



Tuesday, 3 June 2025

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 11 June 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:	S P Jeremiah (Chair)	S J Carr
	P A Smith (Vice-Chair)	G S Hills
	D Bagshaw	G Marshall
	P J Bales	D D Pringle
	L A Ball BEM	H E Skinner
	R E Bofinger	D K Watts
	G Bunn	

A G E N D A

1. Apologies

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

2. Declarations of Interest

(Pages 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 - 18)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 12 March 2025.

Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB

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4. Notification of Lobbying

5. Development Control

5.1 24/00304/VOC (Pages 19 - 34)

Variation of condition 1 of 21/00023/FUL to regularise works carried out not in accordance with plans (revised scheme)
Land North of Home Farm Cottage and Park View Cottage, Main Street, Strelley, Nottinghamshire

5.2 24/00839/FUL (Pages 35 - 60)

Construct two detached dwellings
Land South of 70 and 72 Sandy Lane, Beeston

5.3 24/00835/FUL (Pages 61 - 78)

Construct single storey detached classroom and 3m high screening
The Secret Garden Attenborough Day Nursery and Pre School, Shady Lane, Attenborough, Nottinghamshire

5.4 25/00223/VOC (Pages 79 - 98)

Variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL
390 Nottingham Road, Newthorpe, Nottinghamshire, NG16 2ED

5.5 25/00266/FUL (Pages 99 - 106)

Construct single storey rear extension
61 Nottingham Road, Trowell

6. Information Items

6.1 Appeal Decisions (Pages 107 - 116)

6.2 Delegated Decisions (Pages 117 - 142)

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 Action

(Pages 143 - 144)

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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

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

No

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

No

You must:

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

You must:

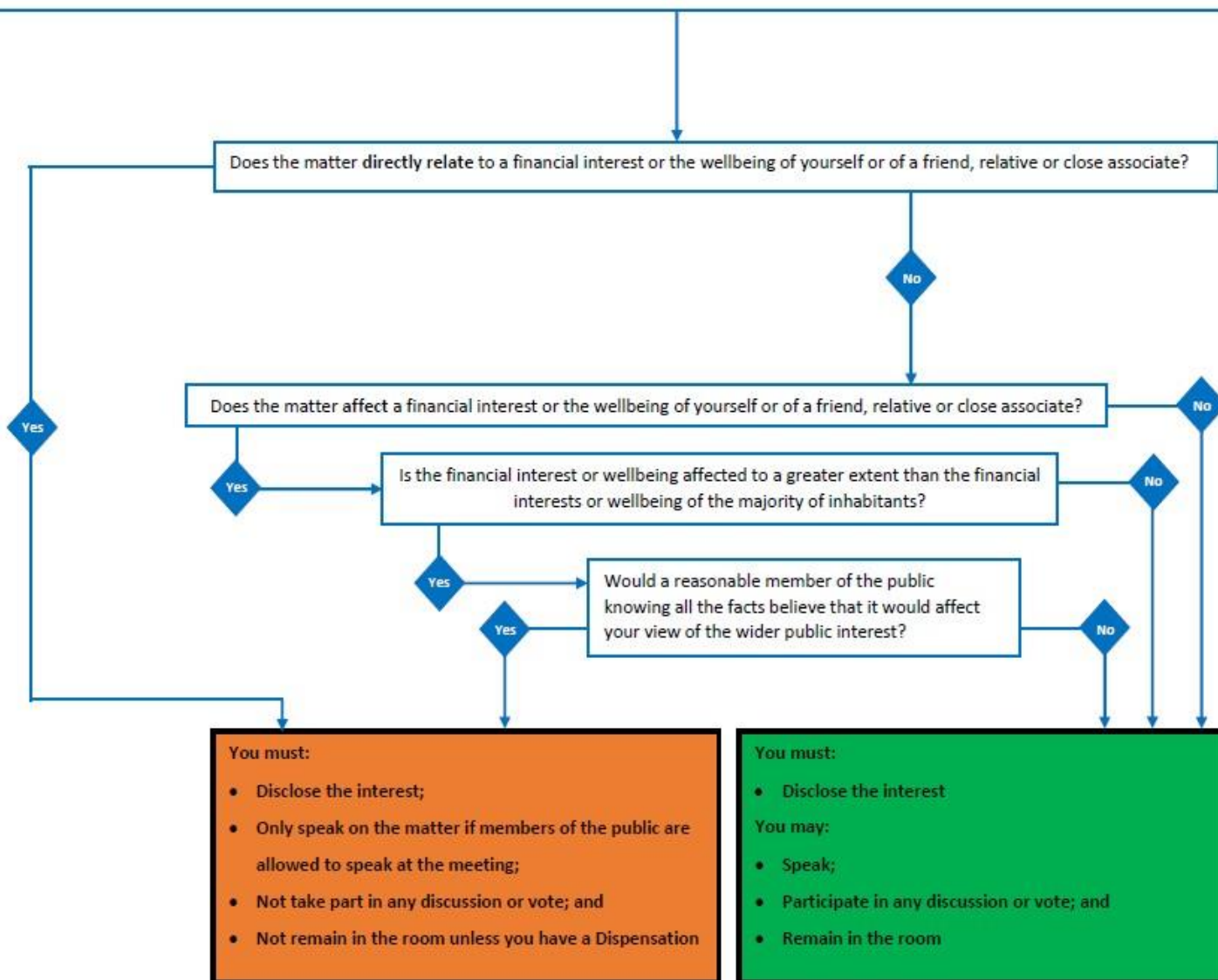
- Disclose the interest;
- Only speak on the matter if members of the public are allowed to speak at the meeting;
- Not take part in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

You must:

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

Non-Registerable Interests

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



PLANNING COMMITTEE

WEDNESDAY, 12 MARCH 2025

Present: Councillor S P Jeremiah, Chair

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

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

Councillor P J Owen was present as Ex - Officio.

Councillor J M Owen was also present.

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

49 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

50 **MINUTES**

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

51 **NOTIFICATION OF LOBBYING**

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

52 DEVELOPMENT CONTROL

52.1 24/00807/FUL

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

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

There were no late items and no public speakers.

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

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

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

Received by the Local Planning Authority on 2 December 2024:

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

Received by the Local Planning Authority on 6 December 2024:

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

Received by the Local Planning Authority on 10 February 2025:

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

Reason: For the avoidance of doubt.

NOTES TO APPLICANT

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

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

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

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

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

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

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

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

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

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

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

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

52.2 24/00845/FUL

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

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

There were no late items.

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

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

RESOLVED that planning permission be refused.

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

Reasons

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

52.3 25/00003/FUL

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

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

There were no late items and no public speakers.

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

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

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

Reason: For the avoidance of doubt.

NOTES TO APPLICANT

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

52.4 24/00480/FUL

Retain enclosed dining area

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

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

There were no late items and no public speakers.

The Committee debated the item.

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

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

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

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

Reason: For the avoidance of doubt

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

Reason: To protect nearby residents from excessive operational noise.

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

Reason: To protect nearby residents from excessive operational noise.

NOTES TO APPLICANT

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

53 INFORMATION ITEMS

53.1 DELEGATED DECISIONS

The delegated decisions were noted.

54 EXCLUSION OF PUBLIC AND PRESS

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

55 ENFORCEMENT

55.1 24/00401/ENF

RESOLVED that no further enforcement action be taken.

55.2 23/00008/ENF

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

55.3 23/00035/ENF

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

Report of the Chief Executive

APPLICATION NUMBER:	24/00304/VOC
LOCATION:	Land North of Home Farm Cottage and Park, View Cottage, Main Street, Strelley, Nottinghamshire
PROPOSAL:	Variation of condition 1 of 21/00023/FUL to regularise works carried out not in accordance with plans (revised scheme)

The application is brought to the Committee at request of the Assistant Director.

1. Purpose of the Report

The application seeks planning permission for the variation of condition 1 of planning permission reference 21/00023/FUL to regularise the construction of a viewing / feeding balcony and lion platform within the wild cat enclosure.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the prior completion of a unilateral undertaking under Section 106 of the Town and County Planning Act 1990 and conditions outlined in the appendix.

3. Detail

The application seeks planning permission for the variation of condition 1 of planning permission reference 21/00023/FUL to regularise the construction of a viewing / feeding balcony and lion platform within the wild cat enclosure. The additions are stated to be required to support animal welfare needs.

This application is a re-submission; previously planning permission was refused to vary condition 1 to regularise the works stated above (reference 22/00696/VOC). The design has been amended to address concerns with regards to safety. The application was refused by Planning Committee 7 June 2023 on the grounds that the proposed scheme, by virtue of its siting, size and design, is out of keeping with the area that creates a development at odds with its surroundings, to the detriment of the character and appearance of the area. Concerns were also raised by Planning Committee about the safety of the viewing platform.

The enclosure to which the additions have been constructed were granted planning permission in June 2020 following approval from Planning Committee for the change of use of the site to include the keeping of wild cats and to retain the enclosure. The lion's den forming an extension to the enclosure was granted planning permission following approval from Planning Committee in March 2021. Both the original enclosure 19/00243/FUL and the extension 21/00023/FUL were granted permission on the grounds that very

special circumstances (VSC) had been demonstrated due to animal welfare needs.

The site is set within the Nottinghamshire Green Belt where there is a presumption against inappropriate development and development should not be approved except in VSC.

The main issues relate to whether or not the VSC put forward by the applicant outweigh the harm of the proposal to the openness of the Green Belt, the impact on the character and appearance of the area and the impact on the amenity of any neighbouring properties.

The benefits of the proposal are that it will support the keeping and welfare for the wild cats in an established enclosure granted planning permission under applications 19/00243/FUL and 21/00023/FUL. As such, it is considered that the application builds on the VSC that were established under both previous planning permissions for the keeping of wild cats in this location. Within the approved wild cat enclosure, it is considered that the size and design of the viewing platform and balcony would not represent a significant harm to the openness of the Green Belt and is considered in keeping with the character of the established wild cat enclosure setting. In accordance with paragraph 153 of the NPPF very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness is clearly outweighed by other considerations. In this case it is considered that the potential harm to the Green Belt is not so significant and that this is outweighed by the established very special circumstances in relation to the welfare of the wild cats in this location.

4. Financial Implications

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

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

5. Legal Implications

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

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

6 Data Protection Compliance Implications

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

7. Background Papers

Nil.

Appendix

1 Details of the application

- 1.1 The application seeks planning permission for the variation of condition 1 of planning permission reference 21/00023/FUL to regularise the construction of a viewing / feeding balcony and lion platform within the wild cat enclosure. The timber staircase to the balcony is to be built in accordance with the plans which have been reviewed by Environmental Health with regards to safety.

2 Site and surroundings

- 2.1 The application site contains a mixed use including equestrian and wild cat enclosure. Within the south of the site includes a ménage. In the centre of the site includes a stable block. To the north includes an extended wild cat enclosure.
- 2.2 The site is positioned to the north of the village of Strelley, with two residential dwellings adjoining the south boundary of the site. To the west of the site is the M1 motorway, with the boundary being made up of a substantial hedgerow which is in excess of 2m in height. The north and east boundary of the site is also made up of hedgerow and adjoins a bridleway. There is a further residential dwelling neighbouring the site to the northeast.
- 2.3 There is a further residential dwelling neighbouring the site to the northeast.

3 Relevant Planning History

- 3.1 The application site has a detailed planning history, with the relevant historical applications being summarised in this section.
- 3.2 Planning application 19/00243/FUL for the change of use of the site from equestrian to mixed use equestrian and the keeping of fully licensed wild cats, and to retain the secure enclosure, was voted for approval by the Planning Committee. This permission was granted in 2020 and is subject to a unilateral undertaking whereby the owner undertakes to carry out the following obligations:
- Not to use the said Wild Cat Enclosure for any purpose other than the keeping of the three Wild Cats in possession of the owner at the time of the application.
 - On the death or relocation to premises elsewhere of all the Wild Cats to cease use of the Wild Cat Enclosure and to remove it within 3 months of the cessation of use.
- 3.3 In 2020, planning application 20/00388/FUL was granted permission by the Planning Committee for various alterations to the approved enclosure including the internal division of the enclosure, security doors and an additional link to the stables. At the same committee meeting planning

permission 20/00422/FUL was also approved for gates to be erected at the existing access to the south part of the field.

- 3.4 In 2021, planning application 21/00023/FUL was granted permission by the Planning Committee for the construction of a stable extension, lion's den and 3m high internal fencing. This permission is subject to a unilateral undertaking whereby the owner undertakes the same obligations as listed above. This application comprised the extension to the originally approved wild cat enclosure 19/00243/FUL.
- 3.5 Previously planning permission was refused to vary condition 1 to regularise the works stated above (reference 22/00696/VOC). The application was refused by Planning Committee 7th June 2023 on the grounds that the proposed scheme, by virtue of its siting, size and design, is out of keeping with the area that creates a development at odds with its surroundings, to the detriment of the character and appearance of the area. Concerns were also raised by Planning Committee about the safety of the viewing platform.

4 Relevant Policies and Guidance

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

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity

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

- Policy 8: Development in the Green Belt
- 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 13 – Protecting Green Belt Land

5 Consultations

5.1 **Broxtowe Environmental Health:** No objections.

- The proposed balcony steps and barrier would comply with workplace safety regulations.
- The proposed feeding hatch meets safety requirements.

- 5.2 **Resident comments** – 1 comment received raising concerns with the application site address.

6 Assessment

- 6.1 The main issues for consideration are whether or not the proposal is appropriate development in the Green Belt, the design and appearance of the proposal and the impact of the proposal on neighbouring amenity.

6.2 **Principle of Development**

- 6.3 Policy 8 – Development in Green Belt of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the NPPF, as supplemented by the following Broxtowe-specific points 1-4. Paragraph 153 of the NPPF advises that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations.
- 6.4 Paragraph 154 of the NPPF states that a local planning authority should regard development in the green Belt as inappropriate unless a number of exceptions applies.
- 6.5 This proposal does not fall within any of the exceptions referred to in paragraphs 154 of the NPPF. The development would therefore be inappropriate development and is therefore harmful, by definition, to the Green Belt.
- 6.6 The application for the enclosure extension was granted permission in March 2021, having been approved by the Planning Committee. It was determined that VSC for the enclosure had been demonstrated due to the need to conserve the wild animals that inhabit it. The applicant has stated that the proposed balcony assists the safe feeding of animals, whilst the viewing platform helps to support the welfare of the animals on the site. It is considered that the proposed additions to the enclosure fall under the established VSC case that has been previously accepted. It therefore needs to be considered whether the benefits of the proposal outweigh the harm to the Green Belt.
- 6.7 The enclosure is a lawful structure, having been granted planning permission in March 2021. Therefore, the consideration as to the impact on the openness of the Green Belt needs to be made solely in respect of any additional harm caused by the proposed balcony and lion platform. There is a relevant appeal decision for planning application 18/00808/ROC, at 176 Moorgreen, for amendments to a bungalow which had previously been granted permission in the Green Belt. The application proposed to retain dormer windows and roof

lights, which had already been added to the building without permission, and was refused by the Planning Committee in February 2019. In allowing the appeal for the amendments the Inspector noted that the proposal would have a significantly harmful effect on the Green Belt had the site been undeveloped. However, the bungalow was now an established component in the landscape, and the approved scheme and erected dwelling shared many characteristics. The Inspector also noted that the differences between the approved building and the built structure consisted of relatively minor changes. As such, the Inspector concluded that the amended scheme in so far as the changes to the original permission was concerned had a very limited harmful impact on the openness of the Green Belt.

- 6.8 Overall it is considered that the proposed additions to the existing enclosure are reasonably minor and as such do not cause unacceptable harm to the openness of the Green Belt. In line with the decision to grant permission for the original enclosure, and the similar reasons given for the additions, it is considered that VSC have been generated that outweigh the limited harm to the openness of the Green Belt. It is therefore considered that the principle of development is acceptable in accordance paragraphs 153 of the NPPF.

6.9 Design and Appearance

- 6.10 The proposed balcony is set back approximately 16m from a private road which also forms public footpath 'Strelley BW2'. The proposed balcony consists of raised platform with a wooden staircase and high level mesh barrier overlooking the lion's den to the north. The proposed balcony has been amended to include a steel feeding hatch and timber balustrade. The balcony structure would be made from timber and mesh screening. The balcony structure is approximately 3m in height, 2.3m in depth and 5m in width. The proposed lion platform is sited approximately 11m away from the private road set within a relatively central area of the enclosure. The proposed lion platform comprises of two raised platforms with a connecting walkway between. Each lion platform is separated by approximately 10m. The lion platform is constructed from timber with a thatched roof. Due to the siting of the balcony and lion platform, set back from the public footpath and set behind existing fencing and mature hedgerow, public views of the proposal are limited.
- 6.11 The additions are considered to be of a size and scale that are in keeping with the existing structures. They have been constructed using materials to match the existing enclosure and are not considered to be so substantial as to significantly increase the scale or appearance of the existing enclosure. The view of the additions from the public realm is limited and therefore it is considered that the proposal is not harmful to the street scene or the character of the area.
- 6.12 Overall it is considered that the proposal is acceptable on design grounds.
- 6.13 Amenity**

- 6.14 The lion platform is approximately 40m and the balcony is approximately 62m from the nearest dwelling Holly Lodge to the north-east of the site, to the east includes a private track and a public footpath and fielded areas beyond, to the south beyond the existing stable block and ménage includes Home Farm Cottage and Park View Cottage, to the west includes woodland and beyond includes the M1. Taking into account the distance of the viewing platform and balcony is from the nearest dwellings, and the relatively limited size of the additions to the enclosure, it is considered that the proposal will not result in any significant loss of amenity for residents of any neighbouring properties.
- 6.15 **Other Matters**
- 6.16 Broxtowe Environmental Health have advised that the amended balcony structure complies with workplace safety requirements. The addition of a high-level mesh barrier and feeding hatch is acceptable in safety terms. The depth of the tread, the height of the riser on the steps, the height of the top rail of the steps and the barrier all complies with safety standards. The applicant has confirmed the site is not for commercial use and is for only personal use for feeding the wild cats. In any case, a condition is included on the original planning permission 21/00023/FUL which restrict any visitors to the site.
- 6.17 Planning permission 19/00243/FUL and 21/00023/FUL for the original enclosure and extension for the change of use of the land to allow for the keeping of wild cats is subject to a unilateral undertaking. The applicant had previously undertaken to not use the wild cat enclosure for any other purpose other than that of keeping three wild cats. Further to this, on the death of or relocation to premises elsewhere of all the wild cats to cease the use of the wild cat enclosure.
- 6.18 Should Planning Committee be minded to grant planning permission this would result in a new planning permission being granted and as such would be subject to a new unilateral undertaking under Section 106 of the Town and County Planning Act 1990. The applicant would commit to the following obligations:
- Not to use the said Wild Cat Enclosure for any purpose other than the keeping of the five Wild Cats in possession of the owner at the time of the application.
 - On the death or relocation to premises elsewhere of all the Wild Cats to cease use of the Wild Cat Enclosure and to remove it within 3 months of the cessation of use.
- 6.19 It should be noted that following planning enforcement investigation the number of wild cats has increased to 5 in total. This new unilateral undertaking therefore supersedes the previous legal undertaking by the applicant and regularises the fact that there are 5 wild cats on the site currently.
- 6.20 The proposal is designed to support the welfare of the wild cats and is not intended to be used by visitors. The original planning permission

21/00023/FUL included a restriction ensuring that there no general exhibition or viewing of the animals. As such, it is considered that the proposed additions would not warrant refusal on highway safety grounds.

- 6.21 One comment received from a neighbouring property has raised concerns that the site location address in the submitted application form is inaccurate. During validation, the application site address has been amended to land north of Home Farm Cottage which is deemed accurate for the site location.

6.22 Planning Balance

- 6.23 The additions to the enclosure will support the animal welfare needs in this location. It is considered that the principle of development in the Green Belt can be supported, that the design and appearance of the proposal is acceptable and that it will not result in an unacceptable loss of amenity for the residents of any neighbouring properties. On balance it is therefore considered that the proposal is acceptable.

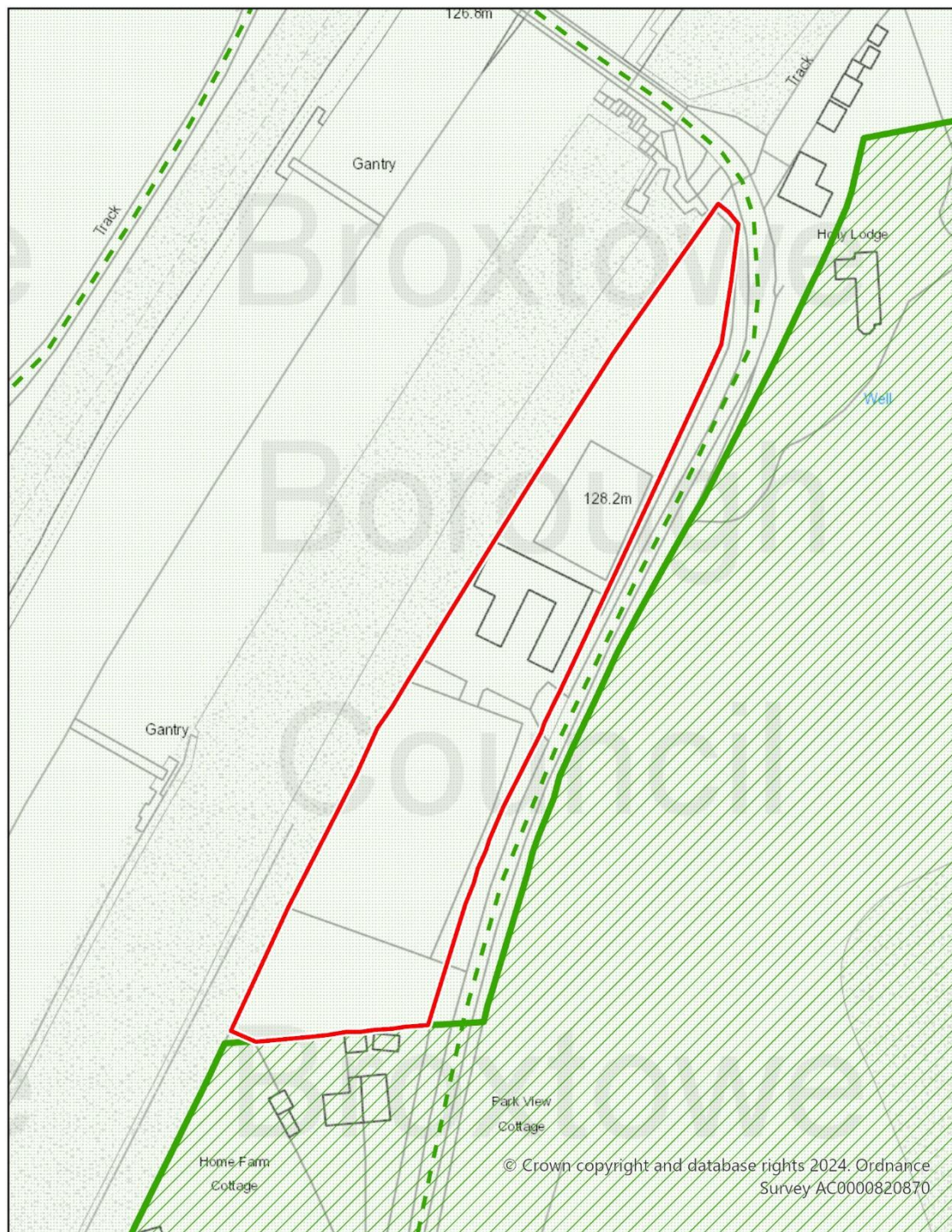
6.24 Conclusion

- 6.25 It is considered that very special circumstances have been demonstrated for the additions to the existing enclosure, that outweigh the limited harm to the openness of the Green Belt. It is considered that the proposed additions are acceptable in terms of design and appearance relative to the existing structure and that they will not result in an unacceptable loss of amenity for the residents of any neighbouring properties. Overall, it is therefore considered that the proposal is acceptable, and planning permission should be granted.
- 6.26 It is recommended that conditional planning permission be granted subject to conditions.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the prior completion of a unilateral undertaking under Section 106 of the Town and County Planning Act 1990 and conditions below:	
1.	The development hereby permitted shall be completed within three months of the date of the permission. Reason: To ensure the development is completed in a reasonable time period.

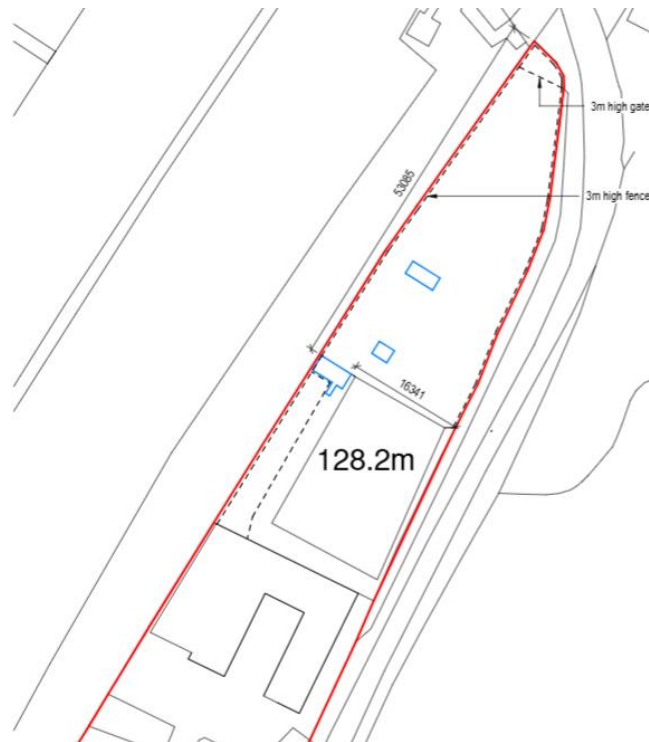
2.	<p>The development hereby permitted shall be retained in accordance with the following plans:</p> <ul style="list-style-type: none"> • Fence Detail January 2021 • Gate Detail January 2021 (Received by the Local Planning Authority 11/01/2021) • Proposed Elevations – Stables dated January 2021 • Proposed Floor Plans – Stables dated January 2021 (Received by the Local Planning Authority 12/02/2021) • Viewing Platform No. 300 Rev. A (Received by the Local Planning Authority 01/08/24) • Proposed No. 001 Rev. E (Received by the Local Planning Authority 06/08/24) • Site Location Plan No. 100 Rev. E (Received by the Local Planning Authority 07/08/24) <p>Reason: For the avoidance of doubt.</p>
3.	<p>There shall be no general exhibition or viewing of the animals.</p> <p>Reason: To protect nearby residents from excessive disturbance or operational nuisance in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Local Plan Part 2.</p>
4.	<p>The site shall not be floodlit or illuminated in any way.</p> <p>Reason: In the interests of visual amenity and to protect nearby residents from light pollution in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Local Plan Part 2.</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>Please note this planning permission is granted in accordance with the new Unilateral Undertaking to be agreed by the applicant.</p>
3.	<p>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.</p>

Site Location Plan (not to scale)

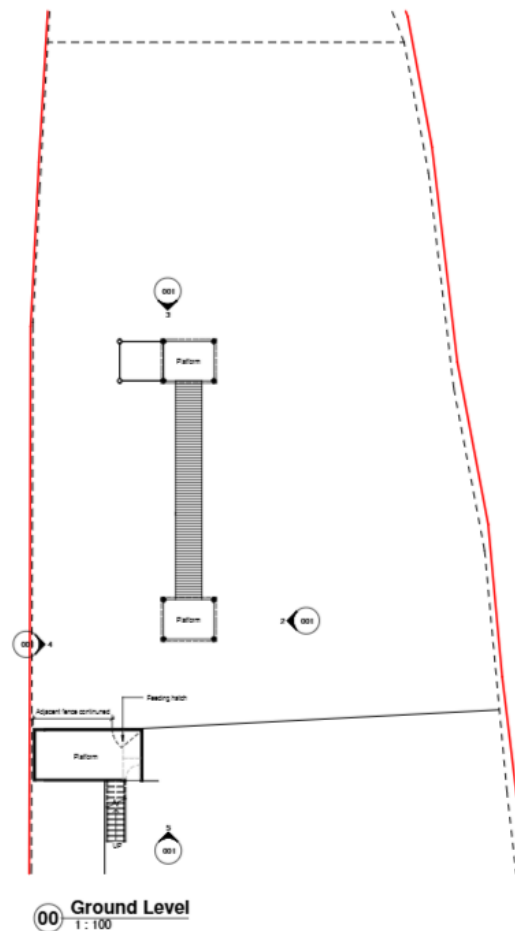


- Site
- Green Belt
- Byway open to all traffic
- Bridleway
- Footpath
- Conservation Area

