



Tuesday, 2 September 2025

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 10 September 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 Marshall
	D Bagshaw	D D Pringle
	P J Bales	H E Skinner
	L A Ball BEM	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 3 - 10)

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. Minutes

(Pages 11 - 20)

The Committee is asked to confirm as a correct record the minutes of the meeting held on Wednesday, 9 July 2025.

4. Notification of Lobbying

5. Development Control

5.1 24/00639/FUL (Pages 21 - 58)

Demolition of existing dwelling (99 Church Street) and garages and workshops to rear. Construct 15 residential units comprising 5 dwellings and 10 apartments, and single storey communal block including site office  
99 Church Street, Stapleford, NG9 8GF

5.2 24/00865/FUL (Pages 59 - 80)

Construct three buildings to provide two flats and two bungalows along with parking and new access  
7 Nottingham Road, Trowell, NG9 3PA

5.3 25/00288/FUL (Pages 81 - 106)

Proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2)  
22 Muriel Road, Beeston, Nottinghamshire, NG9 2HH

5.4 25/00354/FUL (Pages 107 - 122)

Construct two one-bedroom flats and associated development  
Land to the rear of 137-141 Queens Road, Beeston, NG9 2FE

6. Information Items

6.1 Delegated Decisions (Pages 123 - 146)

7. Appeal Decisions (Pages 147 - 150)

## 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.**

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#### **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.

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**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.

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## **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:

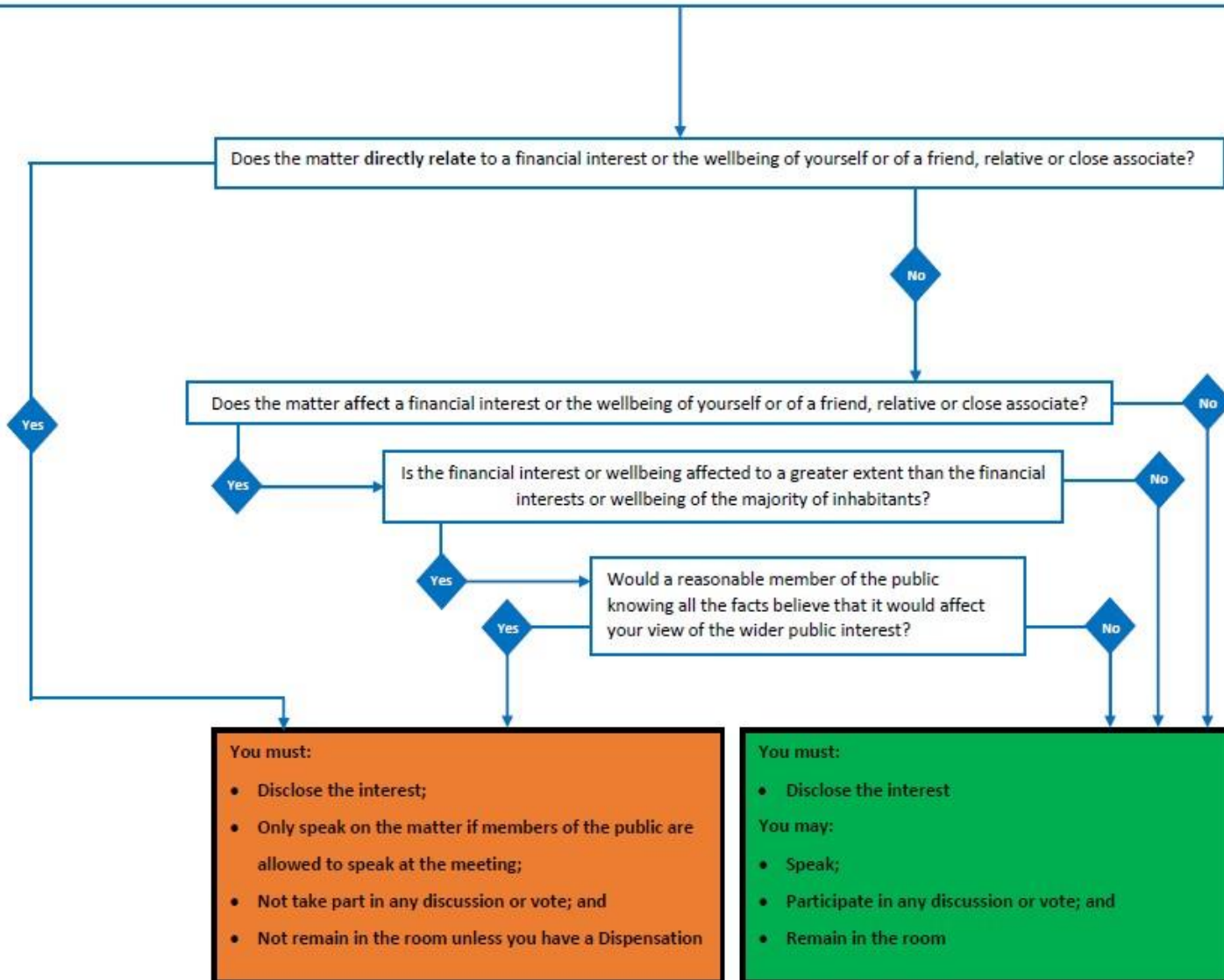
- Disclose the interest;
- Only speak on the matter if members of the public are allowed to speak at the meeting;
- Not take part in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

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, 9 JULY 2025**

Present: Councillor S P Jeremiah, Chair

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

Apologies for absence were received from Councillors P J Bales, R E Bofinger and G S Hills.

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

### 8 **DECLARATIONS OF INTEREST**

Councillor W Mee declared a non-registrable, prejudicial interest in item 7.1, as he had voiced an opinion on the application regarding the Blue Monkey Brewery site, which was for noting, the decision having been taken under delegated powers by officers. Minute number 13.1 refers.

Councillor G Marshall declared a non-pecuniary, non-registrable interest in item 5.2 as he had stood for election against one of the public speakers. Minute number 11.2 refers.

### 9 **MINUTES**

The minutes of the meeting on 11 June 2025 were confirmed and signed as a correct record, subject to a minor amendment.

### 10 **NOTIFICATION OF LOBBYING**

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

## 11 DEVELOPMENT CONTROL

### 11.1 25/00352/FUL

Garden At 55 Mansfield Road, Brinsley, Nottinghamshire, NG16 5AF  
Construct detached single storey dwelling

Councillor E Williamson requested that this proposal come before Committee.

There were no late items.

Jason Bryant, on behalf of the applicant and Councillor E Williamson, Ward Member, made representation to the Committee prior to the general debate.

Having considered all of the evidence before them, the Committee commenced the debate. There was concern that the development would have an impact on the openness and amenity of the green belt without any Very Special Circumstances in support of the application being identified. As the debate progressed it was noted that the proposed development would be at the end of a run of houses and would not have a significant impact on the green belt. Comments from the Highway Department were noted.

**RESOLVED that planning permission be approved.**

**RESOLVED that the precise wording of the approval and conditions, to include plans, time and materials, be delegated to the Chair of the Planning Committee in conjunction with the Assistant Director of Planning and Economic Development.**

#### **Conditions:**

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

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

2. **The development hereby permitted shall be carried out in accordance with the Site Location Plan and drawing numbered BR11A, received by the Local Planning Authority on 7 May 2025; drawing number BR13B received by the Local Planning Authority on 14 May 2025; and drawing number BR12B received by the Local Planning Authority on 15 May 2025.**

**Reason: For the avoidance of doubt.**

3. **Notwithstanding details provided, no above ground works shall be carried out until details of the manufacturer, type and colour of the bricks and tiles to be used in facing elevations and roof have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**

**Reason:** Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014).

4. No above ground works shall be commenced until, details of a visibility splay, the extent of which should be informed by a speed survey, shall be submitted to and approved in writing by the Local Planning Authority. The details should include the extent of any removal of hedging along Mansfield Road. The development shall thereafter be carried out in accordance with the approved details prior to first occupation and retained for the lifetime of the development.

**Reason:** In the interests of highway safety to accord with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

5. No development shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:
  - (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development
  - (b) numbers, types, sizes and positions of proposed trees and shrubs
  - (c) proposed boundary treatments
  - (d) proposed hard surfacing treatment, including to full extent of access
  - (e) proposed lighting details
  - (f) planting, seeding/turfing of other soft landscape areas

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

**Reasons:** No such details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014)

6. No above ground works shall be commenced until details of a scheme to deal with surface water run off has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason:** In the interests of minimising flood risk to nearby properties and in the interests of highway safety, in accordance with Policies 1 and 17 of the Broxtowe Part 2 Local Plan (2019).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions, outbuildings, roof additions, or porches shall be erected.

**Reason:** In the interests of protecting the openness of the Green Belt in accordance with the aims of Policy 8 of the Broxtowe Local Plan Part 2 (2019) and Section 13 of the NPPF 2024.

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

**Reason:** To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Broxtowe Local Plan Part 2 (2019).

**Note to Applicant**

- 1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.**
- 2. Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.**
- 3. 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).**
- 4. As this permission relates to the creation of a new unit, please contact the Council's Street Naming and Numbering team: [3015snn@broxtowe.gov.uk](mailto:3015snn@broxtowe.gov.uk) to ensure an address is created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.**
- 5. Bins need to be presented at the edge of the adopted highway for emptying.**

**11.2 24/00486/FUL**

Change of use of land to outdoor children's recreation area (use class F2c) and associated works.

Land Adjacent High Park Cottages, Moorgreen, Newthorpe, Nottinghamshire

Councillor M Brown requested the application be brought before the Committee.

There was a late item proposing an amendment to condition 4 regarding opening times for the development.

Vicky Heath, the agent on behalf of the applicant and Patricia Morton, objecting, made representation to the Committee prior to the general debate.

The Committee gave consideration to all representations before it, with the debate covering biodiversity net gain, the impact on the access road and the lack of toilet facilities. There was concern that the suggested operating hours would mean that the noise from cars would have an impact on the amenity of neighbouring properties.

It was proposed by Councillor G Bunn and seconded by Councillor G Marshall that the hours of operation for the site in condition 4 be amended to 10am to 3pm Monday to Friday and 10am to 4pm Saturday and at no time on Sundays or Bank Holiday Mondays and other public holidays without the prior agreement in writing of the local Planning Authority. On being put to the meeting the motion was carried.

**RESOLVED that planning permission, as amended, be granted subject to the following conditions:**

- 1. The development hereby permitted shall be carried out in accordance with Site Location Plan – LP01 Rev C, Block Plan - BP01 Rev A1 and Rainwater Collection and Storage unit received by the Local Planning Authority 23 July 2024.**

**Reason: For the avoidance of doubt.**

- 2. Within 3 months from the date of this permission, full details of the attenuation basin and associated works shall be submitted to and approved in writing. The attenuation basin shall then be maintained in accordance with the approved details for the life of the development.**

**Reason: To provide sufficient surface water management in accordance with Policy 1 of the Part 2 Local Plan 2019.**

- 3. The use of the site shall be limited to the activities contained within Class F2c and for no other purpose (including any other purpose in Class F of the Schedule to the Town and Country (Use Class) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).**

**Reason: To ensure the site is used in accordance with the terms of the application only and to protect the openness of the Green Belt in accordance with Policy 8 of the Broxtowe Part 2 Local Plan (2019).**

- 4. The site shall not be used except between the hours of 10am -**

**3pm Monday to Friday, 10am to 4pm Saturdays and at no time on Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.**

**Reason: To protect nearby residents from excessive operational development, in accordance with the aims of policy 17 of the Part 2 Local Plan.**

#### **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](http://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](http://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. It is strongly advised against having open fires (campfires, BBQ etc) on the ground at the site. The submitted report has highlighted that the made ground on site contains ash, clinker and coal fragments. Whilst no combustibility testing was carried out we would recommend that, as a precaution, open fires are not used at ground level.

### 11.3 25/00359/FUL

Construct single storey front and side extension  
34 Town Street, Bramcote, NG9 3HH

The application was brought before the Committees at the request of Councillor D K Watts.

There were no late items.

Judith Mason, the applicant, made representation to the Committee prior to the general debate.

The Committee noted all of the representations before it and debated the item.

**RESOLVED that planning permission be granted.**

**RESOLVED that the precise wording of the approval and conditions, to include plans, time, materials and comments from the Conservation Officer, be delegated to the Chair of the Planning Committee in conjunction with the Assistant Director of Planning and Economic Development.**

**Conditions :**

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

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

2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Proposed Site Plan (1:200), Proposed Block Plan (1:200), Proposed Roof Plan, Proposed Elevations, Proposed Sections and Proposed Floor Plans received by the Local Planning Authority on 12 May 2025.

**Reason:** For the avoidance of doubt.

3. The proposed single storey front and side extension shall be constructed using the materials annotated on the application form received by the Local Planning Authority on 12 May 2025.

**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).

4.
  - All new windows must not be stormproofed and cannot feature visible trickle vents
  - The new rooflight must be conservation profile and fitted flush to the roof plane
  - The window openings cannot feature soldier course lintels.
  - The verges and eaves of the new extension must not be cloaked
  - There must be no boiler flue, extractor outlet or other accretion installed on the gable end of the new extension facing onto Town Street

**Reason:** To safeguard the character and appearance of the conservation area in accordance with the Aims of Policy 11 of the Aligned Core Strategy (2014) and Policy 23 of the Part 2 Local Plan (2019).

#### **Note to Applicant**

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the thirteen week 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](http://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](http://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. 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).

## **12 CONSULTATION RESPONSE**

Consideration was given to the consultation response that had been prepared on behalf of the Committee. It was noted that there were no changes to what had been proposed and the Committee echoed the concerns of officers, in particular that the

changes were aimed at taking away local democracy, meaningful engagement and accountability.

At the request of Councillor G Marshall and Councillor G Bunn, the vote was recorded and the voting was as follows:

<u>For</u>	<u>Against</u>	<u>Abstention</u>
D Bagshaw		
L A Ball BEM		
G Bunn		
S J Carr		
S Jeremiah		
G Marshall		
W Mee		
J M Owen		
D D Pringle		
H E Skinner		
P A Smith		
D K Watts		
S Webb		

**RESOLVED that the response at the appendix be approved.**

13 INFORMATION ITEMS

None received.

13.1 DELEGATED DECISIONS

The Committee noted the delegated decisions.

13.2 APPEAL DECISIONS

The Committee noted the appeal decisions.

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>24/00639/FUL</b>
<b>LOCATION:</b>	<b>99 Church Street, Stapleford, NG9 8GF</b>
<b>PROPOSAL:</b>	<b>Demolition of existing dwelling (99 Church Street) and garages and workshops to rear. Construct 15 residential units comprising 5 dwellings and 10 apartments, and single storey communal block including site office</b>

This application has been brought before Committee at the request of Councillor R Macrae.

### 1. Purpose of the Report

- 1.1 The application seeks planning permission for the demolition of 99 Church Street and garages / workshops to the rear and construct 15 supported living dwellings and a communal block including site office. The dwellings consist of 5 single storey units (one detached and a row of 4) and one block of flats containing 10 units.

### 2. Recommendation

**The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the Appendix and the prior signing of a Section 106 Agreement.**

### 3. Detail

- 3.1 The application seeks full planning permission for the development as outlined in paragraph 1.1 above.
- 3.2 The application site contains 99 Church Street, a detached two storey dwelling and a number of garages to the rear. The site is located within the built-up area of Stapleford. The garage site, to the rear of 99 Church Street, is bound by existing two storey residential properties to the east off Church Street, to the north off Northwood Street and to the south / south-west Manor Avenue. The site includes an existing single vehicle access off Manor Avenue that is currently closed.
- 3.3 Part of the south-west of the site is in Flood Zone 2. Most of the site is within a surface water risk area. In addition, the north-east corner of the site is in a high-risk coal mining area.
- 3.4 The main issues relate to whether the principle of the development is acceptable; the impact on the character and appearance of the area; the impact on living conditions of neighbouring and future occupiers; the impact on highway safety; the impact on flooding; the impact on Biodiversity Net Gain (BNG); ecology and trees; and the impact on land stability and contamination.

- 3.5 The development would result in the demolition of 99 Church Street and several garages to the rear; therefore, the proposal would have an impact on the character and appearance of the street scene and the area. The development would contribute to the redevelopment and enhancement of the existing vacant garage site. The development would also have an impact on amenity, traffic, surface water drainage and biodiversity. Notwithstanding this, it is considered any negative impacts have been mitigated by design and by way of planning condition. The development would deliver housing for the borough in the form of 15 1-bedroom dwellings providing supported living. These matters carry significant weight, and, subject to compliance with conditions listed below and securement of financial contributions as set out in the Section 106, it is considered that overall, the benefits of the development would outweigh any negative impacts.

4. Financial Implications

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

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

5. Legal Implications

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

6. Data Protection Compliance Implications

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

7. Background Papers:

Nil.

## Appendix

1. Details of the application

- 1.1 The application seeks planning permission for the demolition of 99 Church Street and garages to the rear and construct 15 supported living dwellings and a communal office block. The dwellings consist of 5 single storey units and one block of flats containing 10 units.
- 1.1 Vehicle access would be from Church Street and 8 off-street car parking spaces would be provided. The site layout includes landscaping and areas of shared amenity space.
- 1.2 The proposed development would provide supported living accommodation within the Stapleford area for vulnerable adults. The proposal offers independent living with an acute level of care provided on site. It is proposed that the accommodation would be operated by a housing association.
- 1.3 Amended plans have been received to address some issues raised during the application including highway safety, amenity of future occupiers and flood risk. The orientation of block A was changed to move areas of the building outside of Flood Zone 2 (south-west part of the site). Block C was amended to improve living space for the second-floor flats and improve the overall functioning of the building and shared amenity space. Block B was slightly enlarged to ensure the units were satisfactory for future occupiers.

2. Site and surroundings

- 2.1 The application site contains 99 Church Street, a detached two storey dwelling and a number of garages to the rear. The site is located within the built-up area of Stapleford. The garage site, to the rear of 99 Church Street, is bound by existing two storey residential properties to the east off Church Street, to the north off Northwood Street and to the south / south-west Manor Avenue. The site includes an existing single vehicle access off Manor Avenue that is currently closed. The character of the area is predominantly residential except for a few community facilities in close proximity such as a car wash and garage, hot food takeaway and local convenience store.
- 2.2 Part of the south-west of the site is in Flood Zone 2. Most of the site is within a surface water risk area. In addition, the north-east corner of the site is in a high-risk coal mining area.

3. Relevant Planning History

- 3.1 There is no relevant planning history for this site.

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 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 14: Managing Travel Demand
- Policy 17: Biodiversity
- Policy 19: Developer Contributions

#### 4.2 **Part 2 Local Plan 2019**

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

- Policy 1: Flood Risk
- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 20: Air Quality
- Policy 21: Unstable Land
- Policy 26: Travel Plans
- Policy 31: Biodiversity Assets
- Policy 32: Developer Contributions

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

- Section 2 - Achieving Sustainable Development
- Section 4 - Decision-making
- Section 5 - Delivering a sufficient supply of homes
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- 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

#### *First consultation*

- 5.1 **County Highways** – No objections subject to conditioning that the parking area shall be provided prior to occupation; removal of highway trees / footway vehicular crossing is provided; and the access driveway is to be surfaced in a hard bound material. Off-site works to form the vehicular access will require the removal of two Highway Trees. A CAVAT assessment has been undertaken to



determine the financial value of the Trees which will be secured by S.106 contributions.

- S.106 obligations requested:

- Provision of Management Company to maintain private areas of land;
- The sum of £17,342 (£15,519 + £1,823) to compensate for the loss of 2 x Highway Trees.

**5.2 County Lead Local Flood Authority – objection.**

- Drainage strategy unacceptable.
- Due to the flood risk, more appropriate sites with lower risk should be considered to ensure the development will be safe for its lifetime.

**5.3 County Public Rights of Way – no objections.**

**5.4 County Planning Policy – No objections subject to the following conditions and S106 contributions:**

- Conditioning archaeological evaluation trenching and a mitigation strategy following the demolition of the garage buildings, prior to the construction phase.
- S106 contribution of £15,000 to support The Helpful Bureau Community Transport Scheme which may be used to support community transport projects which helps users who do not have access to, or use of, private vehicle and access to key services including shopping and health.
- S106 contribution of £22,100 to provide bus stop improvements to two nearby bus stops BRO0137 and BRO0149 Pasture Road.
- S106 obligation for all future occupiers to be provided free introductory bus travel made available to them to encourage use of sustainable modes of travel.

**5.5 Broxtowe Environmental Health – No objections subject to details of any piling have been submitted and restricted construction hours.**

**5.6 Broxtowe Housing – Given the units are proposed for supported living accommodation, no affordable housing contributions would be requested.**

**5.7 Nottinghamshire Wildlife Trust - No objections subject to precautionary working measures and biodiversity enhancement measures.**

**5.8 Broxtowe Contamination – No objections subject to an investigative survey of the site has been carried out and details submitted to the LPA for approval.**

**5.9 Coal Authority – No objections subject to conditioning intrusive site investigation works to be carried out on site and submitted for approval by the LPA.**

**5.10 Environment Agency – The application is referred to flood risk standing advice as only the south-west corner of the site is in Flood Zone 2. A sequential test is required for major and non-major development if any proposed building, access and escape route, land-raising or other vulnerable element will be:**

- in flood zone 2 or 3;
- with flood zone 1 and the flood map for planning shows it is at risk of flooding from surface water.

Garden/amenity open space would be classed as water compatible land.

**5.11 Broxtowe Open Space** – Section 106 contributions requested £26,892.30 for capital investment and maintenance of nearby parks.

**5.12 Broxtowe Tree Officer** – No objections.

**5.13 Broxtowe Waste** – Recommended bin dimensions and quantities provided. Bins must be within 10m of the adopted highway.

**5.14 Nottinghamshire Police** – Secure by Design security measures recommended.

**5.15 NHS Integrated Care Board** – below threshold of 25 units to request S106 contributions.

**5.16 Stapleford Town Council** - Neighbours have raised the following issues:

- neighbours were not consulted
- flooding
- Access and highway safety
- lack of parking
- overlooking
- more transparency from applicant was needed

**5.17 Resident comments** – 1 letter of support and 15 objections raising the following issues:

- Unacceptable construction noise.
- Overlooking impact on properties of Manor Avenue.
- Loss of light in neighbouring gardens of Manor Avenue.
- Sense of enclosure on Manor Avenue.
- Risk of anti-social behaviour as properties are located at the end of a private drive.
- Design of properties not in keeping with the area.
- Lack of local services to accommodate more housing in the area such as GP surgeries or schools.
- Pedestrian access off Manor Avenue is under the ownership of No. 12 and 14. Use of this access for the proposal would result in unacceptable amenity issues on neighbouring properties.
- Lack of parking provided.
- Highway safety concerns with the access off Church Street.
- Walkway from Manor Avenue would increase highway safety concerns.
- Noise and odour pollution from proposed development.
- Increase traffic in local area.

- Is the proposal compliant with local and national planning policy?
- Will the design change as the dwellings are built?
- Potential damage to neighbouring properties.
- Will the mains sewage system have capacity?
- Asbestos risk from demolition of garages
- Loss of property value caused from proposed development

*Second consultation*

5.18 **Lead Local Flood Authority** – no objections subject to conditioning a surface water drainage strategy.

5.19 **Resident comments:** 1 neutral comments and 5 objections, raising the following concerns:

- Loss of privacy.
- Sense of enclosure.
- Loss of light.
- Traffic generation, access and parking.
- Drainage / flooding.
- Asbestos.
- Previous objections submitted have not be responded to.
- Unclear what changes have been made in the amended plans.

5.20 **Stapleford Town Council:** to be reported at committee as late paper.

5.21 **Coal Authority:** No objections, previously recommended conditions withdrawn. The content and conclusions of the submitted Geo-environmental Ground Investigation Report meet the requirements of the planning system in demonstrating that the application site is safe and stable for the proposed development.

6. Assessment

6.1 The main issues to take into account when assessing this application are:

- Principle of development
- Layout, design and scale
- Living conditions
- Access and safety
- Flooding and drainage
- Ecology, biodiversity and trees
- Contamination and Land Stability

6.2 Principle

- 6.3 The site is located within the built-up area of Stapleford, as such the general principle of residential development is acceptable subject to the following material considerations.
- 6.4 Policy 8 of the Aligned Core Strategy (2014) states in paragraph 4 that the appropriate mix of house size, type, tenure and density within housing development will be informed by:
- c) local demographic context and trends;
  - d) local evidence of housing need and demand;
  - e) the need to redress the housing mix within areas of concentration of student households and Houses in Multiple Occupation;
  - f) area character, site specific issues
- 6.5 Policy 15 of the Part 2 Local Plan (2019) states in Section 6 that developments should provide an appropriate mix of house size, type, tenure and density to ensure that the needs of the residents of all parts of the Borough. The Council is currently undertaking a review of housing land availability to identify the five-year housing land supply position. However, based on the existing analysis, the Council will not have a five-year housing land supply. As such, it is considered that weight should be afforded to the benefits of 15 dwellings to assist the Council housing land supply.
- 6.6 A letter of support from Nottingham City Council has been received for this development. This site supports the City Councils strategic aim of reducing the reliance on residential care by developing alternative options such as supported living. The City Council would secure a support provider for the development.
- 6.7 Layout, design and scale
- 6.8 Policy 10 of the Aligned Core Strategy states that all new development should be designed to make a positive contribution to the public realm and sense of place. Policy 17 of the Part 2 Local Plan 2019 states that permission will be granted for development which integrates into its surroundings and creates a place with a locally-inspired or otherwise distinctive character.
- 6.9 The proposed layout comprises a vehicle access running east to west through the site leading to three accommodation buildings and a single storey communal / office block. Block A is a single storey dual pitched dwelling with private garden space to the rear. Block B is a row of four single storey dwellings with dual pitched roofs and private gardens to the rear. Block C is a two-storey block of flats with side and front gable roofs. Block C includes accommodation in the roof space featuring two front dormer windows. This block includes a single storey block to its rear and a shared outside amenity space to the rear.
- 6.10 The overall appearance of the proposal is a contemporary design with a modern roof style used for blocks A and B. Materials would consist of a sympathetic brick, render and tile which have been conditioned. Landscaping including grassed areas and trees would be proposed along the frontages of block B and

C to enhance the appearance of the scheme when viewed from the private driveway and parking area. The applicant has agreed to providing a landscape management company to ensure the shared landscaping areas are kept tidy. It is considered that the shared and private garden spaces help to maintain a sense of spaciousness to avoid the proposal appearing cramped. The site is surrounded to the north, east, south and west by relatively long rear gardens, as such the layout has been designed to maintain the spacious character in this location.

