity impact, as the unit will have no external changes. Additionally, the unit being previously used as an office, will not result in any detrimental amenity impacts from its change of use into a dwelling unit.

6.3.3 It is considered that the amenity for the future occupiers is acceptable. Three of the four bedrooms have windows to allow for light and whilst one does not, this could be used as a study or other type of space. There is a kitchen/ dining and lounge space as well as a bathroom. It is considered that due to the siting of the unit, the future occupants will not experience any overlooking or loss of privacy from the other units.

6.4 Access

6.4.1 Access on foot is via the service delivery entrance off Station Street. There will be no designated parking provided and persons renting the unit will be encouraged to use one of the nearby public car parks.

6.4.4 It is unlikely that the change of use will cause any detrimental amenity impacts or affect neighbouring access.

7. Planning Balance

7.1 On balance, the unit would result in a loss of office space, however as the unit was vacant it is considered to be an acceptable change of use, with no concerns regarding design, amenity or access.

8. Conclusion

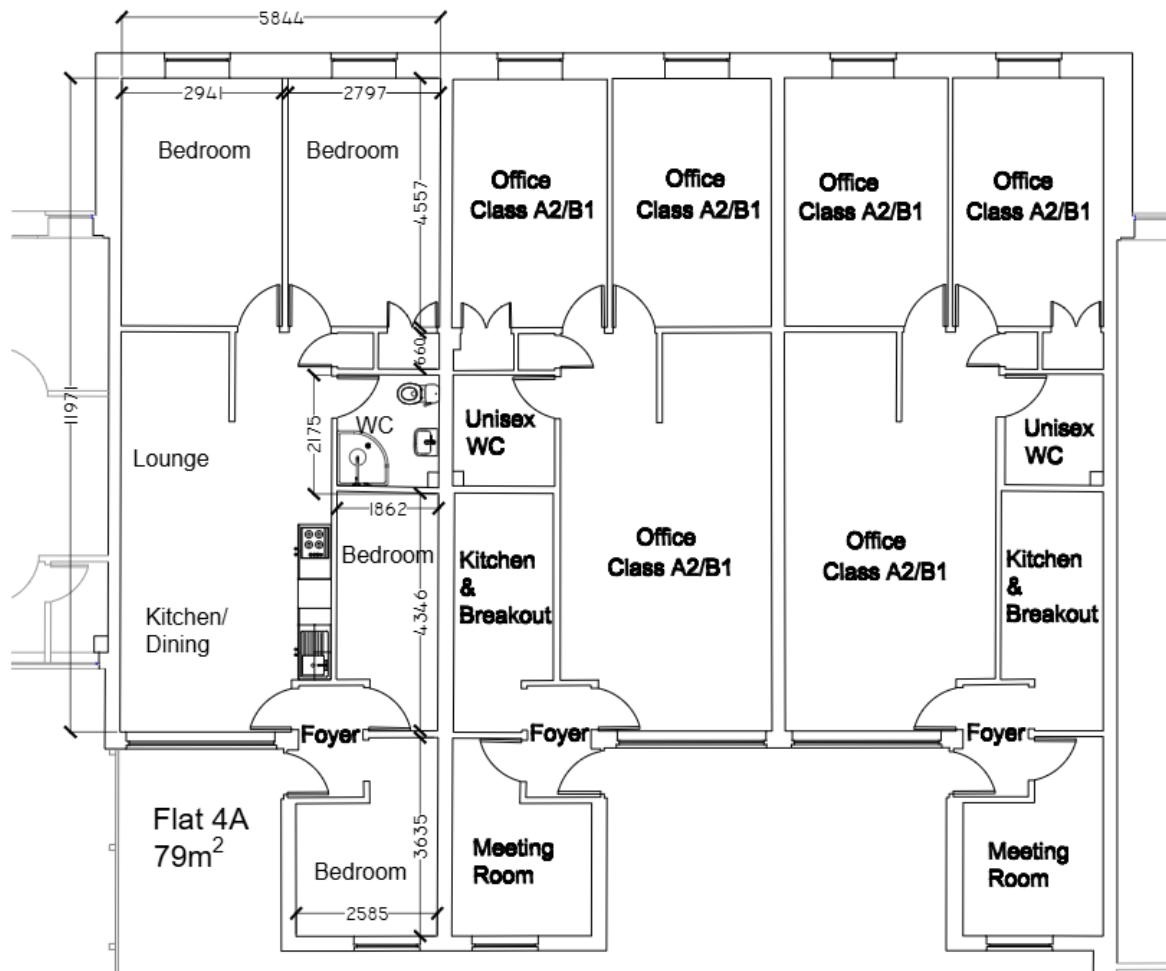
It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments raised in representations received, the development is acceptable and that there are no circumstances which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

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix with delegation 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. <i>Reason: For the avoidance of doubt.</i>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

Map



Plans (not to scale)



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Report of the Chief Executive

APPLICATION NUMBER:	24/00480/FUL
LOCATION:	The Park Bistro, 79A Long Lane, Attenborough, Nottinghamshire, NG9 6BN
PROPOSAL:	Retain enclosed dining area

The application is brought to the Committee as the Council own the building.