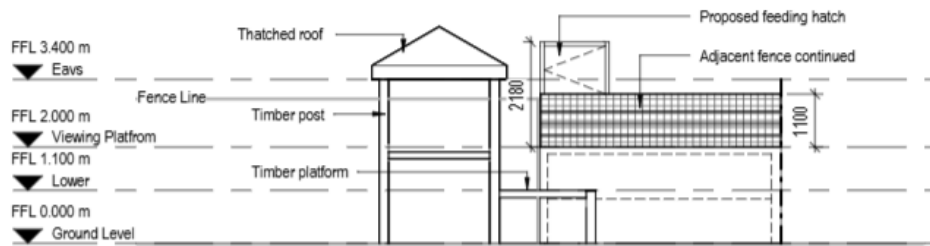
Block Plan



Layout Plan



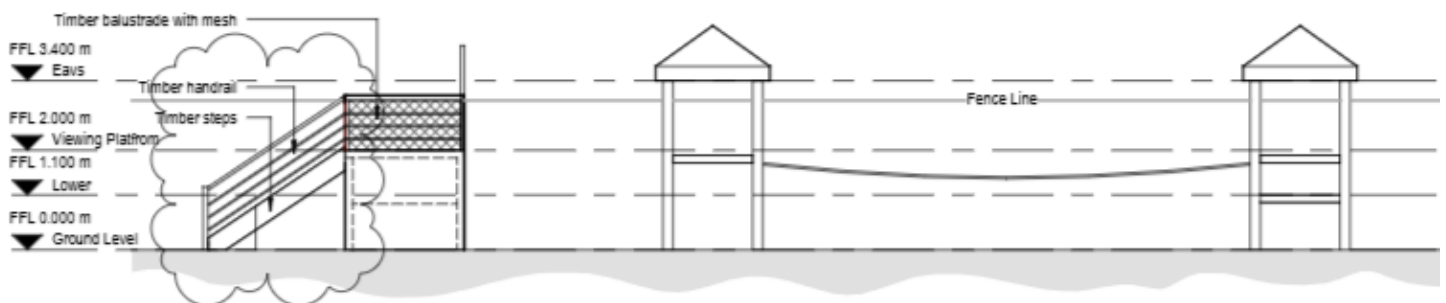
Front and Rear Elevations



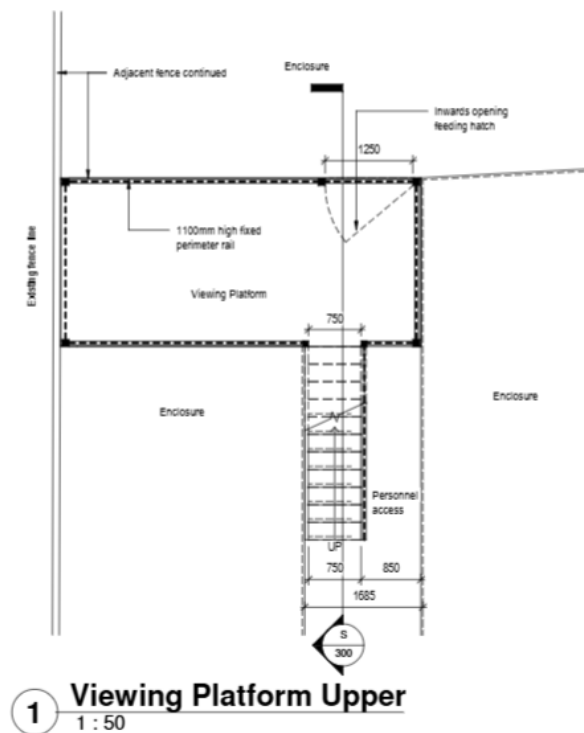
2 North Elevation 1 : 100



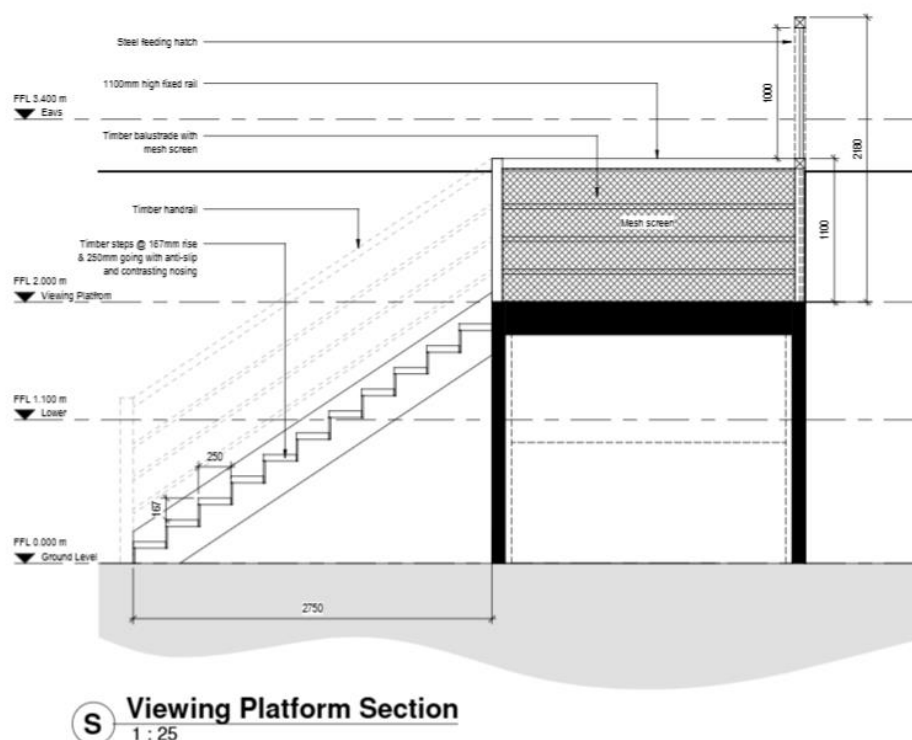
Side elevation



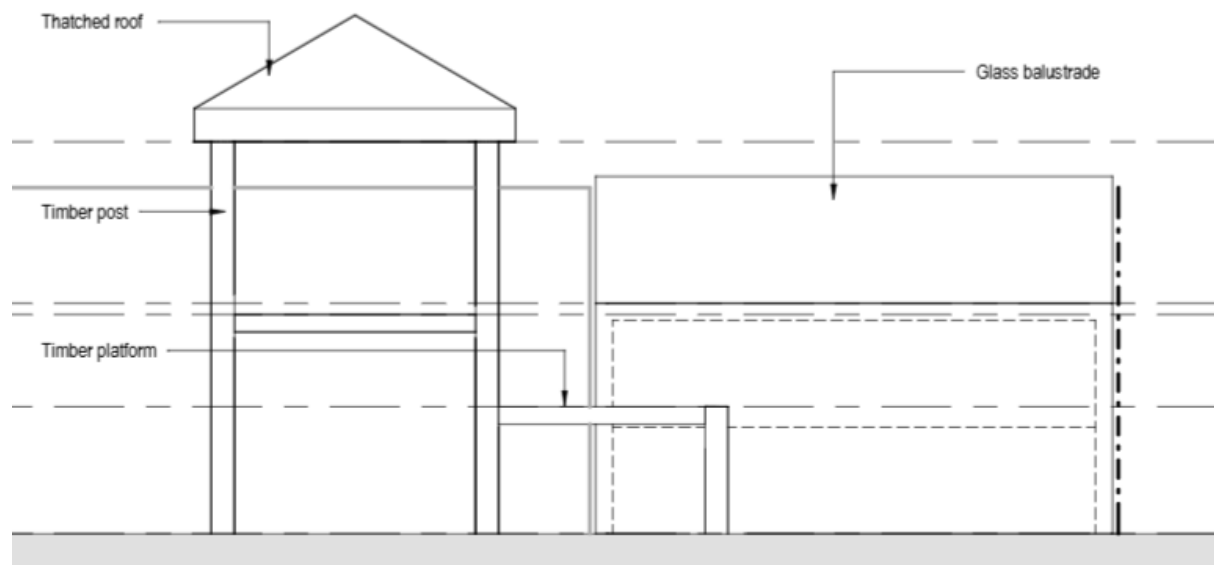
Floor Plan of Feeding Balcony



Proposed Cross Section



Previously refused viewing platform (22/00696/VOC)



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Report of the Chief Executive

APPLICATION NUMBER:	24/00839/FUL
LOCATION:	Land South of 70 and 72 Sandy Lane Beeston
PROPOSAL:	Construct two detached dwellings

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

1. Purpose of the Report

The application seeks planning permission for the construction of two detached dwellings on land to the south of 70 and 72 Sandy Lane.

2. Recommendation

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

3. Detail

The site is an area of undeveloped land south of 70 and 72 Sandy Lane, and to the rear of 62, 64 and 66 Sandy Lane, which are to the west of the site. The site is accessed off a private drive leading from the head of Sandy Lane, and provides access to 68, 70, 72 and 74 Sandy Lane.

The proposed development consists of the construction of two detached two storey dwellings, associated landscaping, and a pond between.

The dwellings are large and whilst two storey, have accommodation at basement level, providing three floors of accommodation. Each property would have a detached garage.

The site is allocated as forming part of a Green Infrastructure Asset (GIA) (Bramcote Hills and Ridge) and has a Green Infrastructure Corridor (GIC) running through it and is allocated as part of the Alexandrina Plantation Local Wildlife Site (LWS). The site also abuts the Sandy Lane Local Nature Reserve (LNR), which sits to the south and east.

The site is predominately covered by Japanese Knotweed (JKW), a non-native invasive plant, the extent of which continues into land to the north and northeast of the site, on land within the ownership of the applicant.

The applicant intends to use the funds raised from the development to eradicate the JKW on this and the adjacent site, and also intends to create a publicly accessible park (to be known as BUP Community Woodland Park) on land outside of but adjacent to the application site.

The High Court Judgement in respect of decision and appeal for 22/00790/FUL can be accessed at [22/00790/FUL | Construct two detached dwellings | Land South Of 70 And 72 Sandy Lane Beeston Nottinghamshire](#)

The appeal decision for 22/00790/FUL [22/00790/FUL | Construct two detached dwellings | Land South Of 70 And 72 Sandy Lane Beeston Nottinghamshire](#)

Information about Japanese Knotweed can be found as follows: [Website relating to Japanese Knotweed hotspots as at 2024: Revealed: England's 2024 Japanese knotweed hotspots](#)

The draft Nottinghamshire and Nottingham Local Nature Recovery Strategy can be accessed at [Notts Nature Recovery](#)

4. Financial Implications

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

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

5. Legal Implications

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

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

6 Data Protection Compliance Implications

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

7. Background Papers

Nil.

Appendix

1. Details of the application

- 1.1 The application site (that is, the area contained within the red line boundary) seeks to construct two x two storey detached dwellings, each with basement accommodation (three floors of accommodation overall), on land to the south of 70 and 72 Sandy Lane. Within the site an access drive leading from the existing private drive will be created. A centrally positioned pond, annotated as being as part of a sustainable drainage scheme, would also be provided. It is understood that this would be maintained and managed by a private management company, along with any other common shared areas.
- 1.2 Both dwellings would have low pitched roofs and be of a contemporary design and appearance, including some full height glazing, and would have 'brown' roofs (that is, be planted). The ground floor area of each dwelling is approximately 247 square metres (approx. 750 square metres overall, including the basement). As such the dwellings are considered to be substantial in size.
- 1.3 House A – this would be located east of nos. 62, 64 and 66 Sandy Lane and would have accommodation over three floors (including the basement). It would have 4 bedrooms to the upper floor, living accommodation including home office, snug and utility room on the ground floor, and ancillary accommodation such as playroom and gym, along with storage and plant rooms, to the basement level. There would be a sunken terrace with steps leading from the basement to the garden area. The dwelling would have a large parking area to the front, with garden area to the west and south. A detached double garage, also shown to have a green roof, would be sited to the south east of the dwelling, adjacent to the pond.
- 1.4 House B – this is a mirror image of House A and would be located to the east of House A and the pond. This property would also have a detached garaged, located to the north west of this dwelling.
- 1.5 Outside of the application site (and as such outside of the consideration of this application), to the north east of the site continuing to the north and east of 68, 72 and 74 Sandy Lane, (shown on the submitted drawings as a blue line i.e. land within the ownership of the applicant), there is a privately owned large wooded / natural area which does not form part of the application proposal, and is not shown to be accessible from the application site. This site forms part of Bramcote Ridge. Aside from a tranche of land to the north east of House B, also infested with Japanese Knotweed, the majority of the 'blue line' land lies outside of the Authority boundary, being within Nottingham City Council. The application submission includes details of how the land falling outside of the application site boundary, following the granting of planning permission of this application, and proposed to be directly funded by the development, would be made publicly accessible once Japanese Knotweed (JKW), the eradication of which is also proposed to be funded by the development, has been eradicated from both the application site and land

within the ownership of the applicant. The application form and supporting statement emphasise the applicant's contention that the development of two dwellings should be considered as 'enabling works' to allow for the funding of the eradication of the JKW and the creation and forward funding for maintenance of the newly created publicly accessible 'park'.

2. Site and surroundings

- 2.1 The site is located to the south of 70 and 72 Sandy Lane, two large detached dwellings located off a private drive leading from Sandy Lane. The drive also serves two additional large detached properties, 68 and 74 Sandy Lane, which are to the north of 70 and 72.
- 2.2 To the west of the site are numbers 62, 64 and 66 Sandy Lane, three detached two storey dwellings of traditional design and modest in size (typically three beds), which face directly onto Sandy Lane. The rear gardens of these properties form the common boundary with the site. These properties are typical of the pattern of development along Sandy Lane.
- 2.3 To the south and east of the site is Sandy Lane Open Space Local Nature Reserve (LNR), a mainly wooded area, with a clearing which contains an informal football pitch and a play area with play equipment. There is a telecom mast in the wooded area between the site and the play area. This area is owned and managed by Broxtowe Borough Council.
- 2.4 The wooded area continues from Sandy Lane LNR to the north and north east of the site. This area is privately owned by the applicant, and although there is no public right of access, the land is unfenced and as such used by the public for walking through as it connects the Sandy Lane LNR to the Alexandrina Plantation LNR, to the north / north west of the top of Sandy Lane. This private owned area is predominately within Nottingham City. There is a public bridleway leading from the top of Sandy Lane northwards, separating the Alexandrina Plantation LNR from the privately owned wooded area.
- 2.5 The application site is allocated as forming part of a Green Infrastructure Asset (GIA) (Bramcote Hills and Ridge) and has a Green Infrastructure Corridor (GIC) running through it. It is allocated as part of the Alexandrina Plantation Local Wildlife Site (LWS). As such, the land is of importance for its' contribution to nature and the green character of the area, therefore should be protected from built development.
- 2.6 It is acknowledged that a large part of the application site is infested with Japanese Knotweed (JKW), which also continues into the privately owned wooded area to the north.

3. Relevant Planning History

3.1

19/00465/FUL	Construct 11 dwellings and provision of infrastructure works to facilitate creation of community park	Refused and dismissed on appeal	Note: This was an application that included land within Nottingham City Council Authority boundary.
22/00790/FUL	Construct two detached dwellings	Refused and dismissed on appeal	

- 3.2 A planning application was submitted in 2019, which encompassed the application site and land to the north owned by the applicant, for the erection of 11 dwellings and provision of infrastructure works to facilitate the creation of a community park (reference 19/00465/FUL). This was a cross-boundary application as it included land within Nottingham City. Two dwellings were proposed within BBC land and 9 within NCC land. The application was refused planning permission at Planning Committee in July 2021, in line with officer recommendation on the following grounds:

The proposed housing development, by virtue of the built development and the loss of habitats, would result in an unacceptable harm to the Green Infrastructure Asset and would result in a net loss to biodiversity. No benefits which clearly outweigh this harm have been demonstrated. Accordingly, the development is contrary to the aims of Policies 28 and 31 of the Broxtowe Part 2 Local Plan (2019), Policy 16 of the Broxtowe Aligned Core Strategy (2014) and Section 15 of the National Planning Policy Framework (NPPF) 2019.

- 3.3 The application submitted to NCC was similarly refused for the same reasons, with the addition of impact on visual amenity and neighbour amenity.

An appeal was lodged in response to the refusal of 19/00465/FUL and was heard by way of a public inquiry jointly with NCC. The appeal was subsequently dismissed in August 2022, with the Planning Inspector concluding:

Whilst there would be some benefits of the scheme, including the removal of JKW, I do not consider that the proposed housing can justify the enabling of any or all of these benefits due to the overall harm that would arise. The balance of harm against the benefits is stark and the harm I have found to living conditions alone outweighs the benefits even without adding the other harm I have found. I have considered all other material considerations, including letters of support from interested parties, but none outweigh the

conclusions I have reached.... The proposal conflicts with the development plans as a whole. Even if paragraph 11 (d) of the NPPF were engaged, the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole.



Site plan layout 19/00465/FUL. Red line denotes extent of application site, with blue line denoting Local Authority boundaries (Broxtowe to the south, Nottingham City to the north)

- 3.4 Following this decision, a revised application (reference 22/00790/FUL) for two detached dwellings on land within Broxtowe Borough Council authority only, was submitted in October 2022 and refused planning permission by delegated powers on 1st December 2022, on the following grounds:

The proposed housing development, by virtue of the built development and the loss of habitats, would result in an unacceptable harm to a Green Infrastructure Asset and would result in the loss of a Biodiversity Asset (Local Wildlife Site). No benefits which clearly outweigh this harm have been demonstrated. Accordingly, the development is contrary to the aims of Policies 28 and 31 of the Broxtowe Part 2 Local Plan (2019), Policies 16 and 17 of the Broxtowe Aligned Core Strategy (2014) and Section 15 of the National Planning Policy Framework (NPPF) 2019.

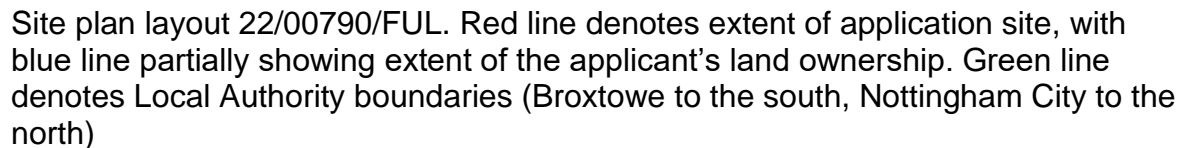
- 3.5 An appeal was submitted and subsequently dismissed in December 2023, with the Planning Inspectorate concluding:

I do not consider that, even cumulatively, the weight of the benefits in favour of the proposal would outweigh the harm and loss to the GIA and LWS. A lack of objection on certain matters that are unrelated to the main issue is a neutral consideration that does not weigh in the scheme's favour. I therefore find the

proposal would conflict with Policies 28 and 31 of the BLP (2019) and Policies 16 and 17 of the GNACS (2014), which, amongst other matters require existing GIAs to be protected and enhanced and that development would only be allowed where the benefits clearly outweigh the harm caused to the GIA and BA/LWS.

I conclude that the proposed development would conflict with the development plan taken as a whole and material considerations, including the National Planning Policy Framework, do not indicate that the appeal should be determined other than in accordance with the development plan.

- 3.6 It should be noted that a High Court Challenge was lodged by the appellant in respect of the Appeal decision for the latter appeal. The challenge rested on the appellants contention that limited weight was given by the Planning Inspector in respect of emphasis on the need for the development to fund the removal of the JKW on the appeal site and on other land in the ownership of the applicant. The High Court concluded that the Planning Inspector decision was upheld in all aspects aside from the consideration of the weight afforded to the argument to allow the development due to the cost of eradicating the JKW. The Planning Inspectorate (Secretary of State) appealed this ruling. The outcome of this challenge by the SoS was issued 7 March 2025, the judgement dismissed the claim, concluding that the Planning Inspectorate did properly assess the appeal and did apply appropriate weight to the argument to allow the development in order to fund the eradication of the JKW. As such the original appeal decision issued by the Planning Inspectorate on 19 December 2023 carries significant weight in the planning balance. Refer to [22/00790/FUL | Construct two detached dwellings | Land South Of 70 And 72 Sandy Lane Beeston Nottinghamshire](#) .



- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Healthy Lifestyles
- Policy 13: Culture, Tourism and Sport
- Policy 16: Green Infrastructure, Parks and Open Space
- Policy 17: Biodiversity

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
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 28: Green Infrastructure Assets
- Policy 31: Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2024

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

5. Consultations

5.1 Councillors:

- **Councillor S Carr** – requested the application be brought to committee
- **Councillor B Carr** – strongly recommends the application is approved, in order to ensure the removal of the Japanese Knotweed, as neighbours are concerned in respect of the spread into neighbouring properties. Should be a condition that the JKW is removed before the houses are built.

5.1 Responses received from consultees:

- **County Council as Highways Authority:** No objection subject to a condition in respect of signage on private access being provided
- **County Council Public Rights of Way Officer:** No objections as no right of way appears to be affected
- **County Council as Lead Local Flood Authority:** No comments to make
- **Broxtowe Waste and Refuse Officer:** Sets out requirements for in provision and collection
- **Broxtowe Environmental Health Officer:** No objections subject to conditions in respect of securing updated survey of extent of the Japanese Knotweed (JKW); no commencement of development until details of method statement in regard to removal of JKW; Restriction on hours of construction; Prior approval of a Construction / Demolition Method Statement; and a Note to Applicant in respect of burning of waste on site

- **Broxtowe Environmental Development Officer (Parks and Green Spaces):** No objections. Welcomes the removal of JKW, however does acknowledge that this may take 2 to 3 years to eradicate the plant, and this would be a challenge. Landscaping in respect of the proposal is acceptable, subject to choice of planting (e.g. native species). Brown roofs to the dwellings are a nice addition. Would need to secure landscaping via condition.
- **Coal Authority:** Standing Advice applies
- **Notts Wildlife Trust:** As the site is aligned with a secondary Green Infrastructure (GI) corridor, sufficient weight should be applied to the consideration of any impact of the proposal on the GI. Would not support any proposals that would result in loss or harm to GI corridors or Biodiversity Assets. Welcome the biodiversity net gain (BNG). If the LPA were to approve the application, the removal of the JKW and securement of the publicly accessible park would be needed, and conditions to ensure that the advice in the Preliminary Ecology Assessment (PEA) is carried out, and in addition a Landscape Ecology Management Plan (LEMP) and Construction Environmental Management Plan (CEMP) to be submitted and approved prior to commencement. Whilst the extraction method for removing the JKW may be suitable for the application site, the NWT would strongly recommend that, due to the threat of loss of mature trees within the 'blue line' (park) area, other approaches to control, including chemical, should be considered, with the aim to retain all mature trees. Assuming the proposal would not be contrary to GI policies and providing that a mechanism can be found within the planning system to secure the long term management of the park [which is outside the application site boundary] and a strategy for the removal of the JKW [from both the application site and the land within the blue line] then there would be no objection.

5.2 Eight neighbouring addresses were consulted, and site notices placed at the site. 20 responses were received, 16 in support and 4 objections. The four objections were from properties adjacent to the site. Out of the letters of support, only four were noted to be from properties in the area (Wollaton and Bramcote, only one being directly adjacent to the site), one was from an address in Bulwell, and the remainder (11) did not give an address. As such it is not possible to assess whether all those in support have a direct community interest in the development as described, that is, the construction of two dwellings, or indeed on the applicant's desire to create a publicly accessible 'park'.

The objections raised the following matters:

- Development already refused twice and dismissed at appeal – the owner of the site can be prosecuted, or a Community Protection Notice given for causing a nuisance if JKW allowed to spread to anyone else's property, and the Environment Agency if JKW is to be removed
- Impact on privacy for occupiers of property to the west

- Loss of woodland home and trees for flora and fauna (due to domestication of land)
- Increase in traffic at top of Sandy Lane
- Owner of land is legally obliged to remove the JKW regardless of whether planning permission is granted or not
- The houses would harm the openness of the area, which is enjoyed by the wider community
- Whilst there would be a gain in Biodiversity, this would not outweigh the harm caused to the openness of the area

Those in support raised the following:

- The benefits of the proposed development are the removing all the Japanese Knotweed on this site and the adjacent site, which is a blight and threat to flora and fauna; would allow for the creation of a publicly accessible open space. The development is the most minimal of enabling development to achieve this. There are no negatives
- No visual impact on surrounding area
- Private land will become public open space, needed in this area
- Will result in large Biodiversity Net Gain
- Beautifully designed housing, in keeping with the area
- Removal of reference (in the application description) to enabling development and to creation of public open space – could lead to misrepresentation of the whole intention behind the development
- Failure of the LPA to engage in discussion regarding alternative routes for removal of JKW (funding)
- JKW would spread to other properties if this development not allowed
- Two houses are of little consequence – human health, wildlife and biodiversity (in respect of presence of JKW) far outweigh downside of two houses

6. Assessment

6.1 **Principle, including impact on Green Infrastructure Asset**

Assessing the site contained within the red line only (that is, within the application site boundary):

- 6.1.1 The proposed development site is allocated as both a Green Infrastructure Asset (GIA) (see Policy 28 of the P2LP - a) Green Infrastructure Corridor (GIC) and i) Prominent Area for Special Protection (Bramcote Hills and Bramcote Ridge)) and a Biodiversity Asset (Policy 31 P2LP - a) ...Local Wildlife Sites...). The site is also directly abutting a Local Nature Reserve and therefore protected by (f) Nature Reserves) of the same policy. Policies 16 (Green Infrastructure, Parks and Open Spaces) and 17 (Biodiversity) of the ACS are the corresponding policies to the P2LP.

- 6.1.2 Policy 16 ACS states that existing GICs and GIAs are protected and enhanced and that where new development has an adverse impact on these, alternative scheme designs that have little or no impact should be considered before mitigation is provided (either on-site or off site as appropriate). The need for and benefit of the development will be weighed against the harm caused.
- 6.1.3 Policy 28 P2LP states that development proposals within GIAs (in this case, the GIC and Prominent Area for Special Protection (Bramcote Hills and Bramcote Ridge) permission will not be granted for development that results in any harm or loss to the asset, unless the benefits of development are clearly shown to outweigh the harm. The policy then goes on to state in paragraph 28.4: ‘... benefits which could outweigh the harm include the replacement of equivalent or better provision in terms of quantity and quality in a suitable location or the development is for an alternative sports and recreation provision, the needs for which clearly outweigh the loss’.
- 6.1.4 It is considered that the proposed development would result in the loss of this part of the GIA, as whilst not publicly accessible, the GIA itself, even in its current state, does bring public benefit by virtue of the visual amenity it offers. Once developed, this part of the GIA would be lost altogether as it would change permanently to residential use. The GIC running through the site would potentially also be interrupted by the introduction of domestic features such as hard surfacing and impermeable enclosures to secure the domestic curtilages. As such it is considered that the development would have an adverse impact that is not clearly outweighed by the removal of the JKW both within this site and the adjacent site, and to enable the adjacent land to be publicly accessible. The loss of this part of the GIA would not be compensated for by the replacement of equivalent or better provision as required by Policy 28 P2LP. It should be noted that the enhancement / public accessibility of the privately owned land within the ownership of the applicant cannot be treated as a replacement since there would be no expansion of that land, or no replacement proposed outside of these areas.
- 6.1.5 As such the proposal would be contrary to both Policy 16 of the ACS and Policy 28 of the P2LP, and contrary to the principles set out in section 15 of the NPPF.

Assessing the site in the context of the red and blue line boundary:

- 6.1.6 As part of the application submission, the applicant states that the purpose of the development is to ‘enable’ the eradication of the JKW present on the site and also present on the remainder of the land in the applicant’s ownership, within the blue line boundary, as well as to then open up the remaining non-developed land as publicly accessible (intention is creation of a park) along with a sum of £30k to go toward the future management and maintenance of the ‘park’, all funded through the sale of the two dwellings. The applicant therefore contests that this should be viewed as ‘enabling’ development, in

order to provide funding. It is considered that, as control of the JKW would only need to safeguard immediate properties or where it may 'escape' the applicant's land, it is not essential for all the JKW in the application site or the wider area to be eradicated, and that other methods (for instance, chemical eradication to the areas at greatest need) could be an option. It is also not essential that the land within the blue line be 'publicly' accessible as there appears to be no identified need or financial benefit to this, given the publicly accessible green spaces adjacent and in the immediate surrounds, and as such the JKW could be kept under control without the expense or impact on ecology that would potentially arise from total eradication.

- 6.1.7 The Planning Inspectorate's Decision Letter, paragraph 23 states: "The case is made that the proposal would help to meet an identified need for more open space in the locality; enhanced green connectivity links, which may contribute towards the policy agendas of the Big Track and the Robin Hood Way. Although I note the contents of the Broxtowe Borough Council Green Infrastructure Strategy (2015-2030), this does not offer compelling evidence to show that there is a particular lack of public open space/amenity space provision within the local area, nor that a community park or a public open space is required to support the delivery of the proposed dwellings. Indeed, the Sandy Lane Public LNS is near to the appeal site and provides an area of publicly accessible open space. This causes me to doubt that there is a demonstrable need for the proposed development. Therefore, this reduces the weight to the benefits associated with providing an accessible and privately managed Community Park area adjacent to the appeal site."
- 6.1.8 Japanese Knotweed is classed as a non-native invasive species, which, if left untreated, can spread and which allegedly could undermine foundations of buildings. It should be noted that it is the legal responsibility of the landowner to ensure that a non-native invasive species does not 'escape' from their land (that is, cause it to be grown outside of land they control). The site and wider area within the ownership of the applicant is infested with JKW and it is acknowledged that the eradication of the JKW would be a benefit to the ecology of the land as well as bring peace of mind to nearby landowners. However, this could and should be managed outside of the planning system before it affects adjoining land. The control of the spread of the JKW could be dealt with under private rights (that is, between each of the landowners) or potentially through Section 43 of the Anti-Social Behaviour, Crime and Policing Act 2014, or action could be taken under the Wildlife and Countryside Act 1981 (Section 14(2)). 6.1.9. Please note the content of Mr Day's letter dated 16 March 2023 (on behalf of Environet – the applicant's technical advisor in respect of JKW) – "Legally there is no restriction in having knotweed on their land and the plant can spread naturally within the confines of their land. They're not however allowed to let the plant spread into neighbouring land, covered under Criminal Law – Wildlife and Countryside Act 1981 and Civil Law – Civil Nuisance (Encroachment). From our point of view the

landowner has taken all reasonable and responsible steps within their financial control to ensure that this doesn't happen..."

- 6.1.9 In addition, the desire to open the applicant's land as a publicly accessible space would not, in itself, require planning permission and, as there is no identified need for additional public open space within either Local Authority boundary in this area, and would not be considered as a replacement for GIA lost through the development given that it already exists as an undeveloped green area, there is no clear public benefit in securing this by way of a legal agreement or any other means such as a Grampian style condition. As such, Policies 12 and 13 of the ACS would not be relevant. It should also be noted that, should a legal agreement be drawn up, this would need to involve Nottingham City Council as the Local Planning Authority who would be the enforcing authority for the majority of the proposed 'park'.
- 6.1.10 It should be noted that, as there are areas of JKW outside of the application site boundary, and which poses the greater threat to private properties outside of the application site, should planning permission be granted there are limited mechanisms to ensure or require that the JKW outside of the site be removed, particularly as a larger swathe of the JKW falls outside of the Broxtowe Borough Council boundary. The applicant has stated that the moneys raised would be used for the eradication of the JKW and to be paid for the future management / annual payments relating to the park. However, it is considered that these benefits do not outweigh the harm. The imposition of conditions to secure removal would also fail to accord with paragraph 55 of the NPPF where conditions should satisfy the following: be reasonable; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects. In particular, it is considered that the creation of the public park is not relevant to the development proposed, as it would not be necessary for the development to proceed and does not address issues directly relating to the application site, since this could be carried out independently. It should also be noted that any condition (in respect of land within the blue line) would not be enforceable as the majority of the land in the blue line is not within the borough. This is re-iterated as per the Planning Inspector decision, paragraph 6.1.7 above refers.
- 6.1.10 In addition to the above, it is noted that both the appeal decision for 22/00790/FUL and the High Court Judgement both agree that the aspiration to create a publicly accessible park (within the blue line) could be realised without the proposed development, as no substantive evidence has been provided about the specific works that would be carried out and the costs of such works, nor any explanation how this park would directly relate to the proposed development. The creation of the park therefore carries limited weight to this benefit.
- 6.1.11 The Planning Inspectorate Decision Letter, paragraph 20 states: " Additionally, I appreciate that the proposed works to land within the blue line boundary would support the aspirations of Greenwood Community Forest, and the

restoration of heathland habitats and nature recovery. However, it is not clear from the evidence provided why such aspirations could not be realised without the proposed development, as no substantive evidence has been provided about the specific works that would be carried out and the costs of such works, nor to explain how this would directly relate to the proposed development. I therefore provide limited weight to these benefits.”