- 6.11 Due to the location of the proposed development, set behind properties of Church Street, this would limit public views of the proposal. It should be noted that to create the access, two highway trees would have to be removed. The applicant has agreed to compensating the County Council for replacement highway trees by way of a S106 contribution.
- 6.12 Concerns have been raised with regards to design being not in keeping with the character of the locality. Properties in the vicinity of the site are predominantly two storeys with a mixture of red brick and render materials featuring hipped roofs and gables. Views of the single storey block would be limited as these buildings would mostly be screened by existing properties surrounding the site. Glimpses of the two-storey block would be visible at different points between existing properties from Church Street, Manor Avenue and Northwood Street. It is considered that the proposal helps to redevelop an existing vacant garage site and therefore would enhance the appearance of the site.
- 6.13 In summary, it is considered that the proposal has been designed to respect the character in this location including a sympathetic design and use of materials. As such, it is considered that the proposal would not result in an adverse impact on the character and appearance of the area.
- 6.14 Amenity
- 6.15 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of its treatment of the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that permission will be granted for development which ensures a satisfactory degree of amenity for occupiers of the new development and neighbouring properties.
- 6.16 To the north of the site is rear gardens of Northwood Street, to the east the rear gardens of Church Street, to the south and west rear gardens of Manor Avenue. Due to the sensitive location of the site, the layout and design has been carefully considered to reduce any potential overbearing, overshadowing or overlooking impacts. Concerns have been raised regarding the impact of the proposal on the privacy and amenity of neighbouring properties.
- 6.17 The plans have been amended resulting in a reduced single storey block that extends from the rear elevation of the two-storey building forming block C. Additional minor amendments to the layout and increased height of block C

have been proposed to ensure an acceptable internal floor space for future occupiers. Given the relatively long rear gardens of Northwood Street to the north and the proposed garden space along the northern parts of the site layout, this helps to limit any potential overbearing or overshadowing impact. Block C has been carefully designed to avoid overlooking impacts on surrounding properties. The rear elevation first floor windows only light lobby / corridor space while the roof lights are at high level; therefore, limiting any potential overlooking impact. One first floor window in the east side elevation would be separated from the rear boundary of 101 Church Street by 9m including the proposed single storey office block. While two front dormer windows have been added to Block C, they would be separated from the rear elevations of Manor Avenue properties by approximately 27m and separated by the driveway serving the site.

- 6.18 The amended plans show a minor increase in the length of the units forming block B. Block A and B are single storey; therefore, this limits any potential overlooking impact on neighbouring properties. The orientation of block A has been amended resulting in a gable facing the rear boundaries of 26 and 24 Manor Avenue. Notwithstanding this, block A is single storey to reduce any sense of enclosure caused by the building. Concerns have been raised regarding the impact of the comings and goings associated with the existing Manor Avenue access, this will not be open for public use and will be closed. The amenity block is a single storey flat roof building set back from garden boundaries of 101 and 103 Church Street, as such there are limited loss of amenity concerns with regards to this building.
- 6.19 The layout of the scheme has been designed to ensure the proposal provides adequate garden space that would receive sunlight for future occupiers. Blocks A and B would benefit from private garden areas with varying garden sizes. For all users of the site, shared garden space is located to the rear of Block C with parts of the site also landscaped. All flats proposed meet the minimum internal floor space standards in accordance with Technical housing standards – Nationally Described Space Standard (2015).
- 6.20 Environmental Health have provided no objections to the proposal subject to conditioning that details of any piling are provided and restricted construction hours. Given the proximity of the proposal to neighbouring properties a construction / demolition method statement has been conditioned to reduce any noise impact caused by the development. Environmental Health have also reviewed the submitted noise report and have provide no objections, which advises the living conditions for future occupiers would be acceptable in this location subject to an appropriate glazing specification which has been conditioned. Whilst the access is approximately 7m wide, to reduce the noise impact of the comings and goings on properties 97 and 101 Church; acoustic fencing will be installed. Details of acoustic fencing have been conditioned.
- 6.21 Overall, it is considered the proposed development would not result in an unacceptable impact on the living conditions of neighbouring properties.

**6.22 Access and Parking**

- 6.23 Paragraph 109 of the NPPF encourages developers to consider the potential impacts of development on transport networks, and how these can be addressed, and opportunities to promote walking, cycling and public transport use. Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy 17 - Place-making, Design and Amenity of the Part 2 Local Plan advises that for all new development, permission will be granted for development which i) Provides sufficient, well-integrated, parking and safe and convenient access.
- 6.24 Concerns have been raised in respect of traffic generation and parking. It should be noted that the existing single lane access off Manor Avenue will not be used and would be fenced off to avoid vehicles using this access which is considered unsuitable for the scale of the proposed development. A condition has been proposed to restrict any form of access from Manor Avenue. The proposed access off Church Street would be a minimum of 7m in width allowing a two-way flow for traffic entering and existing the site. The private driveway would also provide a pedestrian footpath along its boundary to allow safe pedestrian access to the site. The access would lead to a turning head within the site to allow vehicles to exit in a forward gear safely. In support of the application a transport assessment and vehicle tracking have been submitted. Visibility splay plans have been submitted demonstrating 2.4m x 43m visibility in accordance with the County Council Highway Design Guide. County Highways have provided no objections subject to conditions and S106 obligations.
- 6.25 Off-site works tree works for the vehicular access will require the removal of two highway trees. A CAVAT (Capital Asset Value for Amenity Trees) assessment has been undertaken to determine the financial value of the Trees. The applicant has agreed to paying financial S106 contributions to offset the loss of these trees. While it has not been possible to design the proposal to adoptable standards, a Management Company for long term maintenance of the private driveway has been agreed to protect the interests of the future occupiers, this would be secured by S106 obligation.
- 6.26 The site layout provides 8 parking spaces and cycle storage. As the proposal is intended to provide accommodation for adults of vulnerable backgrounds (for example acute learning difficulties), the applicant has suggested that there is a low expectation that future occupiers would have a private vehicle. Further to this, there is space to park in non-designated areas in a worst-case scenario which would not obstruct vehicles entering and exiting the site.
- 6.27 The site is in a sustainable location being approximately 430m from Stapleford town centre which is a 6-minute walk. In close proximity of the site includes a car wash and garage, two hot food takeaways and a convenience store. The

closest bus stops to the site are located less than 100m north and south of the site. These bus stops provide access to bus services 18, 111 and my15, which provide regular services to Nottingham, Ilkeston, Long Eaton and East Midlands airport. The nearest tram service is Toton Lane Tram Stop which is located 1.9km southeast of the site (30min walk or 7 min cycle). The nearest railway station is Long Eaton which is located 5.5km south of the site. This is a 22min cycle ride or can be accessed via the my15 and 18 bus services.

6.28 Waste storage has been provided adjacent to the amenity office block. The waste store is approximately 42m distance from Church Street. A waste management plan has been conditioned to ensure an appropriate strategy is adopted for the lifetime of the scheme.

6.29 While the proposed parking provision is below the maximum limit, the site is in a built-up residential area which is supported by a number of sustainable travel options. It is also noted that those living in supported living are less likely to own or have access to vehicles which means parking demand is lower. As such, it is considered that the proposed development with regards to the access and parking would not result in an unacceptable impact on highway safety.

6.30 Flooding

6.31 Policy 1 - Climate Change of the Part 1 Local Plan states that development will be supported which individually or cumulatively does not increase the risk of flooding elsewhere and where possible, reduces flood risk. It also states that all new development should incorporate measures to reduce surface water runoff whilst managing surface water drainage in a sustainable manner and that Sustainable Drainage Systems should be incorporated into all new development unless it can be demonstrated that such measures are not viable or technically feasible.

6.32 Policy 1 – Flood Risk of the Part 2 Local Plan states that development will not be permitted in areas at risk from any form of flooding unless:

- 1) There are no suitable and reasonably available alternative locations for the proposed development in a lower-risk area outside the Green Belt; and
- 2) In the case of fluvial flooding, the proposal is protected by the Nottingham Trent Left Bank Flood Alleviation Scheme or other flood defences of equivalent standard of protection; and
- 3) Provision is made for access to watercourses (8 metres for 'main river') and flood risk management assets; and
- 4) Measures are included to:
  - a. mitigate any residual fluvial flood risk;
  - b. provide flood compensation where it is appropriate; and
  - c. ensure, including by the use of Sustainable Drainage Systems (SuDS), that:
    - (i) developments on greenfield sites maintain greenfield (pre-development) surface water run off rates;



- (ii) developments on brownfield sites reduce surface run off by a minimum of `30% compared with pre-development rates.

6.33 Paragraph 170 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Paragraph 173 states that a sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below. Paragraph 174 of the NPPF states that within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

6.34 The south-west corner of the site lies within Flood Zone 2. Furthermore, most of the site is affected by surface water flood risk. In accordance with the above NPPF paragraphs, the application has been supported by a sequential test and flood risk assessment. The sequential test has been provided in line with the Strategic Land Availability Assessment (2022/23), Broxtowe Brownfield Land Register and a commercial property search has been conducted.

6.35 PPG part 7 paragraph 24 states the sequential test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account. Where it is not possible to locate development in low-risk areas, the sequential test should go on to compare reasonably available sites:

- Within medium risk areas; and
- Then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.

6.36 PPG part 7 paragraph 28 advises that 'reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development. These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered 'reasonably available'. It is accepted that in this case, the search area is restricted to Stapleford based on the proposal being supported living accommodation to meet local needs. The site area is approximately 0.25 hectares. After reviewing the findings of the sequential test, it is accepted that there are no sites that are reasonably available within the search area which meet the above criteria.

6.37 The Environment Agency have reviewed the proposal and have referred the application to standing advice. Only a small part of the south-west corner is in Flood Zone 2. In response, the applicant has amended the layout and only part

of the rear garden area of block A is in Flood Zone 2. As such, from a fluvial flood risk perspective there are limited concerns. However, the majority of the site is affected by surface water flood risk. In response the applicant has submitted a drainage strategy for the site which has been reviewed by the Lead Local Flood Authority who have provided no objections. The surface water runoff from the proposed development will be discharged to the culverted surface water drain that runs along the northern border of the site and connects to the nearest natural watercourse, the River Erewash. SuDS will be incorporated in the site through use of permeable paving with sub-base crates beneath the road and parking area. Foul water will be discharged to an existing foul water manhole associated with the existing 99 Church Street. Soft landscaping and trees are proposed within the site which will provide permeable areas to help mitigate surface water flooding.

6.38 In light of the above, it is considered that subject to conditioning the surface water drainage strategy there are no significant concerns with regards to proposed development in terms of pluvial or fluvial flooding.

6.39 Biodiversity, ecology and trees

6.40 The application has been supported by a bat survey, tree report and statutory BNG metric. The site consists of a garage site with hard standing and grassed areas. The site does not contain any designated or non-designated habitat sites. While the proposal requires the demolition of the existing buildings on site, the bat survey has indicated that there was no evidence of bats in any of the structures. Nottinghamshire Wildlife Trust have reviewed the proposal and have provided no objections subject to precautionary working measures to be conditioned in a CEMP and enhancement measures such as bird and bat boxes be installed.

6.41 The application has been supported by a tree survey which confirms there are no trees within the site. However, following discussions with County Highways, it was deemed necessary to remove two existing highway trees to allow a safe vehicle access off Church Street. The applicant has agreed to pay S106 contributions for the loss of both trees on Church Street. The Council's tree officer has reviewed the proposal and has provided no objections.

6.42 The submitted biodiversity metric has been completed to provide an assessment of pre-development biodiversity value. The assessment of the development proposed for the site, would result in a net gain of biodiversity units across the site area from 0.20 units to 0.24 units resulting in 19.94% onsite BNG. During the application some changes have been made to the layout, these would only amount to minor changes to the final BNG %. It is considered that subject to the biodiversity net gain planning condition, the development would achieve 10% in the form of onsite enhancements. As such, it is considered that the application would comply with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). A monitoring fee for the

30 year monitoring period of the on site BNG would be secured by S106 agreement.

- 6.43 Overall, the development will not result in harm to protected species, designated sites or habitat. Subject to appropriate conditions covering mitigation and protection measures being satisfactory, the scheme is considered acceptable with respect to nature conservation and protected species.

6.44 Developer contributions

- 6.45 Financial contributions are sought in respect of Public Open Space £26,892.30 for capital investment and maintenance of nearby parks and highway tree removal compensation £17,342. The applicant has agreed to providing an open space maintenance company and private drive management company by S106 obligation. As the scheme is designed for vulnerable adults which will be operated by a housing association, the proposed accommodation is treated as 100% affordable housing, and this will be secured within the S106 agreement.

- 6.46 NCC Planning Policy have requested £15,000 to support The Helpful Bureau Community Transport Scheme which may be used to support community transport projects which helps users who do not have access to, or use of, private vehicle and access to key services including shopping and health. Further to this, £22,100 is sought to provide bus stop improvements to two nearby bus stops BRO0137 and BRO0149 Pasture Road. NCC have also requested that for all future occupiers to be provided free introductory bus travel made available to them to encourage use of sustainable modes of travel. The applicant has agreed to all of the above S106 obligations.

- 6.47 As the proposal is for less than 25 units and is single occupancy, no health or education contributions have been requested by the NHS ICB or NCC Planning Policy.

6.48 Other Matters

- 6.49 Part of the north-east of the site is within a high-risk coal mining area. The Coal Authority have provided no objections to the proposed development subject to conditioning intrusive site investigation works. Details of the findings and any remedial works required would be approved by the Local Planning Authority.
- 6.50 With regards to potential land contamination on site, Broxtowe Environmental Health Contamination have advised no objections subject to conditioning an investigative survey of the site. Details of the findings and any remedial works required would be approved by the Local Planning Authority.

- 6.51 Concerns have been raised with regards to asbestos being on site and the demolition process increasing public health risk to neighbouring properties. Asbestos removal is governed by separate legislation and therefore any potential removal would be strictly regulated.
- 6.52 Nottinghamshire Police have been consulted, and security measures have been recommended to deter potential crime. As such, a Secure by Design condition has been proposed to ensure crime deterrent design measures can be adopted. It is considered that the layout and design of the development and surrounding properties ensures a reasonable level of natural surveillance across the site to reduce the potential for any anti-social behaviour.
- 6.44 In terms of sustainability, the applicant has agreed to the provision of electric vehicle charging facilities and this has been conditioned.

## 7 Planning Balance

- 7.1 The development would result in the demolition of 99 Church Street and several garages to the rear; therefore, the proposal would have an impact on the character and appearance of the street scene and the area. The development would contribute to the redevelopment and enhancement of the existing vacant garage site. The development would also have an impact on amenity, traffic, surface water drainage and biodiversity. Notwithstanding this, it is considered any negative impacts have been mitigated by design and by way of planning condition. The development would deliver housing for the borough in the form of 15 1-bedroom dwellings providing supported living. These matters carry significant weight, and, subject to compliance with conditions listed below and securement of financial contributions as set out in the Section 106, it is considered that overall, the benefits of the development would outweigh any negative impacts.

## 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 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 and the prior signing of a Section 106 Agreement.

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| 1. | The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. |
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*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.	<p>The development hereby permitted shall be carried out in accordance with drawings received by the Local Planning Authority on the following dates:</p> <p><b>Proposed Site Plan DP-A-1002 P15</b> (Received by the Local Planning Authority 05/08/25)</p> <p><b>Proposed Site Ground Floor Plan DP-A-1001 P10</b>  <b>Proposed West Elevation - Amenity DE-A-3712 P3</b>  <b>Proposed South Elevation – Amenity DE-A-3713 P3</b>  <b>Proposed East Elevation – Amenity DE-A-3714 P3</b>  <b>Proposed North Elevation – Amenity DE-A-3715 P3</b>  (Received by the Local Planning Authority 04/08/25)</p> <p><b>Proposed Ground Floor Plan Block A DP-A-2200 P3</b>  <b>Proposed North and South Elevation Block A DE-A-3702 P3</b>  <b>Proposed East and West Elevation Block A DE-A-3701 P3</b>  <b>Proposed Ground Floor Plan Block B DP-A-2200 P3</b>  <b>Proposed South Elevation Block B DE-A-3702 P3</b>  <b>Proposed North Elevation Block B DE-A-3703 P3</b>  <b>Proposed East Elevation Block B DE-A-3704 P3</b>  <b>Proposed West Elevation Block B DE-A-3701 P3</b>  <b>Proposed Roof Plan Block B DP-A-2201 P3</b>  <b>Proposed Ground Floor Plan Block C DP-A-2200 P5</b>  <b>Proposed First Floor Plan Block C DP-A-2201 P6</b>  <b>Proposed Second Floor Plan Block C DP-A-2202 P5</b>  <b>Proposed North Elevation Block C DE-A-3711 P5</b>  <b>Proposed South Elevation Block C DE-A-3702 P5</b>  <b>Proposed East Elevation Block C DE-A-3704 P5</b>  <b>Proposed West Elevation Block C DE-A-3701 P5</b>  <b>Proposed Roof Plan Block C DP-A-2203 P5</b>  <b>Proposed Site Sections DS-A-3201 P4</b>  <b>East Axonometric View DV-A-6003 P6</b>  <b>South Axonometric View DV-A-6002 P8</b>  (Received by the Local Planning Authority 25/07/25)</p> <p><b>Amenity – Floor Plan DP-A-2204 P3</b> (Received by the Local Planning Authority 30/10/24)</p> <p><b>Site Location Plan DP-A-1100 P1</b> (Received by the Local Planning Authority 24/09/24)</p> <p><i>Reason: For the avoidance of doubt.</i></p>
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3.	<p><b>Statutory Biodiversity – Deemed Condition</b></p> <p><b>Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021.</b></p> <p><b>The effect of the relevant paragraphs of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:</b></p> <p><b>a. a Biodiversity Gain Plan has been submitted to the planning authority, and</b></p> <p><b>b. the planning authority has approved the plan.</b></p> <p><b>The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Broxtowe Borough Council.</b></p> <p><b>Key Requirements:</b></p> <p><b>A Biodiversity Gain Plan (BGP) must be submitted to the Local Planning Authority, in writing no earlier than the day after planning permission has been granted and should be in accordance with the BNG Metric received by the Local Planning Authority on 24 September 2024, prepared by JM BSc Hons MCIEEM.</b></p> <p><b>The biodiversity gain plan must include:</b></p> <p><b>(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;</b></p> <p><b>(b) the pre-development biodiversity value of the onsite habitat;</b></p> <p><b>(c) the post-development biodiversity value of the onsite habitat;</b></p> <p><b>(d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development;</b></p> <p><b>(e) any biodiversity credits purchased for the development; and</b></p> <p><b>(f) any such other matters as the Secretary of State may by regulations specify.</b></p> <p><b>When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be</b></p>
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<p>secured either by a planning condition, planning obligation, or conservation covenant</p> <p>Template available here;  <a href="https://www.gov.uk/government/publications/biodiversity-gain-plan">https://www.gov.uk/government/publications/biodiversity-gain-plan</a></p> <p>The development shall not commence until a Habitat and Monitoring Management Plan (HMMP) has been submitted to ensure that the development meets all the requirements of the Biodiversity Gain Plan (BGP).</p> <p>The Habitat Management and Monitoring Plan (the HMMP) must include:</p> <ul style="list-style-type: none"> <li>(a) a non-technical summary;</li> <li>(b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;</li> <li>(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;</li> <li>(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and</li> <li>(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,</li> </ul> <p>Template available here;  <a href="https://publications.naturalengland.org.uk/publication/5813530037846016">https://publications.naturalengland.org.uk/publication/5813530037846016</a></p> <p>Notice in writing shall be given to the Council when the:</p> <ul style="list-style-type: none"> <li>(a) HMMP has been implemented; and</li> <li>(b) habitat creation and enhancement works as set out in the HMMP have been completed.</li> </ul> <p>No part of the development hereby approved shall be occupied until:</p> <ul style="list-style-type: none"> <li>(a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and</li> <li>(b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority</li> </ul> <p>The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.</p> <p>Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. Reason: To ensure the development delivers a biodiversity net gain on or off site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.</p>
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	<b><i>Reason: To ensure the development delivers a biodiversity net gain on or off site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.</i></b>
4.	<p>No development or demolition shall take place until an Archaeological Mitigation Strategy for the protection of archaeological remains is submitted to and approved by the Local Planning Authority. The mitigation strategy will include appropriate Written Schemes of Investigation for evaluation trenching and provision for further mitigation work. These schemes shall include the following:</p> <ol style="list-style-type: none"> <li>1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).</li> <li>2. A methodology and timetable of site investigation and recording</li> <li>3. Provision for site analysis</li> <li>4. Provision for publication and dissemination of analysis and records</li> <li>5. Provision for archive deposition</li> <li>6. Nomination of a competent person/organisation to undertake the work</li> </ol> <p>The scheme of archaeological investigation must only be undertaken in accordance with the approved details.</p> <p><b><i>Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with Part 16 - Conserving and enhancing the historic environment of the National Planning Policy Framework (2024), Policy 11 of the Broxtowe Aligned Core Strategy (2014) and Policy 23 of the Broxtowe Part 2 Local Plan (2019).</i></b></p>
5.	<p>No development shall be commenced until details including samples of all external materials have first been submitted to and approved in writing. The development shall thereafter be carried out in accordance with the approved details.</p> <p><b><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></b></p>
6.	<p>No development shall be commenced until details of all windows have first been submitted to and approved in writing. The development shall thereafter be carried out in accordance with the approved details.</p> <p><b><i>Reason: To protect the privacy of future occupiers in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></b></p>
7.	<p>a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority.</p>

	<p>The survey must have regard for the recommendations set out in the report submitted with this application (Phase 1 Geo-environmental Report: E24/8237/R001). The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination, subsidence, release of mine gas or other identified problems.</p> <p>b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-</p> <ul style="list-style-type: none"> <li>(i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and</li> <li>(ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.</li> </ul> <p><i>Reason: In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
8.	<p>No development shall commence until details of any necessary piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented on accordance with the approved details.</p> <p><i>Reason: In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>

9.	<p>No development hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:</p> <ul style="list-style-type: none"> <li>a) The means of access for construction traffic;</li> <li>b) parking provision for site operatives and visitors;</li> <li>c) the loading and unloading of plant and materials;</li> <li>d) the storage of plant and materials used in construction / demolition the development;</li> <li>e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and</li> <li>f) details of dust and noise suppression to be used during the construction phase.</li> </ul> <p>The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: In the interests of highway safety, and residential amenity, in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
10.	<p>The development hereby permitted shall not be commenced until a scheme of bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved biodiversity enhancement plan.</p> <p><i>Reason: In the interests of ensuring that biodiversity enhancements can be achieved, in accordance with the aims of Policy 17 of the Broxtowe Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Part 2 Local Plan (2019).</i></p>
11.	<p>Prior to the commencement of the development including any site investigation or land clearance works, a detailed Construction and Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The Construction and Environmental Management Plan shall contain mitigation measures to ensure the protection of wildlife on the site. The development shall be implemented in accordance with the approved CEMP.</p> <p><i>Reason: In the interests of protecting existing environmental features and habitats during the construction period, in accordance with the aims of Policy 17 of the Broxtowe Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Part 2 Local Plan (2019).</i></p>
12.	<p>Prior to the commencement of the development, details of acoustic fencing to be erected adjacent to the access shall be submitted to and</p>

	<p>approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p><i>Reason: In the interests of residential amenity, in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
13.	<p>No development above slab level shall commence until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> <li>(a) trees, hedges and shrubs to be retained and measures for their protection during the course of development</li> <li>(b) numbers, types, sizes and positions of proposed trees and shrubs</li> <li>(c) proposed boundary treatments</li> <li>(d) proposed hard surfacing treatment</li> <li>(e) proposed external lighting details</li> <li>(f) planting, seeding/turfing of other soft landscape areas</li> </ul> <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p><i>Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policies 10 and 17 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 31 of the Broxtowe Part 2 Local Plan (2019).</i></p>
14.	<p>No development above slab level shall commence until a waste management plan has been submitted to and approved in writing by the Local Planning Authority. The approved waste management plan shall be implemented in accordance with the approved details and retained for the lifetime of the development.</p> <p><i>Reason: To ensure sufficient provision is made for bin storage on the site in the interests of highway safety and residential amenity and in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
15.	<p>No development above slab level shall commence until written and illustrative details of the number, siting, design and future use of the electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. No commercial or residential unit shall be occupied until the electric vehicle charging points have been provided in accordance with the approved details.</p> <p><i>Reason: To future proof the development and in the interests of air quality in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>