1. Purpose of the Report

1.1 The application seeks planning permission to retain an enclosed dining area located to the rear of the bistro and additions of bi fold windows facing out towards the recreation ground and a pedestrian door giving access from the carpark.

2. Recommendation

The Committee is asked to RESOLVE 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.

3. Detail

3.1 The application site is located within flood zone 3 and is within Long Lane Recreation Ground. The existing café created an external seating area located on the northern elevation and which consists of a treated timber framed structure with a mono pitched roof using polycarbonate roofing material with hit and miss low level treated timber panels.

3.2 The application seeks to modify the existing external seating area by enclosing the seating area with treated timber framed bi-fold windows with polycarbonate glazing and a pedestrian door leading from the car park into the seating area.

3.3 The covered seating area has become a well-used community facility used by both the wider community and those that visit the football pitches when in use.

3.4 The proposal, including the addition of bi fold windows and pedestrian doors is considered to be acceptable in terms of the design and appearance and is not considered to result in an unacceptable loss of living conditions for the residents of neighbouring properties. It is considered there are no highway or flood risk issues.

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

4. Financial Implications

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

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

5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers:

- 7.1 Nil.

Appendix

1. Details of the application

- 1.1 The application seeks planning permission to retain an enclosed dining area located to the rear of the bistro and to add of bi fold windows facing out towards the recreation ground and a pedestrian door giving access from the carpark, securing the area when not in use.

2. Site and surroundings

- 2.1 The application site is set within Long Lane Recreation Ground, the covered seating area is situated on the northern elevation of an established café with views looking out over the recreation ground and play park. The site is accessed via the adjacent existing car park which is accessed via Long Lane. The existing café is situated on the south side of the recreation ground with neighbouring properties located each side of the recreation ground, a reasonable distance from the café. The land is relatively flat, there is an existing access to the site and no vegetation of significance will be affected.

3. Relevant Planning History

- 3.1 An application was approved by Planning Committee for the change of use from changing facility to café, addition of a mono pitched roof, render the building and siting of cabin for changing facility, 21/00291/FUL refers.

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 2: The Spatial Strategy
- 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 1: Flood Risk
- Policy 17: Place-making, design and amity
- Policy 28: Green Infrastructure Assets

4.3 **National Planning Policy Framework (NPPF) 2024**

- Section 2: Achieving Sustainable Development
- Section 4: Decision-making
- Section 12: Achieving well-designed Places
-

5. Consultations

5.1 **Environment Agency** – The EA has received the Flood Risk Assessment (FRA) compiled by Oakshire Environmental dated 24 December 2024. The EA has not raised any objection subject to the FRA recommendations and the applicant accepting the risk should the structure be flooded.

5.2 **Environmental Health** – The Environmental Health Officer has assessed the information and states no objections or comments to make in relation to the above proposed development.

5.3 **Broxtowe Borough Council Parks and Green Spaces Manager** – Any comments received will be reported as a late item

5.4 7 neighbours were consulted on the application. One response was received supporting the scheme. Comments that the café has become a valuable community asset which needs protecting from anti-social behaviour.

- 5.5
- Councillor H Faccio –No comments received
 - Councillor Tyler J Marsh –No comments received
 - Cllr P Smith - Attenborough & Chilwell East Ward –No comments received

6. Assessment

6.1 Principle

6.1.1 The principal of development was accepted under the planning permission for the café, 21/000291/FUL refers. The changes to retain and add to the existing covered seating are acceptable subject to no impact on flooding, visual amenity and neighbour amenity.

6.2 Design and Appearance

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

6.2.2 The existing covered dining area and the proposed changes to install bi fold windows are located to the rear of the café and have an element of temporary structure and materials. The installation of a pedestrian door is to be located on the north eastern elevation providing access to the covered dining area from the carpark and play area. The windows and door will enable the existing

structure to be secured when the café is not in use and provide shelter in the inclement weather.

6.2.3 The retention and alteration of the existing covered dining area is an acceptable design and would not be highly visible from along Long Lane.

6.3 Amenity

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

6.3.2 The covered dining area is located to the north of the café and is approximately 15.5m from the covered area and the western boundary, neighbour at 39 Long Lane. It is more than 40m eastern boundary of the site and the neighbour to the east, neighbour at 79 Long Lane. Taking into consideration the position of the covered seating area and neighbouring dwellings there would not be any impact on these dwellings through overlooking, loss of light or overbearing.

6.3.3 The main consideration in terms of impact on neighbouring amenity is the potential for an increased noise generation as the covered dining area can be used in all weather conditions. Given the hours the café is open and the type of food/drink being served, and that the area would be enclosed, the use is unlikely to generate overly noisy conditions.

6.3.4 The Environmental Health Officer has checked the details of the application and has not raised any objection to the application. To ensure no impact on the neighbouring amenity the same conditions for hours and no amplified music will be added to the decision notice as per the cafe.

6.3.5 It is considered the application is acceptable and would not have any impact on the neighbouring amenity of properties around Long Lane Recreation Ground subject to conditions for use.

6.4 Flood Risk

6.4.1 The application site lies in flood zone 3. The application was accompanied with a Flood Risk Assessment (FRA) and this has been assessed by the Environment Agency (EA), who has not raised any objection to the application. Taking into account the scale of the development it is considered that the proposal will not increase the flood risk for the sounding area.