6.2 Impact on Biodiversity, including the need to comply with Biodiversity Net Gain

- 6.2.1 Policy 17 of the ACS and Policy 31 of the P2LP are concerned with Biodiversity. Policy 17 states that designated local sites of biological or geological importance for nature conservation will be protected in line with the established hierarchy of designations, and that development on or affecting wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that the need for the development outweighs any harm caused by the development, and that adequate mitigation measures are put in place. Policy 31 states that development proposals which are likely to lead to the increased use of any of the biodiversity assets (which include Local Wildlife Sites) will be required to take reasonable opportunities to enhance the asset; and that permission would not be granted for development that results in any significant harm or loss to the biodiversity asset, unless the benefits of the development are clearly shown to outweigh the harm.
- 6.2.2 Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) requires all non-exempt planning proposals, received since February 2023, to achieve a 10% Biodiversity Net Gain on the site, or, where this is not possible, off-site (either on land within the applicant’s ownership, or by way of purchasing credits from a Habitat Bank), or as a last resort, by purchasing national credits. A small-sites metric Biodiversity Net Gain assessment was submitted with the application, however this was not valid as the metric used was not the latest version, and also included, as part of the assessment, land outside of the application site. A revised metric (Version 4) and amended BNG site plan was submitted, which rectified the error. The metric indicated an on-site net gain of 23.92%. Should planning permission be granted, the submission and agreement of a Biodiversity Net Gain Plan, with monitoring costs secured by way of a Section 106, to cover the application site would be imposed and secured by condition. It should be noted that whilst the BNG gain would only relate to the application site and not to the wider area (blue line), the benefits associated with biodiversity enhancements carry moderate weight in favour of the proposal.
- 6.2.3 The Planning Inspectorate Decision Letter, paragraph 19 states: “The proposed biodiversity unit uplift provided by the scheme would be higher than the mandatory 10% requirement for BNG due to come into force in 2024, under the Environment Act 2021. However, this mandatory requirement would

only relate to biodiversity units in relation to the development site itself and not to that of a wider area (blue area) also. Overall, the benefits associated with biodiversity enhancements carry moderate weight in favour of the proposal.”

- 6.2.4 It is acknowledged that, as the site is predominately over-run with Japanese Knotweed, which is classed as a non-native invasive species, the biodiversity value of the site is relatively poor when compared with the surrounds (notwithstanding presence of JKW on the adjoining site). As such the eradication of the JKW would present a Biodiversity Net Gain on its own. Together with the measures proposed as part of the development, including the SuDS attenuation pond, the introduction of brown roofs, replacement planting and other landscaping / biodiversity features, the implementation of which could be secured by condition, the measures would represent an acceptable level of biodiversity net gain on this site. However, it should be noted that aside from the pond and its surround, which would be outside the domestic curtilage of the two dwellings and managed by a separate arrangement, the majority of the enhancements would be within domestic curtilages and as such it cannot be guaranteed that these features would remain in the longer term.
- 6.2.4 Notts Wildlife Trust expects that sufficient weight is given in respect of impact of the proposal on the Green Infrastructure corridor (GI), as they would not support any proposal that would result in a loss or harm to GI corridors or Biodiversity Assets. Should it be determined that the proposal would not be contrary to policies in respect of impact on GI and biodiversity assets, then securement of long term management of the proposed publicly accessible park (outside of the application site boundary) and a strategy to for the removal of the JKW from both the application site and the adjacent land would be required.
- 6.2.5 Notts Wildlife Trust agree that the mechanical method to remove the JKW could be acceptable within the application site boundary, however other approaches to control (including chemical) should be considered beyond the site boundary, with the aim to retain all mature trees within the area affected outside the application site boundary.
- 6.2.6 Notwithstanding the above, whilst it is acknowledged that the eradication of the JKW would be a benefit to the Biodiversity Asset, this can and should be achieved separate to the need to construct built development, therefore there is no justification for the development, other than to ‘fund’ the eradication of the JKW on this and the adjacent site, and create a publicly accessible park. Limited weight would be afforded to this benefit.
- 6.3 **Design**
- 6.3.1 It is considered that, should the proposal be otherwise found to be acceptable, the design, scale and massing of the two dwellings would, subject to samples of materials, be acceptable as they would be of a scale comparable to that of numbers 68, 70, 72 and 74 Sandy Lane, which the proposed dwellings would

mainly be seen in context with. There would be no significant impact on the street scene of Sandy Lane due to the siting off the public highway, nor from the Sandy Lane Nature Reserve, subject to landscaping. Notwithstanding this, limited weight is given to the acceptability of design.

6.4 Amenity

- 6.4.1 It is considered that, should the proposal be otherwise found to be acceptable, the dwellings and associated infrastructure, due to the distances between the built form and the adjacent properties (minimum 28m, maximum 37m) and the relationship between, would not have a significant detrimental impact on the occupiers of neighbouring properties in terms of loss of light, outlook or privacy. Notwithstanding this, limited weight is given to the acceptability of the development on neighbour amenity.

6.5 Access and Highway Safety

- 6.5.1 Access to the site is considered to be acceptable, subject to a condition in respect of signage on the existing shared drive, given the width close to the junction with Sandy Lane. There is adequate space within the site to accommodate off street parking to serve the development without detriment to highway safety. Should the development have otherwise been considered acceptable, a condition in respect of a Construction / Demolition Method Statement would address any concerns regarding noise and traffic during construction and any preparation works. Notwithstanding this, limited weight is given to the minimal impact on highway safety.

6.6 Housing Need

- 6.6.1 The proposed development would provide two additional dwellings to contribute to the Council meeting it's housing need. This is given moderate weight.

6.7 Other Matters

- 6.7.1 An objection raised comments that the creation of the publicly accessible park is needed in this area. The LPA would contest this, since the immediate surroundings to the site include both Sandy Lane LNR and Alexandrina Plantation LNR, which are publicly accessible and directly adjacent, and is also within a short distance of both Bramcote Hills Park and Stapleford Hill to the west, and Wollaton Park to the east. There is no identified deficiency of access to public open spaces in this area.
- 6.7.2 The description of development adequately covers those matters a) which require planning permission and b) which are within the red line site boundary. The planning assessment can only afford limited weight to matters that fall outside the scope of the above.

6.8 New Material Considerations

- 6.8.1 Since the determination of the previous refused application for the same development, reference 22/00790/FUL, the provision of a minimum 10% Biodiversity Net Gain for developments is now a statutory requirement (unless a development is exempt, e.g. the size of a site, or is development by a householder). Notwithstanding this, and as the previous application already identified and was willing to provide a BNG net gain above 10%, this material change would not affect the assessment of the application to any significant degree.
- 6.8.2 A material consideration since the determination of the previous refused application is the revision to the NPPF in 2024. The relevant section of the NPPF 2024 that has been revised is 15 – Conserving and enhancing the natural environment. It is considered that there are no significant changes in this section compared to the NPPF as applied to the previous planning application that would significantly impact on the outcome of the assessment of this development.
- 6.8.3 The applicant has drawn attention to the DRAFT Nottingham and Nottinghamshire Local Nature Recovery Strategy (LNRS, public consultation version, released 6th May 2025) and in particular to references in respect of Non-native invasive species (JKW being one example). The applicant draws attention in particular to pages 5 and 32 of the Public Consultation version of the LNRS, which makes reference to non-native invasive species being a threat to biodiversity in general (page 5), and the undertaking of work to recover the County's watercourses (page 32). Whilst the content and intent are noted, the LNRS, in this non-adopted form, would carry limited weight, and in any case, the proposed development, in isolation, would not result in a significant impact in terms of contributing to the LNRS. Additionally the site is not located near to an identified watercourse (e.g. river, stream or brook).

7. Planning Balance

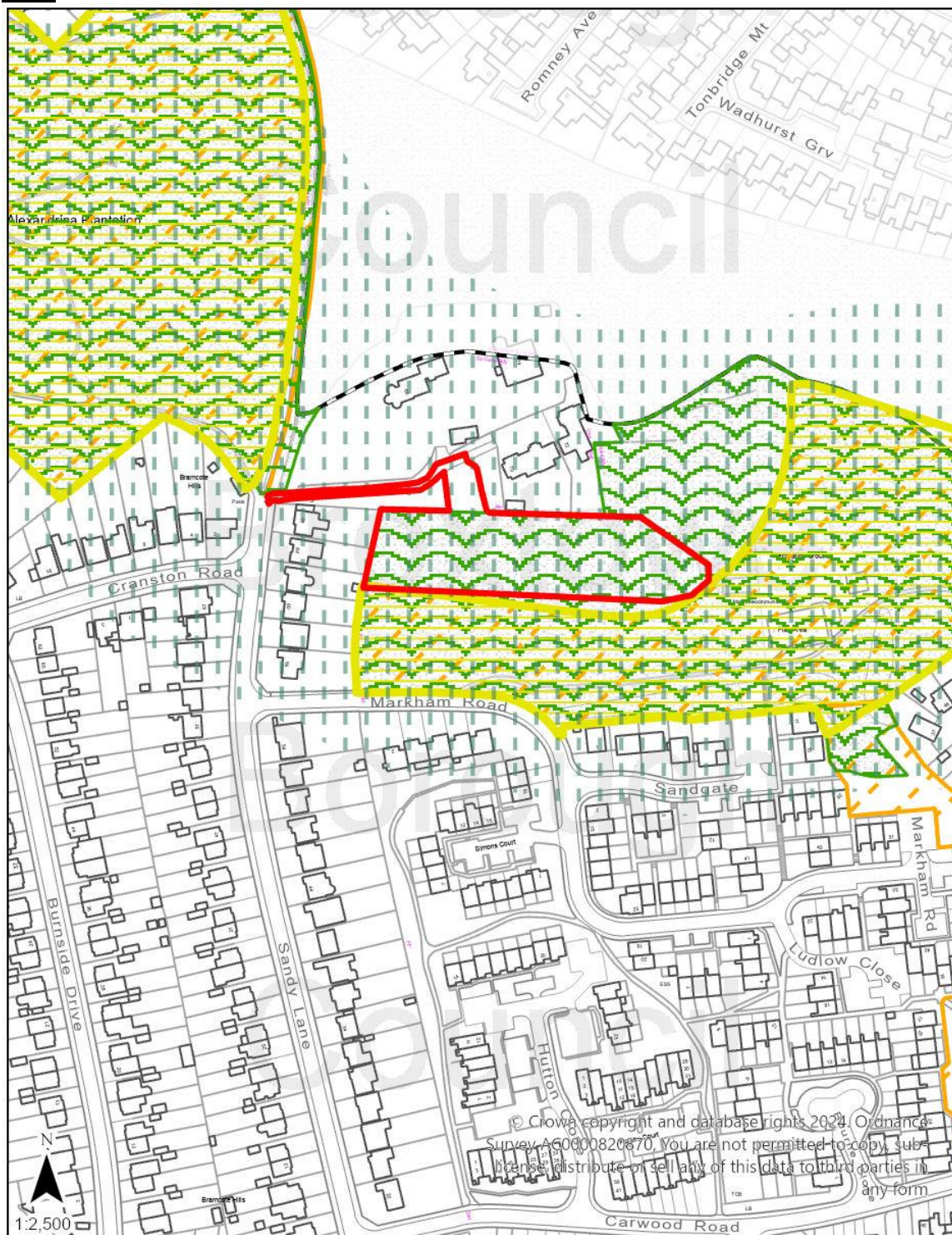
- 7.1 The eradication of the Japanese Knotweed is a benefit to the ecology of this and the adjacent site. This is afforded limited weight, since the proposals or their consequences are vague and, in any event, it is the responsibility of the landowner to control the spread of the JKW. The need for the construction of two large dwellings would not be considered necessary to ensure JKW does not encroach onto neighbouring land. Whilst the development may see an increase in Biodiversity Net Gain, this would still result in the permanent loss of part of the Local Wildlife Site to residential use. The loss of part of the GIA would have an adverse impact and has not been compensated for by a replacement of the GIA lost, the loss of which carries significant weight.
- 7.2 The net addition of two dwellings is given moderate weight.

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 Duty and comments raised in representations received, the proposal would fail to accord with adopted local plan policies as inadequate justification has been provided to allow the loss of GIA and LWS for the construction of two dwellings and that any benefits would not outweigh the harm. This conclusion is supported by the dismissal of the appeal against refusal for the same scheme (22/00790/FUL) and the High Court Judgement which found no fault with the way the Planning Inspector came to the decision to dismiss that appeal.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to refuse planning permission for the following reasons:</p>	
1.	<p><i>The proposed housing development, by virtue of the built development and the loss of habitats, would result in an unacceptable harm to a Green Infrastructure Asset and would result in the loss to a biodiversity asset (Local Wildlife Site). No benefits which clearly outweigh this harm have been demonstrated. Accordingly, the development is contrary to the aims of Policies 28 and 31 of the Broxtowe Part 2 Local Plan (2019), Policies 16 and 17 of the Broxtowe Aligned Core Strategy (2014) and Section 15 of the National Planning Policy Framework (NPPF) 2024.</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>

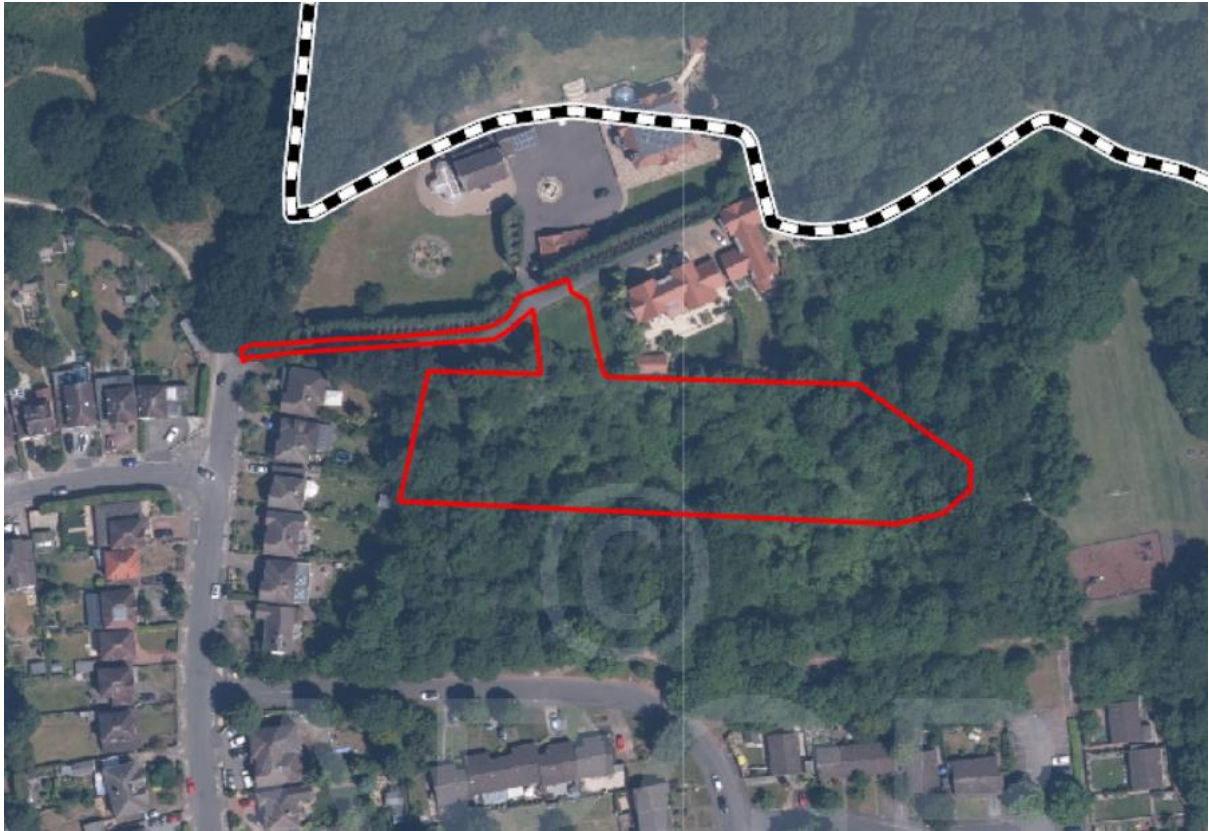
Map



Legend

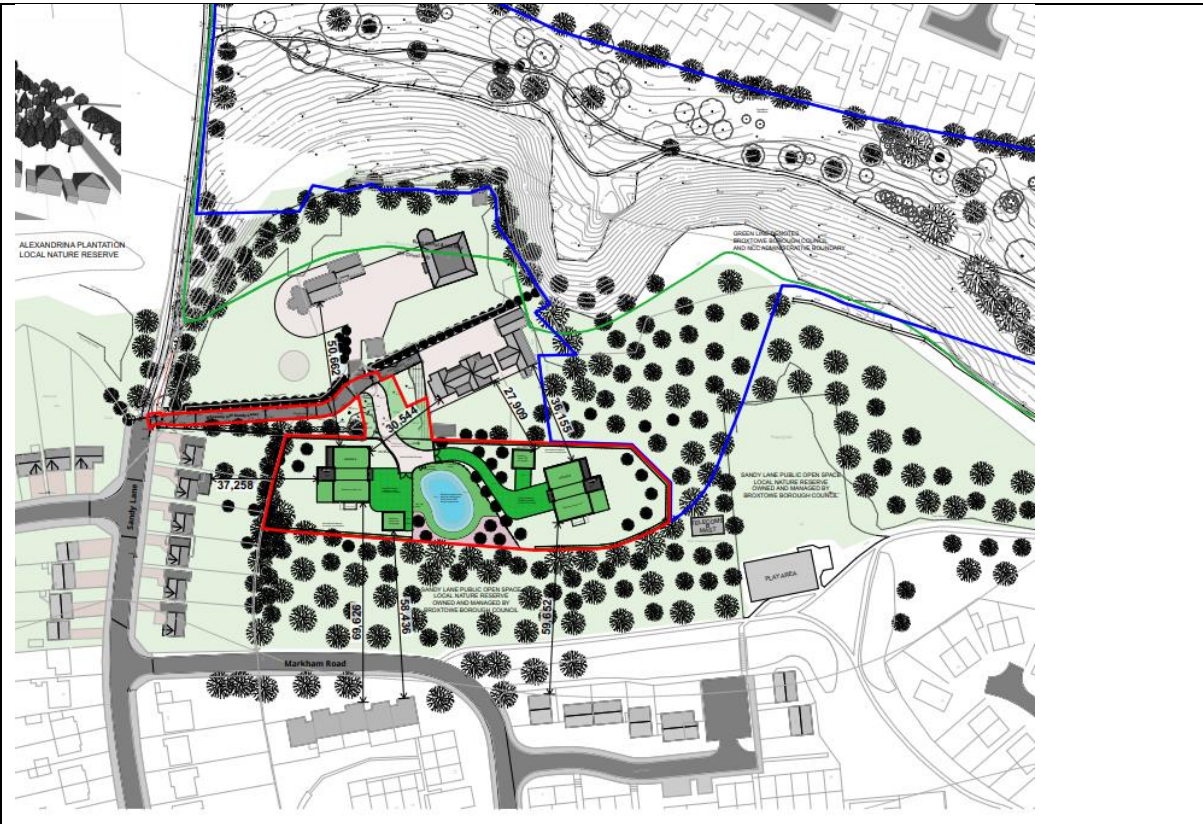
-  Open Spaces
-  GI Corridor Buffer
-  Local Wildlife Site
-  Local Nature Reserves
-  Site

Photographs



Aerial view of the site 2022 (Broxtowe Maps)

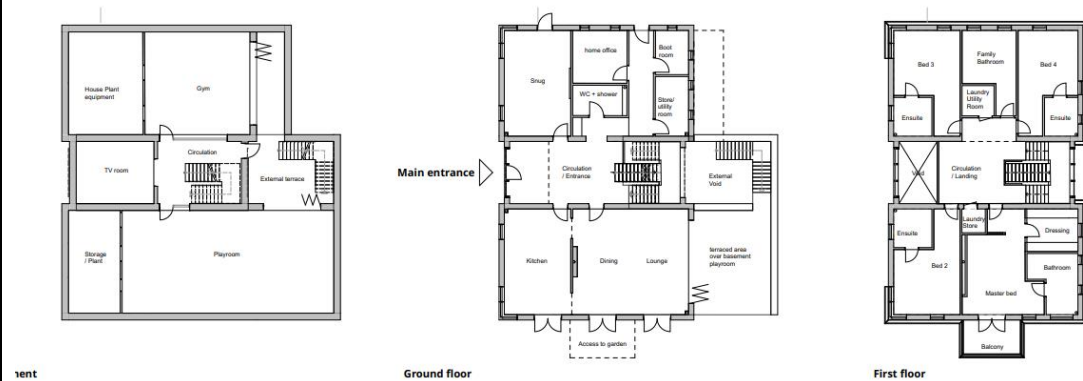
Plans (not to scale)



Proposed site layout

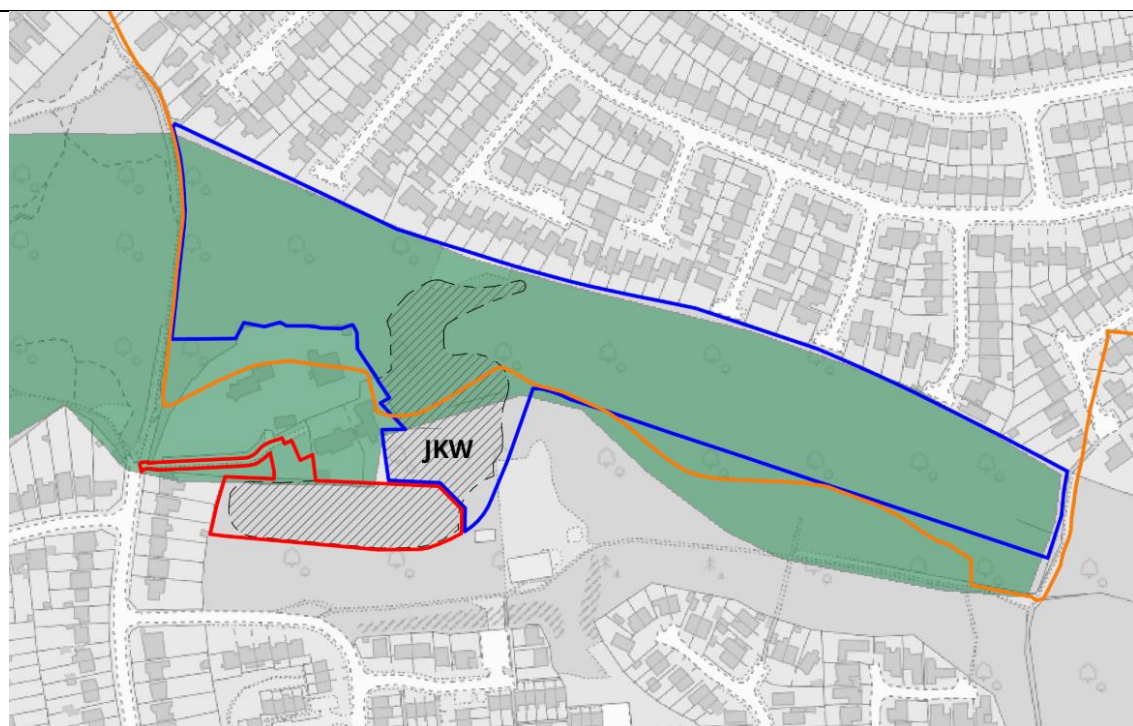


Artist's impression (3D render)



House Type B floor plans





Extract from drawing reference N1563_2_246_- titled Community Forest dated 30.05.23 submitted in support of the planning application. The hatched area denotes the applicants understanding of the extent of JKW on the application site (red line) and on the adjoining site (blue line)

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Report of the Chief Executive

APPLICATION NUMBER:	24/00835/FUL
LOCATION:	The Secret Garden Attenborough Day Nursery and Pre School, Shady Lane, Attenborough, Nottinghamshire
PROPOSAL:	Construct single storey detached classroom and 3m high screening

The application has been called in to Planning Committee by Councillor P A Smith.

1. Purpose of the Report

The application seeks planning permission to construct a single storey detached classroom and 3m high screening.

2. Recommendation

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

3. Detail

The application seeks planning permission to construct a single storey detached classroom and 3m high screening.

The building is a detached property (current use as a day nursery). There is also an attached flat roofed single storey extension and canopy. To the rear of the building there is a flat roofed detached storage building. The site has a play area to the east.

Neighbouring to the east is Attenborough Tennis Club, bounding the site playground is a car park with the tennis pavilion north east of this, bounding along the rest of this boundary of the site are tennis courts with high mesh fencing.

Neighbouring to the south west is no. 1 The Strand, which is a detached dwelling with an attached garage that is located close to the boundary. Both buildings are set away from the common boundary and are separated by a 1m+ high wall. This increases to 2m further toward the rear, there is then some fencing and landscaping bounding to the proposed site of the cabin. The main nursery building has windows facing this boundary, the dwelling has no ground floor window facing the site.

The proposal site is situated within the Attenborough Conservation Area. The immediate area is generally residential with detached houses, though the lane provides access to the nursery, tennis club, a place of worship and other sporting facilities.

The main issues are its impact in terms of design, including impact on the Conservation Area; massing and scale; visual and neighbour amenity,

including in terms of privacy, noise, disturbance and smells; and highway safety and access.

4. Financial Implications

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

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

5. Legal Implications

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

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

6 Data Protection Compliance Implications

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

7. Background Papers

Nil.

Appendix

1. Details of the application

- 1.1 The application seeks planning permission to construct a single storey detached nursery room and 3m high screening.
- 1.2 The detached nursery room would be limited to between 6 x babies and 10 x 2 year olds. It would have one room and w/c facilities including a baby change and a sink. The cabin would be situated to the south east corner of the site, it would be a width of 7m and a depth of 4.3m. Windows and doors would be limited to the front elevation, facing north west into the site, with two full height windows either side of the central bi-folds doors. The cabin roof would have a slight lean, and a total cabin height of 2.5m.
- 1.3 The cabin would be fixed into the ground, and raised off the ground by 1m, making the total height above ground level of 3.5m. To access the nursery room there would be steps on the front north east part which would lead onto a front veranda, which would have a depth of 1.2m.
- 1.4 A screening trellis would be installed along the boundary wall with no. 1 The Strand at a height of 1m above the existing boundary wall and attached by supporting post, with a total height above ground level of 3m.

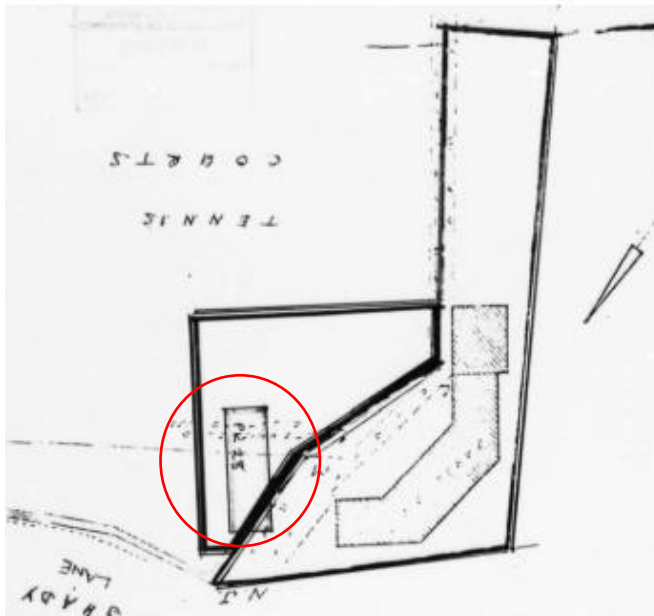
2. Site and surroundings

- 2.1 The building is a detached property (current use as a day nursery), it was originally a sports pavilion, and then became a Preparatory School. There is also an attached flat roofed single storey extension and canopy. To the rear of the building there is a flat roofed detached storage building. The site has a play area to the east.
- 2.2 Neighbouring to the east is Attenborough Tennis Club, bounding the site playground is a car park with the tennis pavilion north east of this, bounding along the rest of the site are tennis courts with high mesh fencing.
- 2.3 Neighbouring to the south west is no. 1 The Strand, this is a detached dwelling with an attached garage nearby to the boundary. Both building have access along this common boundary and are separated by a 1m+ high wall. This increases to 2m along the rear, there is then some fencing and greenery bounding to the proposed site of the cabin. The site building has windows facing this boundary, the dwelling has no ground floor window facing the site.
- 2.4 The proposal site is situated within the Attenborough Conservation Area. The immediate area is generally residential with detached houses, though the lane provides access to the nursery, tennis club, a place of worship and other sporting facilities.

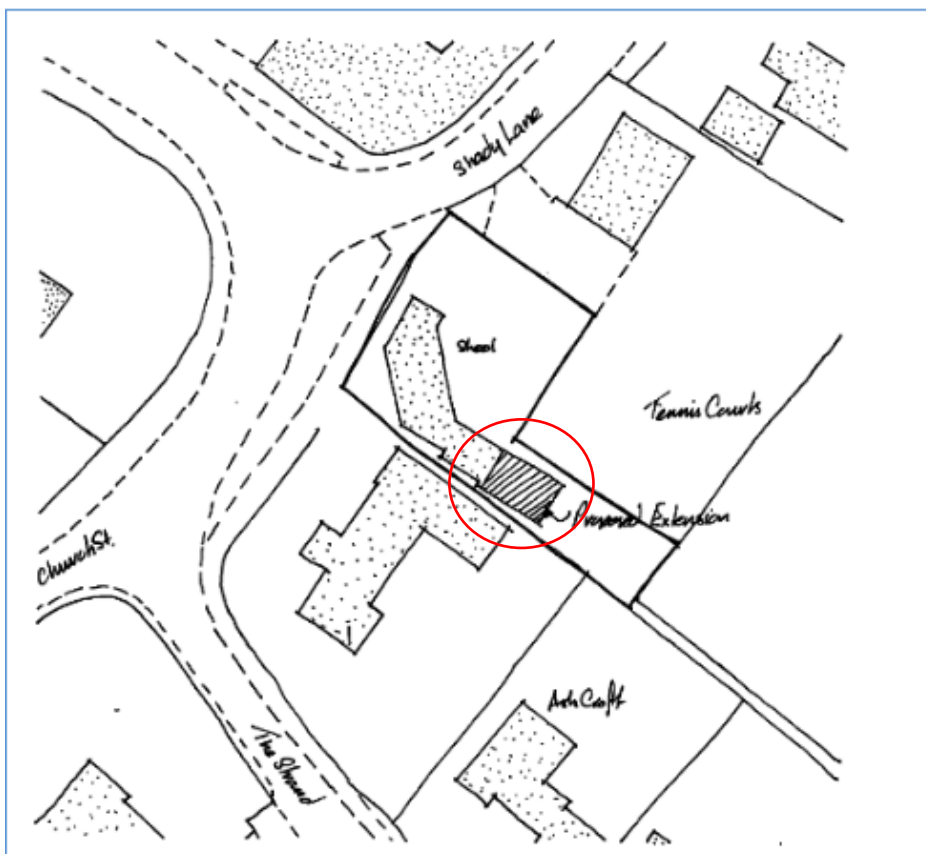
3. Relevant Planning History

3.1 There have been previous planning applications at this property:

92/00089/FUL	ERECT PORTABLE CLASSROOM UNIT	REF
07/00523/FUL	Construct extension to rear of property	REF
24/00300/FUL	Construct single storey detached classroom	REF



Planning ref. 92/00089/FUL to install a portacabin, towards Shady Lane, as a classroom was refused on design and character in the Conservation Area and parking (portacabin circled red).



Planning ref. 07/00523/FUL to construct a rear extension to the existing building was refused on character and appearance in Conservation Area, and parking, (extension circled red).