16.	<p>No part of the development shall be brought into use until a scheme detailing the developments adherence to Secured by Design principles has been submitted to and approved in writing by the Local Planning Authority. All measures detailed in the scheme shall thereafter be implemented and within an agreed timeframe which shall be set out in the submitted details.</p> <p><i>Reason: To reduce the potential for crime in accordance with Part 8 – Promoting healthy and safe communities of the National Planning Policy Framework (2024).</i></p>
17.	<p>The proposed development shall not be brought into use until the parking/turning layout as shown on drawing STP-ARC-S1_XX-DP-A-1002 Rev P15 has been provided. The parking and turning areas shall then be maintained in accordance with the approved details, and shall not be used for any purpose other than the parking and turning of vehicles.</p> <p><i>Reason: In the interests of highway safety in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
18.	<p>The proposed development shall not be brought into use until the highway trees fronting the site access have been fully removed, and a footway / vehicular crossing constructed to serve the proposed development.</p> <p><i>Reason: In the interests of highway safety in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
19.	<p>The proposed development shall not be brought into use until the access driveway has been surfaced in a bound material (not loose gravel) for a minimum distance of 8m behind the highway boundary and has been constructed with provision to prevent the discharge of third party surface water to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p> <p><i>Reason: In the interests of highway safety in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
20.	<p>No part of the development shall be brought into use until illustrative details of the siting and design of the bin and cycle storage facilities shall</p>

	<p>be submitted to and approved by the Local Planning Authority and the development shall be constructed only in accordance with those details.</p> <p><i>Reason: To ensure the satisfactory appearance of the development in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Plan (2019).</i></p>
21.	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the buildings, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: In the interests of the appearance of the area and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Plan (2019).</i></p>
22.	<p>The archaeological site work must be undertaken only in full accordance with the approved Archaeological Mitigation Strategy referred to condition 4. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.</p> <p><i>Reason: To ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site in accordance with Part 16 - Conserving and enhancing the historic environment of the National Planning Policy Framework (2024), Policy 11 of the Broxtowe Aligned Core Strategy (2014) and Policy 23 of the Broxtowe Part 2 Local Plan (2019).</i></p>
23.	<p>A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.</p> <p><i>Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with Part 16 - Conserving and enhancing the historic environment of the National Planning Policy Framework (2024), Policy 11 of the Broxtowe Aligned</i></p>

	<b><i>Core Strategy (2014) and Policy 23 of the Broxtowe Part 2 Local Plan (2019).</i></b>
24.	<p>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.</p> <p><b><i>Reason: In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></b></p>
25.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking or re-enacting this Order, no extensions, enlargements, or roof alterations shall be carried out to the dwellings hereby approved which come within Class A, AA, B, and E of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority by way of a formal planning permission.</p> <p><b><i>Reason: In the interests of preserving the spacious character of the site and protecting the privacy of neighbouring properties in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></b></p>
26.	<p>No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:</p> <ul style="list-style-type: none"> <li>• In order to demonstrate that flood risk to the existing site and the residential properties proposed on the site, the applicant would need to wholly address and manage the surface water risks shown to the existing site, prior to then demonstrating that the flood risk caused by the site itself would not pose a risk to itself.</li> <li>• Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 175.</li> <li>• Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.</li> <li>• Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface</li> </ul>

	<p>water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.</p> <p>Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.</p> <ul style="list-style-type: none"> <li>- No surcharge shown in a 1 in 1 year.</li> <li>- No flooding shown in a 1 in 30 year.</li> <li>- For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.</li> </ul> <ul style="list-style-type: none"> <li>• Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.</li> <li>• Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.</li> <li>• Evidence of approval for drainage infrastructure crossing third party land where applicable.</li> <li>• Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.</li> <li>• Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.</li> </ul> <p><i>Reason: To ensure an acceptable surface water drainage strategy is implemented in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Part 2 Local Plan (2019).</i></p>
27.	<p>The development hereby permitted shall be carried out in accordance with the recommendations contained within Section 5 of the submitted Noise Impact Assessment (dated 26 October 2024).</p> <p><i>Reason: To protect the living conditions of future occupiers from external noise sources in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014), Policy 17 and Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>



28.	<p>The existing access into the site from Manor Avenue must be kept closed and not be used to access or exit the application site for the lifetime of the development.</p> <p><i>Reason: In the interests of residential amenity, in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</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.	The development makes it necessary to undertake works within the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake these works you are required to obtain a licence. Please contact <a href="mailto:licences@viaem.co.uk">licences@viaem.co.uk</a> for details.
3.	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.
4.	Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb our property will result in the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: <a href="http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property">www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property</a>
5.	In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. To check your site for coal mining features on or near to the surface the Coal Authority interactive map viewer allows you to view selected coal mining information in your browser graphically. To check a particular location either enter a post code or use your mouse to zoom in to view the surrounding area.
6.	As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: <a href="mailto:3015snn@broxtowe.gov.uk">3015snn@broxtowe.gov.uk</a> to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible

	<b>after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</b>
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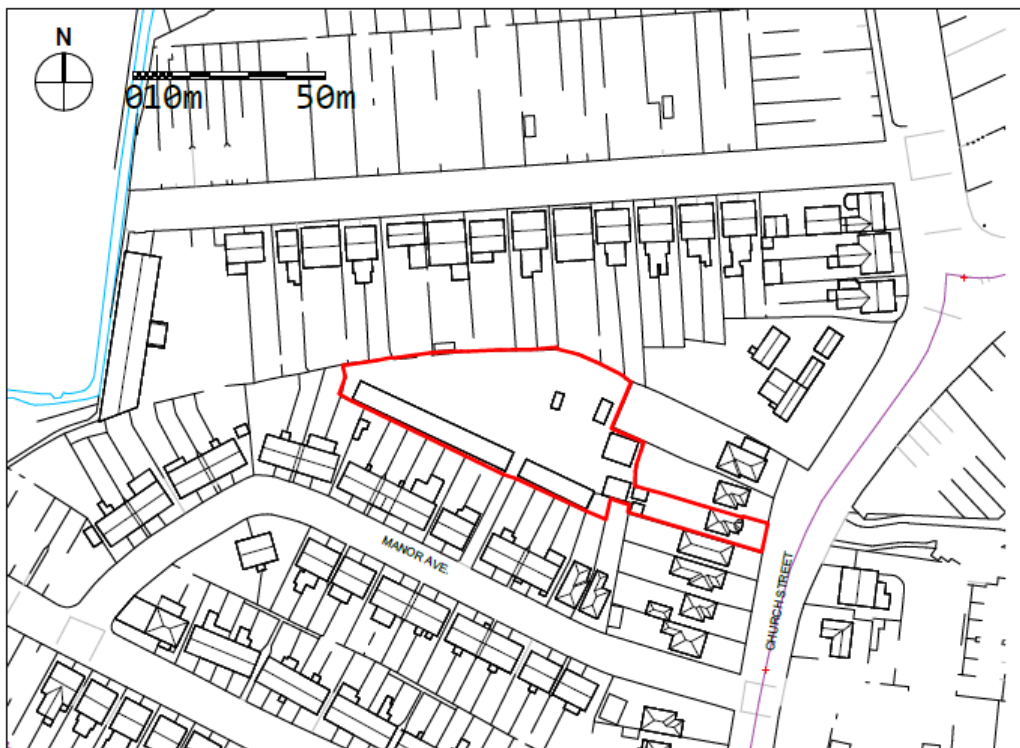
Map



- Site
- Flood Zone 3
- Flood Zone 2
- Coal Standing Advice
- Coal Referral Area

## Plans

### Site Location



### Proposed Site Plan

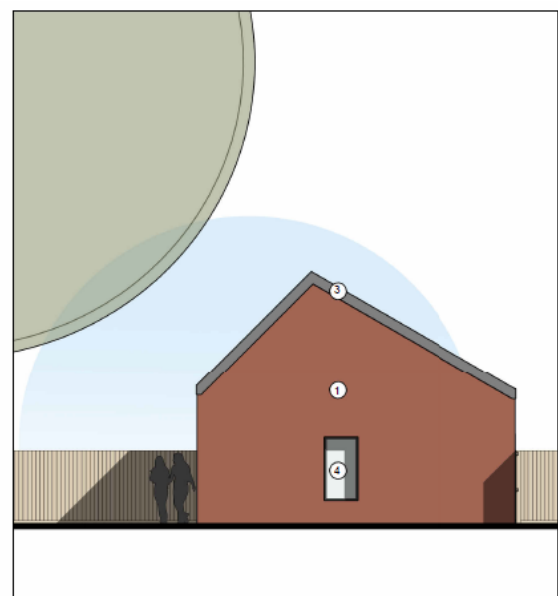
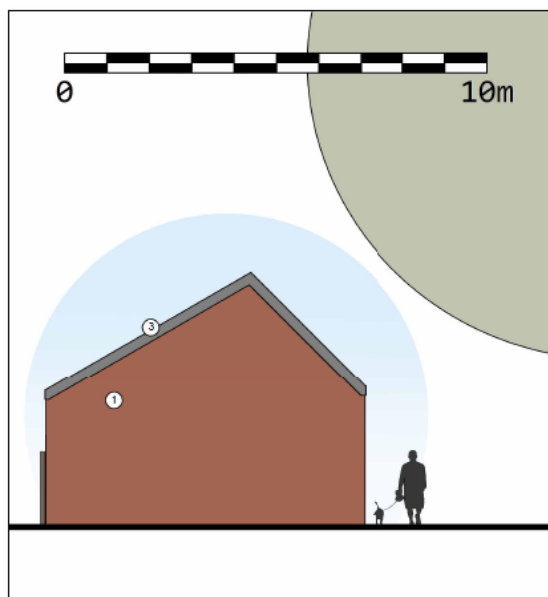




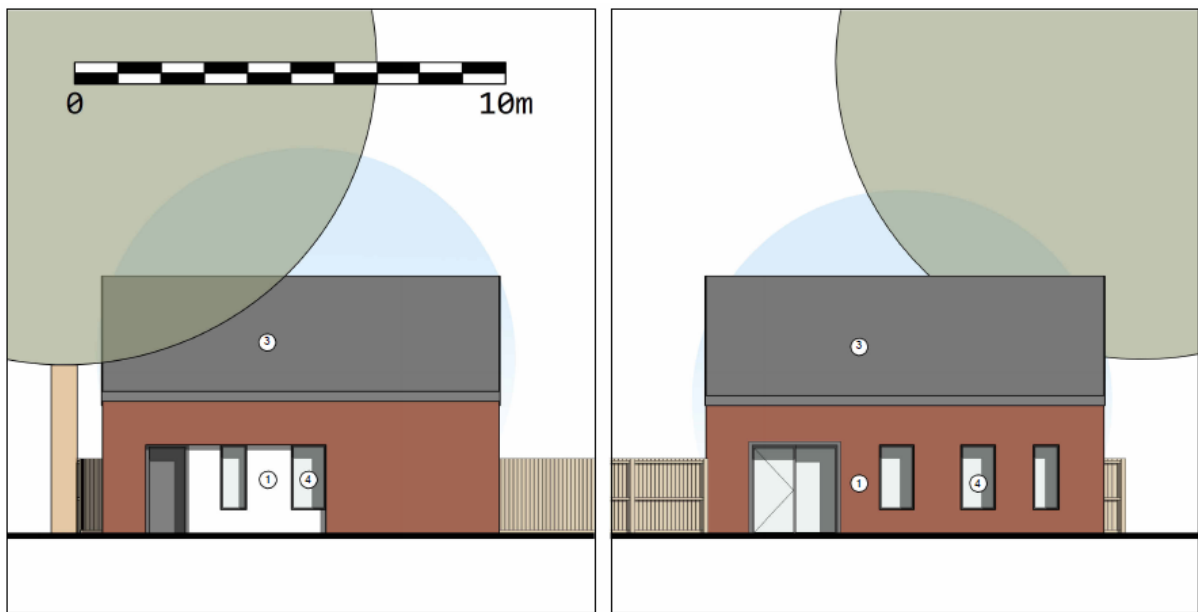
Proposed Site Ground Floor Plan



Block A: Side Elevations



Block A: Front and Rear Elevations



Block B: Front Elevation



Block B: Rear Elevation



Block B: Side Elevations



Block C: Front Elevation



Block C: Rear Elevation

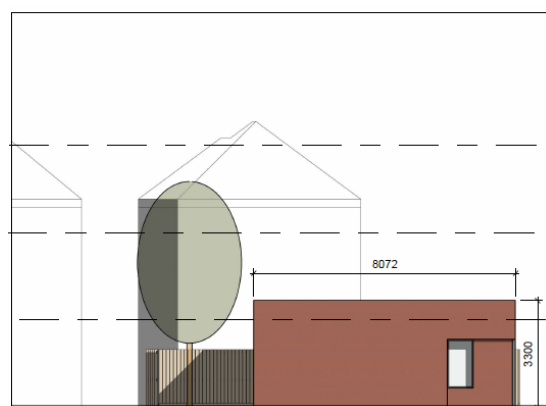
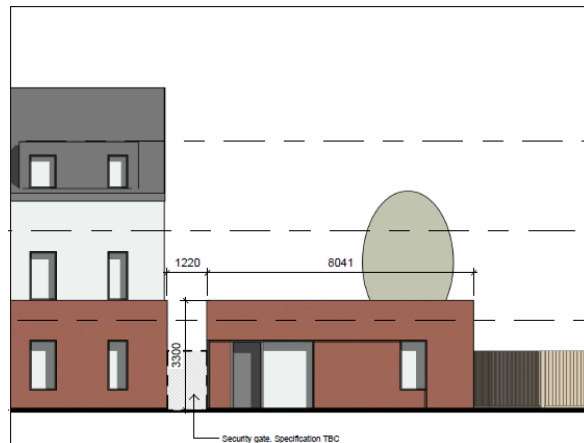
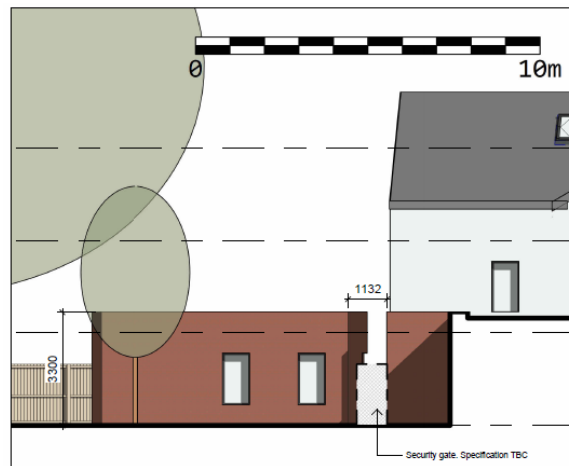




Proposed Side Elevations



Amenity Building Elevations:



## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>24/00865/FUL</b>
<b>LOCATION:</b>	<b>7 Nottingham Road, Trowell, NG9 3PA</b>
<b>PROPOSAL:</b>	<b>Construct three buildings to provide two flats and two bungalows along with parking and new access</b>

The application is brought to the Committee at the request of Cllr Pringle due to public interest in the application.

### 1. Purpose of the Report

- 1.1 The application seeks planning permission to demolish the existing cottage and construct three buildings to provide two flats within one two storey building, and two detached bungalows along with parking and new access.

### 2. Recommendation

The Committee is asked to **RESOLVE** that planning permission be **GRANTED** subject to the prior signing of a Section 106 Agreement to secure BNG monitoring contributions, and subject to conditions as set out in the appendix.

### 3. Detail

- 3.1 The application seeks planning permission to demolish the existing dwelling and construct three buildings to provide two flats and two detached bungalows along with parking and relocation of the existing access.
- 3.2 The site is located within Trowell and has an existing access leading to a large area of parking and a two storey cottage set toward the rear. Along the boundary with Nottingham Road and the joint boundary with 5 and 9 Nottingham Road, there is a mature hedge.
- 3.3 The application seeks to change the location of the vehicular access to the south of the site, adjacent to the boundary with 5 Nottingham Road and the existing access will be stopped up and replacement hedge planted.
- 3.4 Following the demolition of the dwelling two detached bungalows will be created with amenity space and parking, positioned to the rear of the site. To the southeast (front) of the site is proposed a two storey building creating two flats with amenity area and parking for each flat.
- 3.5 The application seeks to provide 10% BNG on site.
- 3.6 The main issues relate to whether or not the principle of development is acceptable, impact on neighbour amenity, highway and ecology.

**4. Financial Implications****4.1 The comments from the Head of Finance Services were as follows:**

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

**5. Legal Implications****5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.****6 Data Protection Compliance Implications****6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.****7. Background Papers**

Nil.

## Appendix

1. Details of the application

- 1.1 The application seeks permission to demolish the existing dwelling, relocate the vehicular access and construct two detached bungalows, two flats with parking and amenity area along with bin storage area next to Nottingham Road.
- 1.2 The detached bungalows will be located to the rear of the site with a garden area and two parking spaces each. One bungalow will be two bedroom and measures approximately 8.1m in length, 7.4m wide, 2.8m to the eaves and 4.4m to the ridge. The second bungalow will have three bedrooms and measures approximately 11.2m in length and 7.29m wide, 2.8m to the eaves and 4.4m to the ridge. Each dwelling has a patio area and their own private amenity area and parking.
- 1.3 The two flats would be contained in a two storey building measuring 7.2m in length, 7.1m in width, 5.2m to the eaves and 8.2m to the ridge. Both flats will have two bedrooms and their own private external amenity area and parking.
- 1.4 Each building will have solar panels on the roof and be constructed using red brick and buff detail cills and lintels with grey tiles which are in keeping with the area.

2. Site and surroundings

- 2.1 The application site is located within a residential area of Trowell, screened from the highway by the mature hedgerow. The dwelling is currently vacant and is set to the north of the site with an area of hardstanding/turning area located directly on the south of the dwelling. There is a garden located to the west of the dwelling that is enclosed and private. To the south of the site lies the existing vehicular access and an area of grass.
- 2.2 To the north of the site lies the carpark for the Festival Inn and dwellings on Festival Crescent with the garden area of 6 Festival Crescent running along the north eastern boundary of the site. To the east lies Budgens convenience store (previously Walker of Trowell fishing and shooting shop). To the south on the opposite side of the road there are two storey dwellings with parking and gardens to the principal elevation. To the west lies two detached dwellings with the garden area belonging to 5 Nottingham Road running along the south west of the site. The garden area for 3 Nottingham Road runs along the western boundary of the site.
- 2.3 To the south and south west of the site lies three listed buildings. The dwelling and stables at 4 Nottingham Road, Church of St Helen and Rectory Farmhouse and adjoining boundary wall.

3. Relevant Planning History

- 3.1 78/00660/FUL and 88/00695/FUL both are extensions and alterations to the dwelling to create conservatory and extensions. Both were approved and implemented.

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 8: Housing size, mix and choice
- 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 15: Housing size, mix and choice
- 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 4 – Decision making
- Section 5 – Delivering a sufficient supply of homes
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 16: Conserving and enhancing the historic environment

5.0 **Consultees**

- 5.1 **Broxtowe Borough Council Environmental Health Department** has raised no objections but requested conditions for contaminated land due to the site being within 250m of a historic landfill site and a Construction Environmental Management Plan.

- 5.2 **Broxtowe Borough Council Landscaping, Parks & Environment** - no comments received

- 5.3 **Broxtowe Borough Council Housing** - no comments received

- 5.4 **Environment - Bins** were consulted and raised no objection but specified the bin provision requirements for the site.

- 5.5 **Nottinghamshire County Council Highways Authority (HA)** were consulted and requested changes to the access, visibility splay and bin provision. An amended plan 3659-01C has overcome the concerns raised. Conditions to

close up the existing access, the surface being laid to hard bound material and turning area being implemented before dwellings are taken into use.

- 5.6 **Nottinghamshire Wildlife Trust (NWT)** have provided several set of comments as follows:

5.6.1 First set of comments

NWT Raised concerns following reviewing the information and the preliminary ecological assessment report (PEAR) and in its current condition fails to meet the level of standard required to support the planning application. The report lacks details in terms of habitat description, protected species potential, no desk top study/local biological records have been scrutinised/commissioned to inform the assessments, there is no information relating to the competency of the ecologist, minimal information relating to the relevant wildlife legislation, the use of outdated guidance and erroneous assumptions made in relation to nesting potential.

- 5.6.2 NWT requested Bat activity survey following best practice, with all elevations covered by night vision aids/surveyors and supported by full-spectrum detectors. Bats are a protected species and thus a material consideration in planning. Consequently, the bat activity surveys must be undertaken prior to the determination of the application. A desktop study incorporating biological record data from the Nottinghamshire Geological and Biological Records Centre (NBGRC), as is standard.

- 5.6.3 NWT has stated that the proposals appear to impact the garden areas as well as the buildings. As such, all onsite habitats should be assessed for their potential to support protected/notable species. Currently, the habitat descriptions are minimal, providing little to no information relating to the size/structure of habitats. The ecologist has only included bats, birds and badgers. Given the urban context, it will be necessary to also assess the potential for hedgehogs and amphibians to be present and provide suitable/site-specific mitigation (where required). Urban birds commonly nest in manicured hedgerows and topiary. Thus, standard precautionary working measures should be followed in relation to sensitive timing of works. Given the age/structure of the building, swifts should also be considered.

- 5.6.4 NWT raised concerns with the BNG and any BNG proposals on site should be suitable to the location and achievable, i.e., the addition of 10 trees may be unachievable. Any habitats recently cleared (after 30th January 2020) should be included within the metric calculations as per the Environment Act 2021 (Schedule 7A, Part 1, Paras 6a-b). There are several biodiversity assets (see figure 1 overleaf) within 2km of the application site including Local Nature Reserves (LNR) and Local Wildlife Sites (LWS). These sites should be impact assessed and used to inform the protected species assessments, in relation to the various Impact Risk Zones (IRZ). The report does not summarise the various protected species legislation / local planning policies. It is essential that this information is included to inform the client of their planning / biodiversity duties especially those relating to potential wildlife offences.

Second set of comments

- 5.6.5 NWT reviewed the relevant application documents submitted to summarise NWT still questions the competence of the ecologist, bat survey should be undertaken before determination of the application, there is information lacking from the ecology report. The garden lawn can support a wide range of protected species and concern has been raised regarding the number of trees within the site for the BNG and how these might grow and take over the site.
- 5.6.6 NWT are satisfied that the garage and conservatory are to be included as part of the main structure during bat emergence surveys. Conditions can be put in place regarding precautionary working practices for protected species and working methods to protect birds and nests. NWT has not objected to the application but raised some concerns and recommended a bat survey before determination and conditions for works.

Third set of comments

- 5.6.7 NWT has assessed the additional information submitted and agrees to the submitted information but requires conditions for covering the foundations overnight, timing to the hedge out of bird breeding season in line with BS5837:2012, lighting plan, LEMP, bat and swift bricks and LEMP conditions.
- 5.7 **Cllr L A Ball - Awsworth, Cossall & Trowell Ward** -No comment.  
**Cllr D Pringle - Awsworth, Cossall & Trowell Ward** -Requested the application be determined by Planning Committee
- 5.8 11 neighbours were consulted on the application and a site notice displayed. There were a total of 8 objections on the original scheme and amendments, of which 5 are neighbours to the site:
- Trowell is a small rural village and the destruction of the perfectly habitable cottage is not in the best interest of the village;
  - Flats and parking are totally out of character of the village;
  - Entrance/exit to the property is on a very busy road just along from a bend and the entrance/exits will be adding to the already busy traffic in this location;
  - Too close to the boundary and would be over bearing and loss of light and the upper floors would give rise for overlooking;
  - The development will generate lots of noise during construction and after completed;
  - Trowell is a pretty village and a more traditional structure would be more acceptable;
  - Overlooking and so loss of privacy;
  - Traffic running along the boundary with neighbouring property;
  - New trees will overshadow bungalow and garden;
  - Impact on the environment;
  - Disturbance of the land and cottage would lead to rats;



- The creation of gardens would be used as play areas for children and would be noisy and gardens would be used to have BBQ and these could go into the evenings/nights/early mornings and would be very noisy;
- The creation of the flats would have an impact on mental health/sleep;
- Visitors would end up parking on the pavement;
- Decrease the value of bungalow and impact on retirement;
- The school is at full capacity and local GP can't take any more;
- Plans are too densely populated for the size of the site;
- Concealed entrance to the property and so dangerous and this will be compounded if the business next door opens

## 6. Assessment

6.1 The main issues for consideration are whether the proposed development is acceptable in design and layout, has sufficient parking, has an acceptable relationship with neighbouring properties, provides an adequate standard of amenity for future occupants and complies with the requirement to achieve a 10% BNG.

## 6.2 Principle of development

6.2.1 The site is within an existing residential area and provides the opportunity to provide additional housing outside of Green Belt land. There is also a need to boost housing supply which a site such as this can help deliver. The provision of two detached bungalows and two flats on a brown field site is considered to be a benefit in terms of contributing to the provision of homes within the borough.