6.5. Biodiversity Net Gain

The application is exempt from biodiversity net gain because it is a retrospective planning application.

7. Planning Balance

7.1 The retention and modification of the existing covered dining area will allow the café to provide additional seating and shelter to customers. The proposal is considered not to have an impact on the character of the area, or result in the loss of amenity for neighbouring dwellings. On balance it is therefore considered that the proposal is acceptable.

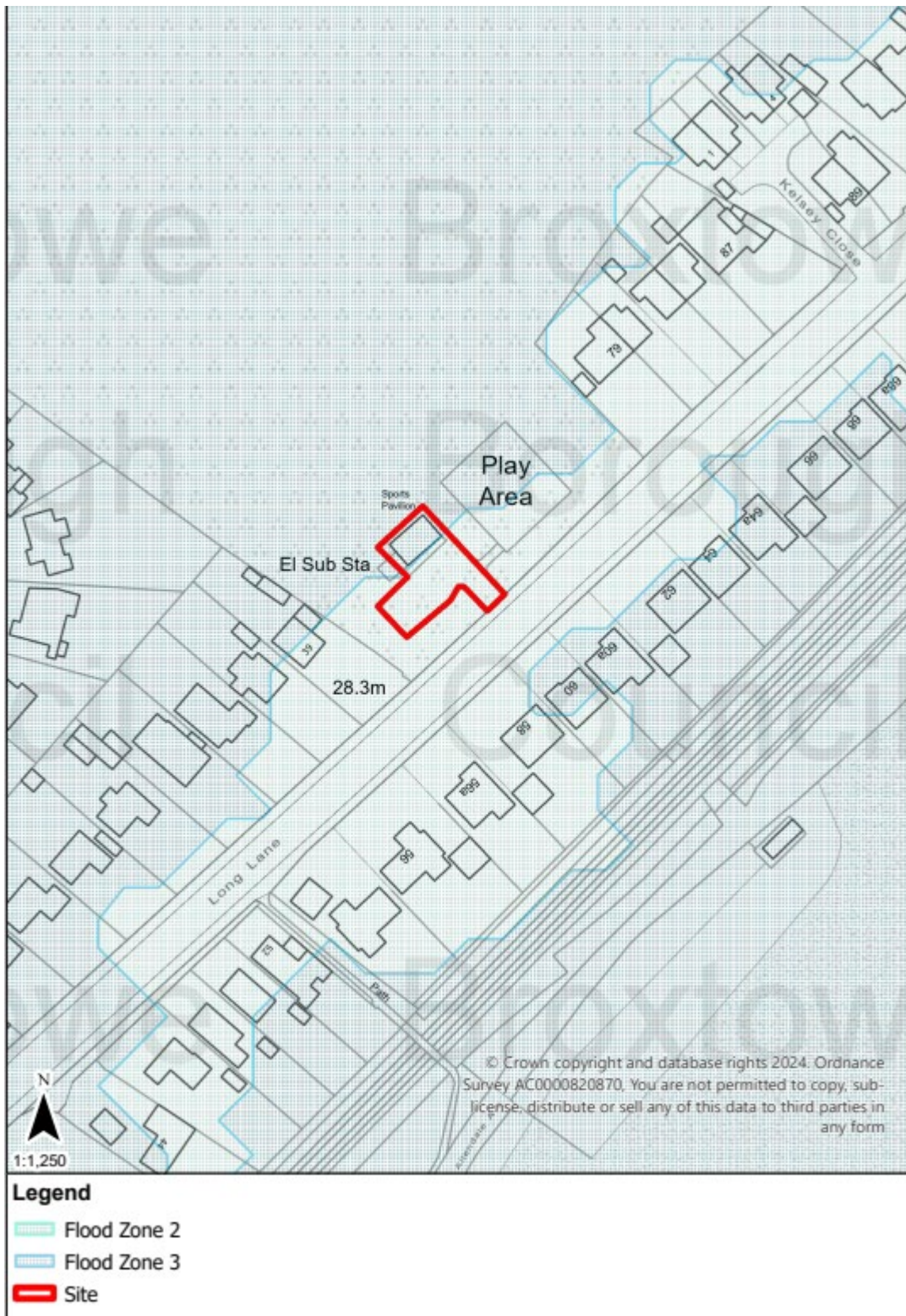
8. Conclusion

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

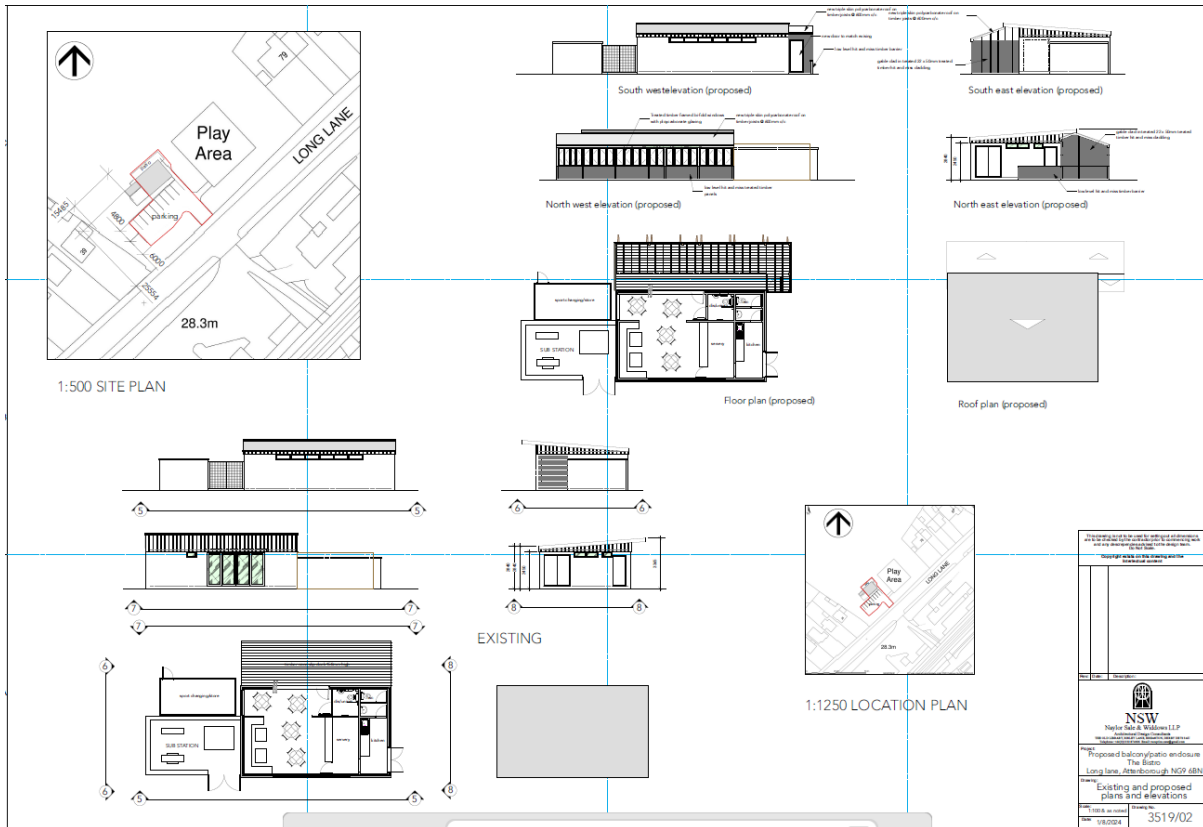
<u>Recommendation</u>	
The Committee is asked to RESOLVE that the Assistant Director of Planning and Economic Development be given delegated authority to grant planning permission subject to the conditions contained in the appendix.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
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. <i>Reason: For the avoidance of doubt</i>
3.	The premises and outside area of the cafe shall not be used except between 08.00 and 20.00 Monday to Sunday. <i>Reason: To protect nearby residents from excessive operational noise.</i>

<p>4.</p>	<p>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.</p> <p><i>Reason: To protect nearby residents from excessive operational noise.</i></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>

Map



Plans



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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
13 JANUARY 2025 TO 14 FEBRUARY 2025**

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

P L A N N I N G A P P L I C A T I O N S D E T E R M I N E D B Y
D E V E L O P M E N T C O N T R O L

ATTENBOROUGH & CHILWELL EAST WARD

Applicant : KM. design Karl Matthews 24/00718/FUL
Site Address : 178 Bye Pass Road Chilwell Nottinghamshire NG9 5HL
Proposal : **Construct two storey rear extensions**
Decision : **Conditional Permission**

Applicant : Mr John Kerry 24/00779/TPOW