- 3.2 A similar proposal to the current application was refused planning permission on 24/00300/FUL, for the following reason:
- The site lies within Flood Zone 2 and 3 and the submitted Flood Risk Assessment (FRA) fails to demonstrate how the proposal would be protected from flooding. Specifically, the submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The application is therefore not in accordance with Section 16 of the NPPF (2023), Policy 1 of the Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Local Plan (2019).

4. Relevant Policies and Guidance

4.1 **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 1: Climate Change
- Policy 2: The Spatial Strategy

- Policy 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment
- Policy 17: Biodiversity

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 Amenity
- Policy 23: Proposals Affecting Designated and Non-Designated Heritage Assets
- Policy 31: Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2024

- Section 2: Achieving sustainable development
- Section 4: Decision-making.
- Section 12: Achieving well-designed places.
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 16: Conserving and enhancing the historic environment.

5. Consultations

5.1 **Environment Agency** – no objections subject to a condition being included in relation to the submitted flood risk assessment.

5.2 **Conservation Officer** – no objections. I note the previous proposal - which I did not object to - was rejected on flooding issues. The resubmission, which has marginally revised internal floor space and external footprint, is still considered acceptable. It is single storey, with an acceptable design code and it will not unduly harm the character and appearance of the Attenborough Conservation Area. It is only deemed necessary to apply standard conditions to ensure works are carried out in accordance with the proposed plans.

- no objections to this proposed screening - either option 1 or option 3.

5.3 Initially 4 neighbours were consulted on the application, and a Site Notice posted. The application was then amended to include the screening with 9 neighbours and initial contributors consulted and a site notice posted.

5.4 The initial consultation resulted in 8 objections. The re-consultation had 6 responses, these comprising 4 objections and 2 in support.

Objections summarised as:

- Traffic and parking.
- Design and layout.
- Privacy.
- Over-development.

- Disabled access.
- Noise and disturbance.
- Not in keeping with Conservation Area
- Potential harm to tree.

5.5 Councillors

- Councillor H Faccio – comment in support of the proposal, wants to make it clear that her son currently attends this day nursery but at a different site, Summarised:
 - Nursery is a valuable amenity to the local community.
 - Highly rated by Ofsted.
 - The nursery is not based on a large site, with the proposal making intelligent use of the space available.
 - The proposal has been sympathetically designed in mitigation of the Conservation Area, Flood Risk and maintaining privacy of the neighbours and attending children.
 - The applicant has worked with the Local Planning Authority to provide an achievable proposal.
 - As a nursery for babies and toddlers any incidental overlooking into neighbouring gardens would be minimal.
 - Not being able to proceed with the proposal would have a negative impact on working families with young children in the area – with demand for nursery places high.
- Councillor Tyler J Marsh –No comments received
- Councillor P A Smith - Attenborough and Chilwell East Ward – Requested the application be called into Committee because of concerns regarding impact on neighbours and loss of amenity.

6. Assessment

Revised Scheme

- 6.1 The application was previously refused on ref. 24/00300/FUL, this was to construct a single storey detached classroom. This application specifically includes 3m high boundary screening and the detached classroom has been raised off the ground to mitigate the previous reason for refusal, which was in respect of flooding.

Principle of development

- 6.2 The site whilst historically a pavilion for the neighbouring tennis club had been a preparatory school dating back to the 1990's therefore the educational use has been established for some time. Whilst similar proposals have previously been refused, one was a portacabin to the front playground and the other was a rear extension to the existing building. Both would have had reduced outside amenity space and proposed higher pupil numbers. Therefore, this proposal

can be considered significantly different to those proposals previously refused and will be assessed below.

Policy 23 of the Part 2 Local Plan and Policy 11 of the Aligned Core Strategy (2014) state that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance.

Paragraph 202 of the NPPF (2021) states that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Design and Conservation Area

- 6.3 In terms of mass and scale, the cabin would not represent a disproportionate addition as it would be single storey, have a slight mono-pitched roof and as it would be to the rear of the site, behind the existing building it would appear subservient to this building even with the 1m rise above ground level provided, and would be considered a relatively modest overall height at 3.5m. The plot also retains covered and uncovered outdoor play areas.

The veranda would sit 1m above ground level. The steps leading up to the veranda have been placed away from the neighbouring residential boundary and the screening on the boundary wall would be of a timber nature and placed on the wall to the rear of the site, therefore not towards the public highway so visibility of the trellis would be limited outside the site.

The cabin is of a relatively simple design and will be constructed using a treated timber frame with EPDM rubber roof. The use of these materials plus finishes has been included within the submitted Design and Access submitted, and the Conservation Officer has no objection to the use of these materials within the Attenborough Conservation Area. Therefore, the proposal is considered to be of appropriate design and materials for the location within the Conservation Area, and as it would be single storey and situated away from the public highway it is considered to result in less than substantial harm to the Conservation Area.

Amenity

- 6.4 The proposal would be constructed to an area of the site that is not currently in use, to the rear of the outside storage building and hemmed in by the neighbouring tennis courts and neighbouring garden. This is adjacent to the boundary with no. 5 The Strand. whilst there is landscaping on the boundary with no. 5, which is not proposed to be removed as part of the development, the building would not, even without the landscaping, have a significant impact on amenity for the occupiers of 5 The Strand.

Due to flood concerns the cabin would be raised 1m off ground level. Given the proposed use of the building for very young children and the nature of the business as a nursery, privacy would be paramount for both the nursery and for the occupiers of neighbouring property, therefore whilst there would be some incidental over-looking this is perfectly normal between neighbouring plots. In further mitigation screening would be provided along the boundary wall and will be conditioned to be maintained and retained for the lifetime of the development. The applicant has confirmed they are satisfied with the inclusion of this condition should planning permission be granted.

Therefore, the proposal is considered to have no significant impact on neighbouring occupiers in terms of amenity, including privacy and noise. As the proposed building would be single storey with fenestration only facing within the site. There would also be no significant increase in the numbers of children. Therefore, it is considered that the development would have no significant impact on surrounding neighbours.

In terms of construction of the development impacting the neighbouring tennis courts, this would be a civil matter to be addressed between the applicant and any affected party.

Access and Highway Safety

- 6.5 In terms of highway safety and access, no parking exists on-site and there are parking restrictions to the immediate highway. The nursery has confirmed that they rent space at the nearby cricket ground for parking, parents are notified and can park there for drop off/ pick up.

Given the size of the proposal, the resources already in place to mitigate parking issues and that parking or drop off may also take place for neighbouring buildings it would be considered unreasonable to attribute any perceived parking issues solely to the nursery. In mitigation the site is also within a residential area and has good transport links. There would be no significant increase in the numbers of attendees. Therefore, due to the modest scale of the proposal it is considered that there would be no significant cumulative impact in terms of access or highway safety.

Flood Risk

- 6.6 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 raised no objection to the development. Taking into account the scale of the development, and mitigation measures to ensure the building is raised to protect the users, it is considered that the proposal would not increase the flood risk for the surrounding area to any significant degree.

Biodiversity Net Gain

- 6.7 The development is subject to the de minimis exemption as it would be under 25 squares metres, being limited to hard standing and not impacting on a priority habitat.

7. Planning Balance

- 7.1 The benefits of the proposal are that it would be of an acceptable design and would not result in significant harm to Attenborough Conservation Area, would be an acceptable development within the Flood Zone, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. The negative impact would be the lack of disabled access; however the classroom would provide a specific provision for very young children and the size of the building and the need to mitigate flood risk outweigh this, therefore it is 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.

Recommendation

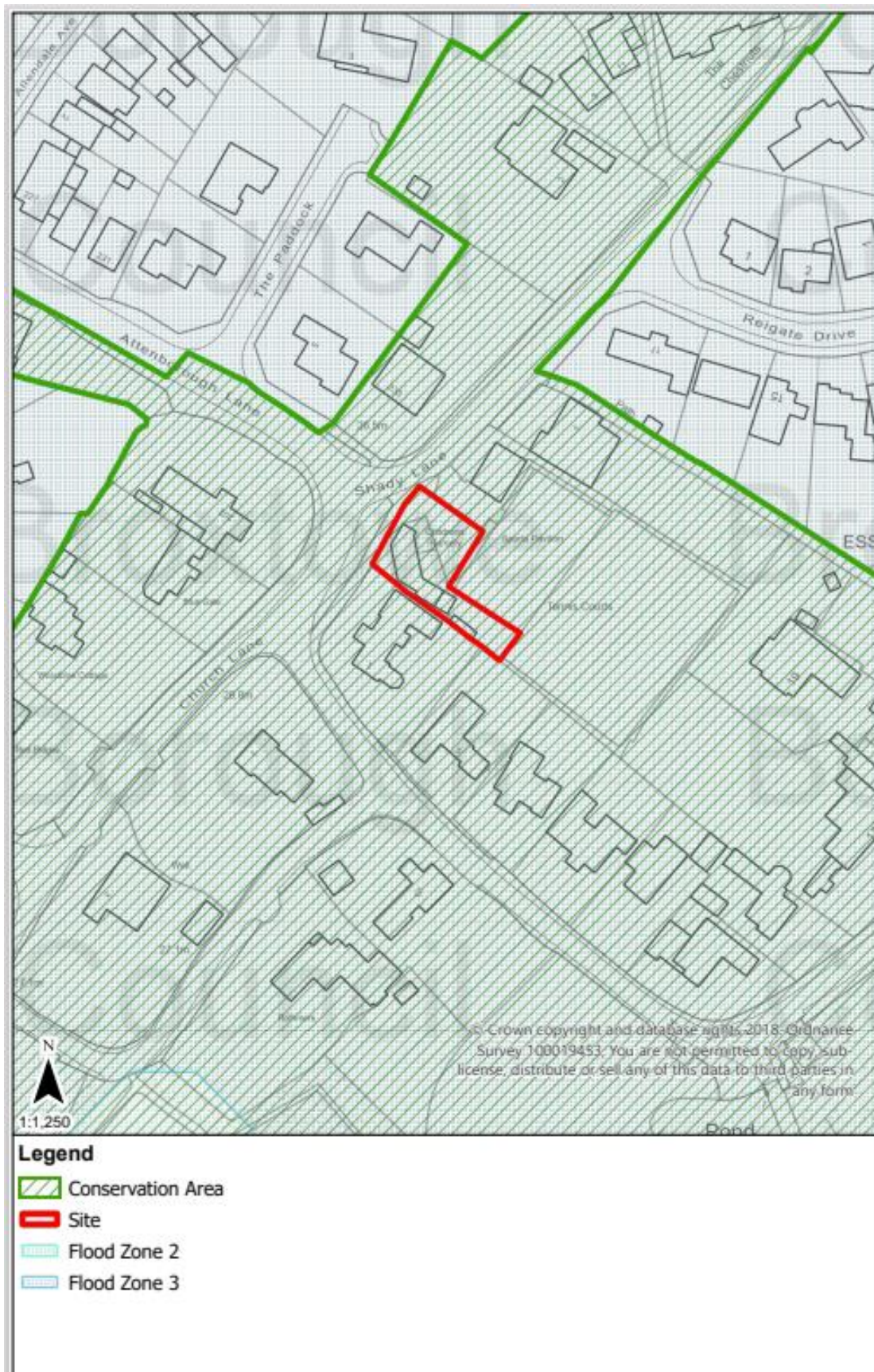
The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix.

1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with:</p> <ul style="list-style-type: none"> • Site Location Plan 1 :1250 received by the Local Planning Authority on 11 December 2024, and • Site Plan (1), Floor Plan (3), Front (5), Left (7), Right (8) and Rear (6) Elevations, and Roof Plan (4) received by the Local Planning Authority on 10 March 2025, and • Trellis Screening Details received by the Local Planning Authority on 13 May 2025.

	<i>Reason: For the avoidance of doubt.</i>
3.	<p>The detached building shall be constructed with a treated timber frame and a black EDPM rubber roof, and the trellis screening shall be constructed using timber with details as per options 1 on the submitted Screening Addendum dated March 2025.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
4.	<p>The boundary treatment as approved on the Trellis Screening Details as shown on the Site Plan (1) on the south west boundary, shall be installed prior to the first occupation of the development. This boundary treatment shall be retained and maintained thereafter in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
5.	<p>The development shall be carried out in accordance with the submitted Flood Risk Assessment compiled by Corylus Planning & Environmental Ltd (ref 20241203 v2i and dated 03.12.2024) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> • Finished floor levels shall be set no lower than 28.37 metres above Ordnance Datum (AOD) as stipulated within section 5b of the submitted FRA. • Flood resistance and resilience measures shall be implemented in to the final design as indicated within section 5f of the FRA. <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p><i>Reason: To reduce the risk of flooding to the proposed development and future occupants, in accordance with the aims of Policy 1 of the Broxtowe Part 2 Local Plan (2019) and Policy 1 of the Aligned Core Strategy (2014).</i></p>
	NOTES TO APPLICANT

1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	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.
3.	During the period of construction there should be no disposal of materials by burning owing to the proximity of neighbouring sensitive receptors.

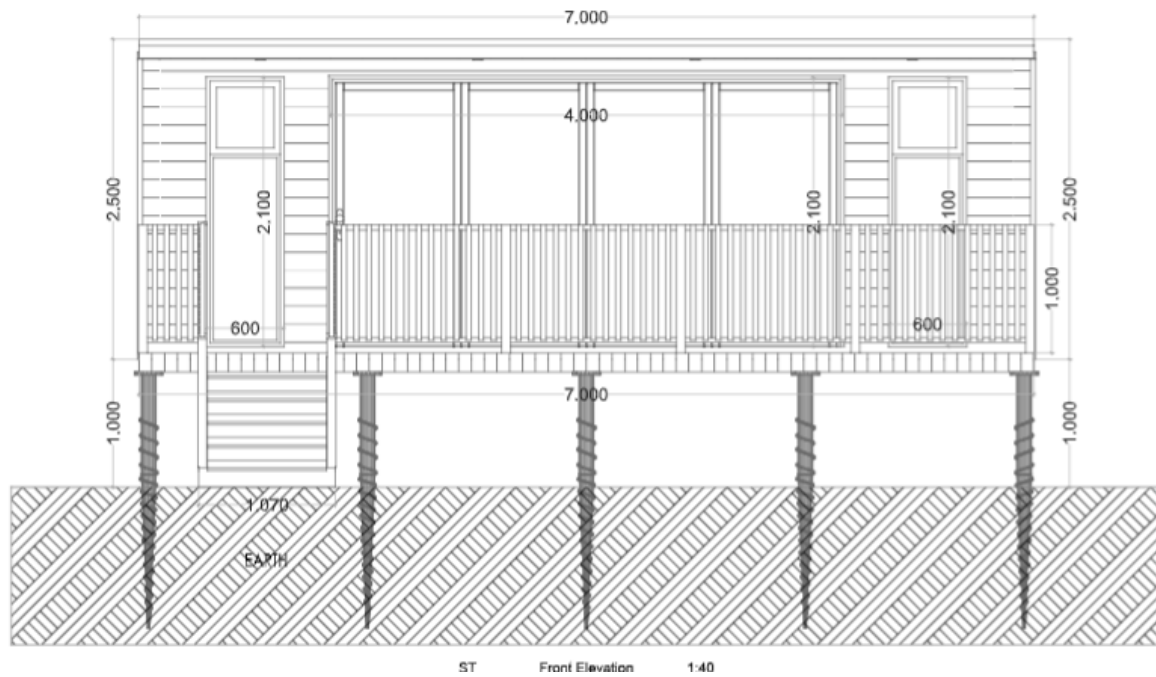
Map



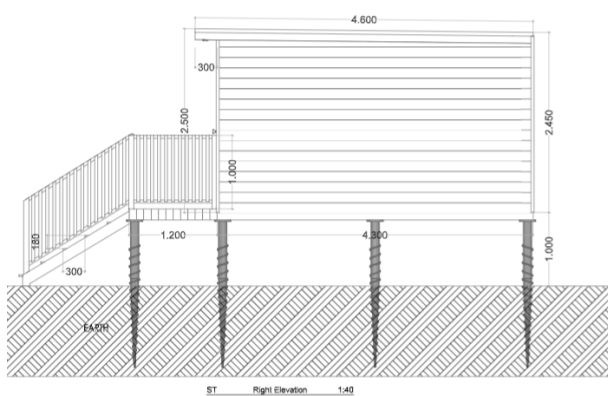
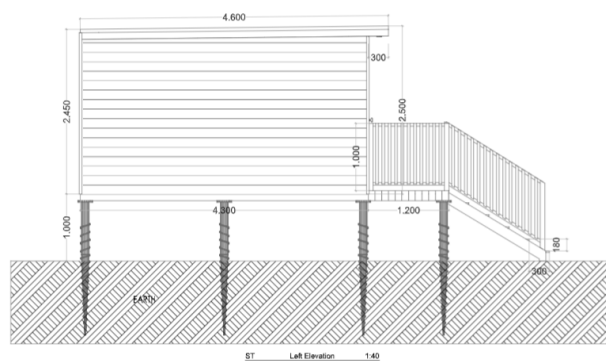
Architectural site plan showing building footprints, parking areas, and dimensions. Key features include a "NEW SUBSIC" area, a "GARAGE" area, and a "GARAGE" area. Dimensions are provided for various sections, including a 30.880m length and a 11.100m width. A note indicates a "Height increase to 3m".

Architectural floor plan of a room. The main room is labeled "ROOM" with an area of 25.026.996 mm². The overall dimensions are 7.000 (width) and 4.300 (depth). The room is divided into sections with dimensions: 5.380, 3.980, 1.200, 1.300, 2.780, and 1.070. A bathroom area is labeled "WC" with an area of 1.319.450 mm². The plan includes a staircase with dimensions 1.450 and 1.070. The plan is oriented with "Back Elevation" at the top, "Front Elevation" at the bottom, "Left Elevation" on the left, and "Right Elevation" on the right.

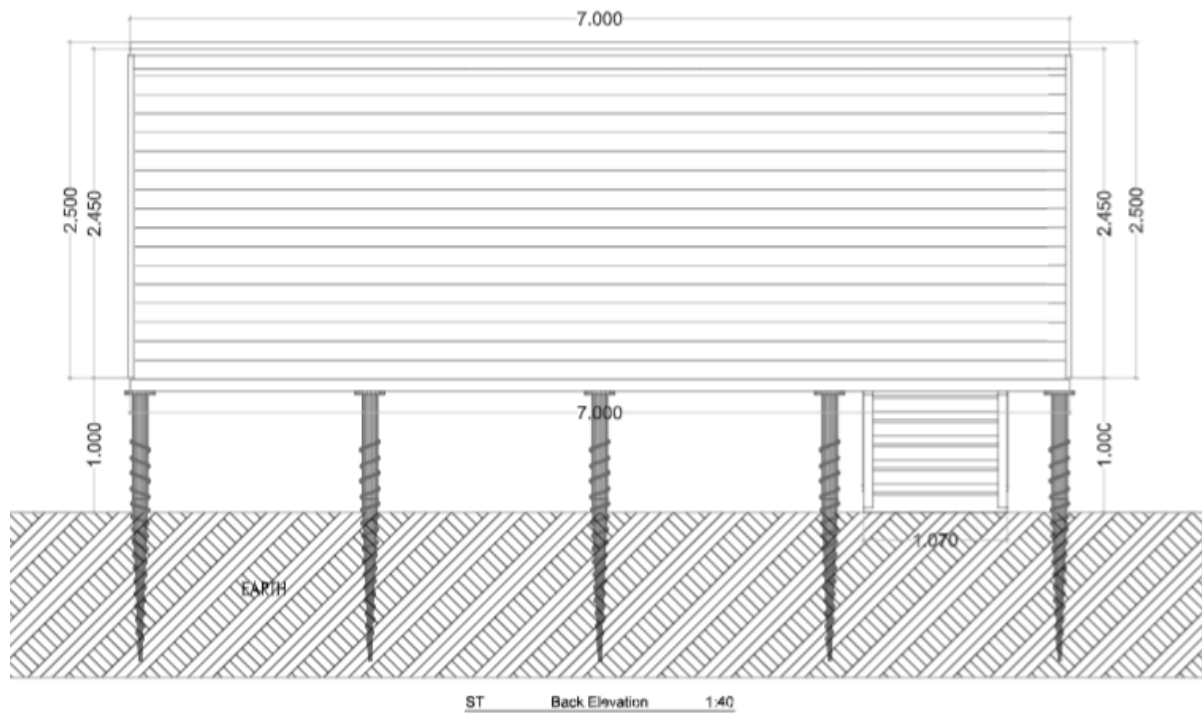
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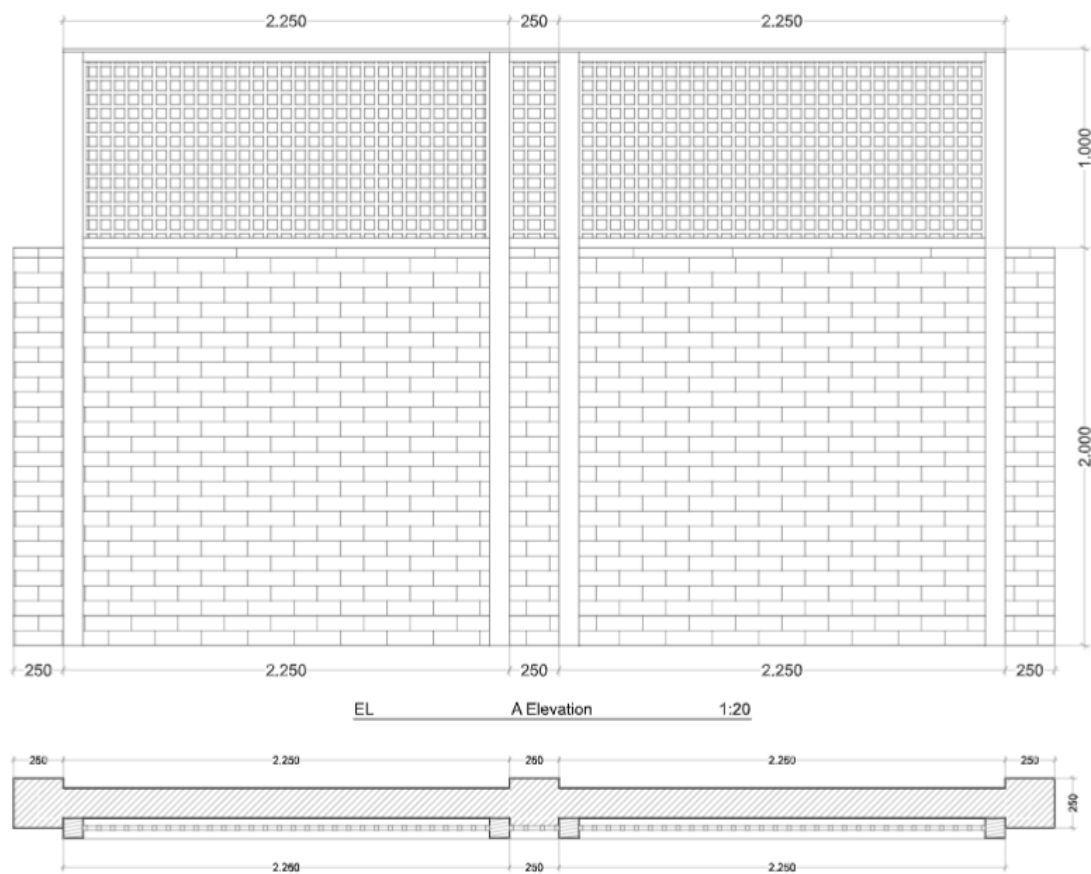
Proposed Front Elevation



Proposed Left and Right Side Elevations

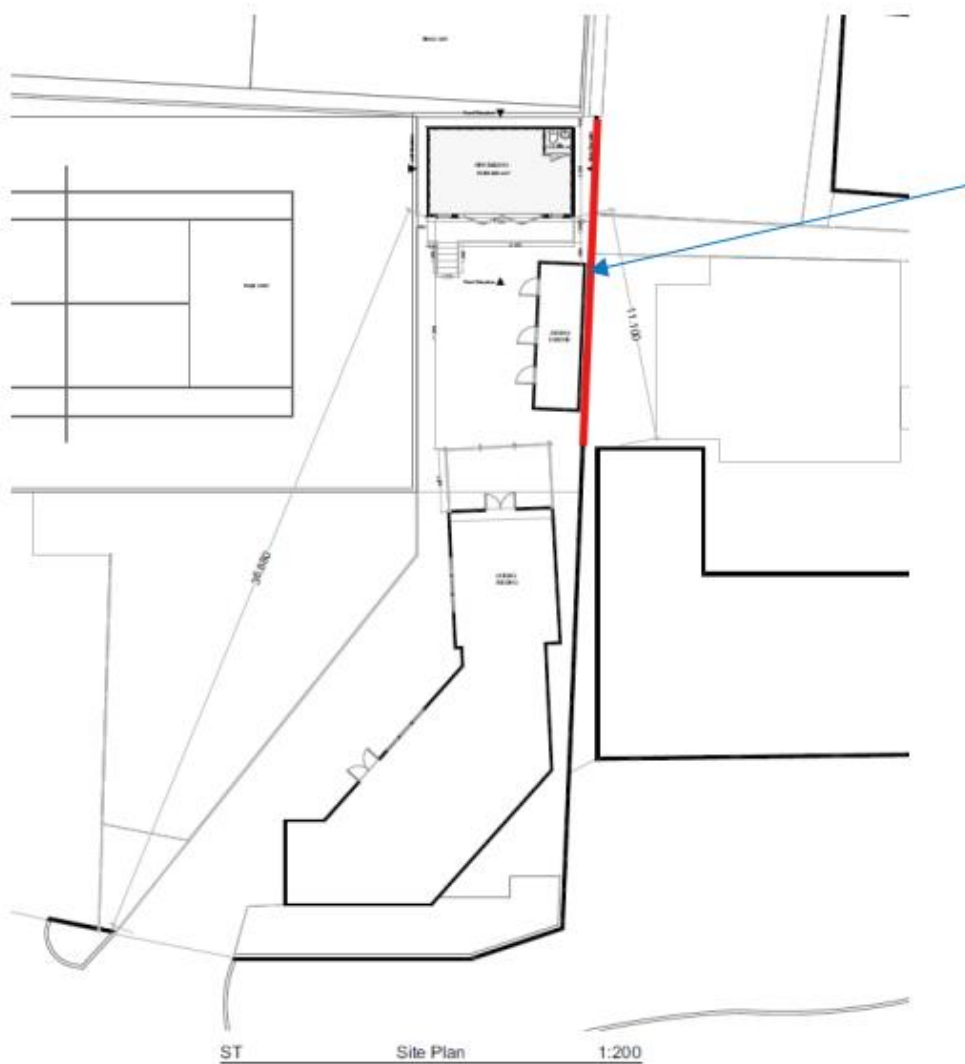


Proposed Rear Elevation



Trellis Plan

Proposed Screening



Proposed location of screening to boundary

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Report of the Chief Executive

APPLICATION NUMBER:	25/00223/VOC
LOCATION:	390 Nottingham Road, Newthorpe, Nottinghamshire, NG16 2ED
PROPOSAL:	Variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL

The application has been called to Planning Committee by Councillor M Brown and Councillor P J Owen due to the concerns that the structure of the garage does not, and will not, accord with its surroundings and with planning policy.

1. Purpose of the Report

The application seeks planning permission for the variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL.

2. Recommendation

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

3. Detail

The application seeks planning permission for the variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL. The detached garage is located within the rear (south-west) garden of the application site, with the frame of the garage already erected. The principle of the garage was deemed acceptable under the assessment of the original application (planning reference: 22/00675/FUL), with a decision notice issued on 24 November 2022. It must also be noted it was considered the reduction in footprint of the garage was deemed non-material (planning reference: 25/00222/NMA), with a decision notice issued on 27 March 2025.

Condition 2 of 22/00675/FUL states: 'The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Proposed Block Plan (1:500) received by the Local Planning Authority on 18 August 2022, Amended Proposed Dimensioned Site Plan showing Floor Plan, Elevations and Roof Plan (Drawing Number: TDB186/P01, Revision: B) received by the Local Planning Authority on 4 November 2022.

Condition 3 of 22/00675/FUL states: 'The rear detached garage shall be constructed using materials as annotated on the submitted plans and as per the material contained in the website link received by the Local Planning Authority on 4 November 2022, unless otherwise agreed in writing by the Local Planning Authority'. The material contained within the website link received by the Local Planning Authority on 4 November 2022 was 41/1000 Tile Form 0.6 Thick Mica Coated Roof Sheet.

On the submitted plans as part of the original application 22/00675/FUL it was stated the proposed garage walls would be constructed using new fairfaced blockwork to Local Planning Authority approval. Therefore, this variation of condition application 25/00223/VOC has been submitted to vary conditions 2 & 3 of 22/00675/FUL in relation to changing the proposed material for the external walls of the detached garage.

The main issues relate to whether the principle of the variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL 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.

The benefit of the proposal is that it is considered there would be an improvement in terms of the design and appearance of the detached garage. It is considered there would not be a negative impact regarding the proposed change of external wall material.

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

4. Financial Implications

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

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

5. Legal Implications

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

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

6. Data Protection Compliance Implications

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

7. Background Papers

Nil.

Appendix**1. Details of Application**

- 1.1 The application seeks planning permission for the variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL. On the submitted plans as part of planning permission 22/00675/FUL it was stated the proposed garage walls would be constructed using new fairfaced blockwork to Local Planning Authority approval. Therefore, this variation of condition application 25/00223/VOC has been submitted to vary conditions 2 and 3 of 22/00675/FUL in relation to changing the proposed material for the walls of the detached garage. The proposed new material for the walls of the detached garage would be Steel Woodgrain Wall Cladding Panels.

2. Location and Site Characteristics

- 2.1 The application site consists of a two storey semi-detached dwelling, with a rear garden of significant length located south-west of the dwelling. The detached garage is located within the rear (south-west) garden of the application site, with the frame of the garage already erected. The access to and from the application site is to the front (north-east) of the dwelling, which leads to adjacent road Nottingham Road, located north-east of the application site. The adjacent neighbouring semi-detached dwelling which is adjoined to 390 Nottingham Road is 392 Nottingham Road, located east of the application site. Adjacent neighbouring property 388 Nottingham Road is located west of the application site. The neighbouring properties located on Portland Road are located south-east of the application site, whilst the neighbouring properties on Gorse Close are located south-west of the application site. The application site is located within the Coal Referral Area.

3. Relevant Planning History

3.1	Planning		
	22/00675/FUL	Construct detached garage in rear garden	PERC
	25/00222/NMA	Non-material amendment of planning permission 22/00675/FUL to allow reduction in footprint	PERU

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

4.2 Local Planning Policies

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

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

5. **Consultee and Third Party Comments**

5.1 Consultees

- 5.1.1 No comments from technical consultees are required for this application.
- 5.1.2 Cllr M Brown – Greasley Ward – With reference to the above application to vary a condition, it has been brought to my attention by many concerned neighbours bordering this proposed garage that the structure does not, and will not, accord with its surroundings and indeed planning policy.
- 5.1.3 Cllr P J Owen – Nuthall East and Strelley Ward – For the avoidance of any doubt can I ask that this revised application be determined by committee please.
- 5.1.4 Cllr H L Crosby – Greasley Ward – No comments received.
- 5.1.5 Cllr A W G A Stockwell – No comments received.