6.2.2 Whilst it is acknowledged the development would result in the loss of one dwelling it is considered the loss is outweighed by the net gain of three residential units that make an efficient use of the land. Whether there is adequate space to accommodate the two bungalows and two flats with their own parking and amenity space and the impact a development of this size will have on neighbouring properties, the character of the area, the highway and biodiversity of the site, is considered below.

6.2.3 To conclude, the site is located within an urban location and considerable weight must be given to the need to boost housing supply. It will provide four dwellings, suitable for occupation by a range of tenures for example small families or occupiers with accessible needs, within an existing settlement in a sustainable location with public transport links providing access to the wider area. It is considered the proposed dwellings with their own parking and amenity area will not have any adverse effect on neighbour amenity, the design, massing, scale and appearance are considered to be acceptable. The change of location of the access is acceptable along with providing biodiversity net gain on site. The principle of development is therefore considered to be acceptable.

## 6.3. Design and visual amenity

- 6.3.1 Policy 10 of the Aligned Core Strategy (ACS) states that all new development should be assessed in terms of massing, massing, scale and proportion, materials and architectural style and detailing. Policy 17 of Part 2 Local Plan (P2LP) states that development should be of a size and design that makes a positive contribution of the appearance of the area.
- 6.3.2 There is currently a detached vacant dwelling to the north of the site, that has been extended and altered. Along the southern, west and eastern boundary is a mature hedge leading to a large area of hardstanding to the southern elevation of the dwelling and an attached garage. There is a garden area located behind a secure gate to the west of the site. The plot is generous compared to the neighbouring plots.
- 6.3.3 The demolition of the detached dwelling will enable the creation of two bungalows with off road parking and private gardens for each dwelling. The change in location of the vehicular access will enable a two storey building, accommodating two flats, to be located to the east of the site, away from no. 5 Nottingham Road, would now be adjacent to the commercial building (9 Nottingham Road). The design and position of the dwellings have been taken into consideration to ensure the larger structure is to be sited next to 9 Nottingham Road and the two bungalows being located to the rear of the site. The position of the dwellings allows the development to assimilate into the area whilst the improvement of the hedge following blocking up of the existing vehicular access will blend with the street scene. It should be noted the flat buildings follow the general building line of Nottingham Road.
- 6.3.4 Consideration has been given to the design and fenestration details of the buildings have been designed so as to have red facing brick, dark grey tiles and buff stone lintel and cills. The height of the development has taken into consideration the bungalows located to the south and west of the site whilst locating the larger structure adjacent to the two storey building to the west and the wider area of the site along Nottingham Road.
- 6.3.5 As the application seeks to include on site biodiversity net gain of 10% the site along with the retention of the hedgerow, the site will retain the green and rural appearance when viewed from Nottingham Road.
- 6.3.6 Concerns have been raised regarding the development in relation to not being in keeping with the rural village and that flats and this layout are not in keeping with the village. These points have been taken on board during determination of the application. The arrangement presented maintains the rural feel with the hedgerow and position of the largest structure being adjacent to 9 Nottingham Road and the bungalows being located to the rear of the site.
- 6.3.7 To conclude, it is considered the dwellings, parking and amenity areas reflect an acceptable level of design that will tie in with the appearance of the surrounding properties. Consideration has been given to the position of the development and enabling the development to make a positive contribution to

the area through the boundary hedge remaining, materials for the dwellings and the scale and massing.

### 6.3 Amenity

- 6.3.1 Policy 10 of the ACS states that developments will be assessed in terms of impact on the amenity and Policy 17 of P2LP states that all development should integrate into its surroundings, have good access to public transport, provide adequate amenity space, have satisfactory degree of amenity for occupiers of the new development and neighbouring properties.
- 6.3.2 The land around the site is fairly flat and has established boundary hedges which are to be retained and enhanced. The existing fencing is failing at points and the application seeks to replace this with a closed board 1.8m high fence. The site has development on all sides, bungalows to the west, car park and two storey dwelling to the north and two storey building to the east.
- 6.3.3 Concerns have been raised regarding loss of privacy, light and that the scheme would be overbearing.
- 6.3.4 The creation of two bungalows to the north of the site with private amenity space have been designed to have a low eaves and ridge height, boundary treatment and landscaping to provide privacy to both the neighbours and the occupiers of the bungalows. It is considered given the position of the bungalows and the boundary treatment that there would not be any significant opportunity for overlooking, no overbearing and limited light loss to the dwellings and their amenity area located to the west and north of the site.
- 6.3.5 The building that will accommodate the two flats is to be located to the east of the site adjacent to the boundary with 9 Nottingham Road, a two storey commercial building. Given the position of the flats it is considered there would not be any significant impact on the amenity of dwellings located to the north and west of the site.
- 6.3.6 Concerns have been raised regarding the relocation of the access to the west of the site in relation to noise and disturbance from vehicles accessing the site. Given the nature of the development and the provision of speed bumps within the access it is considered the location of the driveway would not have limited impact on the dwellings to the west of the site.
- 6.3.7 To conclude, the position of the bungalows and two flats, parking and amenity areas would have adequate separation distances, the boundary treatment and landscaping would not allow for any overlooking and would ensure a neighbourly relationship can be achieved, to secure an acceptable level of amenity can be retained around the site. It is also acknowledged the future occupants will have an acceptable level of amenity due to the level of light to the habitable rooms and that the amenity areas are of an adequate size to serve their respective dwelling.

### 6.4 Access

- 6.4.1 In relation to assessing the highway impact of the proposal paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 6.4.2 The proposal seeks to relocate the existing access from the south east to the south west of the site. The relocation of the access enables a two storey building (two flats) to be positioned against 9 Nottingham Road and improve the visibility splay. Within the site parking and turning for the dwellings would be provided enabling vehicles to enter and exit in a forward gear.
- 6.4.3 The application has been assessed by the Highway Authority and the Highway Authority is satisfied with regards to visibility splay, access width and bin storage area, subject to conditions.
- 6.4.4 The Highways Authority have requested conditions for the access to be created prior to occupation and the existing access to be stopped up, the driveway and parking to be implemented before the dwellings are occupied and surface water mitigation to restrict surface water discharging on to the highway.
- 6.4.5 To conclude, it is considered the proposed access to the site, the parking and internal layout is acceptable, subject to conditions.

## 6.5 Environmental Health

- 6.5.1 Policy 19 of P2LP states that permission will not be granted for development which potentially affected by contamination will not be permitted. Paragraph 197 of the NPPF states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 6.5.2 The Council Environmental Health Officer has stated that the site is located within 250m of an historic landfill site. As the development may be subjected to migrating ground gases a condition should be included regarding appropriate gas prevention measures to be submitted to and agreed in writing before works commence on site.
- 6.5.3 The Environmental Health Officer has also requested a construction environmental management plan (CEMP) to be submitted and agreed before works commence. The CEMP should include details of demolition, times when works can take place, deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours, control measures for dust and other air-borne pollutants. The CEMP must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants and no burning of controlled waste during the construction phase. This condition is to ensure the existing residents are protected excessive construction noise and to

secure appropriate hours of work in order to protect residential amenity and safety of residents and the general public.

- 6.5.4 The Councils Park and Environmental Officer for bins has assessed the application and has not raised any objections subject to the developer purchasing the first time provision of bins. The bins are to be located in the allocated bin storage area so can be presented in an accessible location for collection.

6.6. Ecology and Biodiversity Net Gain

- 6.6.1 Policy 17 of the ACS states that biodiversity will be increased over the plan period by seeking to ensure a new development provides new biodiversity feature, and improves existing biodiversity features wherever possible. Policy 31 of P2LP states that all development proposals should seek to deliver a net gain in biodiversity and permission will not be granted for development which would cause significant harm to sites and habitats.

- 6.6.2 A small site Biodiversity Net Gain assessment has been completed to provide an assessment of post-development biodiversity value. The assessment of the development proposed for this site, would result in a net gain in calculated biodiversity units across the site area 17.% for area habitats and 17.38% hedgerows all on site. The proposed biodiversity net gain scheme would delivery habitat enhancement on site. As such, it is considered that the application would comply with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

- 6.6.3 NWT has commented on the application several times and following the receipt of additional information requested in relation to bats, birds, hedgehogs and landscaping, NWT has not raised any objection subject to conditions.

6.8 Other Issues

- 6.8.1 The points raised regarding devaluing properties and the school and GP surgery being at capacity are noted but given the modest size of the development, to create four dwellings, that is, not being a major application, the proposal would not trigger a requirement for additional school or GP funding.

- 6.8.2 To the south and south west of the site lies three Listed Buildings. Due to the layout and design of the development it is considered the proposal would not harm the setting of the designated heritage assets.

7. Planning Balance

- 7.1 The proposed development is of an acceptable design and would provide four additional dwellings within an established village. The scheme is of a suitable design and in keeping with the area, would have limited impact on neighbour amenity and transport network whilst providing 10% BNG gain within the stie.

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 GRANTED subject to the prior signing of a Section 106 Agreement to secure BNG monitoring contributions, and subject to the following conditions:**

1.	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></p> <p><b>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.</b></p>
2.	<p><b>The development hereby permitted shall be carried out in accordance with the site location plan, block plan and proposed site plan 3659-01 Rev F and proposed elevations and floor plans 3659-02 Rev C received by the Local Planning Authority 9 May 2025, ecological assessment report HE2441224 dated 25 June 2025 and BNG small site metric dated July 2025 received by the Local Planning Authority 26 June 2025.</b></p> <p><b>Reason: For the avoidance of doubt.</b></p>
3.	<p><b>Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021.</b></p> <p><b>The effect of the relevant paragraphs of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted</b></p>

subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

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

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

**Key Requirements:**

A Biodiversity Gain Plan (BGP) must be submitted to the Local Planning Authority, in writing no earlier than the day after planning permission has been granted and should be in accordance with the Small Sites Metric and Biodiversity Net Gain Supplementary Note received by the Local Planning Authority on 2 October 2024 and base ecology of the site received by the Local Planning Authority 30 September 2024.

The biodiversity gain plan must include:

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

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

Template available here;

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

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

	<p>The Habitat Management and Monitoring Plan (the HMMP) must include:</p> <ul style="list-style-type: none"> <li>(a) a non-technical summary;</li> <li>(b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;</li> <li>(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;</li> <li>(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and</li> <li>(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,</li> </ul> <p>Template available here;  <a href="https://publications.naturalengland.org.uk/publication/5813530037846016">https://publications.naturalengland.org.uk/publication/5813530037846016</a></p> <p>Notice in writing shall be given to the Council when the:</p> <ul style="list-style-type: none"> <li>(a) HMMP has been implemented; and</li> <li>(b) habitat creation and enhancement works as set out in the HMMP have been completed.</li> </ul> <p>No part of the development hereby approved shall be in operation until:</p> <ul style="list-style-type: none"> <li>(a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and</li> <li>(b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority</li> </ul> <p>The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.</p> <p>Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.</p> <p>Reason: To ensure the development delivers a biodiversity net gain on site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990, and Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 31 of the Aligned Core Strategy (2014), and in accordance with the National Planning Policy Framework December 2024.</p>
4.	<p>No above ground works shall commence until samples of external facing materials have been submitted to and approved in writing by the</p>



	<p><b>Local Planning Authority. The development shall be constructed only in accordance with the approved details.</b></p> <p><b>Reason: in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</b></p>
5.	<p><b>No above ground works shall take place until a landscaping scheme showing biodiversity net gain has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:</b></p> <ul style="list-style-type: none"> <li><b>a. numbers, types, sizes and positions of proposed trees and shrubs;</b></li> <li><b>b. details of boundary treatments;</b></li> <li><b>c. planting, seeding/turfing of other soft landscape areas and</b></li> <li><b>d. timetable for implementation.</b></li> </ul> <p><b>The approved scheme shall be carried out strictly in accordance with the approved details and shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</b></p> <p><b>Reason: To ensure the development presents a satisfactory standard of external appearance to the area, to ensure a sufficient standard of neighbour amenity and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 the Broxtowe Aligned Core Strategy (2014).</b></p>
6.	<p><b>Before works commence on site details and specification of three integrated swift brick and two bat bricks shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.</b></p> <p><b>Reason: In the interests of protecting existing habitats during the construction period, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</b></p>
7.	<p><b>Prior to the commencement of the development (including site investigation or land clearance works) a detailed Construction and Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The Construction and Environmental Management Plan shall contain mitigation measures to</b></p>

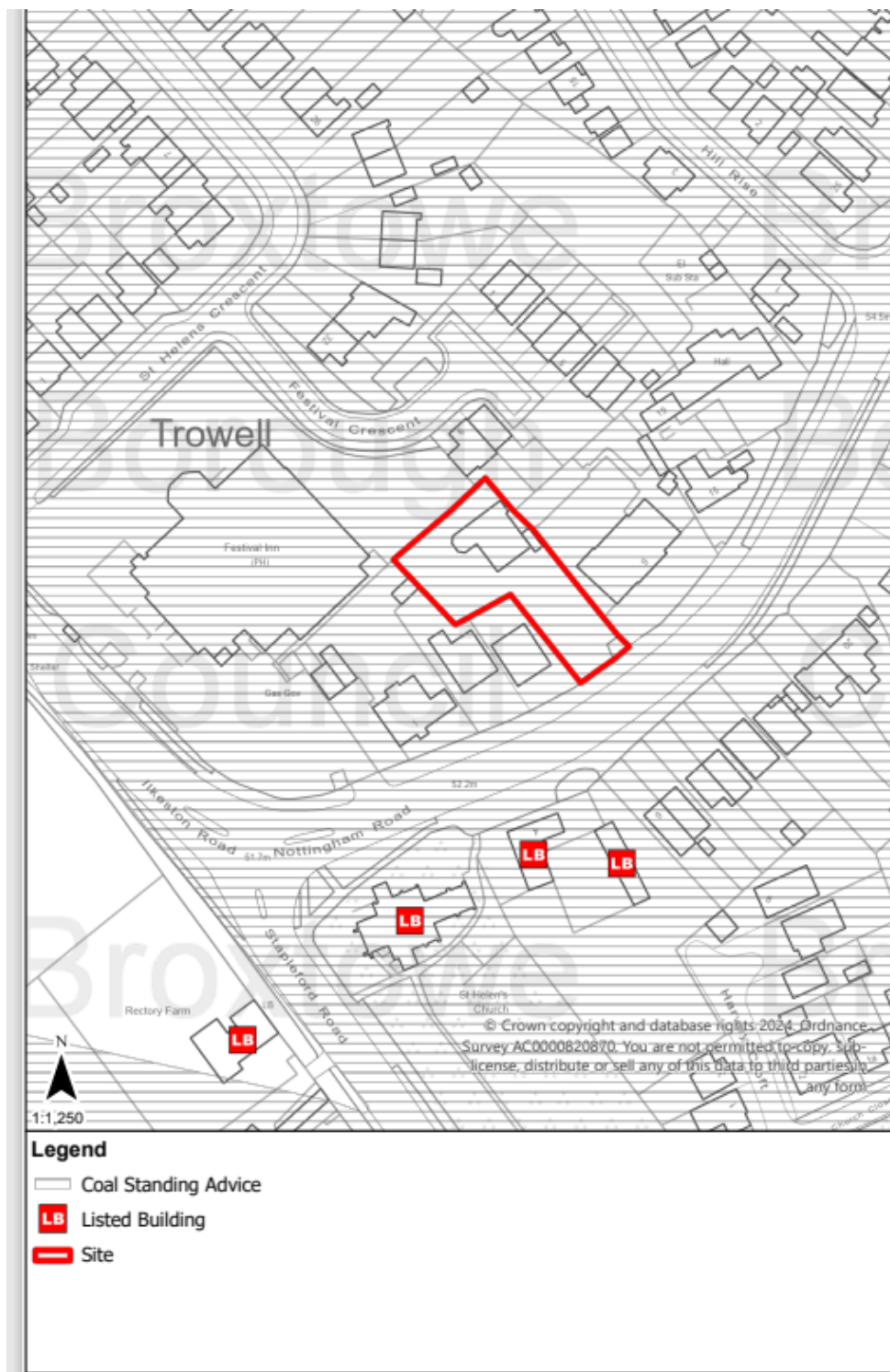
	<p>ensure the protection of wildlife on the site. The development shall be implemented in accordance with the approved CEMP.</p> <p>Reason: In the interests of protecting existing environmental features and habitats during the construction period, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</p>
8.	<p>Prior to the commencement of the development including any site investigation or land clearance works, a Landscape Ecological Management Plan (LEMP) shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved LEMP.</p> <p>Reason: In the interests of ensuring that biodiversity enhancements can be achieved, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</p>
9.	<p>No part of the development hereby approved shall be commenced until details of appropriate gas prevention measures have been submitted to and approved in writing by the local planning authority. No building to be completed pursuant to this permission shall be occupied or brought into use until:</p> <ul style="list-style-type: none"> <li>• all appropriate measures have been completed in accordance with details approved in writing by the local planning authority; and</li> <li>• it has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full.</li> </ul> <p>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
10.	<p>No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.</p> <p>Reason: In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
11.	<p>No part of the development hereby permitted shall be brought into use until the existing site access that has been made redundant as a</p>

	<p>consequence of this consent is permanently closed, and the access crossing reinstated as footway and full height kerbs.</p> <p>Reason: In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
12.	<p>No part of the development hereby permitted shall be brought into use until the parking, turning areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 3659-01C. The parking, turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning of vehicles. The access rive and any other parking or turning areas shall be surfaced in a hard bound material (not loose gravel) for a minimum of 5.5m behind the highway boundary and maintained in such hard bound material for the rest of the of the development.</p> <p>Reason: In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
13.	<p>No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the unregulated discharge of surface water from the driveway to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development</p> <p>Reason: In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
14.	<p>No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the Local Planning Authority. The lighting plan shall show no light fall on hedgerows or proposed trees. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.</p> <p>Reason: In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</p>
15	<p>Removal of or other works to the hedge shall take place outside of the bird nesting season in line with BS5837:2012</p> <p>Reason: In the interests of protecting existing habitats during the construction period, in accordance with the aims of Policy 31 of the</p>

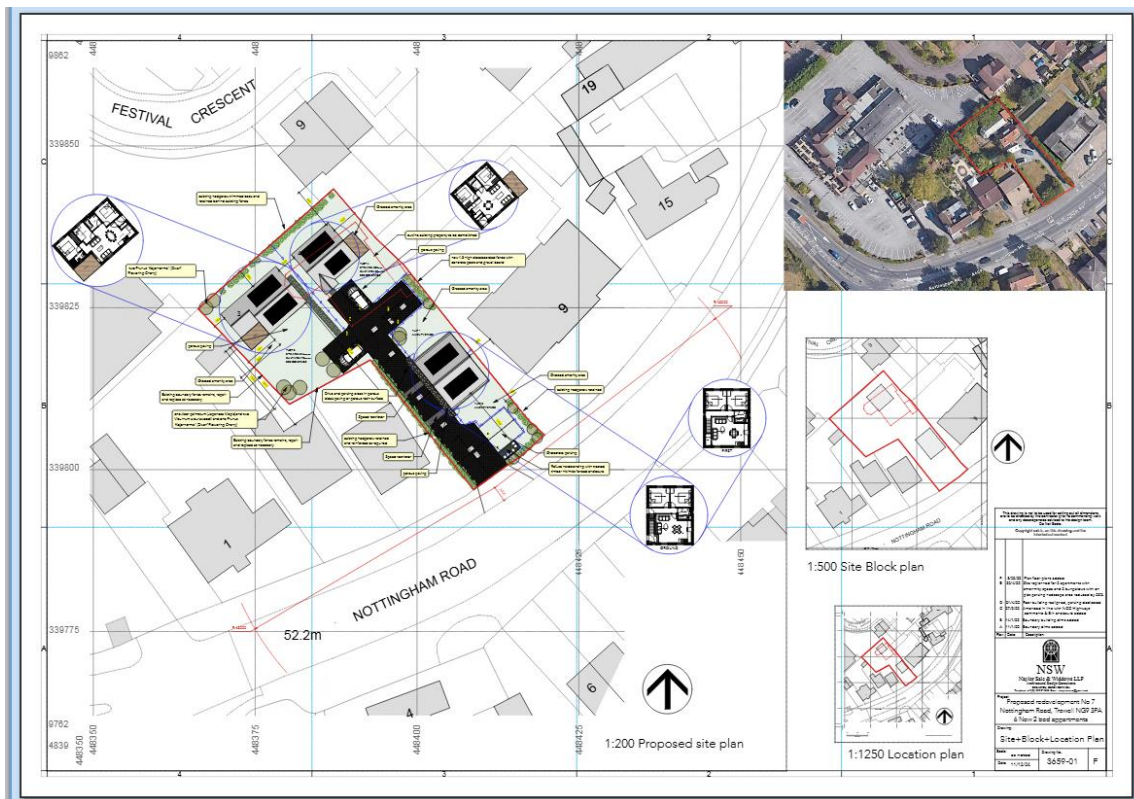
	<b>Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</b>
<b>16.</b>	<p><b>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no enlargement improvement or alterations to the dwelling, roof additions or other alterations (falling within Class A, AA, B, C, D and Class F) shall be undertaken.</b></p> <p><b>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).</b></p>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</b>
<b>2.</b>	<b>The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority</b>
<b>3.</b>	<b>As this permission relates to the creation of a new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</b>
<b>4.</b>	<b>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.</b>
<b>5.</b>	<b>The development makes it necessary to construct and reinstate vehicular crossings over a verge of the public highway. These works</b>

	shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at: <a href="http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities">http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities</a>
6.	The developer is to purchase the first time provision of bins. The Developer should contact BBC Environmental Health for details of bin provision. As per the guidance in BS5906 the bins must be within 10m of the collection point, the collection point being the adopted highway. Bins need to be presented at the edge of adopted highway for emptying.
7.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>

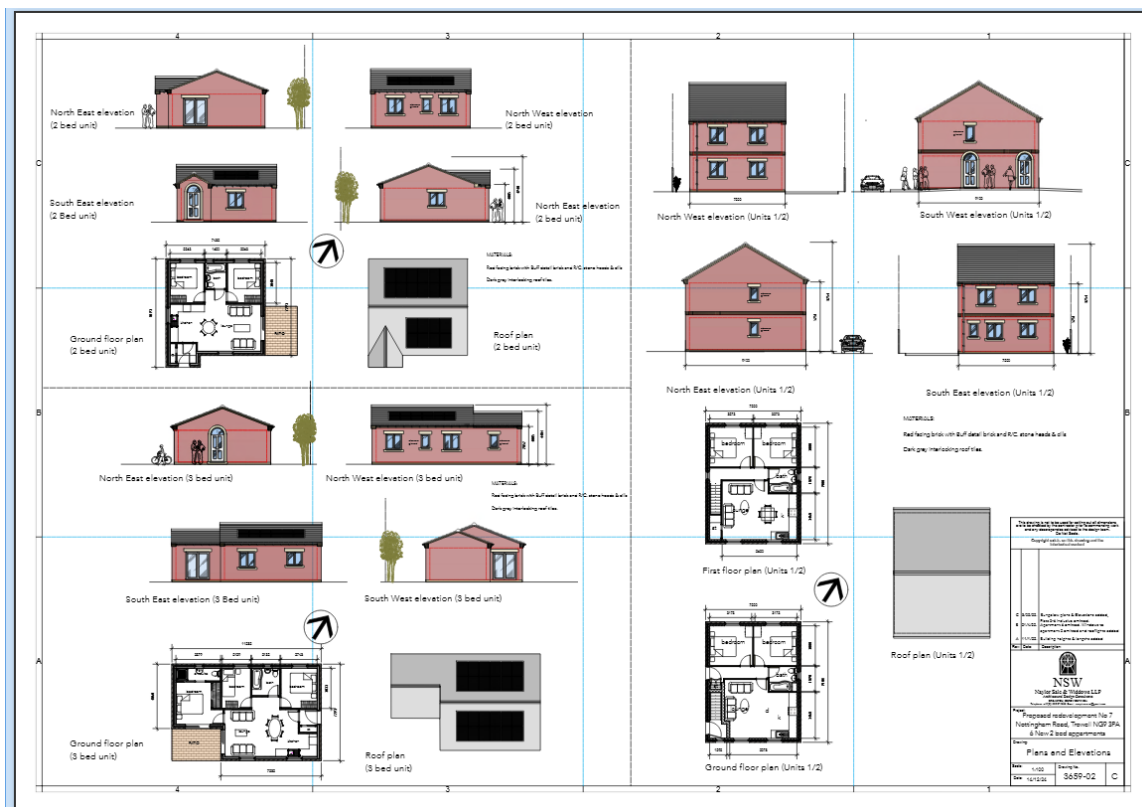
## Map



**Plans (not to scale)**



Proposed site plan, block plan and visibility splay



Proposed elevations and floor plans

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## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>25/00288/FUL</b>
<b>LOCATION:</b>	<b>22 Muriel Road Beeston Nottinghamshire NG9 2HH</b>
<b>PROPOSAL:</b>	<b>Proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2)</b>

The application has been called to Planning Committee by Councillor Steve Carr. The application has been called to Planning Committee due to the concerns that this would be an inappropriate use in a residential area, the car parking space is not entirely owned by the applicant and the car parking space is not big enough for three cars.

### 1. Purpose of the Report

The application seeks planning permission for the proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2).

### 2. Recommendation

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

### 3. Detail

The application seeks full planning permission to change the use of this property, currently a House in Multiple Occupation (Class C4), to a residential children's care home (Class C2).