Site Address : 11 Cator Lane Chilwell Nottinghamshire NG9 4AX
Proposal : **Scots pine - Fell**
Decision : **Conditional Permission**

Applicant : Connie Pullan 24/00802/LBC
Site Address : 186 High Road Chilwell Nottinghamshire NG9 5BB
Proposal : **Listed Building Consent for repair works comprising installation of Helical stainless steel reinforcement above 8no. existing structural openings to enable installation of replacement windows. Parapet wall above garage structural opening to be rebuilt, with installation of metal lintel.**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Philips 24/00811/FUL
Site Address : 10 Clarkes Lane Chilwell Nottinghamshire NG9 5BG
Proposal : **Construct two storey side/front and single storey front and rear extensions**
Decision : **Conditional Permission**

Applicant : Ruth Strain 24/00819/FUL
Site Address : 17 Highgrove Avenue Chilwell Nottinghamshire NG9 4DN
Proposal : **Construct two storey side and rear extension**
Decision : **Conditional Permission**

Applicant : Ms Taylor 24/00853/CLUP
Site Address : 222 Cator Lane North Chilwell Nottinghamshire NG9 4BP
Proposal : **Certificate of lawfulness for proposed construction of single storey rear extension**
Decision : **Approval - CLU**

Applicant : Mr McGraf 25/00004/CAT
Site Address : 251 High Road Chilwell Nottinghamshire NG9 5DD
Proposal : **T1 Purple Plum: Reduce in height and width by 1-1.5m to clear the house and maintain at a manageable size for it location.**
T2 Cherry: Reduce the extension growth by 2.5m back into previous pruning /reduction unions to reshape the crown at a suitable height and size for its location.
Maintain a flowing branch line and natural canopy shape.
Decision : **Conditional Permission**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Melane Rattam 24/00772/VOC
Site Address : 203 Stapleford Road Trowell Nottinghamshire NG9 3QE
Proposal : **Variation of condition 2 of reference 23/00824/FUL to amend plans to reduce two storey dwelling to a bungalow**
Decision : **Conditional Permission**