5.2 Neighbours

- 5.2.1 There were eight responses received from adjacent neighbouring properties and contributors in respect of the original consultation period for the application. One response raised no objection to the application. The remaining seven responses objected to the application for the following reasons:
- The proposed domestic garage is excessively large and industrial in both size and height, creating an unsightly view for the neighbours on Portland Road, Nottingham Road and Gorse Close.
 - The CR32 industrial standard ribbed sheeting material is entirely unsuitable for a domestic garage in a rear garden. The materials

being used are industrial in nature and are not in keeping with the domestic outbuildings such as sheds and outbuildings found in neighbouring gardens.

- Overshadowing created by a substantial steel framed structure to the rear gardens of the neighbouring properties.
- Concern the garage will be used for business operations, which would contravene the covenants of neighbouring properties.
- Concern that more neighbouring properties should've been consulted on the application.
- The proposal does not comply with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
- Concern regarding run-off water as the area is prone to localised flooding.
- The proposal as built does not accord with the original submitted application in 2022 or comply with the associated Planning Officer's report dated 23 November 2022.
- The structure is an over-development to the area resulting in loss of privacy.
- CR32 cladding can effect both airborne and sound impact transmission. If this building material also has little or no insulation it could contribute to noise disturbance, due to its construction could amplify sound and violate noise standards.
- If the garage is used for parking large vehicles and roller shutter doors opening and closing frequently this will generate unwanted noise.
- If the garage is equipped with security lights this could lead to light pollution especially if it is illuminated during late hours disrupting the sleep of nearby neighbours.
- Concern in regard to poor ventilation – steel structures without proper ventilation can trap fumes which can generate health concerns.
- Concern the garage will have a detrimental impact upon the property values of neighbouring properties.

5.2.2 There was a re-consultation period regarding the new proposed steel woodgrain wall cladding panels. There have been three responses received during the re-consultation period. The following concerns in regards to the new proposed steel woodgrain wall cladding panels were raised:

- Not in accordance with the original plans approved as part of the initial application (reference: 22/00675/FUL)
- The revised dark brown cladding materials proposed are almost black and little different to the anthracite colour originally proposed.
- The revised cladding materials proposed will not help the structure blend into the local landscape which is entirely green and made up only of neighbours back gardens.
- Supporting documents not clear on the proposed colour of new material.

5.2.3 Any further responses received as a result of the re-consultation period will be reported as late items.

6. Assessment

6.1 The main issue relates to whether the principle of the proposed variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL is acceptable. Considerations regarding design, neighbour amenity and the impact upon access (highway safety) will also be assessed as part of the report.

6.2 Principle of Development

6.2.1 The principle of the detached garage was determined to be acceptable in the assessment of the original planning application (reference: 22/00675/FUL). This application 25/00223/VOC seeks planning permission for the proposed variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL. On the submitted plans as part of planning permission 22/00675/FUL it was stated the proposed garage walls would be constructed using new fairfaced blockwork to Local Planning Authority approval. Therefore, this variation of condition application 25/00223/VOC has been submitted to vary conditions 2 and 3 of 22/00675/FUL, in relation to changing the proposed material for the external walls of the detached garage. The proposed new material for the walls of the detached garage would be steel woodgrain wall cladding panels. It is considered the principle of the proposed new material to be used for the walls of the detached garage is acceptable.

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 Firstly, it must be noted the principle of the design of the detached garage was considered acceptable in the assessment of the original planning application 22/00675/FUL. This current application 25/00223/VOC is an assessment regarding the proposed variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL. The proposed variation includes changing the material of the external walls of the detached garage from new fairfaced blockwork (as approved) to steel woodgrain wall cladding panels.

6.3.3 It is considered the proposed steel woodgrain wall cladding panels would be an improvement in terms of design compared to the fairfaced blockwork proposed as part of the original application 22/00675/FUL. This is because the proposed steel woodgrain wall cladding panels are considered to be more

in keeping the residential character of the application site and surrounding area. This is because the dark matte timber appearance of the steel woodgrain wall cladding panels are considered to be less visually prominent and provide a more subtle impact compared to the fairfaced blockwork proposed as part of the original application 22/00675/FUL.

- 6.3.4 The material originally proposed as part of the variation would not have been supported due to it failing to respect the residential character of the surroundings. Therefore, it was requested the applicant provide a new material which would be more in keeping with the residential character of the site and surrounding area. It is considered the steel woodgrain wall cladding panels subsequently proposed by the applicant would provide a more residential character. This is because the new proposed steel woodgrain wall cladding panels would provide the appearance of a dark matte timber, whereas the originally proposed C32 insulated cladding in anthracite provided a metallic industrial appearance. It is considered the dark matte appearance of the steel woodgrain wall cladding panels would be less visually prominent and provide less of an impact to the surrounding area. This is because the dark matte colour of the of the proposed steel woodgrain wall cladding panels are considered to provide a more subtle impact compared to the metallic colour and appearance of the originally proposed C32 insulated cladding in anthracite. Furthermore, the appearance of the dark matter timber of the steel woodgrain wall cladding panels is considered to be more in keeping with the residential area compared to the industrial metallic colour and appearance of the originally proposed C32 insulated cladding in anthracite.
- 6.3.5 To conclude, the proposed steel woodgrain wall cladding panels are considered to be an acceptable material for the detached garage, therefore, the proposed variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL is considered acceptable.

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 were eight responses received in respect of the application. One response raised no objections to the application, whilst the remaining seven responses all objected to the application. The reasons for the objections are stated above in the neighbour consultee section of the committee report. It must be noted the principle of the detached garage and its impact upon the amenity of the adjacent neighbouring properties was assessed in the original planning application (reference: 22/00675/FUL). It was determined in the assessment of the original planning application (reference: 22/00675/FUL) that the detached garage was unlikely to result in a significant impact upon the amenity of the adjacent neighbouring properties.
- 6.4.3 It is considered the proposed variation of conditions 2 and 3 (proposed

change of external wall material) of planning permission 22/00675/FUL is unlikely to result in a significant impact upon the amenity of the adjacent neighbouring properties. This is because the proposed variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL would include changing the proposed material used for the external walls of the garage from fairfaced blockwork to steel woodgrain effect wall cladding panels. It is considered the proposed change in external wall material from fairfaced blockwork to steel woodgrain effect wall cladding panels is unlikely to result in a significant impact upon the amenity of the adjacent neighbouring properties. This is because it is considered the new proposed steel woodgrain wall cladding panels would be more visually attractive compared to the fairfaced blockwork assessed under the original application (reference: 22/00675/FUL). Furthermore, it is considered the dark timber matte colour and appearance of the proposed steel woodgrain wall cladding panels are considered to provide a more subtle impact compared to the metallic colour and appearance of the originally proposed C32 insulated cladding in anthracite.

6.4.4

For the avoidance of doubt, in regard to the concerns raised above in the neighbour consultee section of the appraisal, it is considered that: the use of the garage cannot be determined until in operation and if any commercial use occurs in breach of planning permission then appropriate planning enforcement action would be considered. Restrictive covenants are not material planning matters to be considered in the assessment of a planning application. All properties which sit adjacent to the application site were notified as per the statutory requirements set out in the Planning Regulations (that is, to notify all properties which adjoin the common boundary). It is considered the separation distance between the detached garage and the adjacent neighbouring properties is satisfactory to mean that a significant impact in terms of loss of privacy, loss of light, sense of enclosure, noise, smell and disturbance would be unlikely to occur to the adjacent neighbouring properties. Should unreasonable levels of noise, smell and disturbance be experienced this can be reported to the Environmental Health Department of the Council for investigation. Loss of view and impact upon property values are not material planning matters that would carry any significant weight in the assessment of a planning application.

6.4.5 It is considered the concern raised in regards to run-off water does not carry significant planning weight in the assessment of this application, which relates to change in external materials to the elevations only. There was a concern raised that the proposal as built does not accord with the original submitted application in 2022 or comply with the associated Planning Officer's report dated 23 November 2022. This is because there was a non-material amendment application (reference: 25/00222/NMA), which was approved on 27 March 2025, to allow for a reduction in footprint of the detached garage.

6.4.6 To conclude, it is considered variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL is unlikely to result in a significant impact upon the amenity of the adjacent neighbouring properties.

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.

6.5.2 It must be noted the principle of the detached garage and its impact upon access (highway safety) was assessed in the original planning application (reference: 22/00675/FUL). It was determined in the assessment of the original planning application (reference: 22/00675/FUL) that the detached garage was unlikely to result in a significant impact upon the highway safety of the occupiers and the adjacent neighbouring properties.

6.5.3 It is considered the proposed variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL is unlikely to result in a significant impact upon the highway safety of the occupiers and the adjacent neighbouring properties.

6.6 Biodiversity Net Gain

6.6.1 The application is exempt from biodiversity net gain because it is not applicable for this type of application.

7. Planning Balance

7.1 The benefit of the proposal is that it is considered there would be an improvement in terms of the proposed material used for the walls of the detached garage. The proposal is considered to reflect an acceptable level of design for the reasons outlined above. The proposal is considered to not result in a significant impact upon the amenity and highway safety of the adjacent neighbouring properties for the reasons outlined above. It is considered there would be no negative impact in regard to the proposed change in external wall material. Taking all of the above into account, it is considered on balance, the proposal is acceptable and conditional planning permission should be granted.

8. Conclusion

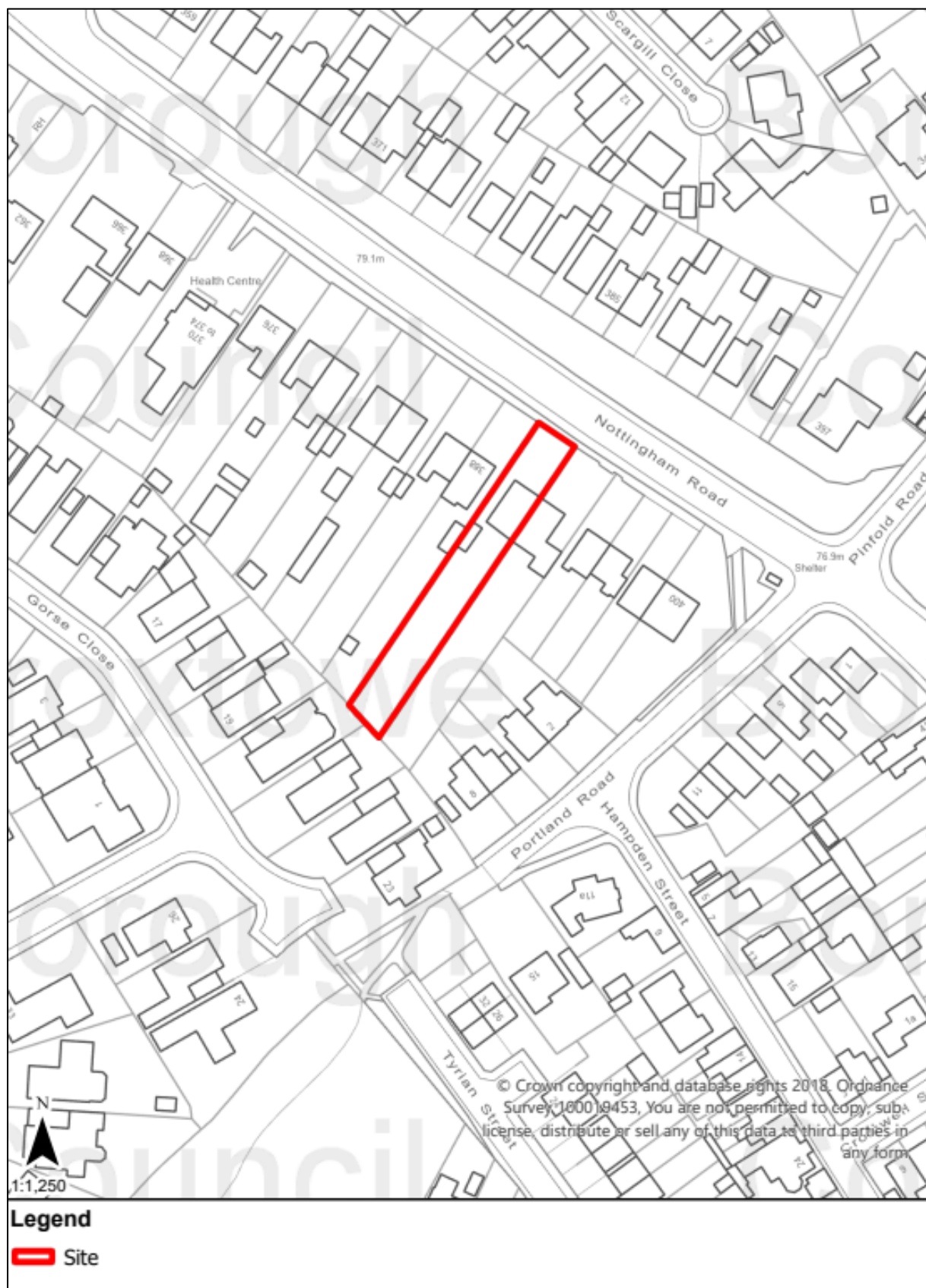
8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality Duty and comments raised in the representations received, the development is acceptable and that there are no circumstances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

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:	
1.	<p>The development hereby permitted shall be commenced before 24.11.25, that is, three years from the expiration of planning permission reference 22/00675/FUL.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the drawings</p> <p>Received by the Local Planning Authority on 18 August 2022:</p> <ul style="list-style-type: none"> • Site Location Plan (1:1250) <p>Received by the Local Planning Authority on 20 May 2025:</p> <ul style="list-style-type: none"> • Proposed Site Plan (1:100), Proposed Roof Plan (1:100), Garage Section (1:50) & Amended Elevations (1:50) (Drawing Number: FURN05/2025, Revision: F) <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The external walls of the detached garage shall be constructed using steel woodgrain effect wall cladding panels as shown in the website link received by the Local Planning Authority on 8 April 2025.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

2.	<p>You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).</p>
3.	<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 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)</p>

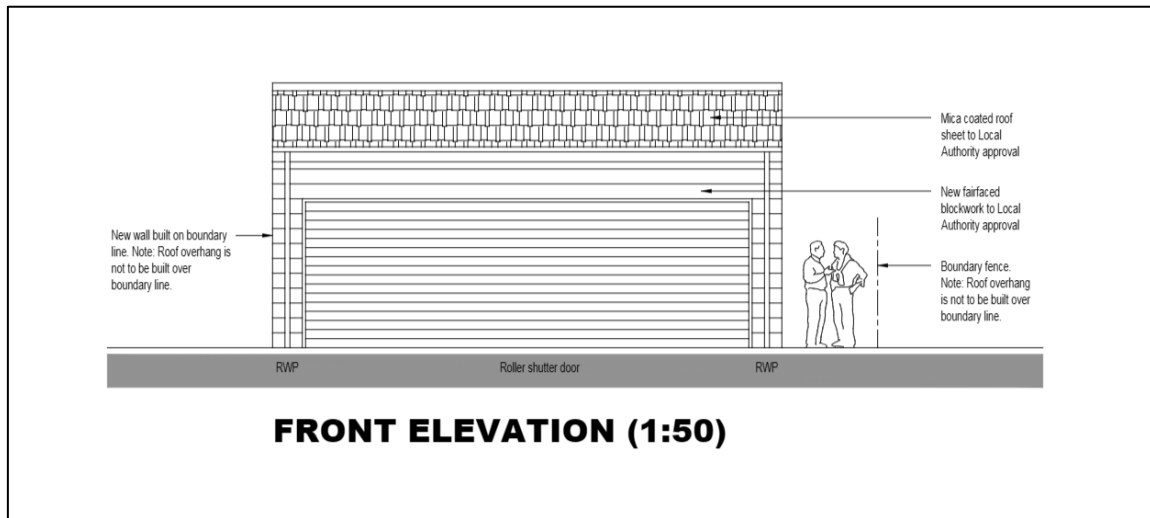
	<p>In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.</p> <p>If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, 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>
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Site Map – 25/00223/VOC – 390 Nottingham Road, Newthorpe, NG16 2ED

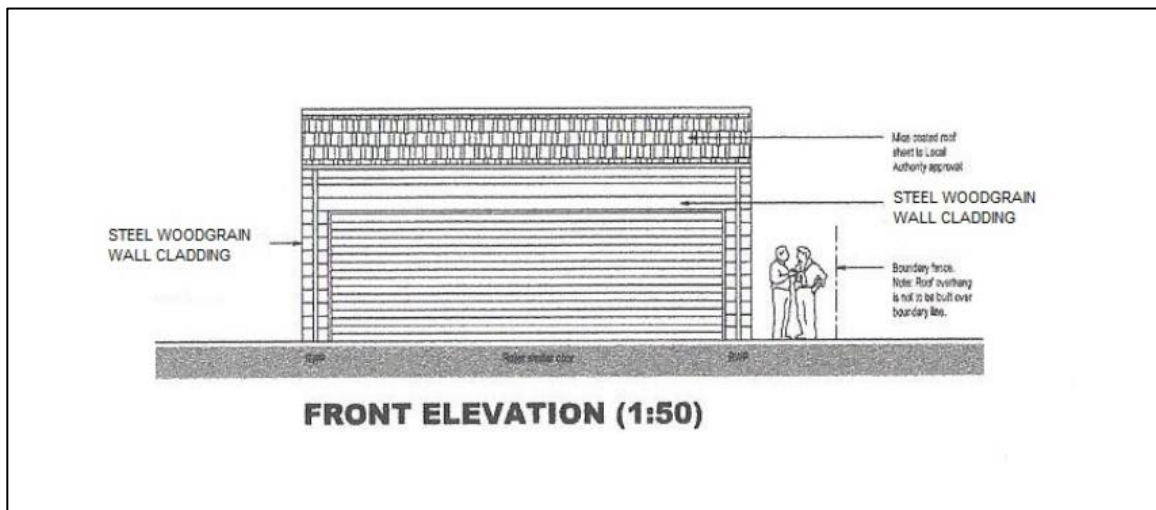


Plans (Not to scale)

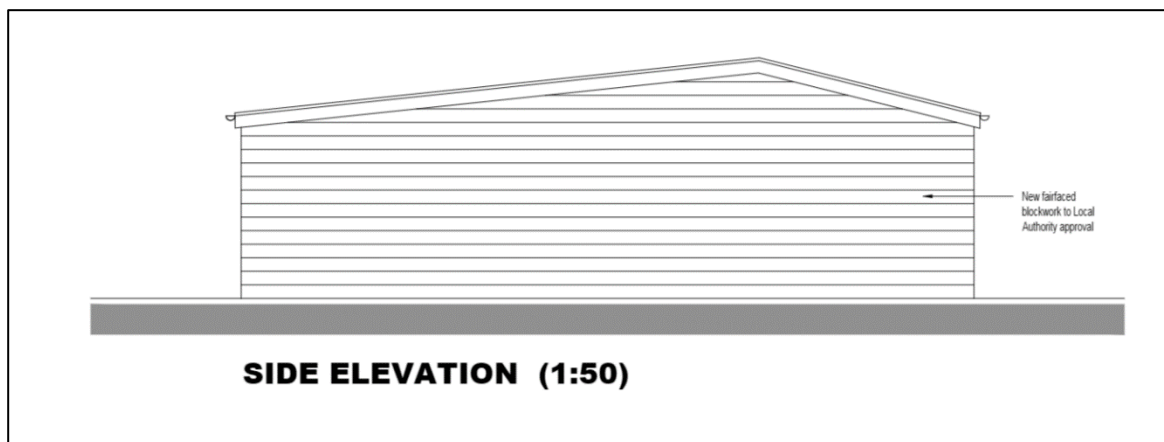
Front elevation approved as part of original planning application 22/00675/FUL



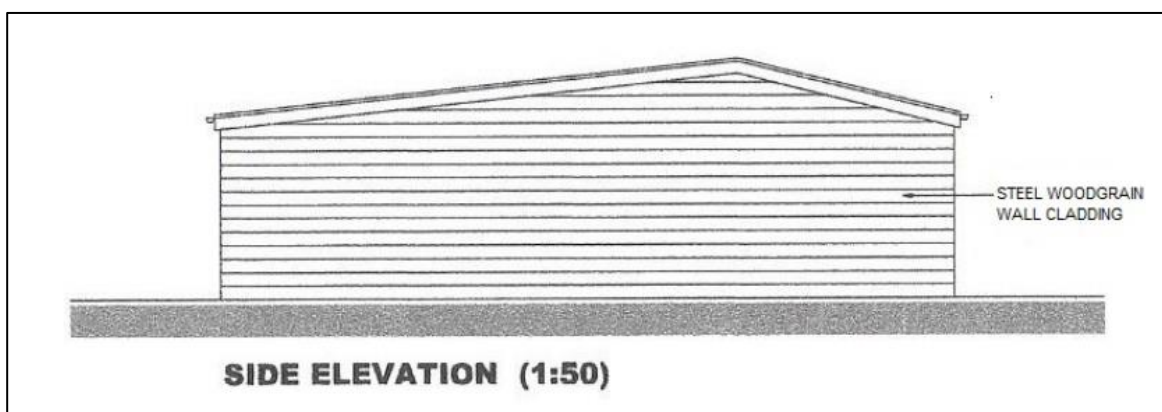
Amended front elevation proposed as part of current application 25/00223/VOC



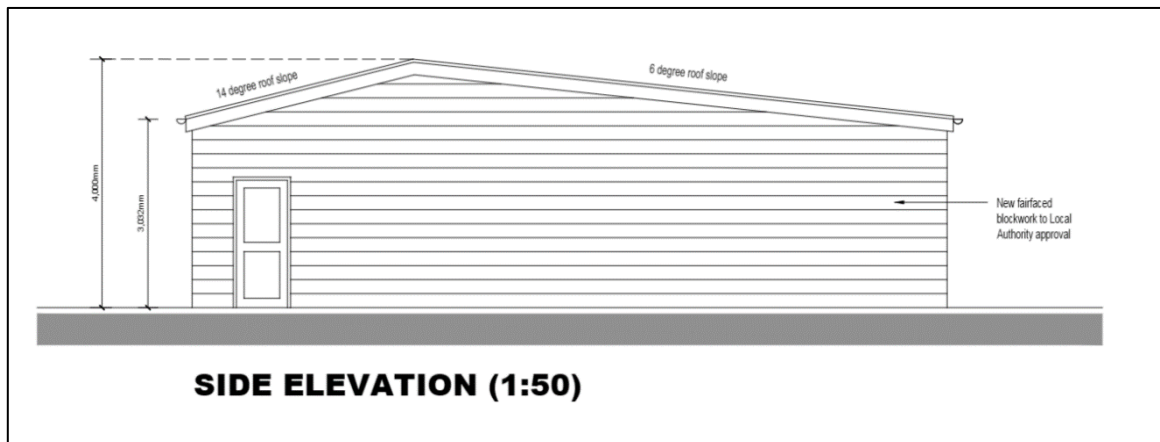
Side (south-east) elevation approved as part of original planning application
22/00675/FUL



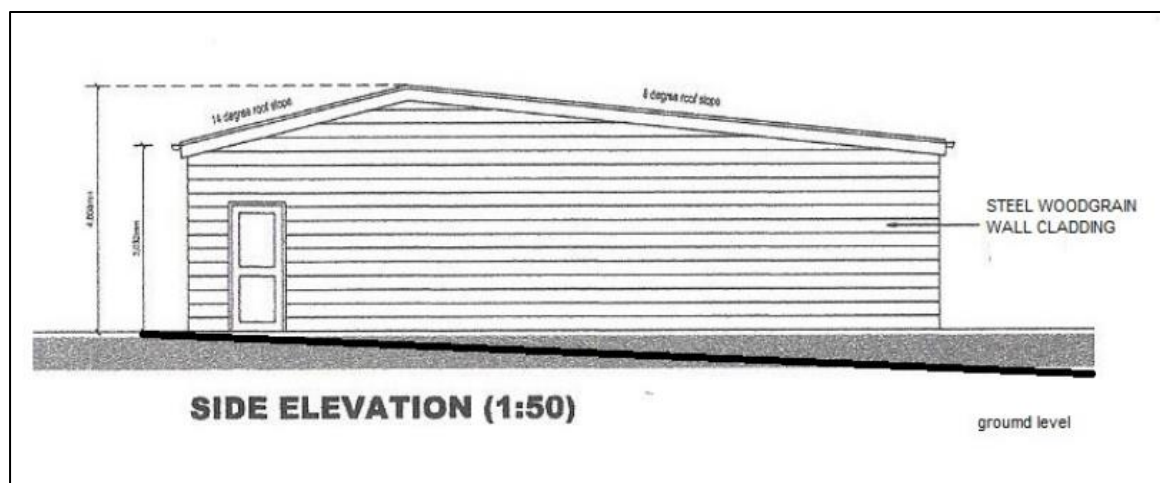
Amended side (south-east) elevation proposed as part of current application
25/00223/VOC

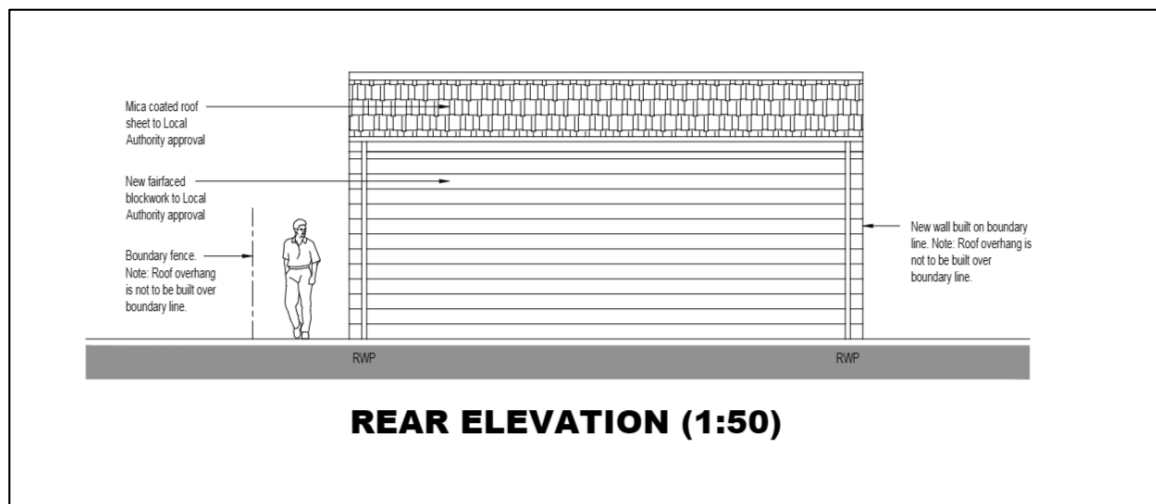
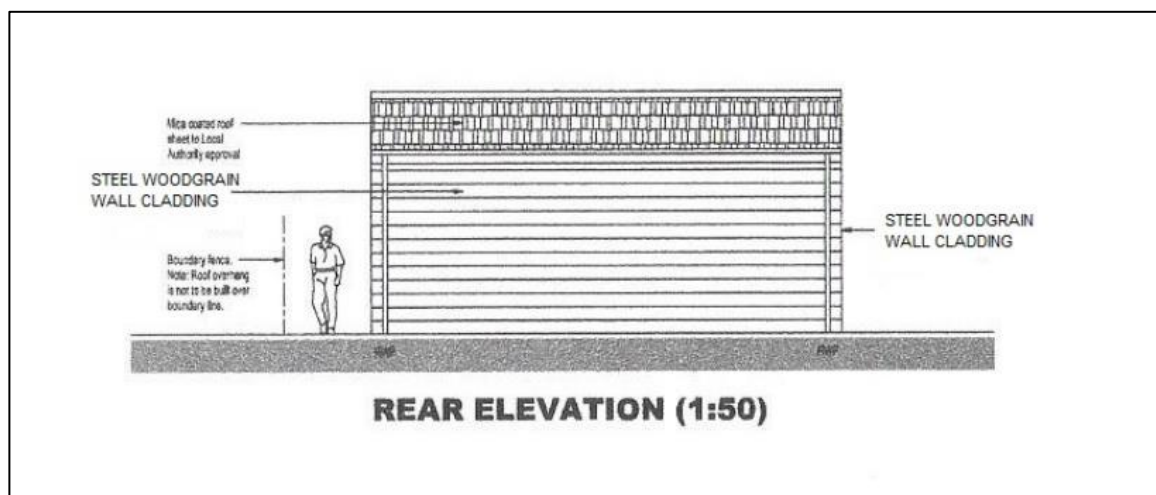


Side (north-west) elevation approved as part of original planning application 22/00675/FUL



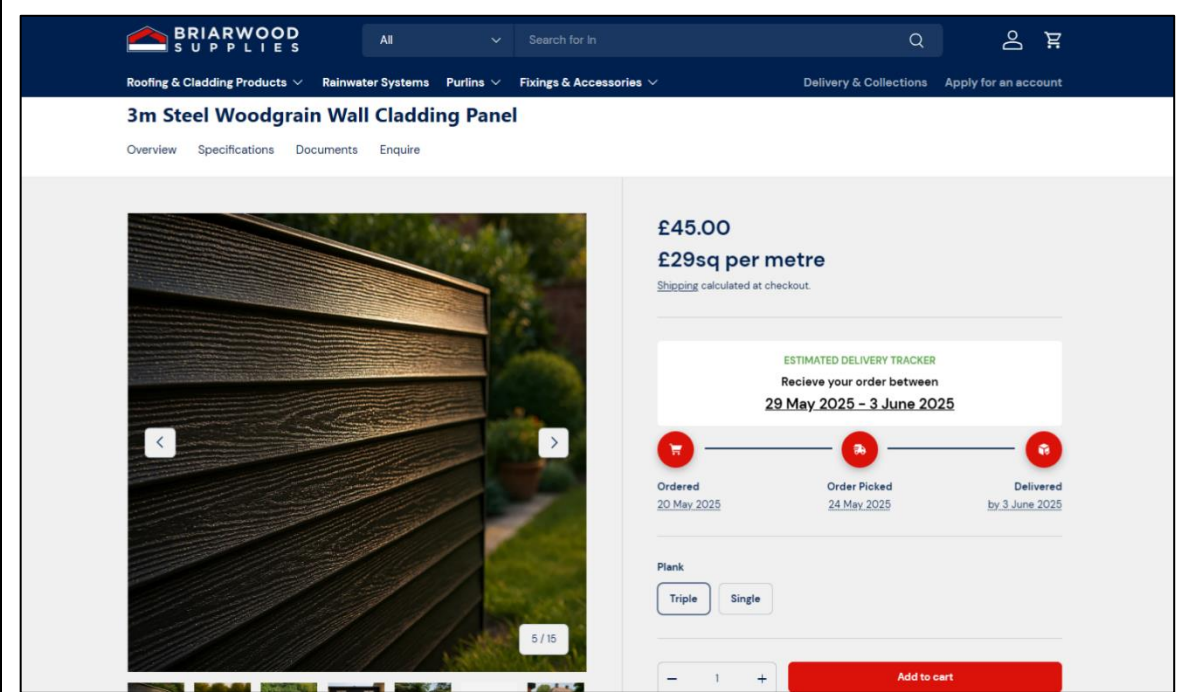
Amended side (north-west) elevation proposed as part of current application 25/00223/VOC



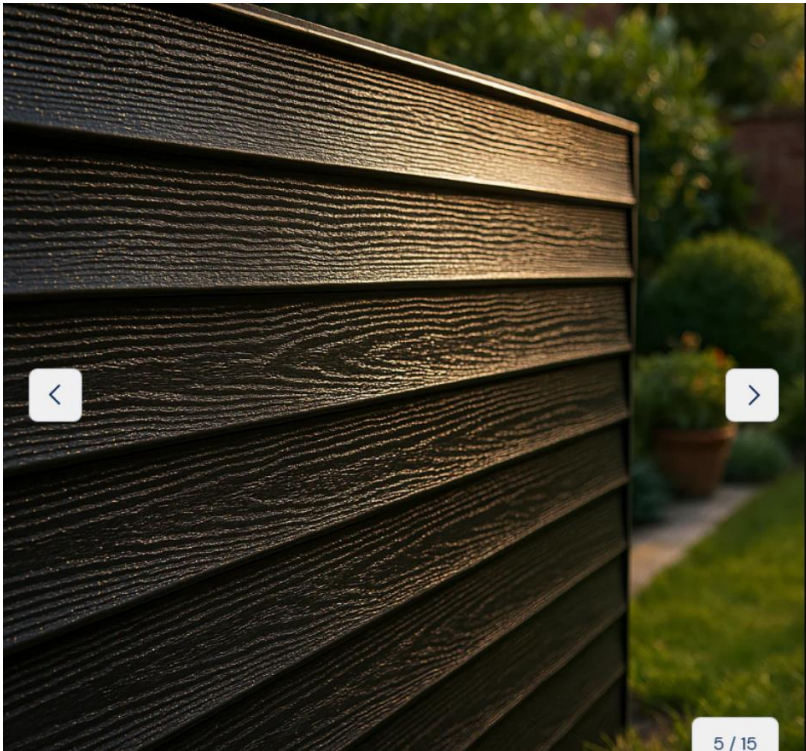
Rear elevation approved as part of original planning application 22/00675/FULAmended rear elevation proposed as part of current application 25/00223/VOC

Website link images and site visit photographs showing the proposed steel woodgrain wall cladding panel

Website link image showing the proposed steel woodgrain wall cladding panel



Another website link image showing the proposed steel woodgrain wall cladding panel



Site visit photograph showing sample of the proposed steel woodgrain wall cladding panel



Site visit photograph showing sample the proposed steel woodgrain wall cladding panel



Another site visit photograph showing sample the proposed steel woodgrain wall cladding panel



Report of the Chief Executive

APPLICATION NUMBER:	25/00266/FUL
LOCATION:	61 Nottingham Road, Trowell
PROPOSAL:	Construct single storey rear extension

The application is brought to the Committee at the request of Councillor D D Pringle as the application site is within Nottinghamshire Green Belt.