The application site consists of a two storey semi-detached dwelling, with a garden of considerable size located to the rear (north-east), with a single storey flat roof detached garage located within. The adjacent road, Muriel Road, is located to the front (south-west) of the application site. The dwelling is located in a residential area with a mix of two storey and single storey properties.

In regards to adjacent neighbouring properties, 24 Muriel Road is the semi-detached dwelling adjoined to the side (north-west) elevation of 22 Muriel Road. 20 Muriel Road is located to the side (south-east) of the application site, 21 Muriel Road is located to the front (south-west) of the application site and 75 Marlborough Road is located to the rear (north-east) of the application site.

The benefits of the proposal are the retention of the dwelling as a residential use, the provision of targeted accommodation to the benefit of future occupants in need of a care home and compliance with policies contained within the development plan. It is considered there would be the potential for an impact on neighbour amenity but this is outweighed by the benefits of the scheme.

The Committee is asked to resolve that planning permission be granted subject to 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 to change the use of the property from a House in Multiple Occupation (Class C4) to a residential children's care home (Class C2). As stated on the submitted planning application form, the property is currently in use as a licensed House in Multiple Occupation (HMO) Class C4, occupied by unrelated individuals sharing facilities. It is shown on the existing floor plans submitted that there are six bedrooms, with four shared bathroom/toilet facilities and a shared kitchen/lounge. It has been stated on the submitted application form that there are three existing car parking spaces available for the existing use of the site as a House in Multiple Occupation (Class C4).
- 1.2 The proposed change of use of use to a residential children's home (Class C2) would provide specialist care and accommodation for up to three young people aged 7-17 years with Emotional and Behavioural Difficulties (EBD). The property's external appearance would remain unchanged, as there are no extensions or alterations of the existing elevations of the property (change of materials) proposed as part of the application. The proposed internal layout is arranged across three floors and would include three bedrooms for young residents, with two located on the first floor and one on the second floor. There would be two staff offices, one on the ground floor and one on the first floor, each with designated working space and provision for staff sleep-in arrangements. The ground floor offers an open-plan kitchen and dining room, with a separate lounge room proposed to be used for educational, therapeutic and recreational purposes. The rear garden would be accessible to residents and proposed to be used for supervised leisure and activities. It has been stated there would be off-street parking for up to three vehicles and bicycle rack accommodating three bikes would be installed on site to promote active travel among staff and visitors.
- 1.3 The staffing structure would include a registered manager, deputy manager, senior support worker and residential support workers. There will be at least one senior and two support workers on shift during the day, with waking night staff providing overnight care and supervision. It was confirmed in writing by the planning agent that there would be a maximum of two adults in the home over night. The planning agent also confirmed in writing that a maximum of four adults may be on site at once (excluding the Registered Manager and Deputy Manager). This only occurs during the handover at 10:30, which lasts 10–15 minutes. Scheduling the handover at 10:30 avoids peak traffic and busy periods when most people are out at work. Therefore, the property would be staffed 24/7 by trained professionals who would oversee the safety and conduct of the residents. It has been stated in the submitted planning statement daily operations would resemble those of a typical family home, with consistent routines and supervision in place to ensure a calm and orderly atmosphere. Activities would be managed to minimise noise and disruption to neighbouring properties.

- 1.4 It has been stated in the submitted planning statement that the care home would be operated with a strong ethos of emotional stability, respect and empowerment, with a care model centred around individual needs. The care approach would include: individualised care plans tailored to each resident's emotional, behavioural and development needs; therapeutic interventions, including access to counselling and mental health services; educational support through collaboration with local schools and additional in-house learning opportunities; life skills training to build independence and confidence in day-to-day activities. The care home would be Ofsted-registered and would operate under the Quality Standards set out in the Guide to the Children's Homes Regulations (2014).

## **2. Location and Site Characteristics**

- 2.1 The application site consists of a two storey semi-detached dwelling, with a garden of considerable size located to the rear (north-east), with a single storey flat roof detached garage located within. The adjacent road, Muriel Road, is located to the front (south-west) of the application site. The dwelling is located in a residential area with a mix of two storey and single storey properties.
- 2.2 In regards to adjacent neighbouring properties, 24 Muriel Road is the semi-detached dwelling adjoined to the side (north-west) elevation of 22 Muriel Road. 20 Muriel Road is located to the side (south-east) of the application site, 21 Muriel Road is located to the front (south-west) of the application site and 75 Marlborough Road is located to the rear (north-east) of the application site.
- 2.3 It has been stated in the submitted sustainable travel policy document that the property at 22 Muriel Road benefits from three on-site parking spaces, which will be prioritised for use by staff and visitors to minimise on-street parking. It is the intention of Countrywide Children Homes Ltd to make full use of these available on-site spaces and to manage parking responsibly to reduce any potential impact on neighbouring properties. While the location falls within a controlled parking zone where resident and visitor permits may be applied for, the applicant does not intend to apply for the maximum number of permits available. Any permit applications will be made only if absolutely necessary, and with careful consideration to avoid placing pressure on local parking availability.
- 2.4 Furthermore, it has been stated in the submitted sustainable travel policy document that Muriel Road is well-served by frequent local bus services operated by Nottingham City Transport, Trent Barton, and other providers. These routes provide convenient access to Nottingham city centre, Queen's Medical Centre, Beeston town centre, and neighbouring areas. Key routes within walking distance of the home include: NCT 36 – Frequent service to Nottingham city centre and University Park; Trent Barton Indigo – Linking Beeston with Long Eaton, Derby, and Nottingham. To further promote the use of public transport, subsidised bus passes may be offered to staff commuting regularly by bus. In addition to local bus services, it has been

stated in the submitted sustainable travel policy the property at Muriel Road benefits from excellent access to the Nottingham Express Transit (NET) tram network. The nearest tram stop is Beeston Interchange, located within a short walking distance from the property. The tram provides a fast, frequent, and reliable service connecting Beeston to key destinations including: Nottingham city centre; Queen's Medical Centre (QMC); University of Nottingham; Nottingham Railway Station; Phoenix Park and Hucknall (via the NET Line 1). The availability of tram services further enhances sustainable transport options for both staff and visitors. To encourage public transport use, support may be offered in the form of subsidised travel cards or season tickets for staff who regularly commute via tram. Beeston Railway Station is located approximately 1.2km from the property and provides regular regional and national train services. The station offers direct connections to Nottingham, Derby, Leicester, and Birmingham, making rail travel a practical and sustainable option for staff, visitors, and professionals.

- 2.5 The facility at 22 Muriel Road will provide secure on-site bicycle storage to encourage cycling as a primary mode of transport for staff and visitors. A dedicated cycle rack with capacity for three bicycles will be installed on-site, ensuring that bikes are stored securely and remain easily accessible. Cycling is strongly encouraged as an eco-friendly and health-conscious alternative to driving. Staff will have access to the Cycle to Work Scheme, allowing them to purchase bicycles and safety equipment through tax-efficient financing. This initiative supports Broxtowe Borough Council's active travel strategy, helping to reduce vehicle dependency and promote sustainable lifestyles. Beeston and the wider Nottingham area offer a comprehensive network of dedicated cycling routes that connect residential neighbourhoods to key destinations including the town centre, Queen's Medical Centre, the University of Nottingham, and beyond. Popular nearby routes include the Nottingham Canal Towpath, the Big Track, and the Erewash Valley Trail.
- 2.6 The Muriel Road facility encourages carpooling as a sustainable and cost-effective travel solution for staff. A Carpool Register will be maintained internally, allowing staff to coordinate shared journeys with colleagues travelling similar routes. Reducing the number of single-occupancy vehicles aligns with Broxtowe's environmental priorities and helps alleviate local traffic. Visitors are encouraged to share transport wherever possible to minimise parking demand and reduce the environmental impact of travel. The facility's administration team will assist with coordinating carpool arrangements when required. The Sustainable Travel Policy reflects the organisation's commitment to environmental sustainability and the well-being of staff, residents, and visitors. By prioritising cycling, carpooling, and public transport, the Muriel Road facility supports Broxtowe's goals for sustainable transport, contributing to a cleaner, safer, and more connected community.

### **3. Relevant Planning History**

- 3.1 No relevant planning history post 1974.

#### **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 2: The Spatial Strategy
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity

##### **4.2 Part 2 Local Plan 2019:**

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

- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-Making, Design and Amenity
- Policy 19: Pollution

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

- Section 2: Achieving Sustainable Development
- Section 4: Decision-making
- Section 8: Promoting healthy and safe communities
- Section 12: Achieving well-designed places

#### **5. Consultations**

##### **5.1 Councillors**

Councillor Steve Carr – Request for the application to be brought to planning committee, with the reasons including: inappropriate use in a residential setting, car parking space is not entirely owned by the applicant and car parking space is not big enough for three cars.

Councillor Barbara C Carr – No comments received.

##### **5.2 Neighbours**

Four neighbouring properties were consulted on the application, with one response received. The response objected to the proposal. Two further responses were received from additional contributors, with one response objecting and the other raising concerns. The reasons for the objections and the concerns raised are noted below:

- Not enough space in the front garden of the application site for three proposed parking spaces, impacted by the proposed

bicycle rack and the boundary line which separates the shared driveway with adjacent neighbouring property 20 Muriel Road. Concern that the proposed vehicles will park on the adjacent road, Muriel Road.

- Lowering the kerb to make parking, although providing off road parking, would also reduce the amount of on-street parking.
- Noise impact on the street – changing of staff/emergency drop off of children in possible unsocial hours resulting in noise and disruption during the night/early hours.
- The potential increase in anti-social behaviour from the children in the home could affect the whole street, risk this could result in police being called out regularly causing distress and disturbance for many residents.
- Concern relatives of the children could turn up and cause disruption.
- Not a safe environment for younger children – property is small with no clear distinct boundaries, due to the shared drive and proposed removal of front wall. Back garden is not fully enclosed. No secure gates.
- Countrywide Children Homes Ltd only set up in April 2025, therefore, no previous experience of running a children's home.
- The proposal does not fit with the quiet residential character of the street.
- Increase in traffic generation/access issues caused by staff parking on the street all day/night.
- Concern in regards to proposed safeguarding of the home.
- Concern not enough properties on Muriel Road have been consulted on the application.

### 5.3 NCC Highways

The proposal is to change the use of the HMO to a three bed children's care home, together with the dropped kerb widened to facilitate parking on the frontage. The bike store will need relocation to the side or rear as it will obstruct the parking.

In view of the above, the Highways Authority would have no concerns, subject to the following condition:

No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been widened/extended and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

**Reason: In the interests of Highway safety.**

Note to applicant

The proposal makes it necessary to widen/extend the existing vehicular crossing over the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

5.4 Environmental Health

State no objections in principle to the proposed development. However, without proper mitigations the proposals have the potential to have an adverse impact on local amenity for the following reason:

The operational phase of the development has the potential to cause adverse impact to the amenity of existing sensitive receptors due to its impact on noise.

Proposed Condition:

In order to mitigate the potential adverse impacts identified above and to enable the development to progress in accordance with planning policy objectives, recommend that the following condition is attached if the development is approved:

Before use of the development commences, a noise and anti-social behaviour mitigation plan shall be submitted in writing and approved in writing by the local planning authority detailing measures that will be implemented to ensure that any noise and anti-social behaviour associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. The Scheme shall be complied with for the lifetime of the development.

**Reason: To protect the amenity of the locality, especially for people living nearby, in accordance with NPPF para 180 & 191.**

5.5 Environment – Bins

Gave advice in respect of amount of bins required for the development.

5.6 Nottinghamshire Police: Designing Out Crime (Architectural Liaison Officer)

This planning application relates to a proposed Children's Home in the postcode of NG9 2HH, which is within the lower super output area (LSOA) of E01028079 which attracts higher than average crime and disorder levels with burglary being in the 82nd percentile, cycle theft 86th percentile, and robbery in the 81st percentile (fig 1).



After liaison with the Neighbourhood Policing Team, the primary concern is vulnerable children leaving the home without agreement and then being deemed as missing, resulting in the police commencing an investigation to locate them. A management plan is required to mitigate these concerns and ensure there is a process in place with the local policing team to respond appropriately.

Any child who has a history of 'going missing' on a frequent basis should be raised with the Nottinghamshire Police, 'Children in Care' Officer in order that an appropriate plan is in place ahead of any reported incident.

In addition, make the following recommendations in the interests of preventing crime and disorder and keeping everyone safe:

- External CCTV (SbD – Secured by Design - approved specifications) with doorbell camera at main entrance
- Secure cycle storage (SbD approved specifications)
- Dusk until dawn external lighting to compliment the CCTV system (SbD approved specifications)
- Good neighbour policy shared with neighbours

Cycle thefts in the area are unusually high and the proposed cycle rack will need to achieve the Secured by Design minimum security requirements. Ideally, this should be a building with access control.

This planning application should also adhere to the Secured by Design standards to ensure it meets the required security standards for a property of this type and intended use.

#### 5.7 Re-consultations

Following the initial consultation period the applicant provided the following information in response to the consultee's comments: security statement, noise and anti-social behaviour mitigation plan, missing child protocol and police liaison strategy, good neighbour and community engagement plan, amended bike plan, amended waste disposal plan and a consolidated response to the consultee comments. Therefore, all neighbouring properties, contributors and consultees were re-consulted on the application. It must also be noted NCC Children and Family Services were consulted as part of the re-consultation despite not receiving a response in the initial consultation period.

#### 5.8 Neighbours

During the re-consultation period one response was received from a neighbouring property and one response was received from an additional contributor. The response received from the neighbouring

property objected to the application on the grounds of loss of privacy and disturbance created by the proposal. The response received from an additional neighbouring property stated they do not feel that this would be a suitable facility on Muriel Road because of the openness of the very small front garden and access restricted by the narrowness of the shared driveway. They also stated there are also parking restrictions on the road.

In addition to this, the response from the additional contributor raised concerns that they had not been consulted on the application and there was an error preventing them from viewing the submitted plans and documentation on the website. It was explained in writing to the additional contributor that all adjacent neighbouring 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).

In regards to the error message, it was explained that at that moment in time we were experiencing problems with our public access system and this was being looked into. Meanwhile, a new link which provided access to the submitted plans and documents for the application was provided to the additional contributor and they were informed any comments/concerns they subsequently raise will be taken into consideration as part of the planning determination process. It must be noted no further comments were received from the additional contributor.

## 5.9 NCC Highways

The applicant stated in their consolidated response to the consultee comments that they can confirm the bike store will be relocated to the rear garden to avoid obstruction of the parking area, as advised. The applicant agreed to the proposed condition requiring that the dropped vehicular footway crossing be widened and constructed in accordance with the Highway Authority's specifications. The applicant confirmed these works will be arranged following the grant of planning permission and completed prior to the first occupation of the home.

NCC Highways provided the following re-consultation response:

The proposal is to change the use of the HMO to a 3bed Children's Care home, together with the dropped kerb widened to facilitate parking on the frontage.

The bike store will need relocation to the side or rear as it will obstruct the parking, which the applicant has agreed to on the revised supporting statement as shown below.

*1. Nottinghamshire County Council – Highways We confirm that the bike store will be relocated to the rear garden to avoid obstruction of the parking area, as advised. We agree to the proposed condition requiring that the dropped*

*vehicular footway crossing be widened and constructed in accordance with the Highway Authority's specifications. These works will be arranged following the grant of planning permission and completed prior to the first occupation of the home.*

In view of the above, the Highways Authority would have no concerns, subject to the following condition:

No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been widened/extended and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

**Reason: In the interests of Highway safety.**

Note to applicant

The proposal makes it necessary to widen/extend the existing vehicular crossing over the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

5.10 Environmental Health

The applicant stated in their consolidated response to the consultee comments that they acknowledge the concerns raised about potential noise and anti-social behaviour associated with children requiring Emotional and Behavioural Difficulties (EBD) care. The applicant confirmed they are in agreement with the proposed condition and have included a Noise and Anti-Social Behaviour Mitigation Plan for the home's operation.

Environmental Health stated in their re-consultation response that they are satisfied that the combined commitments in the Good neighbour and community engagement plan and the Noise and anti-social behaviour mitigation plan provide a proportionate level of assurance of the matters raised in my previous consultation response. EH will not be seeking any specific conditions or making any further comment.

5.11 Environment – Bins

The applicant stated in their consolidated response to the consultee comments that they clarify that the home will function as a single residential household. Although each child has their own bedroom, the operation of the home follows a family-style model with shared routines and facilities. Consequently, the applicant does not consider it appropriate to calculate waste requirements based on individual occupancy. The applicant proposes a bin provision comprising one 240L residual waste bin, one 240L recycling bin, and one 140L

glass bin. These will be stored on a dedicated area to the side of the property within a secure bin storage (demonstrated within the revised site disposal plan), located within 10 metres of the adopted highway for compliant presentation.

The Environment – Bins team stated in their re-consultation response that they have no further comments to add to the consultation that was provided on Thursday 29<sup>th</sup> May 2025.

#### 5.12 Nottinghamshire Police: Designing Out Crime (Architectural Liaison Officer)

The applicant stated in their consolidated response to the consultee comments that they welcome the advice and recommendations provided and are committed to ensuring the development operates in line with best practice for safeguarding and community safety. A comprehensive Management Plan has been included, detailing procedures for addressing incidents where a child may go missing, including liaison with the local policing team and the Children in Care Officer when appropriate.

The home will operate with a minimum staff-to-child ratio of 1:1, with the flexibility to adjust based on individual needs. While we promote integration into local educational facilities, home schooling through tutors or virtual learning may be implemented when necessary. Clinical visits are generally conducted off-site, and support services are managed and coordinated by staff, with some children being transported by professionals for sessions or family visits.

The applicant confirmed that external CCTV will be installed, including a doorbell camera at the main entrance. Dusk-to-dawn lighting will be provided, and a Good Neighbour Policy will be shared with surrounding residents. Secure cycle storage will now be located at the rear of the property, in a location not accessible to the public. Although full SbD accreditation is not proposed, we will incorporate key principles such as surveillance, responsive management and suitable physical security measures into the design and operation of the home.

Nottinghamshire Police Designing Out Crime (Architectural Liaison Officer) stated in their re-consultation response that the attached documents address the recommendations they made so they have no further comments to make.

#### 5.13 NCC – Children and Family Services

The children's residential home provider behind this application is one that we have not used. This provider appears to be a new provider in Nottinghamshire, therefore efforts to gain more information or references have proved unsuccessful.

The application refers to a 3-bed Children's Home. Nottinghamshire County Council are advocates for smaller, more familial homes which are responsive to the needs of our children-in-care, which this home may provide. Once Ofsted

have completed their visit as part of the registration process, they will offer a better perspective on the suitability of the home.

Nottinghamshire County Council have no major concerns or objections to the proposed change.

Furthermore, Nottinghamshire County Council – Children and Family Services requested Broxtowe Borough Council Planning Department provide the contact details of the applicant as they had some additional questions they wanted to ask due to this being a new provider within Nottinghamshire. The planning agent working on behalf of the applicant agreed in writing for Broxtowe Borough Council Planning Department to provide their contact details to NCC – Children and Family Services. Following a phone call between the planning agent and NCC – Children and Family Services, NCC confirmed in writing their questions had been answered and they did not wish to amend their original response noted above.

## 6. **Assessment**

The main issue relates to whether the principle of the proposed change of use from a House in Multiple Occupation (Class C4) to a residential children's care home (Class C2) is acceptable. Considerations regarding design, neighbour amenity and the impact upon access (highway safety) will also be assessed as part of the report.

### 6.1 **Principle**

The proposal is for a change of use from a House in Multiple Occupation (Class C4) to a residential children's care home (Class C2). The proposed change of use of use to a residential children's home (Class C2) would provide specialist care and accommodation for up to three young people aged 7-17 years with Emotional and Behavioural Difficulties (EBD). It has been stated in the submitted planning statement daily operations would resemble those of a typical family home, with consistent routines and supervision in place to ensure a calm and orderly atmosphere. Activities would be managed to minimise noise and disruption to neighbouring properties. The property's external appearance would remain unchanged as part of the proposal.

The proposed use of the property is considered to retain the residential nature of a dwelling and as such, subject to the matters below, is considered to be acceptable in principle.

### 6.2 **Design**

The property's external appearance would remain unchanged, as there are no extensions or alterations of the existing elevations of the property (change of materials) proposed as part of the application.

It must be noted that the applicant has confirmed external CCTV, including a

doorbell camera at the main entrance, dusk-to-dawn lighting will be installed and secure cycle storage will now be located at the rear of the property, in a location not accessible to the public. This was in response to the Nottinghamshire Police: Designing Out Crime (Architectural Liaison Officer) recommendations and this will be assessed further in the amenity and access sections of the report.

### 6.3. Amenity

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.

Four neighbouring properties were consulted on the application, with one response received. Two further responses were received from additional contributors. During the re-consultation period one response was received from a neighbouring property and one response was received from an additional contributor. The objections and concerns raised are noted above in the consultations section of the report and will be addressed below in this section of the report and also the access section of the report.

Firstly, a concern has been raised in regards to noise impact on the street – changing of staff/emergency drop off of children in possible unsocial hours resulting in noise and disruption during the night/early hours. It has been stated in the submitted Planning Statement that there will be at least one senior and two support workers on shift during the day, with waking night staff providing overnight care and supervision. Therefore, the property would be staffed 24/7 by trained professionals who would oversee the safety and conduct of the residents.

In addition to this, it has been stated in the submitted Noise and Anti-Social Behaviour Mitigation Plan that quiet hours will be observed between 9:00pm and 08:00am, to ensure that any potential for noise during these times is controlled. Therefore, in accordance with the above, it is considered unlikely there would be a significant impact in terms of noise and disturbance from changing of staff/emergency drop off of children in possible unsocial hours, over and above what would normally be expected at a family home, or as a result of the existing authorised multi-occupancy of the property, where up to 6 adults could be residing.

A concern was raised that the potential increase in anti-social behaviour from the children in the home could affect the whole street, and that this could result in police being called out regularly causing distress and disturbance for many residents. It has been stated in the submitted Noise and Anti-Social Behaviour Mitigation Plan that the home's approach to behaviour management is rooted in trauma-informed care and built on consistency, positive reinforcement and early intervention. All staff will receive training in safeguarding, de-escalation, supervision, and managing complex behaviour in a calm and constructive way. Routines will be followed each day to create a predictable and safe

environment. These routines are carefully planned to reduce anxiety and behavioural escalation. Staff will identify potential triggers during keywork sessions and use proactive engagement strategies to prevent incidents.

Furthermore, it has been stated in the submitted Noise and Anti-Social Behaviour Mitigation Plan that when incidents of elevated behaviour do occur, staff will intervene using calm verbal de-escalation techniques. If further support is needed, senior staff will take the lead in resolving the situation. All incidents are logged and reviewed, and appropriate therapeutic work is carried out with the young person afterwards to support learning and reflection. If an incident affects neighbours or risks community disruption, the Registered Manager will follow up personally.

Therefore, in accordance with the above, it is considered a significant impact in terms of anti-social behaviour from the children in the home resulting in the police being called out regularly and resulting in disturbance to the whole street is unlikely to occur.

Concerns have been raised in regards to relatives of the children turning up and causing disruption and the proposed safeguarding of the home. The concern is that this is not a safe environment for younger children.

It has been stated in the submitted Security Statement that to ensure the home is secure and monitored appropriately, a domestic-style front-facing doorbell camera will be installed at the main entrance. This will provide a timestamped visual record of comings and goings without creating an institutional appearance. CCTV cameras will also be installed at strategic locations around the property, including the front, side and rear access points. All cameras will be focused solely on the boundaries of the property and will be positioned to avoid overlooking neighbouring properties or the public highway. These systems will operate in accordance with the Data Protection Act 2018 and the guidance issued by the Information Commissioner's Office (ICO). Clear signage will be installed to inform visitors of surveillance, and all footage will be accessible only to senior members of the management team and reviewed only in the event of a safeguarding or security concern.

Dusk-to-dawn lighting will be installed at the front and rear of the property to ensure safe access during darker hours. These lights will operate automatically and be low-level in design to minimise glare or unnecessary light pollution. In addition, motion-activated lighting will be fitted along the side pathway to support safe movement and deter intruders without affecting the amenity of neighbours. All lighting will be designed to blend with the domestic appearance of the building. Access to the property will be restricted to authorised individuals only. Rear and side gates will remain locked outside of active use and will be checked regularly by staff. Visitors, including professionals and family members, will be admitted strictly by appointment and signed in on arrival. Emergency access procedures will be in place and clearly understood by staff. A senior contact will be available on site 24/7 to liaise with emergency services when required.

The submitted Security Statement also states that all windows will be fitted with secure locks and restrictors suitable for a residential setting. Internally, staff will monitor the behaviour and movements of children to reduce risk and maintain the safety of all residents. It has been stated the home's Good Neighbour & Community Engagement Plan will ensure that nearby residents are aware of key contacts, how to raise concerns, and how the home promotes responsible community engagement. Ongoing liaison will be maintained with the local Police Community Support Officer (PCSO) and safeguarding representatives at Nottinghamshire County Council. This will help to ensure continued alignment with local risk profiles and community reassurance priorities.