Applicant : Mr Jack Doddy 24/00783/FUL
Site Address : Former Storage Building For Fire Engines Waterloo Lane Trowell Nottinghamshire
Proposal : **Redevelop and conversion of old fire station/storage outbuilding to dwelling and construction of extension following demolition of outbuilding to rear**
Decision : **Conditional Permission**

Applicant : Luke Freeman F&S Consultants 24/00818/FUL
Site Address : Walkers Tackle Shop 9 - 13 Nottingham Road Trowell Nottinghamshire NG9 3PA
Proposal : **Shopfront alterations including provision of access ramp**
Decision : **Conditional Permission**

Applicant : John Scruton Friends of Bennerley Viaduct 24/00828/NMA
Site Address : Bennerley Viaduct Newtons Lane Cossall Nottinghamshire
Proposal : **Non-material amendment to 23/00527/FUL for changes to car park placement and elevations**
Decision : **Unconditional Permission**

BEESTON CENTRAL WARD

Applicant : Mr David Savage Nottinghamshire Fire and Rescue Service 24/00695/FUL
Site Address : Nottinghamshire Fire And Rescue Service Highfields Fire Station Hassocks Lane Beeston Nottinghamshire NG9 2GQ
Proposal : **Install air source heat pump and plant compound**
Decision : **Conditional Permission**

Applicant : Mr Ben Lang 24/00769/FUL
Site Address : 2 Mona Street Beeston Nottinghamshire NG9 2BY
Proposal : **Construct two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Jawad Ali 24/00787/TPOW
Site Address : 2 Clemency Mews Beeston Nottinghamshire NG9 2WL
Proposal : **Cedar tree - fell**
Decision : **Conditional Permission**

Applicant : Mrs Xing Chan 24/00812/CLUE
Site Address : 34 Salisbury Street Beeston Nottinghamshire NG9 2EQ
Proposal : **Certificate of Lawfulness for an existing use as a C4 HMO**
Decision : **Approval - CLU**

Applicant : Mrs S Fenn 24/00847/PNH
Site Address : 7 Melrose Avenue Beeston Nottinghamshire NG9 1HW
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.0 metres, with a maximum height of 3.50 metres, and an eaves height of 2.20 metres**
Decision : **Prior Approval Not Required**

Applicant : David So 24/00848/CLUE
Site Address : 119 Humber Road South Beeston Nottinghamshire NG9 2EX
Proposal : **Certificate of lawfulness for existing use as C4 HMO**
Decision : **Approval - CLU**

Applicant : Mr K Mendez Compuweb Communications Services Ltd 24/00858/NMA
Site Address : 3 Padge Road Boulevard Industrial Park Beeston Nottinghamshire NG9 2JR
Proposal : **Non material amendment to 23/00343/FUL to move the GRP concrete pad and generator concrete pad; replace 9 air handling units with 3 handling units**
Decision : **Conditional Permission**

Applicant : Janet Minshall 25/00067/CLUE
Site Address : 40 Lower Road Beeston Nottinghamshire NG9 2GT
Proposal : **Certificate of Lawfulness for existing use as a C4 HMO**
Decision : **Approval - CLU**

Applicant : Janet Minshall 25/00075/CLUE
Site Address : 42 Lower Road Beeston Nottinghamshire NG9 2GT
Proposal : **Certificate of lawfulness for existing use as a C4 HMO**
Decision : **Approval - CLU**

BEESTON NORTH WARD

Applicant : Mr D Gill 24/00778/FUL
Site Address : 40A Derby Road Beeston Nottinghamshire NG9 2TG
Proposal : **Construct extensions, raise ridge heights, creation of dormer windows and external alterations**
Decision : **Conditional Permission**

Applicant : Mr James Handley 24/00829/FUL
Site Address : 152A Wollaton Road Beeston Nottinghamshire NG9 2PH
Proposal : **Change of use of upper floors from dwelling to small HMO (Use Class C4) including construction of single storey rear extension and rear dormer**
Decision : **Conditional Permission**

Applicant : Mr James Handley 24/00830/FUL
Site Address : Beeston Launderette 152 Wollaton Road Beeston Nottinghamshire NG9 2PH
Proposal : **Change of use from Launderette (Sui Generis) to Beauty Salon (Class E)**
Decision : **Conditional Permission**

Applicant : Mrs Julie Goddard Beeston Free Church 24/00844/TPOW
Site Address : Beeston Evangelical Free Church Salthouse Lane Beeston Nottinghamshire NG9 2FY
Proposal : **Fell two sycamores, and Crown reduction and other works to 3 sycamores, to Trees protected by Preservation Orders**
Decision : **Conditional Permission**

BEESTON RYLANDS WARD

Applicant : Mr Jason Tyler 24/00731/FUL
Site Address : 12 Cornwall Avenue Beeston Nottinghamshire NG9 1NL
Proposal : **Construct single storey and two storey rear extensions**
Decision : **Refusal**