1. Purpose of the Report

The application seeks planning permission for a single storey infill extension.

2. Recommendation

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

3. Detail

The application seeks planning permission to construct single storey extension to the rear.

The property is a detached bungalow which has a single storey front and rear extension and a rear dormer. To the rear there is a detached outbuilding with gable roof.

The application site lies within the Nottinghamshire Green Belt.

To the east of the application site is located 63 Nottingham Road, a detached bungalow, and to the west is 59 Nottingham Road, a detached two storey property. Directly to the north, there is an open field.

The main issues relate to whether or not the principle of development is acceptable in the Green Belt and impact on neighbour amenity.

4. Financial Implications

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

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

5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers

Nil.

Appendix

1. Details of the application

- 1.1 The application seeks planning permission to construct a single storey side/rear extension.
- 1.2 The proposed extension would project 4.1m from the existing side elevation and 4.3m from the rear elevation. The extension would have a flat roof with a maximum height of 2.5m and would have a roof lantern, bringing the total height to 2.8m. The rear elevation would have bi-folding doors, the side (west) elevation would be blank.

2. Site and surroundings

- 2.1 The application site is set back from the highway and consists of a detached bungalow with living accommodation within the roof space. It has a single storey front and rear extension, a rear dormer and a detached outbuilding to the rear.
- 2.2 The site is located in a residential area within the Nottinghamshire Green Belt. Directly to the rear, there is an open field. Directly adjacent to the site, to the east and west are located 63 and 59 Nottingham Road respectively.

3. Relevant Planning History

- 3.1 The application property has had planning permission for a rear extension (85/00480/FUL) and to construct extensions to a bungalow and to construct a detached garage (91/00175/FUL). According to our records, only planning permission 91/00175/FUL has been implemented.

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

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

- Policy 3: The Green Belt
- 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 8:** Development in the Green Belt
- 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 13: Protecting the Green Belt.

5. Consultations

- 5.1 The Council's Environmental Health Department has raised no objections but has requested the inclusion of the following condition:

No site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 Saturday and at no time on Sundays, Bank or Public Holidays.

- 5.2 Two neighbouring properties were consulted on the application. two responses were received, one raising no objections to the proposed development and in support of it. The second comment raised concerns about the potential use of the extension's flat roof as a balcony and subsequent impact on privacy. Requests to impose a restriction on the use of the roof to avoid loss of privacy.

6. Assessment

6.1 Green Belt

The application site is situated within the Green Belt and therefore the principle of development is subject to whether or not it complies with local and national Green belt policy. Broxtowe's Part 2 Local Plan (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Paragraph 153 of the NPPF states that when considering any application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Policy 8 states that additions that result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

- 6.1.1 As set out in the Planning History section of this report, the application property has been extended previously. The proposed addition is a single storey rear extension. The combined volume of the proposed extension together with the existing extensions has been calculated at approximately 36.04% of the volume of the original dwelling which is over the 30% restriction as set out in Policy 8.
- 6.1.2 The volume calculations included as a part of previous extensions amount to 102.74 m³ (including the rear dormer) which represents an increase of 27.1%. The proposed extension would add 33.86m³, bringing the total volume addition to the original dwelling to 136.6m³, which represents an increase of 36.04% to the original volume. Taken cumulative with previous extensions, this would result in a volume increase above the permitted 30% allowed for dwellinghouse located within the Green Belt, therefore is considered a disproportionate addition.

6.1.3 The proposed development is not considered to be an exemption to inappropriate development in accordance with Policy 8 of the Part 2 Local Plan, therefore is considered inappropriate development in the Green Belt.

6.2 Design

6.2.1 The proposed single storey rear extension would have a contemporary design which would be different to the style of the original dwelling, but it is considered acceptable as it would not be readily visible from the street scene. It is considered that the extension achieves an acceptable level of design and will not result in a negative impact on the character of the existing property.

6.2.2 The proposed materials would be brick and off-white render similar to the existing. It is considered that the materials to be used are acceptable.

6.3 Amenity

6.3.1 63 Nottingham Road is to the east of the application site, and the proposed development would be built adjacent to the west boundary, between the existing rear elevation and the existing rear extension, therefore it will not be visible from this neighbourly property. As such, the proposed extension will have no impact on the amenity of the occupants of no. 63 Nottingham Road.

6.3.2 The proposed extension would be 0.9m away from the boundary with no.59 Nottingham Road, a detached two storey dwelling. This property is at higher level than the application site and the common boundary treatment which is formed by a 0.8m high wall with a 1.8m high fence above, has a total height of 2.6m. As the proposed development is single storey with a maximum height of 2.8m, it is considered that the proposed development would not have a significant impact on the amenities of the occupiers of this property in terms of loss of light, outlook or privacy.

6.3.3 In regard to the observation about the use of the roof as a balcony and the request to attach a condition, if planning permission is granted, to restrict the use of the flat roof as a terrace, it has been considered that is not a reasonable condition, as the use of the flat roof as a terrace has not been proposed. Should the flat roof be used as a balcony, it may need planning permission in its own right.

6.4 Access

No changes to the existing access have been proposed.

7. Planning Balance

7.1 The proposed development is of an acceptable design and would provide additional living space to the benefit of the residents. Neighbour amenity has been assessed and is considered that there would be no significant impact. However, the proposal represents a disproportionate addition to the original dwelling that is harmful to the Green Belt. On balance, it is considered that the

harm by virtue of the inappropriate development outweighs any benefit and the proposal is therefore not acceptable.

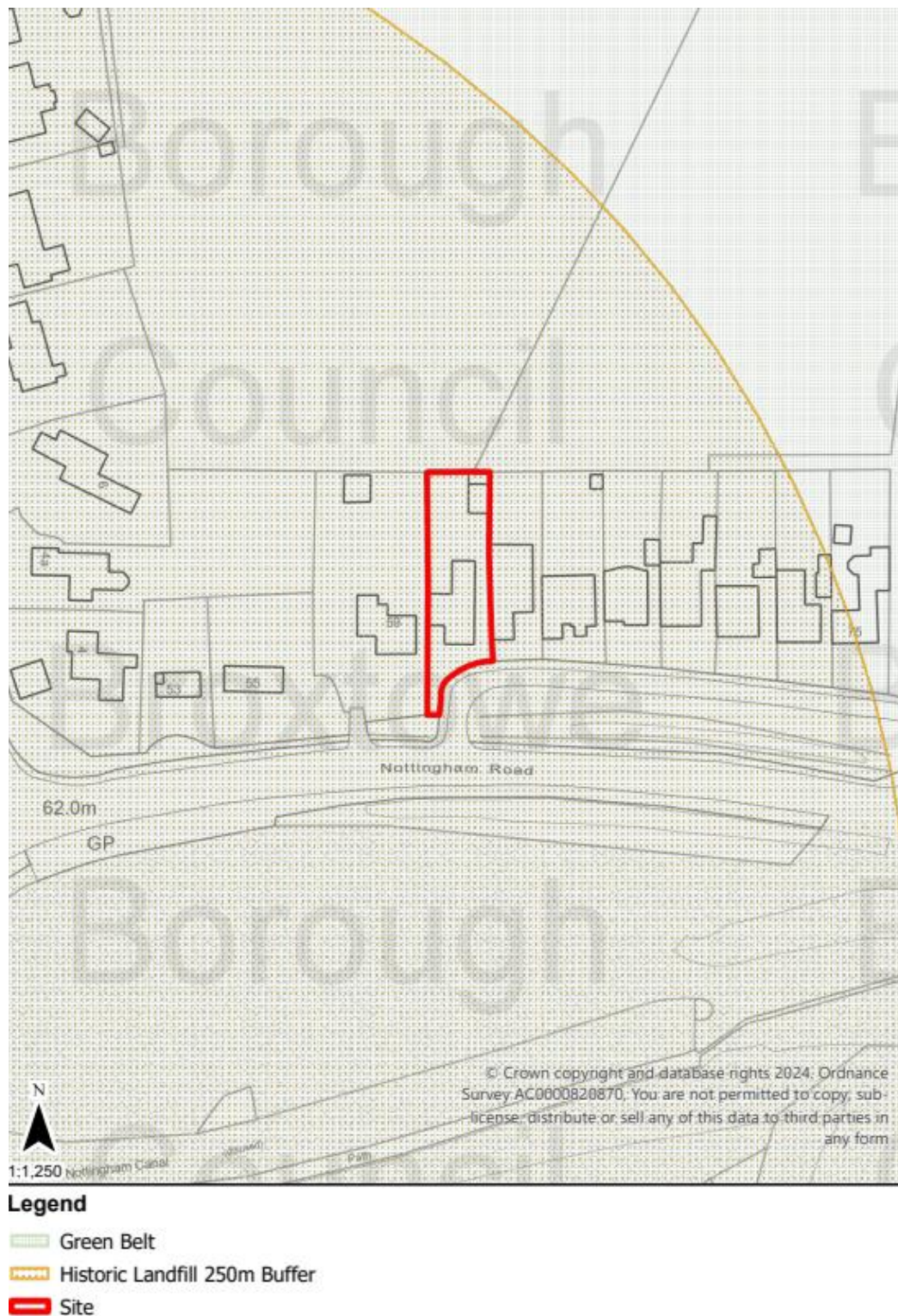
8. Conclusion

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

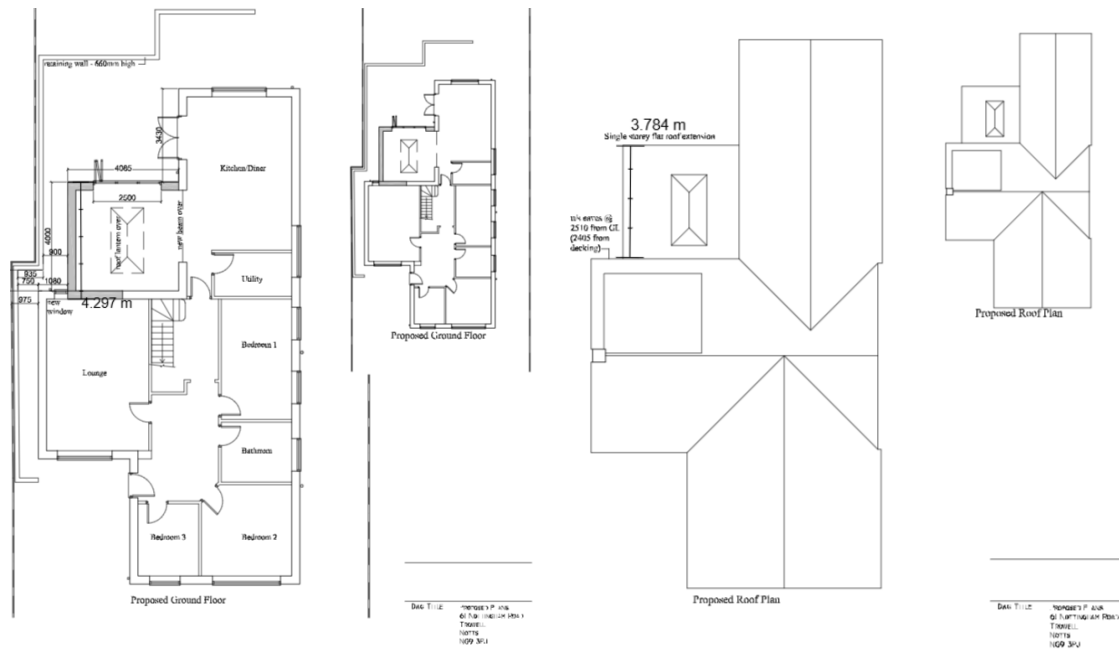
Recommendation

The Committee is asked to RESOLVE that planning permission be refused for the following reasons:

1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There are no very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Broxtowe Local Plan Part 2 (2019) and Section 13 of the National Planning Policy Framework (NPPF) 2024 and there are no other material considerations that justify treating this proposal as an exception.
	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

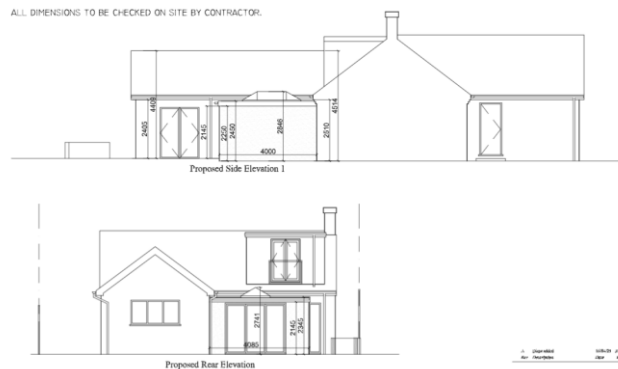
Plans (not to scale)



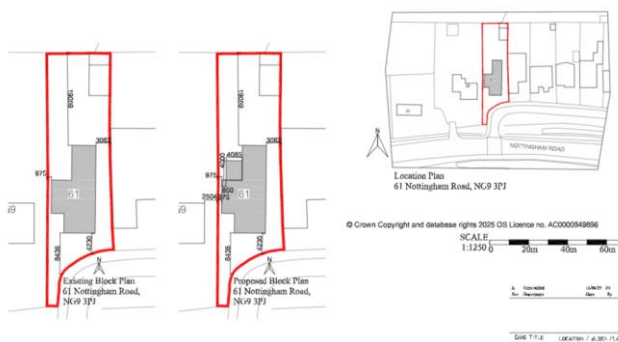
Proposed Floor Plan

Proposed Roof Plan

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR.



Proposed elevations



Report of the Chief Executive

Appeal Decision

APPLICATION NUMBER:	24/00430/FUL
LOCATION:	12 Kenilworth Road, Beeston, Nottinghamshire, NG9 2HX
PROPOSAL:	Raise ridge of roof and construct rear dormer to facilitate loft conversion

APPEAL ALLOWED

RECOMMENDATION BY OFFICER – REFUSAL

REASON FOR REFUSAL –

The development (raise ridge of the roof and rear dormer to facilitate a loft conversion), by virtue of its scale, design and siting, would fail to make a positive contribution to the character and appearance of the building and then the surrounding area, would dominate the existing roof of the dwelling and appear incongruous in the street scene. The raising of the roof would also create an imbalance to this pair of semi-detached dwellings, contrary to the established character of the area. As such, the development would fail to accord with Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

LEVEL OF DECISION: DELEGATED POWERS

The inspector considered the main issue to consider was:

- The effect of the development on the character and appearance of the building and surrounding area.

REASONS

The effect of the development on the character and appearance of the building and surrounding area

The planning inspector determined that due to the slight stagger in the building line within the street, along with the height and position of the front gables and chimneys, means that the roof of the appeal dwelling is largely obscured in views along Kenilworth Road. Therefore, when approaching along Kenilworth Road the roof of the appeal dwelling is not visually prominent. Furthermore, the planning inspector determined the modest increase in height proposed would not disrupt the strong sense of symmetry and balance between the two properties.

In addition to this, the planning inspector determined the proposed rear dormer would be a large addition to the rear roof slope, although it would be set away from the eaves, chimney and side elevation. These off sets would mean that the original roof form could be visually identified and would be sufficient to ensure that the roof would not be wholly subsumed by the dormer. The dormer would be glimpsed from Kenilworth Road through the gap between the dwelling and No.14. However, its rear siting, and close spacing with No.14 would ensure that it would not appear visually prominent from the street. From the private gardens to the rear, the scale of the dormer would be more noticeable. However, there are other dormers of similar scale within the surrounding roof scape and, as such, the dormer would be viewed in this existing context and would not appear out of place or incongruous to the area.

For the above reasons, the inspector concluded that the development would not have a harmful effect on the character and appearance of the building and surrounding area. Therefore, the development complies with Policy 17 of the Broxtowe Borough Council Part 2 Local Plan 2018-2028 (2019) and Policy 10 of the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (2014).

CONDITIONS

The inspector has imposed standard conditions relating to the commencement of development, and to require compliance with the submitted plans for certainty. The inspector has also attached a condition for materials to match the existing property which is necessary in the interest of the character and appearance of the building and area.

CONCLUSION

For the reasons given above the inspector decided the appeal should be allowed.

Report of the Chief Executive

Appeal Decision

APPLICATION NUMBER:	23/00903/FUL
LOCATION:	Beeston Car Centre, Broadgate, Beeston, Nottinghamshire, NG9 2HD
PROPOSAL:	Proposed demolition of existing car garage and construction of residential accommodation comprising 12 studio flats and 2x 6 bedroom C4 cluster flats (HMO) (revised scheme)

APPEAL ALLOWED**RECOMMENDATION BY OFFICER – APPROVAL****RECOMMENDATION BY PLANNING COMMITTEE - REFUSAL****REASON FOR REFUSAL –**

1. The proposed building, by virtue of its scale and massing, is considered to dominate neighbouring properties in the street scene and cumulatively have an unacceptable impact on the character of the surrounding area. Therefore, the proposed development would be contrary to the aims of Policy 10 of the Aligned Core Strategy 2014 and Policy 17 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to
2. The proposal would contribute to an increasing imbalance in the local housing mix and represents an unacceptable density of residential development, contrary to the aims of Policy 8 of the Aligned Core Strategy 2014 and Policies 15(6) and 17 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to these policies.
3. The proposal would result in the loss of facilities and services, place additional demand on those that remain and reduce the sense of locally distinctive character, contrary to Policy 17 of the Part 2 Local Plan (2019) and the Building for Life criteria referred to therein, and there are no other material considerations that justify treating this proposal as an exception to these policies.

LEVEL OF DECISION: COMMITTEE DECISION

The inspector considered the main issues to consider were:

- The character and appearance of the area;
- The housing mix in the area; and
- The supply of, and demand for, facilities and services locally, including whether it would undermine local distinctiveness in this respect.

REASONS

Character and appearance

The appeal concerns a commercial garage used for car sales and vehicle repairs, on a corner plot at the junction of Broadgate and Cedar Avenue. The front of the site, towards Broadgate, comprises a partly-covered forecourt used for the display of vehicles for sale; to the rear is a single-storey office and workshop building, with vehicular access to the site from Cedar Avenue. It is very close to, though not within, Beeston town centre, which lies a short distance away to the south-west; north and east of the site the area is predominantly residential. The proposed development is the demolition of the existing garage, and the erection of a residential block.

The residential buildings nearest to the appeal site on both sides of Cedar Avenue and on the north side of Broadgate, and the adjacent commercial (or part-commercial) buildings on the High Road, have two storeys and pitched roofs, with ridge heights of around 8.5m. The proposed block would have four storeys, be of a contemporary flat-roofed design and, with a maximum height of around 11m, would be somewhat taller than its immediate neighbours. However, the third floor would only extend over part of the building and would be set behind the parapet above the second floor (which would be at a similar level to the neighbouring rooftops). This would reduce the visual impact of the building and prevent it being unacceptably overbearing or dominant when seen from street level or neighbouring properties.

While the proposed building would be markedly different to its essentially suburban and domestic immediate neighbours, in general terms its style, size or form would not be inherently incompatible with, or unexpected in, a location on the fringe of a reasonably sized town centre of varied character. Indeed, there is already some variation in residential buildings near the appeal site. Cedar Court is a three-storey L-shaped block of flats at the head of Cedar Avenue; I would suggest from its appearance it dates from the 1960s or 70s and, though it is of a very different form to the suburban housing elsewhere in the street, it appears assimilated into the area.

More recently, schemes for the conversion of the four-storey Broadgate House and the construction of a new three-storey residential block at 129-131 High Road very close to the appeal site (and which I was also able to view during my site visit) are illustrative of the area's ability to accommodate and adapt to Appeal Decision change, including denser residential development in more modern styles, around the town centre.

While the existing garage gives the appeal site an active use, the present building does not make more than a neutral contribution to the character or appearance of the surrounding area. Its replacement with a purpose-built block of flats, of a reasonably smart and simple design in an appropriate palette of materials, would not cause unacceptable harm to the character or appearance of the area, and indeed would be likely to represent some enhancement. I therefore find that the proposed development would not conflict with Policy 10 of the 2014 Aligned Core Strategy ("the ACS"), or with Policy 17 of the 2019 Broxtowe Local Plan Part 2 ("the BLP"). Together, and among other things, these policies require new development to make a positive contribution to the public realm and sense of place, and to be integrated into its surroundings.

Housing Mix

The proposed development is intended to provide purpose-built accommodation for students. It would comprise 12 studio flats (four on the ground floor, three on each of the first and second floors, and two on the third floor). There would also be two six-bedroom “cluster” flats (one on each of the first and second floors), which would be Homes in Multiple Occupation (“HMOs”).

The Council’s 2022 *Houses in Multiple Occupation* Supplementary Planning Document (“the SPD”) seeks to ensure that the demand for HMO accommodation can be met in a way that does not lead to adverse impacts on the character of the area through a saturation of a single type of home, though it also recognises both that HMOs form an important part of the general housing mix through the provision of flexible rental accommodation, and that there are particular demands in Beeston arising from the proximity and influence of the University of Nottingham.

Part 2 of the SPD sets out three main considerations to be taken into account in assessing whether a development would lead to an over-concentration of HMOs; “clustering”, “saturation” (the total number of HMOs within a radius), and “sandwiching”. The Council’s initial officer report did not specifically address clustering, but noted that the proposal would not fail either the saturation or clustering tests.

The SPD appears to be principally aimed at the conversion of existing residential properties, which it acknowledges form the majority of HMOs within the borough; it does not provide specific guidance for new purpose-built accommodation such as proposed here. The appeal scheme includes an HMO element, and the SPD is a relevant material consideration. However, in view of the vagueness in the SPD which the Council has acknowledged, it is not at all clear to me that the development would not comply with the tests in that guidance. For the reasons which I have set out in addressing the preceding main issue, the appeal site’s edge of town centre location makes it well-suited to a reasonably dense residential development. Furthermore, in providing purpose-built accommodation for students the development would make some contribution to meeting the recognised demand in that particular market segment without reducing the general housing stock in the locality.

Bringing these points together, I am satisfied that the proposed development would not contribute to an imbalance in the local housing mix. It would not therefore conflict with Policy 8 of the ACS, or with Policies 15(6) and 17 of the BLP. Together, and among other things, these policies seek to ensure that residential development maintains, provides and contributes to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities.

Local Facilities and Services

The proposed development would inevitably lead to the closure of the garage and car sales operation on the appeal site. That business has also been operating from alternative premises around a mile away, though I understand that this was a temporary measure which was due to come to an end in January 2025. I recognise therefore that the development may mean that the business is unable to continue in the future and so would come at some, perhaps considerable, personal cost to its owner and employees.

Policy 17 of the BLP refers to the “Building for Life” criteria, and the Council considers that the loss of the business would not comply with points 1 or 2 of those criteria. However, a strict compliance with those points along the lines suggested by the Council might be said to militate against *any* proposed development which would lead to the loss of an existing business, which is surely not its intention. I have not been made of any development plan policy which seeks to protect or retain car sales or garage uses specifically, and I understand that there are similar facilities reasonably close by. I am not therefore persuaded that such a strict application of the Building for Life criteria is justified in this case.

I am sympathetic in respect of the potential adverse impact on the business operating from the appeal site itself. On balance though, and taking the broader view, there is nothing before me to demonstrate that the development would have a significant adverse impact on the supply of, or demand for, facilities and services locally, or that it would undermine local distinctiveness in this respect. I therefore find no conflict with Policy 17 of the BLP which applies the Building for Life criteria as I have described above and which, among other things, seeks to ensure that development integrates into its surroundings, is close to community facilities, and encourages walking and cycling.

Other Matters

Regard to the comments made by various interested parties, both at planning application stage and during the appeal. To the extent that matters raised were material, These have been addressed them in the consideration of the main issues above. Although there was some concern that the development might lead to an unacceptable increase in demand for vehicle parking in the area, it is noted that the proposed provision of six off-street spaces (amounting to one per four bedrooms) was considered acceptable by Nottinghamshire County Council's highways team; in the absence of any substantive information to the contrary, none of the evidence before me leads me to disagree with their assessment. Some specific details relating to parking, and to flood risk, wildlife and environmental matters, can be addressed by the use of conditions as set out below.

One party made adverse comments about the Council's treatment of the planning application, and others, including allegations that it had not acted fairly or transparently. However, no substantive evidence demonstrating this was put forward.

CONDITIONS

The inspector has imposed conditions on the application summarised below:

- 3 year commencement,
- Accordance with the approved plans,
- Submission of a surface water scheme,
- Contamination survey,
- Construction and demolition statement,
- Tree Protection,
- External materials,
- Landscaping,
- Noise,
- Secured by design principles,
- Restoration of kerbing,

- Creation of access,
- Creation of parking bays,
- Creation of cycle parking,
- Protected Species.

Schedule 2 – Approved drawings and documents

- Proposed Site Location and Layout Plan (Drawing Reference 22-27 03 Rev H)
- Proposed Ground Floor Plan (Drawing Reference 22-27 04 Rev I)
- Proposed First Floor Plan (Drawing Reference 22-27 04FL Rev F)
- Proposed Second and Third Floor Plan (Drawing Reference 22-27 05 Rev H)
- Proposed Front and Side Elevations Plan (Drawing Number 22-27 06 Rev H)
- Proposed Rear and Side Elevations

CONCLUSION

The Inspector has considered there are no material considerations that indicate the application should be determined other than in accordance with the development plan. For the reasons given above, it is concluded that the appeal should be allowed.

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Report of the Chief Executive

Appeal Decision

APPLICATION NUMBER:	24/00431/FUL
LOCATION:	Land at Vernon Court, Nuthall, NG16 1AW
PROPOSAL:	Construct one building to form 2 apartments

APPEAL ALLOWED**RECOMMENDATION BY OFFICER – REFUSAL****DELEGATED DECISION****REASON FOR REFUSAL –**

1. The proposal represents an unsatisfactory form of development which is out of keeping with the pattern of development within the immediate vicinity of the application site. By virtue of its siting, layout and design the proposal fails to positively integrate into its surroundings. As a result, the development will be harmful to the appearance and character of the area and is therefore contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014), Policy 17 of the Broxtowe Part 2 Local Plan (2019), Policy 1 New Housing and Policy 5 Design and the Historic Environment of the Nuthall Neighbourhood Plan 2018.

LEVEL OF DECISION: WRITTEN REPRESENTATIONS

The inspector considered the main issues to consider were:

- The effect of the proposal on the character and appearance of the surrounding area.

The proposal is to construct a two-storey block of apartments within the courtyard in between one of the existing blocks of flats and the terraced row of dwellings. The Inspector considered that the orientation of the proposal would not be uncharacteristic with the general spacing around other blocks of flats in the vicinity and would make effective use of the under-utilised land for housing. Given the separation distance between the proposal and neighbouring properties, the Inspector concluded that the development would not appear isolated in this location and would not be out of character with the varied plot formations in the area. In summary, the Inspector considered the siting, layout and design of the proposal would respond to the pattern of the development in the surrounding area.