It must also be noted the applicant has submitted a Missing Child Protocol & Police Liaison Strategy. This document outlines the procedures and response strategy that will be followed in the event a young person goes missing from the home. The strategy reflects current guidance from Ofsted, Nottinghamshire Police, and Nottinghamshire County Council's Children in Care Missing Team. The protocol aims to ensure effective prevention, timely intervention, and structured liaison with safeguarding partners. The policy aligns with the Philomena Protocol adopted by Nottinghamshire Police, statutory guidance on children missing from care (DfE 2014), and the local Missing from Home strategy. It establishes clear responsibilities and contact procedures for staff and sets out expectations for record keeping and partnership working. Therefore, in accordance with the above, meetings with relatives of the children would be arranged offsite and the proposed safeguarding of the home is considered to be acceptable.

A concern has been raised that the proposal does not fit with the quiet residential character of the street. It has been stated in the Noise and Anti-Social Behaviour Mitigation Plan that 22 Muriel Road is located within a quiet, established residential neighbourhood. The proposed use does not involve physical extensions or intensive use. It will operate as a domestic-style setting with a small number of residents (maximum three children) supported by trained staff working in shifts to provide 24/7 care with a maximum of four adults (excluding the Registered Manager and Deputy Manager) on site at any one time. The maximum number only occurs during the handover at 10:30, which lasts 10–15 minutes, outside of these times usually only two members of staff would be on-site. Scheduling the handover at 10:30 avoids peak traffic and busy periods when most people are out at work. The activity levels and external appearance will mirror that of a typical family home. The home will follow structured daily routines, supervised social interactions, and clear behavioural boundaries to ensure calm and stability. Residents will receive tailored therapeutic support to help them develop emotional regulation skills and reduce the risk of disruptive or anti-social behaviour. Therefore, in accordance with the above, it is considered unlikely the proposed use would significantly alter the quiet residential character of Muriel Road.

A concern has been raised regards to the proposal resulting in loss of privacy and disturbance for the adjacent neighbouring properties. It has been stated in the Good Neighbour & Community Engagement Plan that residents will be supported to follow a calm and consistent routine, and all activities will be



supervised. Quiet hours will be observed from 9:00 pm to 8:00 am, with no use of outdoor audio equipment. Staff will intervene promptly to de-escalate any elevated behaviour. Where necessary, follow-up communication will be provided to neighbours who may have been affected.

It has been stated in the Good Neighbour & Community Engagement Plan Neighbours will be able to reach the home's management through a dedicated contact line during office hours, as well as an out-of-hours line for urgent matters. An email address will also be provided for general queries or feedback. All communications will be acknowledged within 24 hours and followed up formally within three working days. Where required, actions will be taken and confirmed within seven working days. All contact and resolution outcomes will be recorded in a Neighbour Contact Log.

Furthermore, it has been stated in Good Neighbour & Community Engagement Plan that should a neighbour raise a concern, the Registered Manager will respond personally to understand and resolve the issue. A written summary of actions will be provided if requested. If the matter is not resolved, it may be escalated to the Responsible Individual, who will respond in writing within ten working days and offer a meeting with all parties if needed. All concerns and outcomes will be logged and shared. Therefore, in accordance with the above, it is considered sufficient procedures would be in place to mean it is unlikely there would be significant impact in terms of loss of privacy and disturbance to the adjacent neighbouring properties. The property's external appearance would remain unchanged, as there are no extensions or alterations of the existing elevations of the property (change of materials) proposed as part of the application. Therefore, it is considered unlikely there would be a significant impact in terms of loss of light and sense of enclosure to the adjacent neighbouring properties.

A concern has been raised that not enough properties on Muriel Road have been consulted on the application. All adjacent neighbouring 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). Therefore, it is considered the correct consultation was undertaken for this application.

A concern has been raised that Countrywide Children Homes Ltd were only set up in April 2025, therefore, no previous experience of running a children's home. Following the initial consultation period the applicant provided further information in response to the consultees comments which included: Good Neighbour and Community Engagement Plan, Missing Child Protocol & Police Liaison Strategy, Noise and Anti-Social Behaviour Mitigation Plan, Revised Bike Plan, Revised Site Disposal Plan, Security Statement and a consolidated response to all the consultee comments. The consultees which included: NCC Highways, Environmental Health, Environment – Bins Team, Nottinghamshire Police were re-consulted on this new information provided and had no further comments to make as their initial concerns has been addressed.

In addition to this, NCC – Children and Family Services stated in their response

that the children's residential home provider behind this application is one that they have not used. This provider appears to be a new provider in Nottinghamshire, however, once Ofsted have completed their visit as part of the registration process, they will offer a better perspective on the suitability of the home. Nottinghamshire Children and Family Services have no major concerns or objections to the proposed change.

Furthermore, Nottinghamshire County Council – Children and Family Services requested the contact details of the applicant as they had some additional questions they wanted to ask due to this being a new provider within Nottinghamshire. The planning agent working on behalf of the applicant agreed in writing to provide their contact details to NCC – Children and Family Services. Following a phone call between the planning agent and NCC – Children and Family Services, NCC confirmed in writing their questions had been answered and they did not wish to amend their original response noted above.

Therefore, in accordance with the above, the initial concerns raised by the relevant consultees have been addressed. To conclude, it is considered the proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2) is unlikely to result in a significant impact upon the amenity of the adjacent neighbouring properties over and above that compared to the current authorised use as a 6 bed C4 HMO, or as a family home with three children.

#### 6.4 Access

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.

A concern has been raised in regard to lack of parking within the site, and resulting pressure for parking on nearby streets.

It has been stated in the submitted Parking Plan 22 Muriel Road provides ample parking for up to three vehicles within the front garden area. To ensure maximum parking capability, the existing boundary wall will be removed. This will allow vehicles to park comfortably onsite without obstructing the pavement or neighbouring properties. While the location falls within a controlled parking zone where resident and visitor permits may be applied for, the applicant does not intend to apply for the maximum number of permits available. Any permit applications will be made only if absolutely necessary, and with careful consideration to avoid placing pressure on local parking availability. The organisation is committed to being a good neighbour and will ensure that staff are encouraged to use public transport where possible, car share, or make use of the on-site parking in the first instance—helping to maintain positive relationships with local residents and reduce congestion on Muriel Road.

Furthermore, it has been stated in the Revised Bike Plan that in response to consultation feedback from NCC Highways and Nottinghamshire Police (Designing Out Crime team), the proposed bike rack has been relocated to the rear garden of the property. This adjustment has been made for two key reasons:

1. Highway Safety – The previous location near the front of the property posed a potential obstruction to the parking layout. Highways officers recommended that the bike rack be repositioned so as not to interfere with vehicle access or visibility.
2. Security and Crime Prevention – Nottinghamshire Police highlighted the elevated risk of cycle theft in the local area and recommended that secure cycle storage be placed in a non-public, controlled-access area. By relocating the bike rack to the rear of the property; away from public view and within a gated space. The revised layout addresses these concerns and supports principles set out in Secured by Design (SbD) guidance.

NCC Highways stated in their re-consultation response that the bike store will need relocation to the side or rear as it will obstruct the parking, which the applicant has agreed to on the revised supporting statement. In view of the above, the Highways Authority would have no concerns, subject to a condition ensuring that the dropped kerb is installed prior to the use of the parking area.

The relocation and upgraded bin storage design have been made in response to feedback from the Environment (Bins) Team and with consideration for both practical access and visual amenity. The side location offers sufficient clearance for bins to be presented at the kerbside on collection day while keeping them discreetly tucked away when not in use.

To conclude, in accordance with the above, the initial concerns raised by the consultees have now been addressed, hence, it is considered unlikely the proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2) would result in significant access (highway safety) concerns for the occupiers or the adjacent neighbouring properties.

#### 6.5. Biodiversity Net Gain

The application is exempt from biodiversity net gain because it is subject to the de minimis exemption.

#### 7. Planning Balance

The benefit of the proposal is that there would be a new residential children's care home (Class C2), which would contribute to providing and contributing to a mix of housing tenures, types and sizes in order to create sustainable,

inclusive and mixed communities. The property's external appearance would remain unchanged, as there are no extensions or alterations of the existing elevations of the property (change of materials) proposed as part of the application. The proposal is considered unlikely to result in a significant impact upon the amenity and access (highway safety) of the adjacent neighbouring properties for the reasons outlined above. The negative impact of the proposal is that there would be the loss of House in Multiple Occupation (Class C4) floorspace. Taking all of the above into account, it is considered on balance, the proposal is acceptable and conditional planning permission should be granted.

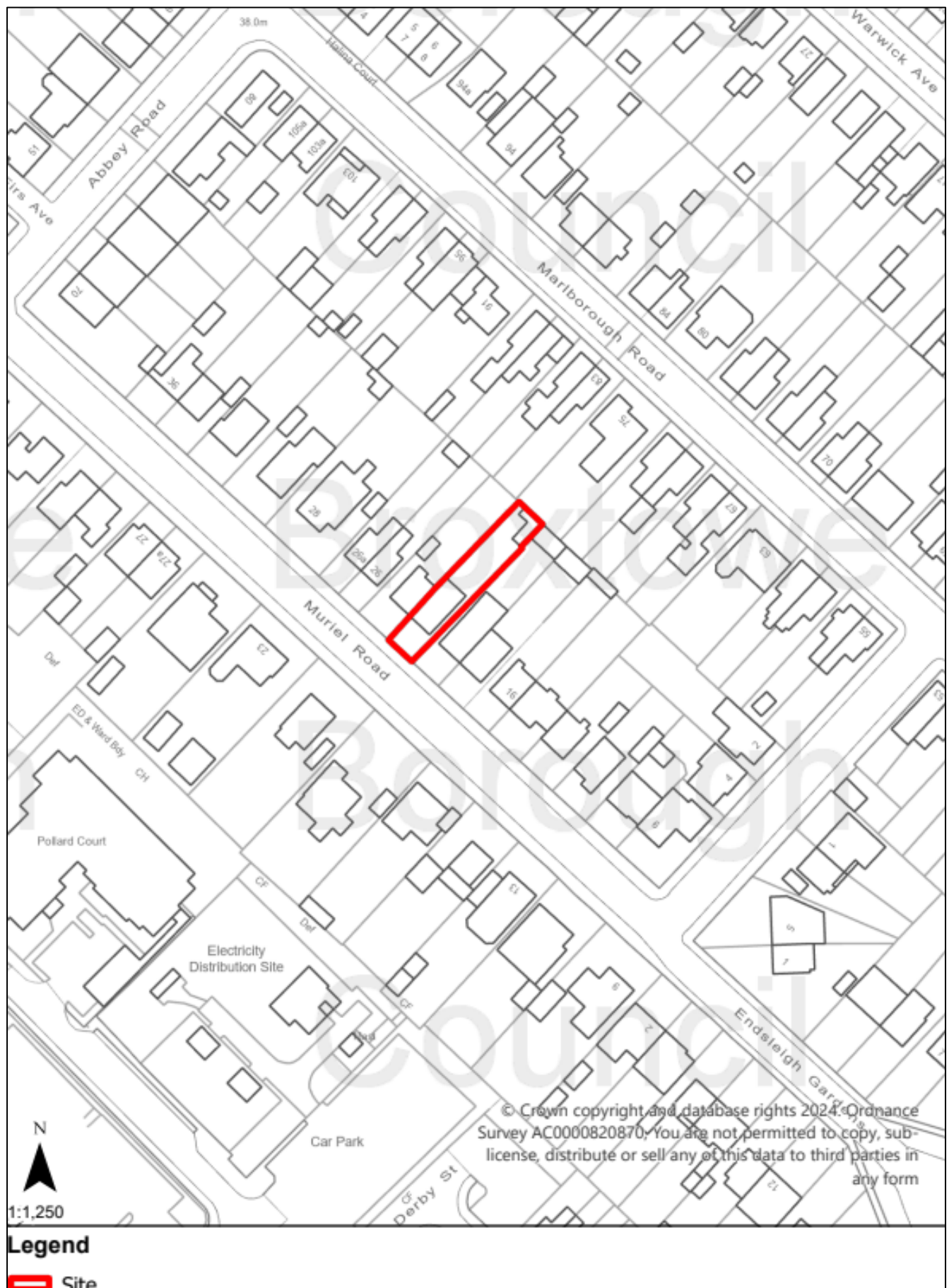
## 8. **Conclusion**

- 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.

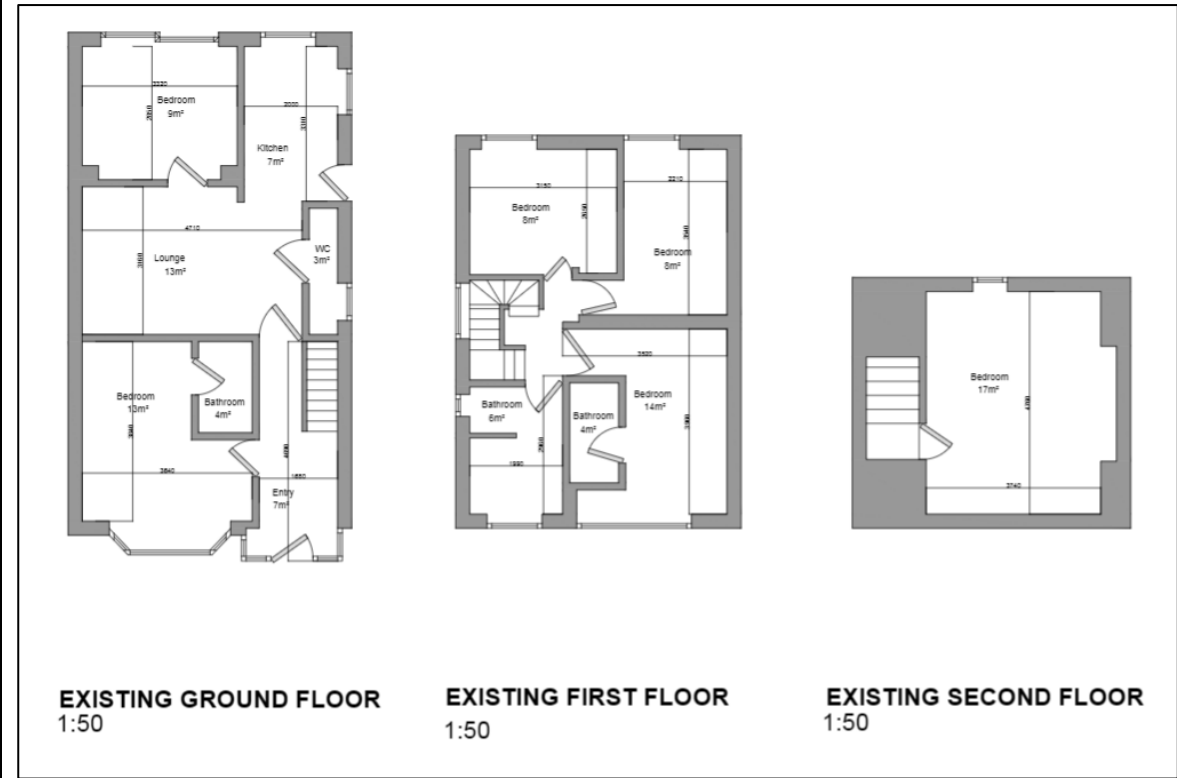
<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:</b>	
<b>1.</b>	<p><b>The use hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></p> <p><b><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></b></p>
<b>2.</b>	<p><b>The use hereby permitted shall be carried out in accordance with the plans</b></p> <p><b>Received by the Local Planning Authority on 10 April 2025:</b></p> <ul style="list-style-type: none"> <li>• <b>Site Location Plan (1:1250)</b></li> <li>• <b>Proposed Floor Plans (1:50)</b></li> <li>• <b>Parking Plan</b></li> <li>• <b>Care Management Plan</b></li> <li>• <b>Sustainable Travel Policy</b></li> <li>• <b>Planning Statement</b></li> </ul> <p><b>Received by the Local Planning Authority on 16 June 2025:</b></p>

	<ul style="list-style-type: none"> <li>• Security Statement</li> <li>• Noise and Anti-Social Behavior Mitigation Plan</li> <li>• Missing Child Protocol &amp; Police Liaison Strategy</li> <li>• Good Neighbour &amp; Community Engagement Strategy</li> <li>• Amended Site Disposal Plan</li> <li>• Amended Bike Plan</li> </ul> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No part of the development hereby permitted shall be brought into use until the dropped vehicular footway crossing has been widened/extended and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.</p> <p><b>Reason: In the interests of Highway safety.</b></p>
	<b>NOTES TO APPLICANT</b>
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 proposal makes it necessary to widen/extend the existing vehicular crossing over the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

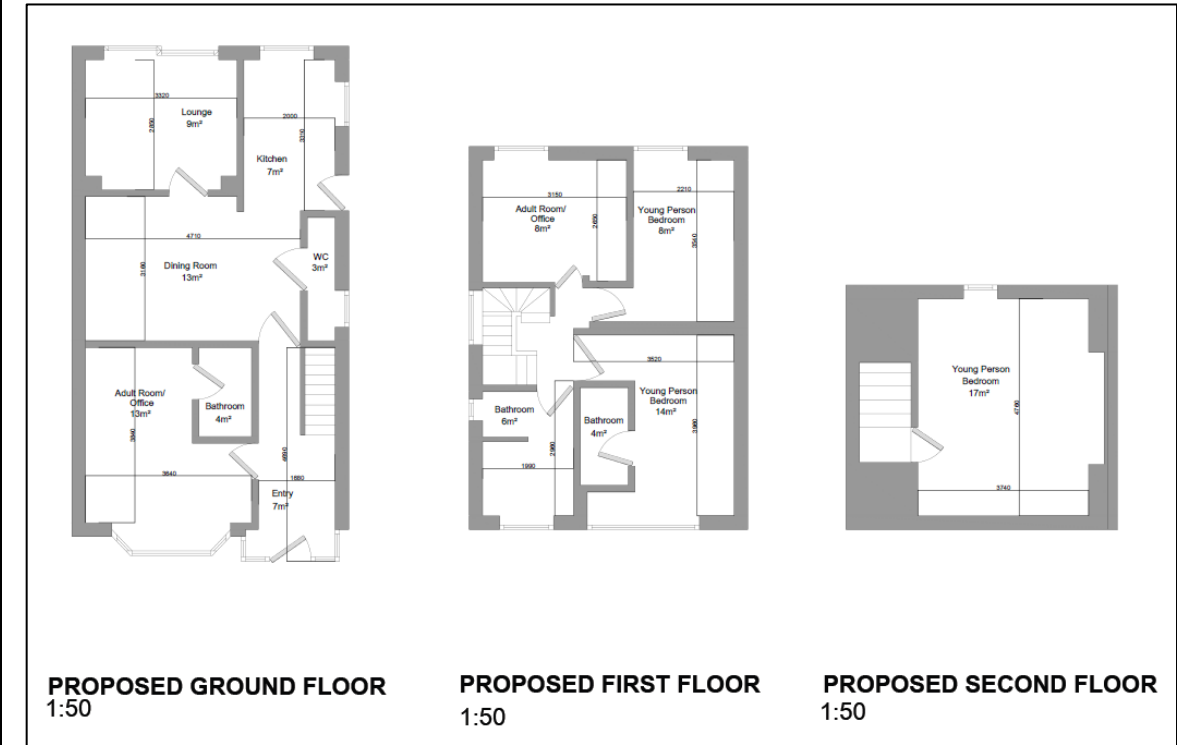
**Site Map – 25/00288/FUL – 22 Muriel Road, Beeston, NG9 2HH**  
**Plans (Not to scale)**



Existing Floor Plans



Proposed Floor Plans

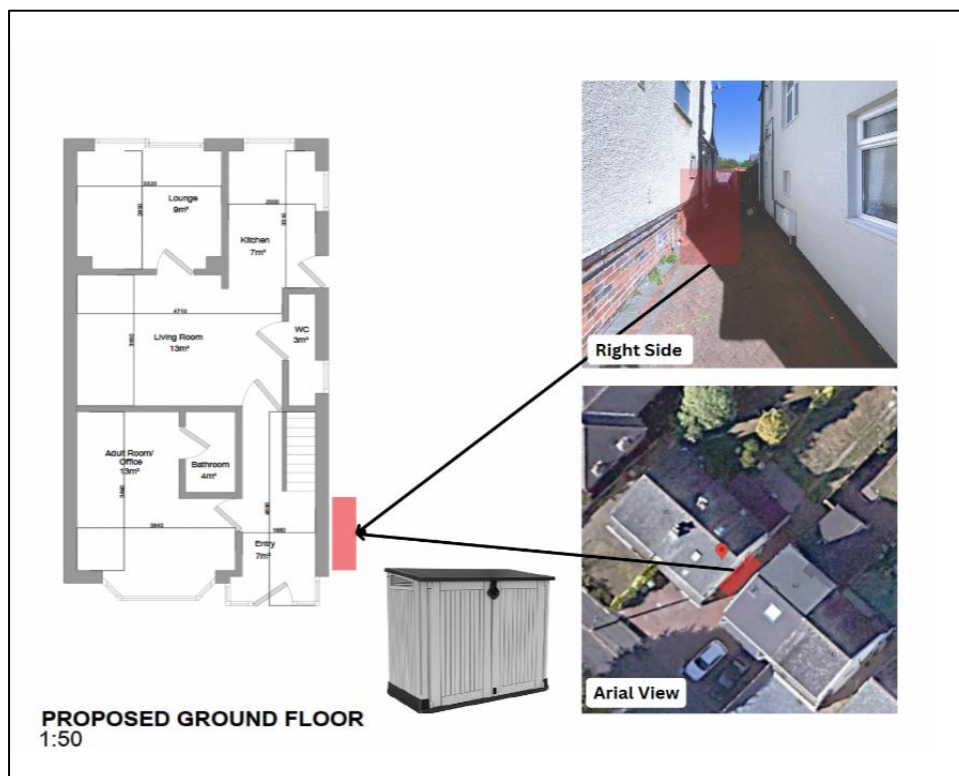


Proposed Parking Plan



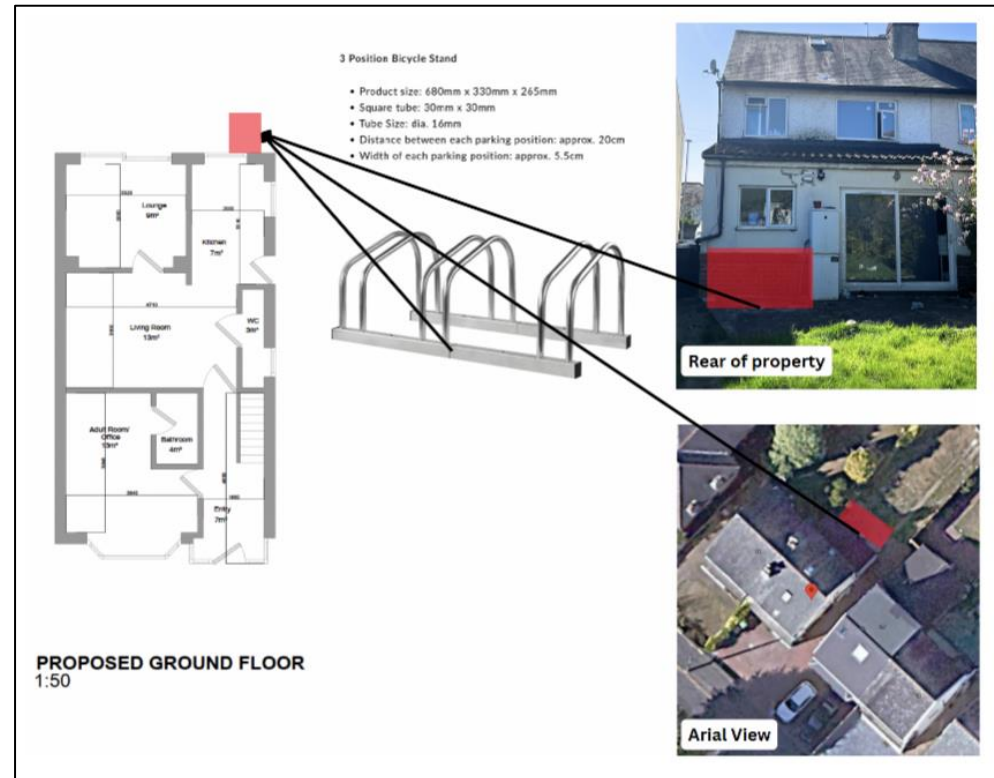


### Amended Site Waste Disposal Plan





# Amended Bike Plan



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## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>25/00354/FUL</b>
<b>LOCATION:</b>	<b>Land to the rear of 137-141 Queens Road, Beeston. NG9 2FE</b>
<b>PROPOSAL:</b>	<b>Construct two one-bedroom flats and associated development</b>

The application is brought to the Committee at the request of Councillor G Bunn

### 1. Purpose of the Report

- 1.1 The application seeks planning permission for the erection of a two storey building to accommodate two residential flats. The building will be a traditional two storey property with gable roof. Each flat will have a bedroom, kitchen/dining/living room and shower room with toilet. A communal bin store will be provided at ground floor level. Two cycle stands will be located to the side of the building. The proposal is for two self-contained flats.

### 2. Recommendation

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

### 3. Detail

- 3.1 The application seeks permission for the construction of a two storey building to accommodate two residential flats as outlined in paragraph 1.1 above.
- 3.2 The main issues relate to whether the principle of two flats is acceptable in terms of location, flood risk, design, scale, parking issues and impact on neighbour amenity.
- 3.3 The benefits of the proposal are that it would add to the housing supply within Broxtowe and be sited within a sustainable, urban location with access to regular sustainable transport links in accordance with policies contained within the development plan which is given significant weight. There would be some impact on neighbour amenity and on street parking but these matters are considered to be outweighed by the benefits of the scheme, as outlined in the appendix.