Applicant : Mr Christopher Beardsmore 24/00773/VOC
Site Address : 5 Station Villas Beeston Nottinghamshire NG9 1JH
Proposal : **Variation of condition 2 and 3 of planning permission reference 22/00016/FUL**
Decision : **Conditional Permission**

Applicant : Regional REIT 24/00796/PJ14PA
Site Address : Waterfront House Beeston Business Park Technology Drive Beeston Nottinghamshire NG9 1LA
Proposal : **Prior Notification under Class J for the installation of a roof mounted solar PV system generating 568.8 kWp, comprising of 973x Astro N5 585W panels or similar.**
Decision : **Prior Approval Not Required**

Applicant : Godfrey Barnes Care Limited 24/00825/CLUE
Site Address : Rylands Residential Care Home 9 - 11 Meadow Road Beeston Nottinghamshire NG9 1JN
Proposal : **Certificate of lawfulness for proposed change of use to allow for the care of adults of any age**
Decision : **Approval - CLU**

BEESTON WEST WARD

Applicant : Miss Sarah Thomas 24/00550/FUL
Site Address : 2 Grange Avenue Beeston Nottinghamshire NG9 1GJ
Proposal : **Construct outbuilding in garden.**
Decision : **Conditional Permission**

Applicant : Mr and Mrs Luke and Andrea Smerdon - White 24/00640/FUL
Site Address : 79 Park Road Chilwell Nottinghamshire NG9 4DE
Proposal : **Construct single storey side extensions and external alterations to elevations.
Construct summer house and decking to rear garden, and shed to front**
Decision : **Conditional Permission**

Applicant : Mrs C Lovesy 24/00798/TPOW
Site Address : 51 Grove Avenue Chilwell Nottinghamshire NG9 4DZ
Proposal : **Works to T209 Copper Beech tree including 25% reduction to canopy and removal
of branches**
Decision : **Conditional Permission**

Applicant : Mrs C Lovesy 24/00800/TPOW
Site Address : 51 Grove Avenue Chilwell Nottinghamshire NG9 4DZ
Proposal : **Works to T211 Birch tree (15% reduction)**
Decision : **Conditional Permission**

Applicant : Stephen & Valerie Pinfield 24/00823/FUL
Site Address : 54 Fellows Road Beeston Nottinghamshire NG9 1AQ
Proposal : **Construct single storey side and rear extension**
Decision : **Conditional Permission**

Applicant : Miss & Mr Jopling & Willshee 24/00851/FUL
Site Address : 6 Ireton Street Beeston Nottinghamshire NG9 1FD
Proposal : **Construct two storey side extension and single storey rear extension**
Decision : **Conditional Permission**

Applicant : Land Logical Limited 24/00859/STAT
Site Address : Land Off Green Street, Mill Hill And Land At Barton In Fabis Off Chestnut Lane
Proposal : **Extraction, processing, sale and distribution of sand and gravel, and subsequent
restoration together with the necessary highway and access improvements**
Decision : **No Objection**

BRAMCOTE WARD

Applicant : Mr Liam Edwards MyPad 24/00343/VOC
Site Address : The Grove Peache Way Bramcote Nottinghamshire NG9 3DX
Proposal : **Variation of conditions 2 and 6 of planning permission 16/00467/FUL to substitute
approved drawings with revised drawings and re-wording of material confirmation
for dwellings**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Laura & Joaquim Osorio 24/00719/FUL
Site Address : 80 Russley Road Bramcote Nottinghamshire NG9 3JE
Proposal : **Construct single storey front extension, rear extension and shed**
Decision : **Conditional Permission**

Applicant : Mrs Emily Chernucha 24/00793/FUL
Site Address : 15 Denewood Avenue Bramcote Nottinghamshire NG9 3EU
Proposal : **Construct two storey rear extension and alterations to garage front elevation**
Decision : **Conditional Permission**

Applicant : 24/00814/TPOW
Site Address : Orchard Lodge Manor Court Peache Way Bramcote Nottinghamshire NG9 3DR
Proposal : **T1 - 2x lime trees - re-pollard**
Decision : **Conditional Permission**

Applicant : Gemma Parlor 24/00813/FUL
Site Address : 30 Rivergreen Crescent Bramcote Nottinghamshire NG9 3EQ
Proposal : **Construct two storey and single storey rear extensions. Alterations to front
elevation including changes to materials. Extend rear patio**
Decision : **Conditional Permission**

Applicant : Ms Lynne Hainey NAV Licensing 24/00838/STAT
Site Address : Land To The East Of Coventry Lane Coventry Lane Bramcote Nottinghamshire
Proposal : **Application for an inset appointment as water and waste undertaker for an area known as land east of coventry lane**

Decision : **No Objection**

Applicant : Mr Karl Walker 25/00007/FUL
Site Address : 20 Thornhill Close Bramcote Nottinghamshire NG9 3FS
Proposal : **Retain radio aerial and mast in rear garden**
Decision : **Conditional Permission**

Applicant : Mr Richard Pascual A&R Residential Ltd 25/00023/CAT
Site Address : 28 Church Street Bramcote Nottinghamshire NG9 3HD
Proposal : **Ash - Fell**
Decision : **No Objection**