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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
17 February 2025 TO 23 May 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	:	Runwood Homes Barry Runwood Homes Runwood Homes	24/00506/FUL
Site Address	:	Bramwell Residential Care Home Bramwell Drive Bramcote Nottinghamshire NG9 3ST	
Proposal	:	Construct two storey extensions to side / rear	
Decision	:	Conditional Permission	

Applicant	:	Mr Peter Fowke	24/00770/FUL
Site Address	:	175 High Road Chilwell Nottinghamshire NG9 5BA	
Proposal	:	Construct single storey side extension and gates to the front	
Decision	:	Conditional Permission	

Applicant	:	Dr. A Thomas	24/00846/FUL
Site Address	:	2 Ashley Close Chilwell Nottinghamshire NG9 4BQ	
Proposal	:	Demolition of existing dwelling and construction of two storey dwelling	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Taylor	24/00850/FUL
Site Address	:	10 Barratt Lane Attenborough Nottinghamshire NG9 6AF	
Proposal	:	Construct two storey side extension; replacement roof to rear flat roof extension; replacement cladding to front and rear dormers; changes to elevations. Construct replacement garage with garden room and detached greenhouse; install gates to existing driveways.	
Decision	:	Conditional Permission	

Applicant	:	Mrs Sara Humphries Greggs plc	25/00012/FUL
Site Address	:	Unit 4A Chilwell Retail Park Barton Lane Attenborough Nottinghamshire NG9 6DS	
Proposal	:	New shopfront	
Decision	:	Conditional Permission	

Applicant	:	Mrs Sara Humphries Greggs plc	25/00013/ADV
Site Address	:	Unit 4A Chilwell Retail Park Barton Lane Attenborough Nottinghamshire NG9 6DS	
Proposal	:	Two fascia signs, one projecting sign, both internally illuminated, and one vinyl window graphic.	
Decision	:	Conditional Permission	

Applicant	:	Mr Andrew Black	25/00016/CAT
Site Address	:	Long Acres 25 Shady Lane Attenborough Nottinghamshire NG9 6AW	
Proposal	:	8 x Limes - Pollard	
Decision	:	No Objection	

Applicant	:	Mr P Moore Woodland Builders	25/00036/DOC
Site Address	:	9 Hallams Lane Chilwell Nottinghamshire NG9 5FH	
Proposal	:	Discharge of condition 3 (materials) of application reference 24/00607/FUL	
Decision	:	Discharge of Conditions	

Applicant	:	Mr P Moore Woodland Builders	25/00037/DOC
Site Address	:	9 Hallams Lane Chilwell Nottinghamshire NG9 5FH	
Proposal	:	Discharge of condition 3 (garage door) and 4 (materials) of application reference 24/00606/FUL	
Decision	:	Discharge of Conditions	

Applicant	:	Mr Peter Falvey	25/00039/TPOW
Site Address	:	4 Bramcote Lane Chilwell Nottinghamshire NG9 5EN	
Proposal	:	Lime - Crown reduction	
Decision	:	Conditional Permission	
Applicant	:	Mr & Miss Northcott & Harwood	25/00041/FUL
Site Address	:	9 Quorn Close Attenborough Nottinghamshire NG9 6BU	
Proposal	:	Construct roof and gable front above existing flat roof to side, increase in height to existing conservatory, changes to front elevation to allow for conversion of garage to living accommodation, and application of external wall insulation to all elevations	
Decision	:	Conditional Permission	
Applicant	:	Mr Richard Taylor	25/00062/CAT
Site Address	:	10 Barratt Lane Attenborough Nottinghamshire NG9 6AF	
Proposal	:	T4 - Fell 1 x Conifer	
Decision	:	No Objection	
Applicant	:	Mr & Mrs Wilson	25/00063/FUL
Site Address	:	194 Attenborough Lane Attenborough Nottinghamshire NG9 6AL	
Proposal	:	Construct single storey front, side and rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Tom Nathanson	25/00072/FUL
Site Address	:	24 Crofton Road Attenborough Nottinghamshire NG9 5HT	
Proposal	:	Construct single storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr J Bradbury	25/00118/TPOW
Site Address	:	90 Cator Lane Chilwell Nottinghamshire NG9 4BB	
Proposal	:	Scots Pine - Crown lift to 5.5 metres. remove branches and pruning of thick branch to suitable growth point away from the property. Remove lower overhang branches	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Goodwin	25/00117/FUL
Site Address	:	19 Woodland Grove Chilwell Nottinghamshire NG9 5BP	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Alexandra Campos	25/00133/PNH
Site Address	:	8 Kingrove Avenue Chilwell Nottinghamshire NG9 4DQ	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.0 metres, with a maximum height of 4.0 metres, and an eaves height of 4.0 metres.	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr N Kumar NK Motors	25/00141/FUL
Site Address	:	N K Motors 71 Nottingham Road Attenborough Nottinghamshire NG9 6DR	
Proposal	:	Proposed demolition of workshop and the construction of a showroom extension	
Decision	:	Conditional Permission	
Applicant	:	Lorkin	25/00156/CAT
Site Address	:	5 Barratt Lane Attenborough Nottinghamshire NG9 6AD	
Proposal	:	T1 Ash - Reduce back to previous points by 1-2 metres, remove small amount of epicormic at crown break	
Decision	:	No Objection	
Applicant	:	Mr & Mrs Hickling	25/00158/FUL
Site Address	:	17 Heathfield Grove Chilwell Nottinghamshire NG9 5EB	
Proposal	:	Construct two storey side extension and a single storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr David Benton	25/00177/CAT
Site Address	:	25 The Strand Attenborough Nottinghamshire NG9 6AU	
Proposal	:	Works to trees in a conservation area	
Decision	:	No Objection	
Applicant	:	Mr David Benton	25/00178/CAT
Site Address	:	19 The Strand Attenborough Nottinghamshire NG9 6AU	
Proposal	:	Works to trees in a conservation area	
Decision	:	No Objection	
Applicant	:	Mr and Mrs Taylor	25/00189/FUL
Site Address	:	40 Milton Crescent Attenborough Nottinghamshire NG9 6BE	
Proposal	:	Construct single storey side and rear extension and alterations to garage roof at front	
Decision	:	Conditional Permission	
Applicant	:	Mr Paul Goldsmith Environment Agency	25/00193/DOC
Site Address	:	Attenborough Nature Reserve Barton Lane Attenborough Nottinghamshire NG9 6DY	
Proposal	:	Discharge conditions 5, 6 and 7 of planning application 08/00898/FUL	
Decision	:	Discharge of Conditions	
Applicant	:	Mr and Mrs LIAM KELLIHER	25/00211/FUL
Site Address	:	28 Crofton Road Attenborough Nottinghamshire NG9 5HT	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Bartons PLC	25/00249/NMA
Site Address	:	Bartons Land Between High Road And Queens Road West High Road Chilwell Nottinghamshire NG9 4AJ	
Proposal	:	Non Material Amendment to planning reference 21/00578/REM. Construct 93 Dwellings (Phase 2) (Reserved matters relating to planning permissions referenced 16/00859/FUL and 18/00854/MMA)	
Decision	:	Refusal	
Applicant	:	McGarrett Ltd	25/00253/PNO
Site Address	:	158 Bye Pass Road Chilwell Nottinghamshire NG9 5HL	
Proposal	:	Prior approval for change of use from commercial, business and service (Use Class E) to dwellinghouse (Use Class C3) under Schedule 2, Part 3, Class MA	
Decision	:	Prior Approval Not Required	
Applicant	:	Severn Trent	25/00310/CAT
Site Address	:	Pumping Station Rear Of 186 Attenborough Lane Attenborough Nottinghamshire	
Proposal	:	39 x leylandii - prune 1 x Elder - prune	
Decision	:	Conditional Permission	
AWSWORTH, COSSALL & TROWELL WARD			
Applicant	:	Mr Danny Hayes	24/00655/DOC
Site Address	:	1 The Forge Trowell Nottinghamshire NG9 3PT	
Proposal	:	Discharge of conditions 3, 4, 6 and 7 of planning permission 21/00775/FUL	
Decision	:	Partial Discharged	
Applicant	:	Mrs Katy Falls Avant Homes	24/00780/VOC
Site Address	:	Land West Of Awsworth (inside The A6096), Including Land At Whitehouse Farm Shilo Way Awsworth Nottinghamshire	
Proposal	:	Variation of condition 3 of 20/00056/OUT to allow occupation of the site of up to 30 dwellings prior to the Shilo Way site access arrangements being made available	
Decision	:	Conditional Permission	

Applicant	:	Mr and Mrs David and Zoe Shelmerdine	25/00033/VOC
Site Address	:	Uplands Farm Cossall Road Trowell Nottinghamshire NG9 3PG	
Proposal	:	Variation of condition 2 (approved plans) of planning permission reference 23/00753/FUL to allow use of garage roof void as a studio and storage area.	
Decision	:	Conditional Permission	
Applicant	:	K Johal	25/00050/FUL
Site Address	:	Units 2 And 3 Rear Of Gate Inn Awsworth Lane Awsworth Nottinghamshire NG16 2HG	
Proposal	:	Demolition of existing commercial unit and construct two x 2 storey units	
Decision	:	Conditional Permission	
Applicant	:	Mr Joel Howes	25/00059/FUL
Site Address	:	32 St Helens Crescent Trowell Nottinghamshire NG9 3PZ	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr K Chaplin	25/00120/DOC
Site Address	:	Field House Farm Cossall Road Trowell Nottinghamshire NG9 3PG	
Proposal	:	Discharge of conditions 6 and 10 of application reference 24/00271/VOC	
Decision	:	Partial Discharged	
Applicant	:	Mr P Gow	25/00095/CLUP
Site Address	:	18 Haynes Avenue Trowell Nottinghamshire NG9 3NY	
Proposal	:	Certificate of lawfulness for proposed single storey side extension	
Decision	:	Approval - CLU	
Applicant	:	Mr P Gow	25/00096/FUL
Site Address	:	18 Haynes Avenue Trowell Nottinghamshire NG9 3NY	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Melane Rattam	25/00105/VOC
Site Address	:	Land Adjacent 203 Stapleford Road Trowell Nottinghamshire NG9 3QE	
Proposal	:	Variation of conditions 2, 5 & 6 of planning permission 23/00824/FUL	
Decision	:	Conditional Permission	
Applicant	:	Mr Tim Wiser Tom Richards Tree Services	25/00129/CAT
Site Address	:	31 Barlow's Cottages Lane Awsworth Nottinghamshire NG16 2QW	
Proposal	:	T1 - Juneberry - Reduce to balance crown	
		T1 is encroaching onto the pathway and the homeowner would like to keep it at a manageable height	
Decision	:	Invalid File Returned to Applicant/Agent	

Applicant	:	Mrs Helena Curtis Tom Richards Tree Services	25/00130/CAT
Site Address	:	26 Hawthorne Rise Aysworth Nottinghamshire NG16 2RG	
Proposal	:	T1 - Magnolia - Reduce to create a balanced crown - Growing too big for the front garden, needs to be kept at a manageable size	
		H1 & H2 - Holly and Hawthorn - Trim sides and level top - Keep the hedge in a maintenance cycle for both neighbours to maintain	
		T2 - Plum - Fell to ground level and remove all arisings - Unmanageable, leaning on shed and too big for garden area	
		T3 - Apple - Reduce to previous points - Has grown into the shed and become intertwined with the roof	
		T4 - Hawthorn - Heavy reduction to take the weight out of the tree - Make the tree more manageable and safe due to its height and size	
		T5 - Silver Birch - Reduce height and deadwood to preserve the tree - Tree is in decline with significant deadwood and needs to be pruned to prevent failing	
Decision	:	Invalid File Returned to Applicant/Agent	

Applicant	:	Mr And Mrs Aram	25/00137/FUL
Site Address	:	3 Old School Lane Aysworth Nottinghamshire NG16 2WX	
Proposal	:	Construct single storey extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Michael Sharratt	25/00198/CAT
Site Address	:	59 Church Lane Cossall Nottinghamshire NG16 2RW	
Proposal	:	Silver birch - Fell	
Decision	:	No Objection	

Applicant	:	Mr Gurjit Mahal Taylor Reed Homes Ltd	25/00251/NMA
Site Address	:	Willoughby Almshouses Church Lane Cossall Nottinghamshire	
Proposal	:	Non material amendment to 23/00510/FUL to amend the existing modern flat roof dormers on the rear of the building to be fitted with pitched roofs	
Decision	:	Unconditional Permission	

BEESTON CENTRAL WARD

Applicant	:	Mr Brady Malbon YES Energy Solutions	25/00047/FUL
Site Address	:	48 Alexandra Crescent Beeston Nottinghamshire NG9 2BQ	
Proposal	:	Installation of external wall insulation with flat white/off white render finish	
Decision	:	Conditional Permission	

Applicant	:	Janet Minshall	25/00052/CLUE
Site Address	:	36 Lower Road Beeston Nottinghamshire NG9 2GT	
Proposal	:	Certificate of lawfulness for existing use as a C4 HMO	
Decision	:	Approval - CLU	

Applicant	:	Janet Minshall	25/00056/CLUE
Site Address	:	38 Lower Road Beeston Nottinghamshire NG9 2GT	
Proposal	:	Certificate of lawfulness for the existing use as a C4 HMO	
Decision	:	Approval - CLU	

Applicant	:	Mr Kelvin Chan	25/00083/CLUP
Site Address	:	34 Salisbury Street Beeston Nottinghamshire NG9 2EQ	
Proposal	:	Certificate of lawfulness for the proposed construction of single storey rear extension, rear dormer, hip to gable roof conversion and the removal of an existing chimney	
Decision	:	Approval - CLU	

Applicant	:	Mr Tom Richards Tom Richards Tree Services	25/00101/TPOW
Site Address	:	1 Clemency Mews Beeston Nottinghamshire NG9 2WL	
Proposal	:	T2 - Cedar - Fell	
	:	T1 - Sycamore - Fell	
Decision	:	Conditional Permission	
Applicant	:	Mr Fatjon Shahaj	25/00108/CLUP
Site Address	:	191 Lower Regent Street Beeston Nottinghamshire NG9 2DD	
Proposal	:	Certificate of lawfulness for proposed construction of rear dormer	
Decision	:	Approval - CLU	
Applicant	:	Mr K Krishanand DSK Ltd	25/00126/PGP32
Site Address	:	86 High Road Beeston Nottinghamshire NG9 2LF	
Proposal	:	Create first floor, one bedroomed flat above existing retail unit.	
	:	Internal changes including new staircase.	
Decision	:	Prior Approval Not Required	
Applicant	:	David Adediji Blakdiamond Social Care Ltd	25/00172/CLUP
Site Address	:	40 Coventry Road Beeston Nottinghamshire NG9 2EG	
Proposal	:	Certificate of Lawfulness for proposed change of use from dwelling house to childrens home	
Decision	:	Approval - CLU	
Applicant	:	Mr Jonathan deMacedo	25/00261/FUL
Site Address	:	2 Clifton Street Beeston Nottinghamshire NG9 2LS	
Proposal	:	Installation of an EV Chargepoint and install dormer window to the front elevation.	
Decision	:	Conditional Permission	
Applicant	:	Mr Trevor Broadley	25/00278/FUL
Site Address	:	11 City Road Beeston Nottinghamshire NG9 2LQ	
Proposal	:	Change of use from dwelling (C3 use) to small House in Multiple Occupation (C4 use)	
Decision	:	Conditional Permission	
BEESTON NORTH WARD			
Applicant	:	Mr Shakeel Ahmed	25/00080/CLUE
Site Address	:	40 Kenilworth Road Beeston Nottinghamshire NG9 2HR	
Proposal	:	Certificate of Lawfulness for an existing use as a HMO within Use Class C4	
Decision	:	Approval - CLU	
Applicant	:	Mr Ian Jowett William May Holdings Limited	25/00157/PNO
Site Address	:	101A - 105A High Road Beeston Nottinghamshire NG9 2JT	
Proposal	:	Prior Approval (Town and Country Planning (General Permitted Development) (England) Order 2015 amended) - Schedule 2, Part 3, Class MA - convert first-floor office space above 101A to 105A High Road to residential use, creating a total of five units.	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr Ian Jowett William May Holdings Limited	25/00175/PNO
Site Address	:	101A - 105A High Road Beeston Nottinghamshire NG9 2JT	
Proposal	:	Prior Notification under Part 20, Class AB to add two additional storeys to the existing building, resulting in a total of 15 flats over three floors above the ground floor	
Decision	:	Prior Approval Not Required	
Applicant	:	Dr Muhammed Al-Ausi	25/00191/CLUE
Site Address	:	3 Clifford Avenue Beeston Nottinghamshire NG9 2QN	
Proposal	:	Certificate of lawfulness for existing use as C4 HMO	
Decision	:	Approval - CLU	

Applicant	:	Mrs Rihana Zaffar	25/00206/FUL
Site Address	:	41 Derby Road Beeston Nottinghamshire NG9 2TB	
Proposal	:	Construct two storey side and rear extensions, single storey side and rear extension and facade alterations	
Decision	:	Conditional Permission	
BEESTON RYLANDS WARD			
Applicant	:	Mr & Mrs Hyland	24/00601/FUL
Site Address	:	The Hylands Hotel Grove Street Annex (formerly No.10) Beeston Nottinghamshire NG9 1JB	
Proposal	:	Change of use from C1 to residential and construct single storey side and rear extension including internal alterations.	
Decision	:	Conditional Permission	
Applicant	:	Miss Emily Farr MyPad Ltd	24/00729/VOC
Site Address	:	Beeston Maltings Dovecote Lane Beeston Nottinghamshire NG9 1JG	
Proposal	:	Variation of condition 13 (landscaping) of 22/00477/VOC	
Decision	:	Conditional Permission	
Applicant	:	Mr Sean Bell	24/00862/FUL
Site Address	:	73 Cartwright Way Beeston Nottinghamshire NG9 1RL	
Proposal	:	Change use of land to rear of property to residential including new path and change to ground levels; construct outbuilding and decking within resulting garden.	
Decision	:	Removal of trees to rear	
	:	Conditional Permission	
Applicant	:	Mr Owen Philips	25/00028/VOC
Site Address	:	Beeston Lodge Nursing Home 15 - 17 Meadow Road Beeston Nottinghamshire NG9 1JP	
Proposal	:	Variation of condition 2 (approved drawings) of planning permission 22/00188/FUL to provide balcony above flat roof on Lily Grove elevation. Amendments to window positions at first floor.	
Decision	:	Conditional Permission	
Applicant	:	Mr J Tyler	25/00044/PNH
Site Address	:	12 Cornwall Avenue Beeston Nottinghamshire NG9 1NL	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3 metres, with a maximum height of 3.85 metres, and an eaves height of 2.3 metres.	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr Jim Edgar Cheesecake Energy	25/00116/FUL
Site Address	:	Land Adj To NTU Medical Technologies Innovation Facility First Avenue Boots Campus Beeston Nottinghamshire NG9 1BG	
Proposal	:	Installation of additional renewable energy storage	
Decision	:	Conditional Permission	
Applicant	:	Miss Claire Louise Oliver	25/00145/CLUE
Site Address	:	28 Ashfield Avenue Beeston Nottinghamshire NG9 1PY	
Proposal	:	Certificate of Lawfulness for existing rear dormer	
Decision	:	Approval - CLU	
Applicant	:	Mr Shane Blackburn Thompsons Building Contractors	25/00212/NMA
Site Address	:	Meadow Lodge 23 Meadow Road Beeston Nottinghamshire NG9 1JP	
Proposal	:	Non material amendment to 23/00155/FUL to reduce the accommodation from 9 flats to 7 flats for assisted living and staff facilities	
Decision	:	Withdrawn	

Applicant	:	Mr Colin Magee	25/00215/PNH
Site Address	:	25 Thorndike Close Beeston Nottinghamshire NG9 1LS	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3 metres with a flat roof of 3 metres	
Decision	:	Prior Approval Not Required	

BEESTON WEST WARD

Applicant	:	Mr and Mrs Tom Baker	23/00760/FUL
Site Address	:	9 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	:	Demolition of existing dwelling and construction of a two storey replacement dwelling Including gates and access	
Decision	:	Conditional Permission	

Applicant	:	Mr and Mrs M Hampton	24/00842/FUL
Site Address	:	72 Park Road Chilwell Nottinghamshire NG9 4DD	
Proposal	:	Construct two storey front extension and single storey rear extension, car port and boundary wall. Removal of tree protected by TPO.	
Decision	:	Conditional Permission	

Applicant	:	Mr Christopher Chris Navarro Beeston Dental Practice	25/00002/FUL
Site Address	:	3 Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	Installation of replacement windows throughout the property	
Decision	:	Conditional Permission	

Applicant	:	Jon Vasey	25/00032/CAT
Site Address	:	11 North Drive Chilwell Nottinghamshire NG9 4DY	
Proposal	:	Eucalyptus - works to tree	
Decision	:	No Objection	

Applicant	:	Mrs Margaret Metcalfe	25/00040/FUL
Site Address	:	10 Ellis Grove Beeston Nottinghamshire NG9 1EP	
Proposal	:	External insulation to front and rear	
Decision	:	Conditional Permission	

Applicant	:	. Cassidy Group (Beeston) Limited	25/00049/VOC
Site Address	:	Station Road (Central) Car Park Station Road Beeston Nottinghamshire	
Proposal	:	Variation of Conditions 2, 3, 4, 5, 6, 7, 20 and 21 and removal of condition 12 of application reference number: 22/00125/FUL	
Decision	:	Conditional Permission	

Applicant	:	Mrs Diane Jude	25/00054/CAT
Site Address	:	28 Park Road Chilwell Nottinghamshire NG9 4DA	
Proposal	:	Conifers - Fell	
Decision	:	No Objection	

Applicant	:	Ms Sarah Thomas	25/00064/FUL
Site Address	:	2 & 2A Grange Avenue Beeston Nottinghamshire NG9 1GJ	
Proposal	:	Change of use from office to create one residential dwelling, additional fencing to boundaries	
Decision	:	Conditional Permission	

Applicant	:	Mr Richard Hill	25/00077/CAT
Site Address	:	6 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	Works to trees in a conservation area	
Decision	:	No Objection	

Applicant	:	Mr Ross Wynne	25/00082/PNH
Site Address	:	391 Queens Road West Chilwell Nottinghamshire NG9 1GX	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.8 metres, with a maximum height of 3.2 metres, and an eaves height of 3.0 metres.	
Decision	:	Prior Approval Not Required	
Applicant	:	Ms A Marriott	25/00107/FUL
Site Address	:	5 Hampden Grove Beeston Nottinghamshire NG9 1FG	
Proposal	:	Construct single storey rear and side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Saul Tendler	25/00112/CAT
Site Address	:	2 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	Leylandii - Fell	
Decision	:	No Objection	
Applicant	:	Mr Luke Smerdon-White	25/00113/CAT
Site Address	:	64 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	Leylandii - Crown reduce and thin 50%	
Decision	:	No Objection	
Applicant	:	Mr S Jude	25/00121/NMA
Site Address	:	28 Park Road Chilwell Nottinghamshire NG9 4DA	
Proposal	:	Non material amendment to 23/00802/FUL - To change material of the face of the bungalow from render to reclaimed facing brickwork. Change the proposed roofing materials to slate grey composite tiles. Install pitched roof with composite slates to replace flat roof over 28a Park Road	
Decision	:	Withdrawn	
Applicant	:	Mr Benjamin Jeays	25/00124/FUL
Site Address	:	63 Denison Street Beeston Nottinghamshire NG9 1AX	
Proposal	:	Install electric car charging point	
Decision	:	Conditional Permission	
Applicant	:	Mr And Mrs Maltby	25/00138/DOC
Site Address	:	87 Bramcote Drive West Beeston Nottinghamshire NG9 1DU	
Proposal	:	Discharge of condition 4 of planning permission 24/00709/FUL	
Decision	:	Partial Discharged	
Applicant	:	Juliette Gecas	25/00148/CAT
Site Address	:	12 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	:	Works to trees in a conservation area	
Decision	:	No Objection	
Applicant	:	Mr S Jude	25/00165/FUL
Site Address	:	28 And 28A Park Road Chilwell Nottinghamshire NG9 4DA	
Proposal	:	Construct pitched roof over existing flat roof. Application of brick material cladding to front elevation	
Decision	:	Conditional Permission	
Applicant	:	mr richard hutchinson	25/00170/TPOW
Site Address	:	26 Park Road Chilwell Nottinghamshire NG9 4DA	
Proposal	:	Leylandii - Fell	
Decision	:	Conditional Permission	
Applicant	:	Singh	25/00171/CLUE
Site Address	:	22 Wollaton Road Beeston Nottinghamshire NG9 2NR	
Proposal	:	Certificate of Lawfulness to confirm that the consented development has commenced in accordance with conditions for reference 21/00721/FUL and within 3 years from the approved planning decision notice dated 08/04/2022	
Decision	:	Approval - CLU	

Applicant	:	Mr I Culshaw	25/00184/CLUP
Site Address	:	70 Bramcote Road Beeston Nottinghamshire NG9 1DT	
Proposal	:	Certificate of Lawfulness for proposed new dormer to rear elevation and insert new roof windows to front elevation	
Decision	:	Approval - CLU	
Applicant	:	Mr M Grabiec	25/00199/CAT
Site Address	:	20 Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	Fell dead / dying Cherry tree	
Decision	:	Conditional Permission	
Applicant	:	Mr Paul Lewis	25/00221/FUL
Site Address	:	33 Denison Street Beeston Nottinghamshire NG9 1AY	
Proposal	:	Garage conversion and alterations to create new self-contained flat	
Decision	:	Conditional Permission	
Applicant	:	Mr I Culshaw	25/00225/FUL
Site Address	:	70 Bramcote Road Beeston Nottinghamshire NG9 1DT	
Proposal	:	Construct rear dormer	
Decision	:	Conditional Permission	
Applicant	:	Mr K Krishanand DSK Ltd	25/00230/PNO
Site Address	:	70 Chilwell Road Beeston Nottinghamshire NG9 1FQ	
Proposal	:	Prior approval under Schedule 2 Class G - change to mixed use from commercial, business and service (Class E) to mixed use including up to two apartments.	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr Sundeep Sangha	25/00241/FUL
Site Address	:	34 Sidney Road Beeston Nottinghamshire NG9 1AN	
Proposal	:	Construct detached outbuilding to rear	
Decision	:	Conditional Permission	
Applicant	:	Mrs J Lincoln	25/00246/FUL
Site Address	:	43 Cromwell Road Beeston Nottinghamshire NG9 1DP	
Proposal	:	Construct single storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Alison Tasker	25/00252/FUL
Site Address	:	9 Park Road Chilwell Nottinghamshire NG9 4DA	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr John Draper	25/00260/TPOW
Site Address	:	10 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	Fell road side tree	
Decision	:	Withdrawn	
Applicant	:	Dr K Logan	25/00309/CAT
Site Address	:	68 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	T1 - Pine - prune	
	:	T2 - unknown species - fell	
	:	T4 - Cedar - remove broken branch	
Decision	:	Conditional Permission	
Applicant	:	Mr J Glenn Jack Glen Tree and Gardening	25/00277/CAT
Site Address	:	4 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	:	Removal of conifers and works to Cherry Tree (30% reduction) in Conservation Area	
Decision	:	No Objection	

Applicant	:	Wickens	25/00287/CAT
Site Address	:	2 Bramcote Road Beeston Nottinghamshire NG9 1AG	
Proposal	:	T1 - Copper Beech - Rear garden - Reduce back to previous points (approx. 3-4m) T2 - Cotoneaster - Over front driveway - Reduce approx 2-3m into a lenticular shape T3 - Cherry - Rear garden - Reduce by the 2-3m due to proximity to house	
Decision	:	No Objection	

Applicant	:	Asiana Developments Ltd	25/00311/NMA
Site Address	:	Royal Oak Inn 22 Villa Street Beeston Nottinghamshire NG9 2NY	
Proposal	:	Non material amendment to 20/00739/MMA for amendments to fenestration; replacement of Trespa rainscreen cladding with brick and Aluminium rainscreen cladding	
Decision	:	Refusal	

BRAMCOTE WARD

Applicant	:	Mrs P Marshall & C English Stone Planning Services Limited	23/00407/OUT
Site Address	:	Land Off Bramcote Drive Beeston Nottinghamshire NG9 3DA	
Proposal	:	Outline application to construct 10 houses and garages with some matters reserved	
Decision	:	Conditional Permission	

Applicant	:	DAVID FERNANDES	24/00758/FUL
Site Address	:	2 Cranston Road Bramcote Nottinghamshire NG9 3GU	
Proposal	:	Retain raised height to side extension	
Decision	:	Conditional Permission	

Applicant	:	Mr and Mrs Bruce and Dawn Hall and Lidstone Paul Fieldhouse Architect	24/00816/FUL
Site Address	:	The Vicarage Moss Drive Bramcote Nottinghamshire NG9 3NF	
Proposal	:	Install solar panels to roof; install canopy to side entrance and balustrade with railings above front entrance; alterations to window and door openings. Construct detached car port.	
Decision	:	Conditional Permission	

Applicant	:	Mr Singh	25/00010/FUL
Site Address	:	71 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD	
Proposal	:	Garage extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Grewal	25/00031/DOC
Site Address	:	7 Beeston Fields Drive Beeston Nottinghamshire NG9 3DB	
Proposal	:	Discharge of Condition 4 of planning permission 24/00591/FUL - Prior to above ground works commencing, a landscaping scheme shall be submitted to and approved by the Local (a) trees, hedges and shrubs to be removed or retained during the course of development (b) numbers, types, sizes and positions of any proposed trees or shrubs (c) proposed hard surfacing treatment The applicant proposes to remove all trees at the front. The driveway will be hard surfaces as shown in a bound, porous material. The drive will extend down towards the site for the garage/annexe at the low point of the site. There will be a small retaining wall with steps up to the top tier of the front garden at the same ground level as the house.	
Decision	:	Partial Discharged	

Applicant	:	Rachel Storry	25/00058/FUL
Site Address	:	8 Eagle Close Beeston Nottinghamshire NG9 3DY	
Proposal	:	Construct single storey side, front and rear extensions	
Decision	:	Conditional Permission	