### 4. Financial Implications

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

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

### 5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers:

Nil.

## Appendix

1. Details of the application

- 1.1 The application seeks permission for a two storey building comprising two flats. Each flat would have one bedroom, kitchen/dining/living room and shower room with toilet. The ground floor flat would have an area of 52 sqm and the first floor flat would have an area of 54 sqm. A communal external bin store, two cycle stands and a shared private yard will be provided to the side of the building.
- 1.2 The plans submitted specify the overall height being 8.5m to the ridge, 5.8m to the eaves. Access to the flats would be positioned in the side elevation. The front elevation would have two windows to each floor level. The north west elevation, facing the rear elevations of 137 to 141 Queens Road would have two small windows at first floor level, one to be obscurely glazed. At ground floor level there would be the entrance doors, a small window and a set of patio doors. The south west elevation facing numbers 143-145 Queens Road and numbers 1 and 3 Hawthorn Grove's rear gardens, would have a window at ground floor level, and two windows at first floor level. The south east elevation, which faces the side elevation of 104 Humber Road South would have a small obscurely glazed window to each floor level.
- 1.3 The building would be built adjacent to the south east boundary. The building would be set in 1.1m from no.104 Humber Road South's north west elevation, 1.4m from the boundary with no.143 Queens Road and approx. 5.5m from 137-141's rear most elevations.

2. Site and surroundings

- 2.1 The application site is an infill plot which was previously part of the rear gardens of 137-141 Queens Road and is currently used for off-street parking associated with those properties. A 2m high fence extends across the boundary with no.141 Queens Road. There is a 1m high brick wall along the boundary with 104 Humber Road South which partially extends to the front of the application site.
- 2.2 The site lies within a mix of residential and commercial area. The site is within walking distance of Beeston town centre (approx. 11 minutes) and is in close proximity to the tram and regular bus services. The site is flat and is located within Flood Zone 2 which is land with a medium probability of river flooding.
- 2.3 104 Humber Road South is an end of terrace dwelling positioned to the south east of the application site and has a ground floor and a third floor window in the north west elevation. Numbers 137 to 141 Queens Road are terraced dwellings located to the north west of the application site, these properties have single storey rear extensions and have windows at all levels in the rear elevations. To the south west of the application site is positioned no.145's rear garden. The site is bound to the north east by Humber Road South.

### 3. Relevant Planning History

- 3.1 Planning permission was granted in 1985 under reference 85/00435/FUL to convert 137-139 Queens Road to bedsits.
- 3.2 An application to construct a 3 bedroom detached dwelling (ref. 06/00172/FUL) was refused for the following reasons: *The residents of the proposed dwelling will have poor amenity due to the inadequate private amenity space incorporated into the development and the amenity of existing residents will be adversely affected because the new dwelling will be overbearing and will cause overlooking. In addition, no off street parking is proposed for the residents of the new dwelling. Accordingly, the development is contrary to the aims of Policies H7 and T11 of the Broxtowe Local Plan 2004.*  
The application was appealed and dismissed.
- 3.3 Planning permission under reference 20/00015/FUL was granted to change the use of the ground floor of nos.137-139 from retail (Class A1) to residential (Class C3) and associated external alterations. The proposed change of use and external alterations were carried out in 2020.

### 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 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity.
- Policy 14: Managing Travel Demand

#### 4.2 **Part 2 Local Plan 2019**

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

- Policy 1: Flood Risk
- Policy 15: Housing Size, Mix and Choice
- 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 5: Delivering a sufficient supply of homes
- Section 11: Making effective use of land
- Section 12: Achieving well-designed and beautiful places
- Section 14: Meeting the challenge of climate change, flooding and coastal change

## 5. Consultations

### 5.1 **Consultees**

- Cllr G Bunn - called application in to committee
- Cllr V Smith – no comments received
  
- **Environmental Health** – raised no objections subject to the following conditions:
  - ✓ No construction hereby approved shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:
    - a) The means of access for construction traffic;
    - b) parking provision for site operatives and visitors;
    - c) the loading and unloading of plant and materials;
    - d) the storage of plant and materials used in construction of the development;
    - e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and
    - f) details of dust and noise suppression to be used during the construction phase.

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

- ✓ No development shall commence until details of any necessary piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented on accordance with the approved details.

Reason: To protect nearby occupants from excessive construction noise and vibration.

- **Environment Agency** – no comments provided as standing advice applies due to the site being located within Flood Zone 2
- **NCC Highways** – requested a plan showing where the existing parking will be relocated and parking for the flats before providing further comments.
- **Environment/Bins** - developer to purchase first provision of bins. Information about bins size for each house. Bins need to be presented at the edge of the highway for emptying.

5.2 6 Neighbours were consulted on the application. Three responses were received from immediate neighbours, raising objections to the proposed development which can be summarised as follows:

- Disruption
- Noise and dust disturbance
- Loss of privacy/overlooking

- Proximity of proposed building to neighbouring properties
- Parking issues
- Impact on quality of life
- Land currently used as a carpark and bin storage
- Location not suitable
- Impact on well-being of future occupants

## 6. Assessment

### 6.1 Principle

- 6.1.1 The principle of a two storey building to create two flats is deemed acceptable in regard to the character of the surrounding area. The site is located within an urban and highly sustainable location close to Beeston town centre and public transport. It is therefore considered the principle of residential development on the land is acceptable.

### 6.2 Design and Layout

- 6.2.1 Policy 8 of the ACS paragraph 4 states that the appropriate mix of house size, tenure and density within housing development will be informed by c) local demographic context and trends, d) local evidence of housing need and demand, f) area character, site specific issues and design considerations, and g) the existing or proposed accessibility of a location by walking, cycling and public transport. Policy 15 of the P2LP states in Section 6 that development should provide an appropriate mix of house type, tenure and density to ensure that the needs of the residents of all parts of the Borough.
- 6.2.2 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that new development should a) integrates into its surroundings, b) provides, or is close to, community facilities, c) has good access to public transport, k) provides adequate external storage and n) encourages walking and cycling.
- 6.2.3 The proposed building would have a gable roof and is of a size and scale that is in keeping with the surrounding area. The height of the building would be lower than the two neighbouring properties. Whilst the entrance doors are positioned in the side elevation, the front façade has been designed in a manner that is sympathetic to the surrounding properties with similar style openings and deep sills to the top and bottom of the windows. Considering the mix of designs and materials, it is considered that the proposed building would not appear out of character with the surrounding area.
- 6.2.4 Information provided on the submitted Planning Statement indicates that the proposed building will be constructed using brick with roof slate to reflect the materials used on neighbouring properties.



6.2.5 To summarise, it is considered the proposed development achieves an acceptable level of design that is not out of keeping with the surrounding area.

### 6.3 Amenity

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

6.3.2 104 Humber Road South which is to the south east of the application site, is an end of terrace three storey property which has a small window at ground floor level and a window at second floor level in the side elevation, facing the application site. The proposed building will be marginally lower than no.104, would have a front facing gable roof and will be set back 1.1m from the common boundary. It is acknowledged that no.104's second floor window in the north west elevation is the only source of light to a primary room. However, given the gable roof arrangement, where the roof slopes down toward 104, and that a gap of 1.1m will be retained, it is considered this relationship is acceptable as light can still be received into this window.

6.3.3 Numbers 1 and 3 Hawthorn Grove which are to the south-west should be minimally impacted by the proposal since the works are to the north-east of these dwellings and will be over 14m from the boundary with numbers 1 and 3, meaning loss of light, privacy and overlooking should be minimal.

6.3.4 The properties most directly affected by the development will be numbers 137 to 145 Queens Road. These properties are located to the north west of the application site, being the rear garden of numbers 143 and 145 located to the south west. The proposed building would have two windows at first floor level in the rear elevation. The side elevation would have two small windows at first floor level and a small window and patio doors at ground floor level, facing the rear elevation of numbers 137 to 141. The Planning statement indicates that the boundary treatment would prevent any impact on neighbouring properties from ground floor rooms. With regard to the side windows at first floor level one would serve the landing and the other will be obscurely glazed to prevent overlooking. Furthermore, the nearest rear windows are 11.2m away from the proposed building.

6.3.5 In respect to the windows in the rear elevation, it is considered that whilst there would be some degree of overlooking, this is a built up area and rear gardens are already overlooked by first floor windows. To conclude, it is acknowledged that there will be some impact on neighbour amenity, however, the impact would not be so detrimental as to warrant a refusal.

6.3.6 In respect to the amenity of future occupiers, each flat would have a minimum of 52 square metres gross internal floor space, which is in line with the Government's Technical Housing Standards. A small outdoor amenity space is

provided to store bins and bicycles. Overall, it is considered that the amenity of future occupiers has been considered adequately.

#### 6.4 Access

6.4.1 A number of concerns have been raised regarding the removal of off street parking with the proposal and the impact that two new residential properties will have on parking availability along the road. NCC Highways requested a parking plan to show a parking area for the existing and new flats, one parking space for each flat. Paragraph 116 of the NPPF states that 'development should only be refused on highways grounds if there would be an unacceptable impact on highway safety'. Paragraph 117 states 'within this context, applications for development should a) give priority first to pedestrian and cycle movements; and second to facilitating access to high quality public transport'

6.4.2 NCC Highways has stated that the proposed development cannot be refused on highways grounds as parking on street is not a safety issue. Whilst no off-street parking will be provided and there are parking restrictions on Queens Road and Humber Road South, the site lies within a sustainable location within walking distance of the tram and Beeston town centre. As the development is only for two flats with one bedroom each, it is considered likely that car ownership associated with the building will be low, therefore would not be detrimental to highway safety. Furthermore, provision for cycle storage within the site would encourage alternative sustainable means of transport.

#### 6.5 **Flood Risk**

The application site is within Flood Zone 2 and 3. The Flood Risk Assessment submitted states that given the finished floor level of ground floor bedrooms is at 27.26, AOD and there is flood resilient construction to a level of 27.56m AOD, the development is considered to meet the sequential Test and Exception Test. It is therefore considered the proposed development would not impact flood risk.

#### 7. Planning Balance

7.1 The benefits of the proposal are that it would provide two additional homes within an existing urban area, the new residential units would have an acceptable design and provide an appropriate density for this residential area and would be in accordance with policies contained within the development plan. Whilst it is acknowledged there will be some impact on the amenity of neighbours and on-street parking, this is outweighed by the benefits of the scheme and due to its location within a highly sustainable area.

#### 8. Conclusion

It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments raised in representations received,

the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<b><u>Recommendation</u></b>	
<p>The Committee is asked to <b>RESOLVE</b> that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:</p> <p>(i) the following conditions:</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the Site Location Plan and Proposed Block Plan (drawing numbered 2434/LP) received by the Local Planning Authority on 7 May 2025 and,</p> <ul style="list-style-type: none"> <li>• Proposed Floor Plans Revision A (drawing numbered 2434/P1)</li> <li>• Proposed Elevations Revision A (drawing numbered 2434/P2)</li> </ul> <p>received by the Local Planning Authority on 18 August 2025.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The proposed development shall be constructed in accordance with the materials contained within the submitted application form.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i></p>
4.	<p>No construction hereby approved shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:</p> <ul style="list-style-type: none"> <li>a) The means of access for construction traffic;</li> <li>b) parking provision for site operatives and visitors;</li> <li>c) the loading and unloading of plant and materials;</li> <li>d) the storage of plant and materials used in construction of the development;</li> <li>e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and</li> </ul>

	<p><b>f) details of dust and noise suppression to be used during the construction phase.</b></p> <p><b>The approved statement shall be adhered to throughout the construction period.</b></p> <p><b>Reason: To protect nearby residents from excessive disturbance and loss of amenity and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</b></p>
<b>5.</b>	<p><b>No development shall commence until details of any necessary piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented on accordance with the approved details.</b></p> <p><b>Reason: To protect nearby occupants from excessive construction noise and vibration and in accordance with Policy 17 and 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</b></p>
<b>6.</b>	<p><b>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.</b></p> <p><b>Reason: To protect nearby occupants from excessive construction noise and in accordance with Policy 17 and 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</b></p>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</b>
<b>2.</b>	<b>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</b>

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](http://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](http://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, noncoal 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>

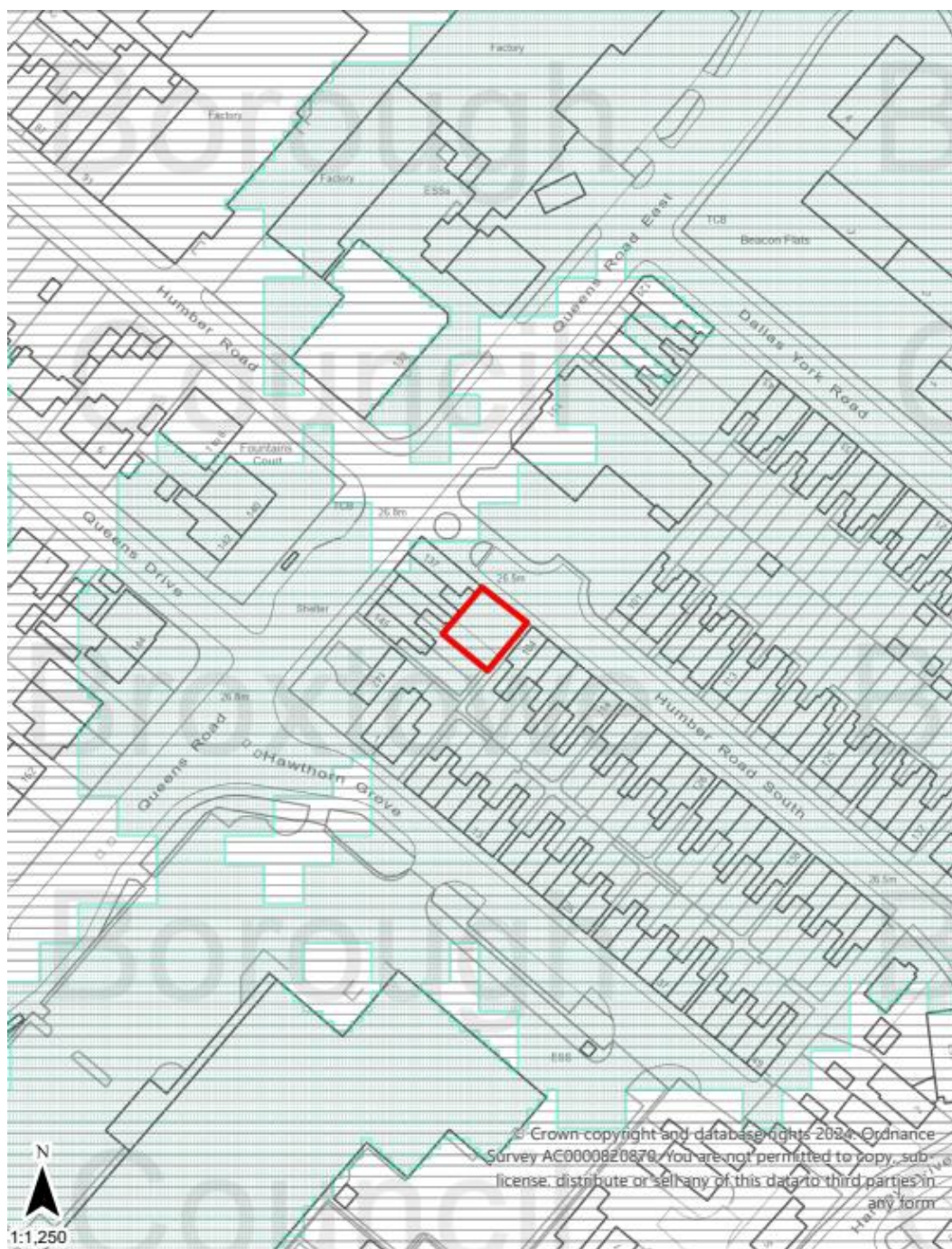
If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

3.	<p>As this permission relates to the creation of new residential units, please contact the Council's Street Naming and Numbering team: <a href="mailto:3015snn@broxtowe.gov.uk">3015snn@broxtowe.gov.uk</a> to ensure an address is created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</p>
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## Map

### Site Location Plan



### Legend

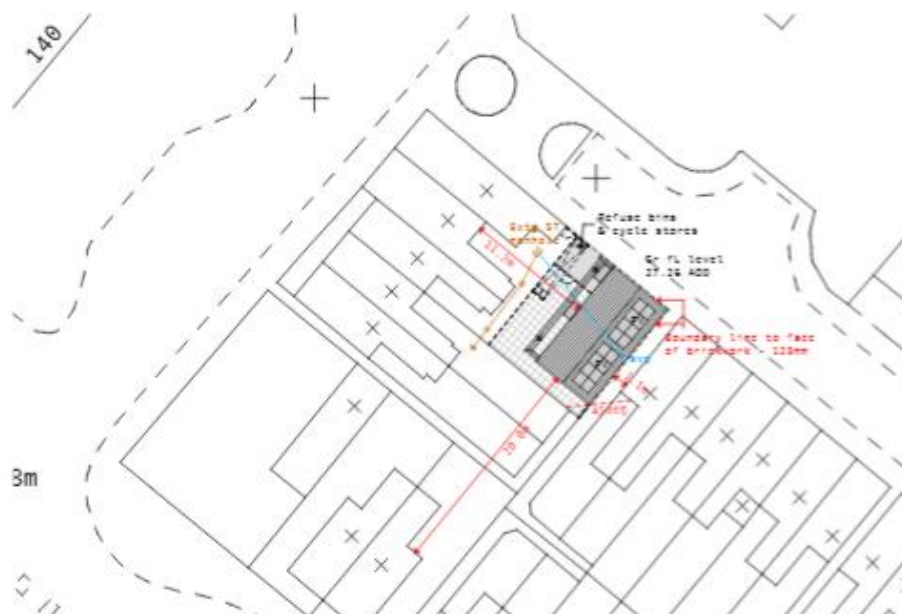
- Flood Zone 2
- Coal Standing Advice
- Site

**Plans (not to scale)**

**Site Location Plan and Proposed Block Plan**



LOCATION PLAN scale 1:1250



BLOCK PLAN scale 1:500



# Proposed Floor Plan



# Proposed Elevations / Street View



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## **BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT**

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**PLANNING APPLICATIONS DEALT WITH FROM  
26.05.2025 to 22.08.2025**

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### **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	:	Leaworks Lakeside Ltd Leaworks Lakeside Ltd supported by the Innovation Voucher Project By LSBU	25/00015/FUL
Site Address	:	Barton Lane Attenborough Nottinghamshire	
Proposal	:	<b>Creation of garden centre and associated car parking</b>	
Decision	:	<b>Withdrawn</b>	

Applicant	:	Paula Desnos	25/00192/FUL
Site Address	:	35 Attenborough Lane Chilwell Nottinghamshire NG9 5JP	
Proposal	:	<b>Construct single storey side and rear extension, alterations to roof to facilitate rear dormer window and loft conversion</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr and Mrs LIAM KELLIHER	25/00211/FUL
Site Address	:	28 Crofton Road Attenborough Nottinghamshire NG9 5HT	
Proposal	:	<b>Construct single storey side and rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Stephan Richeax	25/00286/TPOW
Site Address	:	4 St Marys Close Attenborough Nottinghamshire NG9 6AT	
Proposal	:	<b>Eucalyptus - crown reduce and branch removal</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mrs Helen Sutcliffe	25/00305/CAT
Site Address	:	8 Calvert Close Chilwell Nottinghamshire NG9 5HG	
Proposal	:	<b>T1 Maple: Pollard the tree to allow regeneration at a smaller height.</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Severn Trent	25/00310/CAT
Site Address	:	Pumping Station Rear Of 186 Attenborough Lane Attenborough Nottinghamshire	
Proposal	:	<b>39 x leylandii - prune 1 x Elder - prune</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mrs Hannah Noble	25/00315/CAT
Site Address	:	Twitchell House 1 Shady Lane Attenborough Nottinghamshire NG9 6AW	
Proposal	:	<b>T1 Apple - Pollard to approx 15ft</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Jonathan Phillip	25/00374/FUL
Site Address	:	88 Mottram Road Chilwell Nottinghamshire NG9 4FW	
Proposal	:	<b>Construct single storey side and rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Mark Gay Hayfield Homes (Construction) Limited	25/00404/CLUE
Site Address	:	Barton House 61 High Road Chilwell Nottinghamshire NG9 4AJ	
Proposal	:	<b>Implementation of Permissions 18/00854/MMA &amp; 21/00578/REM for the "Phase 2" construction of 93 Dwellings (as identified on approved planning drawing A2-100 Rev C).</b>	
Decision	:	<b>Approval - CLU</b>	

Applicant	:	Mr And Mrs Hickling	25/00407/PNH
Site Address	:	17 Heathfield Grove Chilwell Nottinghamshire NG9 5EB	
Proposal	:	<b>Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3.4 metres, and an eaves height of 2.5 metres.</b>	
Decision	:	<b>Prior Approval Not Required</b>	
Applicant	:	Ms Susan Huxtable	25/00410/CAT
Site Address	:	1 Hurts Croft Chilwell Nottinghamshire NG9 5DE	
Proposal	:	<b>T1 - Yew : Reduce height by approx. 1m (regrowth only) and trim all sides. T2 - Eucalyptus : Pollard</b>	
Decision	:	<b>No Objection</b>	
Applicant	:	Dr. A. Thomas	25/00424/DOC
Site Address	:	2 Ashley Close Chilwell Nottinghamshire NG9 4BQ	
Proposal	:	<b>Discharge of Condition 3 of 24/00846/FUL</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	Downs	25/00427/CAT
Site Address	:	17 The Strand Attenborough Nottinghamshire NG9 6AU	
Proposal	:	<b>T2 - Leyland Cypress - back of property - Trim to form T3 - Laurel group - back of property - Reduce second tier of the hedge that has grown on the boundary to 11 The Strand. Reduce in line with the existing hedge</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Downs	25/00428/CAT
Site Address	:	19 The Strand Attenborough Nottinghamshire NG9 6AU	
Proposal	:	<b>T1 - Willow - Left side of front garden - Prune back foliage/growth overhanging 17 The Strand to property boundary wall. Reducing it back by approx. 1m</b>	
Decision	:	<b>No Objection</b>	
Applicant	:	Downs	25/00429/CAT
Site Address	:	12 Barratt Lane Attenborough Nottinghamshire NG9 6AF	
Proposal	:	<b>Works to trees in Conservation Area</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Andy Brown	25/00446/TPOW
Site Address	:	Michael Bruce Lane Chilwell Nottinghamshire	
Proposal	:	<b>Mixed tree line, Sycamore, Prunus Lime x11-Crown lift to 4m, thin crowns by 20% and reduce all lateral branches by 3m to clear car park and to help prevent debris dropping on vehicles.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Simon Taylor	25/00455/FUL
Site Address	:	198 Cator Lane Chilwell Nottinghamshire NG9 4BE	
Proposal	:	<b>Change of use to dental practice</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Myseret Rexhepaj	25/00484/FUL
Site Address	:	50 Mottram Road Chilwell Nottinghamshire NG9 4FW	
Proposal	:	<b>Retain single storey rear extension. Application of render to all elevations</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Ms J Gosling	25/00519/CAT
Site Address	:	The Lanes Primary School Meadow Lane Chilwell Nottinghamshire NG9 5AA	
Proposal	:	<b>Silver Beech tree dead and needs removing - stump to remain</b>	
Decision	:	<b>No Objection</b>	