Applicant : Haroon Hassan Ofwat 25/00046/STAT
Site Address : Land At Coventry Lane Bramcote Nottinghamshire
Proposal : **Notice of variation of appointments of Independent Water Networks Limited and Severn Trent Water Limited as Water and Sewerage Undertakers at Coventry Lane, Bramcote**
Decision : **No Objection**

BRINSLEY WARD

Applicant : Mr Paul Lake Eastwood Shed 24/00604/FUL
Site Address : Church Hall Church Lane Brinsley Nottinghamshire
Proposal : **Construction of single storey Community Workshop unit**
Decision : **Conditional Permission**

Applicant : Mr MICHAEL BRIMSON 24/00663/FUL
Site Address : The Farmhouse 51 Cordy Lane Brinsley Nottinghamshire NG16 5BY
Proposal : **Construct detached garage / store to side including retaining wall to sides and rear**
Decision : **Conditional Permission**

CHILWELL WEST WARD

Applicant : Mr F Bradshaw 24/00532/FUL
Site Address : Land Adjacent To 1 Parr Gate Chilwell Nottinghamshire NG9 4JD
Proposal : **Construct two semi-detached dwellings**
Decision : **Conditional Permission**

Applicant : Naila Qureshi Ancy Ltd 24/00665/CLUP
Site Address : 25 Longleat Crescent Chilwell Nottinghamshire NG9 5ET
Proposal : **Certificate of Proposed Lawfulness for change of use from C3 dwelling to C2 residential institution**
Decision : **Approval - CLU**

Applicant : Mr Fraser Neasham Broxtowe Borough Council 25/00024/NMA
Site Address : Inham Nook Hotel Inham Road Chilwell Nottinghamshire NG9 4HX
Proposal : **Non material amendment to 22/00355/REG3 for removal of 1No window to second floor stairwell west elevation to flats (Plots 11, 12 & 13) and repositioning of 2No windows to same elevation.**
Decision : **NMA Approved**

EASTWOOD HALL WARD

Applicant : Andrew Bass 24/00733/FUL
Site Address : 65 Brunel Avenue Newthorpe Nottinghamshire NG16 3NH
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

EASTWOOD HILLTOP WARD

Applicant : Mr Ross Daniel 24/00743/FUL
Site Address : 5 Raglan Street Eastwood Nottinghamshire NG16 3GU
Proposal : **Construct two storey dwelling**
Decision : **Conditional Permission**

Applicant : Ms Lynne Hainey Nav Licensing 24/00686/STAT
Site Address : Lynncroft Primary School Lynncroft Eastwood Nottinghamshire
Proposal : **Application for Inset Appointment as Water and Waste Undertaker**
Decision : **No Objection**

EASTWOOD ST MARY'S WARD

Applicant : Mr Harry Allen James Property Services 24/00749/FUL
Site Address : Land Adjacent 106 Church Street Eastwood Nottinghamshire NG16 3HT
Proposal : **Construct two storey detached dwelling**
Decision : **Refusal**

Applicant : Mr Vipin Gill Gill Properties London Ltd 24/00786/FUL
Site Address : 122-124 Nottingham Road Eastwood Nottinghamshire NG16 3GD
Proposal : **Subdivision of ground floor into three retail units and creation of two residential units (Use Class C4) to first and second floor**
Decision : **Conditional Permission**

Applicant : Mr Raza Yarkhan 24/00867/ADV
Site Address : 106 Nottingham Road Eastwood Nottinghamshire NG16 3NP
Proposal : **Display 2 illuminated signs**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : Mr Mark Flint Oakfield Construction Ltd 24/00805/FUL
Site Address : Land West Of Birch Park Park Lodge Road Giltbrook Nottinghamshire
Proposal : **Use of land as storage and erection of 2 storey temporary office units**
Decision : **Conditional Permission**

Applicant : Mrs J Meakin 25/00026/DOC
Site Address : 86 Baker Road Newthorpe Nottinghamshire NG16 2DP
Proposal : **Discharge of condition 3 of 24/00565/FUL**
Decision : **Partial Discharged**

KIMBERLEY WARD

Applicant : Alix Webb 24/00744/FUL
Site Address : 7 Nottingham Road Kimberley Nottinghamshire NG16 2NB
Proposal : **Create new hardstanding to driveway and dropped kerb**
Decision : **Conditional Permission**

Applicant : Mr Chris Edmondson 24/00750/FUL
Site Address : 17 Flixton Road Kimberley Nottinghamshire NG16 2TJ
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Walker 24/00755/FUL
Site Address : 50 Stocks Road Kimberley Nottinghamshire NG16 2QF
Proposal : **Construct single storey rear extension and two storey side extension**
Decision : **Conditional Permission**

NUTHALL EAST & STRELLEY WARD

Applicant : Ms Wioleta Brzezinska 24/00734/CLUP
Site Address : 26 Knightsbridge Drive Nuthall Nottinghamshire NG16 1RD
Proposal : **Certificate of lawfulness for a proposed rear dormer**
Decision : **Approval - CLU**

Applicant : B HS2 24/00821/TPOW
Site Address : Nuthall Lodge 29 Nottingham Road Nuthall Nottinghamshire NG16 1DH
Proposal : **Works to trees with TPOs**
Decision : **Conditional Permission**