Applicant	:	Mr R.G.W. Foster	25/00060/CAT
Site Address	:	84 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	Works to trees in a conservation area	
Decision	:	Conditional Permission	
Applicant	:	Mr Timson	25/00071/FUL
Site Address	:	Bramcote Methodist Church Chapel Street Bramcote Nottinghamshire NG9 3HB	
Proposal	:	Change of use from place of worship (use class F1) to dwelling (use class C3). External alterations to elevations. Installation of solar panels.	
Decision	:	Conditional Permission	
Applicant	:	Mr and Mrs Joe and Rachel Beeching	25/00079/FUL
Site Address	:	73 Sandringham Drive Bramcote Nottinghamshire NG9 3EL	
Proposal	:	Construct single storey rear extension and raised patio area	
Decision	:	Conditional Permission	
Applicant	:	Mrs Rachael Webster	25/00085/FUL
Site Address	:	16 Rufford Avenue Bramcote Nottinghamshire NG9 3JH	
Proposal	:	Demolition of existing garage and construction of two storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs Daphne Ball	25/00087/CLUP
Site Address	:	73 Valmont Road Bramcote Nottinghamshire NG9 3JD	
Proposal	:	Certificate of lawfulness for proposed garage conversion	
Decision	:	Approval - CLU	
Applicant	:	Severn Trent	25/00090/TPOW
Site Address	:	Reservoir Moss Drive Bramcote Nottinghamshire	
Proposal	:	Works to cherry laurels	
Decision	:	Conditional Permission	
Applicant	:	Mr D Sham	25/00093/PNH
Site Address	:	19 The Chancery Bramcote Nottinghamshire NG9 3AJ	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.39 metres, with a maximum height of 3.65 metres, and an eaves height of 2.52 metres.	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr & Mrs Bourne	25/00094/FUL
Site Address	:	67 Balmoral Drive Bramcote Nottinghamshire NG9 3FT	
Proposal	:	Construct front porch	
Decision	:	Conditional Permission	
Applicant	:	Swallow Hill Homes	25/00070/PIP
Site Address	:	Southfields Farm Common Lane Bramcote Nottinghamshire NG9 3DT	
Proposal	:	Application for permission in principle for 3 dwellings and associated infrastructure	
Decision	:	PiP Refused (Permsn in Pciple Refused)	
Applicant	:	Mr Murphy	25/00109/FUL
Site Address	:	60 Bankfield Drive Bramcote Nottinghamshire NG9 3EG	
Proposal	:	Construct Single Storey Side Extension & Loft Conversion	
Decision	:	Conditional Permission	
Applicant	:	Mr N Kumar	25/00142/OUT
Site Address	:	Land Adj To 68 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD	
Proposal	:	Outline application for detached dwelling and garage with all matters reserved	
Decision	:	Refusal	
Applicant	:	Mr N Kumar	25/00143/FUL
Site Address	:	Shortlands 68 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD	
Proposal	:	Construct single-storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Liang Liang Qi	25/00155/FUL
Site Address	:	5 Penny Gardens Bramcote Nottinghamshire NG9 3TA	
Proposal	:	Retain wooden side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Liam Edwards MyPad	25/00167/VOC
Site Address	:	The Grove Peache Way Bramcote Nottinghamshire NG9 3DX	
Proposal	:	Variation of condition 1 (approved drawings) and condition 2 (materials) of planning permission 24/00343/VOC	
Decision	:	Conditional Permission	
Applicant	:	Mr Ford	25/00168/FUL
Site Address	:	31 Stanley Drive Bramcote Nottinghamshire NG9 3JY	
Proposal	:	A loft conversion raising the roof line with and a single storey rear and side extension	
Decision	:	Refusal	
Applicant	:	Lauren Harris	25/00182/FUL
Site Address	:	2 Chesham Drive Bramcote Nottinghamshire NG9 3FB	
Proposal	:	Construction of single storey side extension and connection to garage	
Decision	:	Conditional Permission	
Applicant	:	Mr Andy Whiting	25/00183/FUL
Site Address	:	20 Warrender Close Bramcote Nottinghamshire NG9 3EB	
Proposal	:	Construct single storey side and rear extension. Application of insulated render to external walls	
Decision	:	Conditional Permission	
Applicant	:	Mrs Gaynor Bryan	25/00188/FUL
Site Address	:	41 Pimlico Avenue Bramcote Nottinghamshire NG9 3JJ	
Proposal	:	Construct side and roof extension and increase in roof height to create additional storey. Demolition of garage to rear	
Decision	:	Conditional Permission	
Applicant	:	Mr Hamish O Callaghan	25/00197/FUL
Site Address	:	108 Ewe Lamb Lane Bramcote Nottinghamshire NG9 3JW	
Proposal	:	Demolish existing conservatory and construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Gurcharn Singh Rathour	25/00219/DOC
Site Address	:	60 Beeston Fields Drive Beeston Nottinghamshire NG9 3DD	
Proposal	:	Discharge of conditions 3 (Construction/ Demolition Statement), 4 (Landscaping Scheme) and 5 (external materials) of planning reference 22/00630/FUL	
Decision	:	Discharge of Conditions	
Applicant	:	Mr Richard Foster	25/00220/FUL
Site Address	:	84 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	Construct single storey side extension. Removal of existing entrance porch.	
Decision	:	Conditional Permission	
Applicant	:	Mr. Nicolas Martinez	25/00232/FUL
Site Address	:	113 Hillside Road Bramcote Nottinghamshire NG9 3SU	
Proposal	:	Construct first floor extension to side	
Decision	:	Conditional Permission	
Applicant	:	Manning	25/00243/FUL
Site Address	:	39 Seven Oaks Crescent Bramcote Nottinghamshire NG9 3FP	
Proposal	:	Construct two storey rear extension and pitched roof to existing rear single storey extension	
Decision	:	Conditional Permission	

Applicant	:	Andrew Gill	25/00254/FUL
Site Address	:	2 Windermere Road Beeston Nottinghamshire NG9 3AS	
Proposal	:	Construct two storey side extension and first floor extension over existing side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Ben Goulding Frank Goulding Ltd	25/00269/CAT
Site Address	:	25 Chapel Street Bramcote Nottinghamshire NG9 3HB	
Proposal	:	Removal of Cherry Tree	
Decision	:	Conditional Permission	
Applicant	:	Mrs Mellor	25/00303/CAT
Site Address	:	85 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	Remove row of Conifers to be replaced with Portuguese Laurel as the Conifers are unsightly and in poor condition	
Decision	:	No Objection	
BRINSLEY WARD			
Applicant	:	Mr M Smith	25/00030/FUL
Site Address	:	66 Mansfield Road Brinsley Nottinghamshire NG16 5AE	
Proposal	:	Construct first floor extension to rear	
Decision	:	Refusal	
Applicant	:	Mr P Lake Eastwood Shed	25/00089/DOC
Site Address	:	Church Hall Church Lane Brinsley Nottinghamshire	
Proposal	:	Discharge of condtions 5 of planning permission 24/00604/FUL Biodiversity Gain Plan and supporting details (HMMP to follow)	
Decision	:	Partial Discharged	
Applicant	:	Mr P Lake Eastwood Shed	25/00100/DOC
Site Address	:	Church Hall Church Lane Brinsley Nottinghamshire	
Proposal	:	Discharge of Condition 6 of planning permission 24/00604/FUL Bin provisions	
Decision	:	Partial Discharged	
Applicant	:	Mr Neil Sears Woodshire Properties	25/00140/FUL
Site Address	:	1 Red Lane Brinsley Nottinghamshire NG16 5BW	
Proposal	:	Single storey rear extension and installation of Air Source Heat Pump (ASHP).	
Decision	:	Conditional Permission	
Applicant	:	Mr Shane Dixon M and V Group Ltd	25/00164/FUL
Site Address	:	14 Holroyd Circle Brinsley Nottinghamshire NG16 5DR	
Proposal	:	Construct outbuilding	
Decision	:	Conditional Permission	
Applicant	:	Mr James Rawsom	25/00194/TPOW
Site Address	:	19 Hall Lane Brinsley Nottinghamshire NG16 5AG	
Proposal	:	2 x Limes - Fell Seasonal trim to Copper Beech	
Decision	:	Refusal	
CHILWELL WEST WARD			
Applicant	:	Mr Fraser Neasham Broxtowe Borough Council	24/00676/DOC
Site Address	:	Former Garages Felton Close Chilwell Nottinghamshire	
Proposal	:	Discharge of condition 3 of 22/00210/REG3	
Decision	:	Partial Discharged	

Applicant	:	Mr Fraser Neasham Broxtowe Borough Council	24/00721/DOC
Site Address	:	Former Garages Gayrigg Court Chilwell Nottinghamshire	
Proposal	:	Discharge of Condition 3 of planning permission 22/00212/REG3 Remedial Strategy Report - Ref 22125-2, 30th November 2022, Revision A Validation Report - Ref 22125-8, 23rd October 2024	
Decision	:	Partial Discharged	
Applicant	:	Mr Fraser Neasham Broxtowe Borough Council	24/00832/DOC
Site Address	:	Selside Court Chilwell Nottinghamshire	
Proposal	:	Discharge of condition 3 of 22/00211/REG3 Remedial Strategy Report : 22125-3 Revision A; Analytical Report Number : 24-056754; Validation Report : 22125-9; Post-Placement topsoil testing : 22125-9/2	
Decision	:	Partial Discharged	
Applicant	:	Mr Stuart Reeves	25/00017/FUL
Site Address	:	6 Forester Close Chilwell Nottinghamshire NG9 5GB	
Proposal	:	Installation of air source heat pump	
Decision	:	Conditional Permission	
Applicant	:	Mr jack Havron	25/00139/FUL
Site Address	:	2 Burgh Hall Close Chilwell Nottinghamshire NG9 5JH	
Proposal	:	Construct two storey rear extension and new pitched roof to the existing garage.	
Decision	:	Conditional Permission	
Applicant	:	Ms Tia Smith	25/00200/FUL
Site Address	:	23 Great Hoggett Drive Chilwell Nottinghamshire NG9 4HP	
Proposal	:	Construct single storey front extension.	
Decision	:	Conditional Permission	
Applicant	:	Mr Joshua Milsom	25/00214/FUL
Site Address	:	18 Garton Close Chilwell Nottinghamshire NG9 4GH	
Proposal	:	Double storey side extension	
Decision	:	Refusal	
Applicant	:	Mr Joshua Milsom	25/00248/PNH
Site Address	:	18 Garton Close Chilwell Nottinghamshire NG9 4GH	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.30 metres, with a maximum height of 3.34 metres with an eaves height of 2.28 metres	
Decision	:	Prior Approval Granted	
Applicant	:	MRS R HOLMES	25/00296/PNH
Site Address	:	10 Letchworth Crescent Chilwell Nottinghamshire NG9 5LL	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.50 metres, with a maximum height of 3.20 metres, and an eaves height of 2.40 metres.	
Decision	:	Prior Approval Not Required	

EASTWOOD HILLTOP WARD

Applicant	:	Mr Toby Francis	24/00815/FUL
Site Address	:	55 Raglan Street Eastwood Nottinghamshire NG16 3GU	
Proposal	:	Construct two storey side extension, single storey rear extension with roof lantern, increase in roof height including hip to gable conversion, flat roof dormer to rear, and porch to front.	
Decision	:	Conditional Permission	

Applicant	:	Mr Dove	24/00841/FUL
Site Address	:	145 Newthorpe Common Newthorpe Nottinghamshire NG16 2AW	
Proposal	:	Construct front, side and rear single storey extension. Construct front garden wall and patio to rear.	
Decision	:	Conditional Permission	

Applicant	:	Miss Lauren Earle	25/00034/FUL
Site Address	:	157 Nottingham Road Eastwood Nottinghamshire NG16 3GJ	
Proposal	:	Changes to driveway including drop kerb and boundary treatment	
Decision	:	Conditional Permission	

Applicant	:	Mr Dan Bright	25/00097/FUL
Site Address	:	Land At 79 Chewton Street Eastwood Nottinghamshire NG16 3JQ	
Proposal	:	Retrospective planning application to regularise changes to the approved scheme (24/00190/FUL) for the construction of a detached bungalow.	
Decision	:	Conditional Permission	

Applicant	:	Miss Claire Hutchinson	25/00186/TPOW
Site Address	:	1 Minster Gardens Newthorpe Nottinghamshire NG16 2AT	
Proposal	:	T1 - Fell T2 - Lower limb removal	
Decision	:	Conditional Permission	

EASTWOOD ST MARY'S WARD

Applicant	:	Mr Alex Leivers GraceMachin Planning & Property	24/00590/FUL
Site Address	:	Land Adjacent 67 Old Derby Road Eastwood Nottinghamshire NG16 3SF	
Proposal	:	Construct detached building to be used as a dance studio, including creation of hardstanding.	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Tatler	24/00837/FUL
Site Address	:	1A Brookhill Leys Road Eastwood Nottinghamshire NG16 3HZ	
Proposal	:	Retain single storey extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Stuart Mounsey	25/00048/FUL
Site Address	:	1 Woodland Way Eastwood Nottinghamshire NG16 3BU	
Proposal	:	Alterations to garage including raise height, install roof light, change garage door; to facilitate partial conversion to living accommodation	
Decision	:	Conditional Permission	

Applicant	:	Mr Patrick Burke Homes By Honey	25/00122/DOC
Site Address	:	136 Church Street Eastwood Nottinghamshire NG16 3HT	
Proposal	:	Discharge of conditions 11, 12 and 14 of reference 23/00518/OUT	
Decision	:	Partial Discharged	

Applicant	:	Mrs M Palfreyman	25/00152/PNH
Site Address	:	17 Church Street Eastwood Nottinghamshire NG16 3HP	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4 metres, with a maximum height of 4 metres, and an eaves height of 3 metres	
Decision	:	Prior Approval Not Required	

GREASLEY WARD

Applicant	:	c/o agent	24/00822/VOC
Site Address	:	Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire	
Proposal	:	Variation of condition 4 of planning permission 96/00257/REM to allow for the erection of storage unit to the rear of Ikea	
Decision	:	Refusal	
Applicant	:	Mr Christopher Clarke	24/00849/FUL
Site Address	:	Beauvale Farm 50 Beauvale Newthorpe Nottinghamshire NG16 2EY	
Proposal	:	Construct single storey rear extension and single storey front porch extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Taylor	24/00855/FUL
Site Address	:	85 Dovecote Road Newthorpe Nottinghamshire NG16 3QL	
Proposal	:	Construct single storey front & rear extensions, two storey side & front extensions, dormer to rear to facilitate loft conversion. Changes to windows and materials to all elevations	
Decision	:	Conditional Permission	
Applicant	:	Mrs Jenny Shaw	25/00066/FUL
Site Address	:	14 Rolleston Drive Newthorpe Nottinghamshire NG16 2BD	
Proposal	:	Construct single storey rear extension, first floor side extension, lean-to roof to single storey front element and alteration to front ground floor window, render to front elevation	
Decision	:	Conditional Permission	
Applicant	:	- McDonald's Restaurants Limited	25/00081/ADV
Site Address	:	Land Adjacent 1 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP	
Proposal	:	Display illuminated and non-illuminated sign	
Decision	:	Conditional Permission	
Applicant	:	Mr Dean Maddock	25/00098/FUL
Site Address	:	12 Ludlam Avenue Giltbrook Nottinghamshire NG16 2UL	
Proposal	:	Construct two storey side and first floor side extension	
Decision	:	Conditional Permission	
Applicant	:	K Simmons	25/00102/CLUP
Site Address	:	24 Beamlight Road Eastwood Nottinghamshire NG16 3JG	
Proposal	:	Certificate of lawfulness for proposed loft conversion with rooflights	
Decision	:	Approval - CLU	
Applicant	:	C/o Agent Giltbrook Retail Park Nottingham Ltd	25/00103/DOC
Site Address	:	Land Adjacent Management Office 1 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP	
Proposal	:	Discharge of conditions 3 and 6 of planning permission 24/00511/FUL Material Palette Presentation Board ref. 11717_AEW_2248_XX_PP_A_0001 Waste Management Plan ref. 66778/01/JW/TW (Lichfields, February 2025)	
Decision	:	Partial Discharged	
Applicant	:	C/o Agent Giltbrook Retail Park Nottingham Ltd	25/00104/DOC
Site Address	:	Land Adjacent Management Office 1 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP	
Proposal	:	Discharge of condition 5 of 24/00511/FUL - Odour Control Assessment	
Decision	:	Partial Discharged	
Applicant	:	Mr D Priestley	25/00110/FUL
Site Address	:	2 Peters Close Newthorpe Nottinghamshire NG16 2ER	
Proposal	:	Construct single storey side extensions.	
Decision	:	Conditional Permission	

Applicant	:	Mr Kevin Marks	25/00119/DOC
Site Address	:	24 Pinfold Road Newthorpe Nottinghamshire NG16 2FT	
Proposal	:	Discharge of condition 9 of 23/00318/FUL	
Decision	:	Refused Discharge	
Applicant	:	Josh Barber	25/00123/FUL
Site Address	:	14 Davenport Drive Giltbrook Nottinghamshire NG16 2WU	
Proposal	:	Installation of air source heat pump to side of property	
Decision	:	Conditional Permission	
Applicant	:	Mr Mark Flint Oakfield Construction Ltd	25/00166/FUL
Site Address	:	Colliers House 3 Dunsil Road Moorgreen Industrial Park Newthorpe Nottinghamshire NG16 3TN	
Proposal	:	Construct extension to the existing workshop and offices	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Furniss	25/00222/NMA
Site Address	:	390 Nottingham Road Newthorpe Nottinghamshire NG16 2ED	
Proposal	:	Non-material amendment of planning permission 22/00675/FUL to allow reduction in footprint	
Decision	:	Unconditional Permission	
Applicant	:	Mr & Mrs J Storm	25/00229/FUL
Site Address	:	13 Hewer Close Eastwood Nottinghamshire NG16 3NU	
Proposal	:	Conversion of garage to living accommodation and associated external alterations	
Decision	:	Conditional Permission	
Applicant	:	C/o Agent Giltbrook Retail Park Nottingham Ltd	25/00283/DOC
Site Address	:	Land Adjacent Management Office 1 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP	
Proposal	:	Discharge of condition 7 and BNG condition of planning permission 24/00511/FUL	
Decision	:	Discharge of Conditions	
Applicant	:	C/o Agent Giltbrook Retail Park Nottingham Ltd	25/00295/DOC
Site Address	:	Land Adjacent Management Office 1 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP	
Proposal	:	Discharge of condition 4 of planning permission 24/00511/FUL	
Decision	:	Partial Discharged	
KIMBERLEY WARD			
Applicant	:	Mr Forsyth Hockley Developments Ltd	24/00399/FUL
Site Address	:	2 - 4 Regent Street Kimberley Nottinghamshire NG16 2LW	
Proposal	:	Demolition of industrial, storage and business unit and construction of three storey building comprising 12 supported living flats (Class C3). External area to provide parking, amenity space including bin and cycle stores.	
Decision	:	Conditional Permission	
Applicant	:	Rood KMRG Trust	24/00568/FUL
Site Address	:	Clubhouse And Changing Rooms The Stag Recreation Ground Nottingham Road Kimberley Nottinghamshire	
Proposal	:	Demolish existing clubhouse and changing rooms and construct replacement single storey clubhouse and changing rooms.	
Decision	:	Conditional Permission	
Applicant	:	Mr Andy Allport	24/00747/FUL
Site Address	:	Land To The Rear Of 35 Edgwood Road Kimberley Nottinghamshire NG16 2JR	
Proposal	:	Construct detached dwelling and garage	
Decision	:	Conditional Permission	

Applicant	:	Mr Andrew Crawford Pub People Company	24/00803/VOC
Site Address	:	White Lion 74 Swingate Kimberley Nottinghamshire NG16 2PQ	
Proposal	:	Variation of planning condition 4 of planning approval reference 22/00966/VOC to allow the permanent use of the marquee.	
Decision	:	Conditional Permission	
Applicant	:	Mr Leon Levey	25/00014/TPOW
Site Address	:	90 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	Removal of large overgrown Oak tree in garden.	
Decision	:	Conditional Permission	
Applicant	:	Mr Keir Barrie	25/00051/FUL
Site Address	:	6 Clive Crescent Kimberley Nottinghamshire NG16 2QB	
Proposal	:	Construct two storey side and single storey rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Julie Darbyshire Kimberley Town Council	25/00088/DOC
Site Address	:	Kimberley Parish Hall Newdigate Street Kimberley Nottinghamshire NG16 2NJ	
Proposal	:	Discharge of conditions 3 (ground investigation) and 6 (CEMP) of 24/00147/FUL	
Decision	:	Partial Discharged	
Applicant	:	Mr Liam Bentley Tanbry Construction Limited	25/00136/DOC
Site Address	:	Graphic House Noel Street Kimberley Nottinghamshire NG16 2NE	
Proposal	:	Discharge of conditions 8 and 12 of application reference 23/00856/VOC	
Decision	:	Partial Discharged	
Applicant	:	Mr L Levey	25/00208/TPOW
Site Address	:	90 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	Oak Tree - reduced by 30% and any dead wood removed .	
Decision	:	File Closed	
Applicant	:	Mr Anthony Morris	25/00234/TPOW
Site Address	:	80 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	Silver birch - Fell Willow - Fell	
Decision	:	Conditional Permission	
Applicant	:	Mr Leon Levey	25/00265/TPOW
Site Address	:	90 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	T1 - Oak - Crown reduction	
Decision	:	Conditional Permission	
Applicant	:	Mr Chadda	25/00285/CLUP
Site Address	:	1 Angus Close Kimberley Nottinghamshire NG16 2GX	
Proposal	:	Certificate of lawfulness for the proposed construction of single storey rear extension and single storey side extension	
Decision	:	Approval - CLU	
Applicant	:	Mr Anthony Morris	25/00327/TPOW
Site Address	:	80 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	Two Laurel Bushes - Removal	
Decision	:	Withdrawn	

NUTHALL EAST & STRELLEY WARD

Applicant	:	Mr and Mrs B Cropley	25/00020/FUL
Site Address	:	42 Cedarland Crescent Nuthall Nottinghamshire NG16 1AH	
Proposal	:	Construct two storey side extension, single storey rear extension, dropped kerb and alteration to existing roof including hip to gable.	
Decision	:	Conditional Permission	

Applicant	:	Mr Jason Muress	25/00042/FUL
Site Address	:	101 Nottingham Road Nuthall Nottinghamshire NG16 1DN	
Proposal	:	Construct two storey rear extension and single storey side extension. Alterations to roof and front elevation of the existing dwelling.	
Decision	:	Conditional Permission	
Applicant	:	Mr Gheorghe Ciubotaru	25/00068/FUL
Site Address	:	20 Temple Drive Nuthall Nottinghamshire NG16 1BE	
Proposal	:	Retain rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Saumin Thaker	25/00127/FUL
Site Address	:	10 Almond Way Strelley Nottinghamshire NG8 4JT	
Proposal	:	Retain single storey rear and front porch extension and garage conversion	
Decision	:	Conditional Permission	
Applicant	:	N/A Icon Tower Infrastructure Ltd.	25/00169/TEL
Site Address	:	Field To The North Of Woodhouse Way Nuthall Nottinghamshire	
Proposal	:	The installation of a new 25m-high telecommunications lattice tower with headframe, supporting antennas and transmission dishes; plus ground-based equipment cabinets within a secure, fenced compound; and ancillary development thereto	
Decision	:	Prior Approval Not Required	
Applicant	:	MR S SINGH	25/00176/FUL
Site Address	:	42 Mornington Crescent Nuthall Nottinghamshire NG16 1QE	
Proposal	:	Construct single storey front and side and two storey rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Mr J Lewis	25/00224/NMA
Site Address	:	2 Mornington Crescent Nuthall Nottinghamshire NG16 1QE	
Proposal	:	Non material amendment to planning reference 24/00412/FUL- repositioning of approved boundary wall	
Decision	:	Unconditional Permission	
STAPLEFORD NORTH WARD			
Applicant	:	Mr Ashley Walters Keepmoat Homes East Midlands	24/00611/ADV
Site Address	:	Sidings Lane Bramcote Nottinghamshire	
Proposal	:	Display 1x banner and 1x lamppost flag	
Decision	:	Conditional Permission	

STAPLEFORD SOUTH EAST WARD

Applicant	:	Mr Charles Barton Sandiccliffe Limited	24/00690/REM
Site Address	:	72 - 78 Nottingham Road Stapleford Nottinghamshire NG9 8AQ	
Proposal	:	Application for the approval of all reserved matters (landscaping, scale, access, appearance and layout) to construct 30 dwellings (reference 20/00847/OUT) and associated infrastructure including access onto Nottingham Road.	
Decision	:	Refusal	
Applicant	:	. ALDI Stores Ltd	24/00797/VOC
Site Address	:	Aldi Nottingham Road Stapleford Nottinghamshire	
Proposal	:	Removal of condition 9 of planning permission 15/00285/FUL to allow deliveries at any time	
Decision	:	Conditional Permission	
Applicant	:	mr ejaz butt	25/00009/TPOW
Site Address	:	195 Toton Lane Stapleford Nottinghamshire NG9 7JD	
Proposal	:	Fell Beech tree	
Decision	:	Conditional Permission	
Applicant	:	MR. PANTER	25/00027/FUL
Site Address	:	21 Hickings Lane Stapleford Nottinghamshire NG9 8PB	
Proposal	:	Construct two storey side and single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Wayne Hurst	25/00073/FUL
Site Address	:	68A Nottingham Road Stapleford Nottinghamshire NG9 8AQ	
Proposal	:	Replacement UPVC windows and doors. Create vehicular access from Cemetery Road. Installation of gates to new access	
Decision	:	Conditional Permission	
Applicant	:	Dr S Martindale	25/00084/FUL
Site Address	:	8 Tevery Close Stapleford Nottinghamshire NG9 8DU	
Proposal	:	Construct front porch and two-storey rear extension and solar panels to rear roof	
Decision	:	Conditional Permission	
Applicant	:	Mr David Reeder	25/00091/PNH
Site Address	:	90 Sisley Avenue Stapleford Nottinghamshire NG9 7HU	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3.2metres, and an eaves height of 2.4 metres.	
Decision	:	Prior Approval Not Required	
Applicant	:	Mrs Wroughton	25/00134/FUL
Site Address	:	58 Sisley Avenue Stapleford Nottinghamshire NG9 7HT	
Proposal	:	Construct front porch. Render external walls	
Decision	:	Conditional Permission	
Applicant	:	MR NARINDER AHLUWALIA	25/00160/PNH
Site Address	:	4 Gainsborough Close Stapleford Nottinghamshire NG9 7HX	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.90 metres, with a maximum height of 3.30 metres, and an eaves height of 2.40 metres.	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr William Anderson Mypad	25/00284/DOC
Site Address	:	Former Sandiccliffe Accident Repair Centre Nottingham Road Stapleford Nottinghamshire NG9 8AQ	
Proposal	:	Discharge of condition 8 and 9 of 20/00341/FUL	
Decision	:	Discharge of Conditions	

STAPLEFORD SOUTH WEST WARD

Applicant : Mr Nasser Iqbal 24/00836/FUL
Site Address : 66B Derby Road Stapleford Nottinghamshire NG9 7AB
Proposal : **Construct first floor flat**
Decision : **Conditional Permission**

Applicant : mr kevin Gadd 25/00029/CLUP
Site Address : 5 Silverdale Stapleford Nottinghamshire NG9 7EX
Proposal : **Certificate of lawfulness for the construction of a single rear storey extension**
Decision : **Approval - CLU**

Applicant : Mr Bernard Giblin 25/00057/PJ14PA
Site Address : George Spencer Academy Arthur Mee Road Stapleford Nottinghamshire NG9 7EW
Proposal : **Installation of solar panels on roof of school**
Decision : **Prior Approval Not Required**

Applicant : Mr Evaldas Marcinkevicius 25/00151/FUL
Site Address : 34 Wellspring Dale Stapleford Nottinghamshire NG9 7EU
Proposal : **Construct two storey side and rear extension, single storey front and rear extension, dormer to rear**
Decision : **Conditional Permission**

Applicant : Mr James Roberts 25/00201/FUL
Site Address : 201 Derby Road Stapleford Nottinghamshire NG9 7AZ
Proposal : **Construct single-storey rear extension. Alterations to roof including hip to gable and flat roof extensions to form living accommodation at third floor level**
Decision : **Withdrawn**

Applicant : Mr James Roberts 25/00237/FUL
Site Address : 80 Brookhill Street Stapleford Nottinghamshire NG9 7GD
Proposal : **Construct hip to gable extension and addition to rear roof to form additional living accommodation**
Decision : **Withdrawn**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mr Gjokaj 24/00776/FUL
Site Address : 153 Spinney Crescent Toton Nottinghamshire NG9 6GE
Proposal : **Construct two storey side extension, single storey front and rear extensions and rear dormer to facilitate loft conversion**
Decision : **Conditional Permission**

Applicant : Mr And Mrs Bly 24/00861/CLUP
Site Address : 8 Bridgnorth Way Toton Nottinghamshire NG9 6LH
Proposal : **Certificate of lawfulness for the proposed conversion of the garage to a habitable space**
Decision : **Approval - CLU**

Applicant : Mr Egidijus Celiesius 25/00011/FUL
Site Address : 39 Cleve Avenue Toton Nottinghamshire NG9 6JH
Proposal : **Construct two storey side and single storey rear extension**
Decision : **Conditional Permission**

Applicant : M Tom Kerslake efe design 25/00025/FUL
Site Address : 15 Stapleford Lane Toton Nottinghamshire NG9 6FZ
Proposal : **Construct two storey front and side extension, single storey front and rear extension, dormer to rear roof**
Decision : **Withdrawn**

Applicant	:	Mr I Raven Raven Electrical Contractors Ltd	25/00043/DOC
Site Address	:	23 Cleve Avenue Toton Nottinghamshire NG9 6JH	
Proposal	:	Discharge of condition 4 and 5 of application reference 22/00218/FUL	
Decision	:	Partial Discharged	
Applicant	:	Ms Sharon Croft	25/00053/FUL
Site Address	:	35 Stapleford Lane Toton Nottinghamshire NG9 6FZ	
Proposal	:	Construct single storey rear extension and dormer to front elevation	
Decision	:	Conditional Permission	
Applicant	:	Mr Mark Jennison	25/00092/FUL
Site Address	:	2 Empingham Close Toton Nottinghamshire NG9 6FJ	
Proposal	:	Construct studio	
Decision	:	Conditional Permission	
Applicant	:	Mrs Sorch Whitehouse	25/00099/FUL
Site Address	:	2 Hillview Road Toton Nottinghamshire NG9 6FX	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Andrew Bell	25/00111/FUL
Site Address	:	3 Lewsey Close Chilwell Nottinghamshire NG9 6RN	
Proposal	:	Installation of an Air Source Heat Pump	
Decision	:	Conditional Permission	
Applicant	:	Rimmington	25/00135/FUL
Site Address	:	21 Darley Avenue Toton Nottinghamshire NG9 6JP	
Proposal	:	Construct first floor side extension, two storey front extension, single storey rear extension. Enlarged patio to rear	
Decision	:	Conditional Permission	
Applicant	:	Mr Srinivasa Ponneganti	25/00154/FUL
Site Address	:	1 Ferguson Close Chilwell Nottinghamshire NG9 6NP	
Proposal	:	Construct first floor extension to front and single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Steve Blackaby	25/00196/TPOW
Site Address	:	118 Stapleford Lane Toton Nottinghamshire NG9 6GB	
Proposal	:	T1 - Works to Silver Birch Tree including crown reduction and crown clean	
Decision	:	Conditional Permission	
Applicant	:	Mr Philip Blasdale	25/00236/FUL
Site Address	:	10 Neighwood Close Toton Nottinghamshire NG9 6LP	
Proposal	:	Construct single storey side and front extension	
Decision	:	Conditional Permission	
Applicant	:	Mr J Grant	25/00242/FUL
Site Address	:	28 Hickton Drive Chilwell Nottinghamshire NG9 6DD	
Proposal	:	Construct single storey rear extension and alterations to existing roof	
Decision	:	Conditional Permission	
WATNALL & NUTHALL WEST WARD			
Applicant	:	Mr Glen Whitehead	25/00019/TPOW
Site Address	:	The Coppice Knowle Hill Kimberley Nottinghamshire NG16 2PZ	
Proposal	:	W2 - Reduction of boundary hedgerow height to 10-12ft	
Decision	:	W2 - 3 x Oak - Fell	
	:	Conditional Permission	

Applicant	:	MS Kirsty Kent	25/00132/FUL
Site Address	:	40 Kimberley Road Nuthall Nottinghamshire NG16 1DF	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
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Applicant	:	salmon	25/00185/FUL
Site Address	:	77 Maple Drive Nuthall Nottinghamshire NG16 1EJ	
Proposal	:	Construct hip to gable and increase in height of roof, construct dormer to side elevation facing Kimberley Road to provide first floor accommodation, convert garage to habitable living space	
Decision	:	Refusal	
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Applicant	:	Mrs Manprit Bond	25/00202/TPOW
Site Address	:	1 Middleton Close Nuthall Nottinghamshire NG16 1BX	
Proposal	:	Chestnut Tree - Crown lift and thin 25%	
Decision	:	Conditional Permission	
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Applicant	:	Mr Fraser Neasham Broxtowe Borough Council	25/00213/NMA
Site Address	:	Chilton Drive Watnall Nottinghamshire	
Proposal	:	Non material amendment to 22/00566/REG3 to increase footprint to rear of properties	
Decision	:	Unconditional Permission	
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Applicant	:	Mr David Coleman	25/00235/FUL
Site Address	:	8 Osbourne Close Watnall Nottinghamshire NG16 1LH	
Proposal	:	Construct first floor rear extension	
Decision	:	Conditional Permission	

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