Applicant : Mr Josh Mouvchi 24/00831/FUL
Site Address : 8 Perivale Close Nuthall Nottinghamshire NG16 1QG
Proposal : **Construct single storey rear and side extension. Creation of hard standing to frontage**
Decision : **Conditional Permission**

STAPLEFORD NORTH WARD

Applicant : Nina Hall 24/00711/FUL
Site Address : 10 Pasture Road Stapleford Nottinghamshire NG9 8GG
Proposal : **Two storey and first floor side extensions, two storey annex to rear and demolition of existing conservatory**
Decision : **Refusal**

Applicant : Mr Aidan Doherty 24/00722/FUL
Site Address : 80 Pasture Road Stapleford Nottinghamshire NG9 8GL
Proposal : **Construct single storey side extension, demolition of garage to enable construction of outbuilding and 1.8m gate and fence to rear boundary**
Decision : **Conditional Permission**

Applicant : Kathryn Kirk 24/00739/FUL
Site Address : 11 Mackinley Avenue Stapleford Nottinghamshire NG9 8HU
Proposal : **Construct single storey front, side and rear extensions. Changes to external materials and to doors and windows. Extend dropped kerb to provide off street parking**
Decision : **Conditional Permission**

Applicant : Mr and Mrs A Apostolou 24/00753/FUL
Site Address : 43 Kennedy Drive Stapleford Nottinghamshire NG9 8HW
Proposal : **Construct single storey side and rear extension**
Decision : **Conditional Permission**

STAPLEFORD SOUTH EAST WARD

Applicant : Ms JANET RUSSELL JAY CARE SERVICES LIMITED 24/00809/CLUP
Site Address : 13 Hickings Lane Stapleford Nottinghamshire NG9 8PB
Proposal : **Certificate of Proposed Lawfulness for change of use from C3 dwelling to C2 residential institution**
Decision : **Approval - CLU**

Applicant : Miss H Bishop 24/00824/CLUP
Site Address : 202 Toton Lane Stapleford Nottinghamshire NG9 7HZ
Proposal : **Certificate of lawfulness for proposed single storey rear extension, rear dormer and detached outbuilding**
Decision : **Approval - CLU**

Applicant : Mr David Chapman 24/00833/NMA
Site Address : Cloud House 170 Nottingham Road Stapleford Nottinghamshire NG9 8AR
Proposal : **Non-material amendment to 22/00089/FUL to increase the height, create additional openings, create outside pen, alterations to size and position of roller shutter door, change of material to roof and installation of solar panels on roof**
Decision : **NMA Refused**

Applicant : Mr Bhudia 24/00852/CLUP
Site Address : 136 Nottingham Road Stapleford Nottinghamshire NG9 8AR
Proposal : **Certificate of lawfulness for proposed change of use from dwelling house (Use Class C3) to HMO (Use Class C4) and Rear Loft conversion adding a Rear Dormer**
Decision : **Approval - CLU**

Applicant : Ms V Negrea 24/00854/FUL
Site Address : 26 Westerlands Stapleford Nottinghamshire NG9 7JG
Proposal : **Construct two storey rear extension and single storey rear extension. New canopy to front elevation.**
Decision : **Conditional Permission**

STAPLEFORD SOUTH WEST WARD

Applicant : Mr McGrath 24/00775/FUL
Site Address : 2 Park Street Stapleford Nottinghamshire NG9 8EU
Proposal : **Alterations to ground floor front bay window**
Decision : **Conditional Permission**

Applicant : Mr B Shelton B Z Betteredge Ltd 24/00857/PMPAP32
Site Address : The Helpful Bureau 39 - 41 Church Street Stapleford Nottinghamshire NG9 8GA
Proposal : **Prior notification for change of use and convert existing offices into 1no 1 bedroom flat and 1no 1 bedroom 2 storey dwelling**
Decision : **Prior Approval Not Required**

TOTON & CHILWELL MEADOWS WARD

Applicant : Naila Qureshi Ancy Ltd 24/00664/CLUP
Site Address : 4 Spinney Rise Toton Nottinghamshire NG9 6JN
Proposal : **Certificate of Proposed Lawfulness for change of use from C3 dwelling to C2 residential institution**
Decision : **Approval - CLU**

WATNALL & NUTHALL WEST WARD

Applicant : Naila Qureshi 24/00806/CLUP
Site Address : 99 Kimberley Road Nuthall Nottinghamshire NG16 1DD
Proposal : **Certificate of Proposed Lawfulness for change of use from C3 dwelling to C2 residential institution**
Decision : **Approval - CLU**

Applicant : Mr & Mrs Taylor 24/00810/FUL
Site Address : 30 Coronation Road Nuthall Nottinghamshire NG16 1EP
Proposal : **Construct single storey rear extension. Construct wall and gates to front boundary**
Decision : **Conditional Permission**

Applicant : Mr Simon Reader 24/00827/FUL
Site Address : 4 Rocket Close Watnall Nottinghamshire NG16 1GE
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Miss Sumayya Shazad 24/00860/PNH
Site Address : 22 Watnall Road Nuthall Nottinghamshire NG16 1DU
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.82 metres, with a maximum height of 3.65 metres, and an eaves height of 3.31 metres.**
Decision : **Prior Approval Not Required**

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