**AWSWORTH, COSSALL & TROWELL WARD**

Applicant	:	Awsworth Parish Council	25/00038/FUL
Site Address	:	Village Hall The Lane Awsworth Nottinghamshire NG16 2QQ	
Proposal	:	<b>Extension to the front of the village hall to create a cafe/meeting area.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr And Mrs Aram	25/00137/FUL
Site Address	:	3 Old School Lane Awsworth Nottinghamshire NG16 2WX	
Proposal	:	<b>Construct single storey extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	C Irons	25/00266/FUL
Site Address	:	61 Nottingham Road Trowell Nottinghamshire NG9 3PJ	
Proposal	:	<b>Construct single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr L Winter Trinity Farm Nottingham Ltd Shop and Cafe	25/00274/FUL
Site Address	:	Trinity Farm Awsworth Lane Cossall Nottinghamshire NG16 2RZ	
Proposal	:	<b>Change of use to campsite for 30 tent pitches and 3 touring caravans/motorhomes/camper van pitches</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Danny Hayes	25/00280/FUL
Site Address	:	1 The Forge Trowell Nottinghamshire NG9 3PT	
Proposal	:	<b>Construct new dwelling</b>	
Decision	:		
Applicant	:	Mr Glen Conroy	25/00294/FUL
Site Address	:	23 The Lane Awsworth Nottinghamshire NG16 2QP	
Proposal	:	<b>Demolish and rebuild porch to front aspect.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Jack Doddy	25/00324/DOC
Site Address	:	Shortwood House Waterloo Lane Trowell Nottinghamshire NG9 3QQ	
Proposal	:	<b>Discharge of condition 4 of application reference 24/00783/FUL</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	Mr Timothy Eyre	25/00338/FUL
Site Address	:	10 Ellesmere Drive Trowell Nottinghamshire NG9 3PH	
Proposal	:	<b>Retain garden room</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs Perch	25/00343/FUL
Site Address	:	13 Awsworth Lane Cossall Nottinghamshire NG16 2SA	
Proposal	:	<b>Construct two flat roof dormers at front and one at rear, construct single storey rear extension and render to existing dwelling</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs Nina Graham	25/00367/FUL
Site Address	:	57 The Glebe Cossall Nottinghamshire NG16 2SH	
Proposal	:	<b>Construct outbuilding in garden to hold dog grooming business</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr David Morley	25/00377/FUL
Site Address	:	71 Ilkeston Road Trowell Nottinghamshire NG9 3PY	
Proposal	:	<b>Construct two storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs Lucy Mackie	25/00384/FUL
Site Address	:	61 Park Hill Awsworth Nottinghamshire NG16 2RB	
Proposal	:	<b>Construct rear and side single storey extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Darron Wilson	25/00399/FUL
Site Address	:	Rear Of Gate Inn Awsworth Lane Awsworth Nottinghamshire NG16 2RN	
Proposal	:	<b>Construct new storage unit</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Adam Potter East Midlands Education Trust	25/00401/CLUP
Site Address	:	Awsworth Junior And Infant School The Lane Awsworth Nottinghamshire NG16 2QS	
Proposal	:	<b>Certificate of lawfulness for proposed kitchen extension</b>	
Decision	:	<b>Approval - CLU</b>	
Applicant	:	Ms Sarah Dauncey Pegasus Group	25/10097/EIA
Site Address	:	Land To The North Of Bennerley Viaduct Newtons Lane Cossall Nottinghamshire NG16 2SJ	
Proposal	:	<b>Scoping Opinion under Regulation 15 of the Town and Country Planning</b>	
Decision	:	<b>Enquiry Closed</b>	
Applicant	:	Mr Wayne Worsdale Avant Homes Midlands	25/00461/DOC
Site Address	:	Land West Of Awsworth (inside The A6096), Including Land At Whitehouse Farm Shilo Way Awsworth Nottinghamshire	
Proposal	:	<b>Discharge of condition 7 of planning permission 24/00780/VOC</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	Mr Faz Nawaz Taybar Security Ltd	25/00473/PNO
Site Address	:	28 Main Street Awsworth Nottinghamshire NG16 2QT	
Proposal	:	<b>Prior Notification for change of use of offices to part rear ground floor and first floor to 3 flats</b>	
Decision	:	<b>Prior Approval Refused</b>	
<b>BEESTON CENTRAL WARD</b>			
Applicant	:	Mrs Tahira BI-ZAMAM	25/00125/FUL
Site Address	:	18 Coventry Road Beeston Nottinghamshire NG9 2EG	
Proposal	:	<b>Construct single storey annex in rear garden to provide self-contained accommodation</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Rev. Ryan Ireland Sign It (Nottm) Ltd	25/00195/ADV
Site Address	:	Oasis Christian Centre Willoughby Street Beeston Nottinghamshire NG9 2LT	
Proposal	:	<b>Proposed new signs for a Church and Christian Centre. Please see attached drawings Beeston Oasis Sign Artwork, Beeston Oasis signs 1 and 2, Beeston Oasis signs 3,4,5, and Beeston Oasis sign 6.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Jonathan deMacedo	25/00261/FUL
Site Address	:	2 Clifton Street Beeston Nottinghamshire NG9 2LS	
Proposal	:	<b>Installation of an EV Chargepoint and install dormer window to the front elevation.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs Yvonne Lee	25/00263/CLUE
Site Address	:	25 Myrtle Grove Beeston Nottinghamshire NG9 2EP	
Proposal	:	<b>Certificate Of Lawfulness For Existing Use As HMO</b>	
Decision	:	<b>Approval - CLU</b>	
Applicant	:	Mr& Mrs Cooksey Prentice	25/00275/FUL
Site Address	:	249 Queens Road Beeston Nottinghamshire NG9 2BB	
Proposal	:	<b>Construct two storey side and single storey front and rear extensions. External wall insulation to all elevations</b>	
Decision	:	<b>Refusal</b>	

Applicant	:	Mr Trevor Broadley	25/00278/FUL
Site Address	:	11 City Road Beeston Nottinghamshire NG9 2LQ	
Proposal	:	<b>Change of use from dwelling (C3 use) to small House in Multiple Occupation (C4 use)</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr J Ali	25/00298/TPOW
Site Address	:	2 Clemency Mews Beeston Nottinghamshire NG9 2WL	
Proposal	:	<b>Remove Holly Tree to repair boundary wall (Group TPO Bee/08/G7)</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Jawad Ali	25/00304/TPOW
Site Address	:	2 Clemency Mews Beeston Nottinghamshire NG9 2WL	
Proposal	:	<b>TG1 - 2 x Holly - fell to repair boundary wall (Group TPO Bee/08/G7)</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr & Mr Symonds & Simpson	25/00320/FUL
Site Address	:	14 Dagmar Grove Beeston Nottinghamshire NG9 2BH	
Proposal	:	<b>Raised patio in association with permitted development extension.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr JIELI LIN GG-128-770 LIMITED	25/00348/CLUE
Site Address	:	4 Evelyn Street Beeston Nottinghamshire NG9 2EU	
Proposal	:	<b>Certificate of lawfulness for the existing use as 3/4 bed HMO</b>	
Decision	:	<b>Approval - CLU</b>	
Applicant	:	Mr Colin Maber Willow Estates Ltd	25/00354/FUL
Site Address	:	Land To The Rear Of 137 - 141 Queens Road Beeston Nottinghamshire NG9 2FE	
Proposal	:	<b>Construct two one-bedroom flats and associated development</b>	
Decision	:		
Applicant	:	mrs shantelle young Wards Surveyors	25/00364/TPOW
Site Address	:	Hassocks Lane Beeston Nottinghamshire	
Proposal	:	<b>Works to TPO trees at Hassocks Close development</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Robin Wells Btangyang Properties Ltd	25/00366/CLUE
Site Address	:	14 Thyra Grove Beeston Nottinghamshire NG9 2BL	
Proposal	:	<b>Certificate of Lawfulness for existing use as a HMO (Use Class C4)</b>	
Decision	:		
Applicant	:	Mr James Roberts RBS Capital Ltd	25/00373/CLUE
Site Address	:	273 Queens Road Beeston Nottinghamshire NG9 2BB	
Proposal	:	<b>Certificate of Lawfulness for existing HMO (Use Class C4)</b>	
Decision	:	<b>Approval - CLU</b>	
Applicant	:	Ms Tiff Holwick	25/00388/FUL
Site Address	:	6 Manor Avenue Beeston Nottinghamshire NG9 1HS	
Proposal	:	<b>Alterations to property, including enlargement of dormers to front elevation, construct porch to front, alterations to fenestration front and rear, external wall insulation and render finish, replacement roof tiles, and removal of existing conservatory</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Shakeel Ahmed	25/00440/CLUE
Site Address	:	51 Lower Road Beeston Nottinghamshire NG9 2GT	
Proposal	:	<b>Certificate of lawfulness for existing use as a C4 HMO</b>	
Decision	:		
Applicant	:	Dr R Nam	25/00447/CLUE
Site Address	:	6 Humber Road Beeston Nottinghamshire NG9 2EF	
Proposal	:	<b>Certificate of Lawfulness for existing 6 bed HMO</b>	
Decision	:		



Applicant	:	Parker	25/00480/TPOW
Site Address	:	Linden Court Linden Grove Beeston Nottinghamshire	
Proposal	:	<b>T1 to T4 - Lime - Pollard back to previous points. (TPO/BEE/04/G2 and TPO/BEE/04/G1)</b>	

Decision	:	<b>Conditional Permission</b>
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#### BEESTON NORTH WARD

Applicant	:	Mr Pardeep Singh	25/00190/FUL
Site Address	:	3 David Grove Beeston Nottinghamshire NG9 3AF	
Proposal	:	<b>Construct two storey side extension, single storey front and rear extension, pitched roof to resulting build and rear dormer to create new dwelling attached to existing dwelling</b>	
Decision	:	<b>Refusal</b>	

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Applicant	:	Elizabeth Gaughan Homes Ltd Elizabeth Gaughan Elizabeth Gaughan Homes Ltd	25/00207/ADV
Site Address	:	122 Wollaton Road Beeston Nottinghamshire NG9 2PE	
Proposal	:	<b>Retain signs</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	H Ahmed Countrywide Children Homes Ltd	25/00288/FUL
Site Address	:	22 Muriel Road Beeston Nottinghamshire NG9 2HH	
Proposal	:	<b>Proposed change of use from House in Multiple Occupation (Class C4) to a residential children's care home (Class C2)</b>	
Decision	:		

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Applicant	:	Vik Lalli	25/00344/FUL
Site Address	:	Morrisons Daily 101 - 103 Central Avenue Beeston Nottinghamshire NG9 2QS	
Proposal	:	<b>Retention of 6 chillers and associated plant</b>	
Decision	:	<b>Refusal</b>	

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Applicant	:	MR JOE jHammond	25/00422/FUL
Site Address	:	35 Kenilworth Road Beeston Nottinghamshire NG9 2HR	
Proposal	:	<b>Construct single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	Mr Brian Leslie Genway	25/00405/TPOW
Site Address	:	218 Wollaton Road Beeston Nottinghamshire NG9 2PL	
Proposal	:	<b>1 x Lime - TPO/BEE/19/T8 - prune</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	Mr S Ahmed	25/00449/CLUE
Site Address	:	13 Peveril Road Beeston Nottinghamshire NG9 2HY	
Proposal	:	<b>Certificate of Lawfulness for existing use as C4 Housing in Multiple Occupation</b>	
Decision	:		

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Applicant	:	Mr Usman Basharat	25/00457/FUL
Site Address	:	79 Peveril Road Beeston Nottinghamshire NG9 2HU	
Proposal	:	<b>Proposed change of use from Residential Dwelling (Class C3) to Residential Care Home (Class C2) for up to two children</b>	
Decision	:		

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#### BEESTON RYLANDS WARD

Applicant	:	Mr Shane Blackburn Thompsons Building Contractors	25/00308/FUL
Site Address	:	Meadow Lodge 23 Meadow Road Beeston Nottinghamshire NG9 1JP	
Proposal	:	<b>Change of use to C2 assisted living. Construct single storey side extension and internal alterations to accommodate 7no flats for assisted living and staff facilities.</b>	
Decision	:		

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Applicant	:	Faresin	25/00317/DOC
Site Address	:	54 Trent Road Beeston Nottinghamshire NG9 1LQ	
Proposal	:	<b>Discharge of conditions 3 &amp; 4 of planning permission 24/00481/FUL</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	Andrew Copland	25/00417/FUL
Site Address	:	32 Birch Avenue Beeston Nottinghamshire NG9 1LL	
Proposal	:	<b>Installation of air source heat pump</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Stephen Sarno on behalf of Nottingham Casuals Rugby Club	25/00470/FUL
Site Address	:	Nottingham Casuals Rugby Football Club Weir Fields Recreation Ground Canal Side Beeston Nottinghamshire NG9 1NG	
Proposal	:	<b>Upgrade of existing floodlights to training pitch and new floodlights to match pitches.</b>	
Decision	:		
Applicant	:	Mr Andy Gilliver Keepmoat Homes	25/00477/DOC
Site Address	:	Boots Campus Beeston Nottinghamshire	
Proposal	:	<b>Discharge of conditions 6, 26 and 27 of 21/00670/ROC (plots 390-397)</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	Miss Hannah White Keepmoat	25/00521/NMA
Site Address	:	Boots Campus Beeston Nottinghamshire	
Proposal	:	<b>Non Material Amendment to planning reference 21/00672/REM - string course detail and canopy styles as per attached detailing.</b>	
Decision	:	<b>Unconditional Permission</b>	
<b>BEESTON WEST WARD</b>			
Applicant	:	Mr I Culshaw	25/00225/FUL
Site Address	:	70 Bramcote Road Beeston Nottinghamshire NG9 1DT	
Proposal	:	<b>Construct rear dormer</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Sundeep Sangha	25/00241/FUL
Site Address	:	34 Sidney Road Beeston Nottinghamshire NG9 1AN	
Proposal	:	<b>Construct detached outbuilding to rear</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr P Tomlinson	25/00264/FUL
Site Address	:	DPS Ltd 62 Abbey Road Beeston Nottinghamshire NG9 2QF	
Proposal	:	<b>Construct two-storey and single-storey rear extensions, additional brick wall to end gable, to facilitate change of use from offices / flat to 3 self-contained flats. Widen access to create parking area to front</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Smith	25/00256/ADV
Site Address	:	35-37 The Square Beeston Nottinghamshire NG9 2JJ	
Proposal	:	<b>Non-illuminated fascia signs</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr John Draper	25/00260/TPOW
Site Address	:	10 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	<b>Fell road side tree</b>	
Decision	:	<b>Withdrawn</b>	
Applicant	:	Dr K Logan	25/00273/TPOW
Site Address	:	68 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	<b>T3 - Beech - prune (TPO/BEE/14)</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr and Mrs Baker	25/00282/DOC
Site Address	:	9 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	:	<b>Discharge of conditions 3, 4 and 5 of 23/00760/FUL</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	Wickens	25/00289/TPOW
Site Address	:	2 Bramcote Road Beeston Nottinghamshire NG9 1AG	
Proposal	:	<b>T87 and T88 - Lime - Remove epicormic and crown lift to approx. 5m. Crown clean removing new growth and remove any deadwood &gt;40mm diameter. Prune back and clear street furniture (telephone pole) by 1-2m.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Knight	25/00290/TPOW
Site Address	:	45 Grove Avenue Chilwell Nottinghamshire NG9 4DZ	
Proposal	:	<b>T1 &amp; T2 Limes - repollard to previous points</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs Anna Pack	25/00297/FUL
Site Address	:	1 Glebe Street Beeston Nottinghamshire NG9 1AF	
Proposal	:	<b>Construct two storey side extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Ms Sally Hodgson	25/00328/CAT
Site Address	:	68 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	<b>Over hanging Yew Tree lower branch removal</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr A Sadjia	25/00333/FUL
Site Address	:	10 Sidney Road Beeston Nottinghamshire NG9 1AN	
Proposal	:	<b>Retention of Dormer</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr C Shaw	25/00336/FUL
Site Address	:	19 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	<b>Proposed single storey side extension, installation of log burner flue pipe and replacement of conservatory roof</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Jowett	25/00342/FUL
Site Address	:	2A Glebe Street Beeston Nottinghamshire NG9 1AF	
Proposal	:	<b>Construct two storey side extension and single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Monaghan	25/00340/FUL
Site Address	:	8 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	:	<b>Construct single storey side and rear extension. Conversion of loft to living accommodation. Construct detached outbuilding</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	c/o Agent Sainsbury's Supermarkets Limited	25/00346/FUL
Site Address	:	Sainsbury's Stoney Street Beeston Nottinghamshire NG9 2LA	
Proposal	:	<b>Installation of external plant within the service yard and roof</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr K Krishanand DSK Ltd	25/00347/FUL
Site Address	:	70 Chilwell Road Beeston Nottinghamshire NG9 1FQ	
Proposal	:	<b>Construct metal staircase to rear to create entrance to new dwelling above retail unit</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Dr Rachel Sokal	25/00356/CAT
Site Address	:	60 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	<b>T1 Damson - Prune and reduce height</b>	
Decision	:	<b>No Objection</b>	
Applicant	:	Mr & Ms Tendler & Kraven	25/00357/FUL
Site Address	:	91 Imperial Road Beeston Nottinghamshire NG9 1FE	
Proposal	:	<b>Demolish existing outbuildings, remove raised drive and construct replacement outbuilding shed. Erect boundary enclosure to North Street elevation</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	. Cassidy Group (Beeston) Limited	25/00394/DOC
Site Address	:	Station Road (Central) Car Park Station Road Beeston Nottinghamshire	
Proposal	:	<b>Discharge of condition 9 of application reference 25/00049/VOC</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	. Cassidy Group (Beeston) Limited	25/00395/DOC
Site Address	:	Station Road (Central) Car Park Station Road Beeston Nottinghamshire NG9 2WJ	
Proposal	:	<b>Discharge of conditions 10 and 11 of application reference 25/00049/VOC</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	Mrs SANNAH YASEEN	25/00413/PNH
Site Address	:	44 Sidney Road Beeston Nottinghamshire NG9 1AN	
Proposal	:	<b>Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3.52 metres, and an eaves height of 2.47 metres.</b>	
Decision	:	<b>Prior Approval Granted</b>	
Applicant	:	Mr & Mrs Jowett	25/00431/FUL
Site Address	:	4 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	:	<b>Two storey side and single storey side/rear extension, new railings to side boundary wall.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr & Mrs Maltby	25/00433/FUL
Site Address	:	87 Bramcote Drive West Beeston Nottinghamshire NG9 1DU	
Proposal	:	<b>Construct outbuilding to rear</b>	
Decision	:		
Applicant	:	Mr & Mrs Chris Davies CLD Architecture Ltd	25/00434/FUL
Site Address	:	6 Cromwell Road Beeston Nottinghamshire NG9 1DE	
Proposal	:	<b>Construct single storey rear / side extension and dormer to rear.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Phillips	25/00435/CAT
Site Address	:	1 Newcastle Avenue Beeston Nottinghamshire NG9 1BT	
Proposal	:	<b>Works to trees in a conservation area</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Phillips	25/00436/TPOW
Site Address	:	Challenge House 1 Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	<b>Re-pollard T4 Lime</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Phillips	25/00526/CAT
Site Address	:	Challenge House 1 Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	<b>Re-pollard T1 Lime</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs S Gibbs	25/00441/TPOW
Site Address	:	76 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	<b>2 x Rowan (TPO/BEE/14) - Fell</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr S Cole SNAP Children's Home Ltd	25/00448/CLUP
Site Address	:	151 Wollaton Road Beeston Nottinghamshire NG9 2NQ	
Proposal	:	<b>Certificate of lawfulness for the proposed change of use from dwelling to children's home</b>	
Decision	:	<b>Approval - CLU</b>	
Applicant	:	Mr and Mrs M Hampton	25/00456/NMA
Site Address	:	72 Park Road Chilwell Nottinghamshire NG9 4DD	
Proposal	:	<b>Non-Material Amendment to 24/00842/FUL to extend width of rear single storey extension</b>	
Decision	:	<b>NMA Refused</b>	
Applicant	:	Sartre/Northey	25/00481/CLUP
Site Address	:	17 Middleton Street Beeston Nottinghamshire NG9 1BB	
Proposal	:	<b>Pitched roof dormer loft extension</b>	
Decision	:	<b>Approval - CLU</b>	
Applicant	:	Ms Jenny Swann	25/00494/CAT
Site Address	:	21 Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	<b>H1 - Cypress - reduce and reshape.</b>	
Decision	:	<b>No Objection</b>	
Applicant	:	Mr Joel Marshall Notts County Council	25/00506/STAT
Site Address	:	Land Off Green Street, Mill Hill And Land At Barton In Fabis Off Chestnut Lane	
Proposal	:	<b>NOTIFICATION OF FURTHER INFORMATION TO ACCOMPANY ENVIRONMENTAL STATEMENT</b>	
Decision	:	<b>Lane</b> <b>No Objection</b>	
Applicant	:	Uniper Anthony Devonish	25/00549/NAUTH
Site Address	:	Ratcliffe On Soar Power Station Green Street# Ratcliffe On Soar Nottinghamshire NG11 0EE	
Proposal	:	<b>25/01303/DEMOL - Prior Approval of the demolition of the main Ratcliffe-on-Soar Power Station buildings and structures comprising, Control Building, Turbine Hall, Bunker Bay, Boiler House, Open Cycle Gas Turbines, SCR Plant, Electrostatic Precipitators Structure, Main Boiler Chimney, Gas Turbines Chimney, Silo Buildings, Cooling Towers, FGD Plant and associated conveyor belt systems including limestone and gypsum handling plant, Coal Stock Area and associated conveyer belt systems and towers, including the coal handling plant, Power plant office buildings, Warehousing used to stockpile materials for Power Station operations, Ratcliffe Winking Hill Disposal Site - Depot, Water Storage Tank, Weighbridge and HGV Wheel Wash</b>	
Decision	:	<b>No Objection</b>	

## BRAMCOTE WARD

Applicant	:	Mr Liang Liang Qi	25/00155/FUL
Site Address	:	5 Penny Gardens Bramcote Nottinghamshire NG9 3TA	
Proposal	:	<b>Retain wooden side extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Richard Foster	25/00220/FUL
Site Address	:	84 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	<b>Construct single storey side extension. Removal of existing entrance porch.</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Andrew Gill	25/00254/FUL
Site Address	:	2 Windermere Road Beeston Nottinghamshire NG9 3AS	
Proposal	:	<b>Construct two storey side extension and first floor extension over existing side extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Sam (Coe) and Joanne (Wilkins) Coe and Wilkins	25/00271/FUL
Site Address	:	97 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD	
Proposal	:	<b>Construct two storey and first floor side extension, construct detached double garage.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs Mellor	25/00303/CAT
Site Address	:	85 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	<b>Remove row of Conifers to be replaced with Portuguese Laurel as the Conifers are unsightly and in poor condition</b>	
Decision	:	<b>No Objection</b>	
Applicant	:	. Bloor Homes Limited, Michael Patrick Day, Andrew Harry Day and Richard Taylor	25/00306/OUT
Site Address	:	Land Between A52 Stapleford And Chilwell Lane Bramcote Nottinghamshire	
Proposal	:	<b>Outline planning application for a residential development of up to 880 homes (with some matters reserved) link road (means of access only), local centre, country park, education provision (forest school) and associated infrastructure. The proposed development is classified as EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017</b>	
Decision	:		
Applicant	:	Mr & Mrs Morgan	25/00325/FUL
Site Address	:	29 Claremont Avenue Bramcote Nottinghamshire NG9 3DG	
Proposal	:	<b>Increase ridge height and construct rear dormer to facilitate loft conversion. Construct single storey rear extension. Alterations to elevations including replacement windows and openings</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Johal	25/00337/TPOW
Site Address	:	1 Holly Court Bramcote Nottinghamshire NG9 3DZ	
Proposal	:	<b>T1 Polar - Fell T2 -3 Polar - Remove all arising T4-5 Common Lime - Remove all arising T6 Sycamore - Remove all arising</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs Prince	25/00339/TPOW
Site Address	:	12 Holly Court Bramcote Nottinghamshire NG9 3DZ	
Proposal	:	<b>T1 Beech - Crown reduction T2 Pine - Fell T3 Beech - Crown reduction T4 Beech - Crown reduction T5 Sycamore - Fell</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr & Mrs Counsell	25/00345/FUL
Site Address	:	5 Hall Gardens Bramcote Nottinghamshire NG9 3LR	
Proposal	:	<b>Retrospective application to rebuild existing outbuilding and retain rebuilt dog kennel</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr T Mahmood Total Care Matters Ltd	25/00351/FUL
Site Address	:	85 Hillside Road Beeston Nottinghamshire NG9 3AU	
Proposal	:	<b>Proposed change of use from residential (C3) to residential children's home (C2)</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Judith & Paul Mason	25/00359/FUL
Site Address	:	34 Town Street Bramcote Nottinghamshire NG9 3HH	
Proposal	:	<b>Construct single storey front and side extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Daniel Thompson	25/00361/FUL
Site Address	:	32 Deddington Lane Bramcote Nottinghamshire NG9 3EW	
Proposal	:	<b>Construct single storey front and rear extension, garage conversion and external alterations to the elevations including the installation of cladding and render</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr _ Mrs Sunderland	25/00368/DOC
Site Address	:	77 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD	
Proposal	:	<b>Discharge of condition 5 of 23/00285/FUL</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	Broxtowe Borough Council Broxtowe Borough Council	25/00369/VOC
Site Address	:	Fishpond Cottage 51 Ilkeston Road Bramcote Nottinghamshire NG9 3JP	
Proposal	:	<b>Variation of condition 2 (approved drawings) of planning permission 21/00038/REG3 to amend approved site plan in respect of parking bay; boundary enclosures; omission of garden sheds; and relocation of garden path</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Sam Connelly Game of Lions Ltd	25/00370/CAT
Site Address	:	White Lion 47 - 49 Town Street Bramcote Nottinghamshire NG9 3HH	
Proposal	:	<b>Holly Tree - Reduce by half</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Miss Emily Farr MyPad Ltd	25/00382/FUL
Site Address	:	Land Of Baxter Green Bramcote Nottinghamshire	
Proposal	:	<b>Retention of car park for permanent use</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr David Burford	25/00383/FUL
Site Address	:	1 Beeston Fields Drive Beeston Nottinghamshire NG9 3DB	
Proposal	:	<b>Installation of drop kerb and vehicle access change on unadopted road</b>	
Decision	:	<b>Refusal</b>	
Applicant	:	Mr I Jowett Meadow Lane Services Ltd	25/00386/CAT
Site Address	:	Land Between St Johns College And School Chilwell Lane Bramcote Nottinghamshire	
Proposal	:	<b>T40-T49 Lawson Cypress - line of 10 trees along southern boundary - fell to ground level.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Andrew Braun	25/00409/FUL
Site Address	:	35 Ilkeston Road Bramcote Nottinghamshire NG9 3JP	
Proposal	:	<b>Dropped kerb access to serve new driveway at front of property</b>	
Decision	:	<b>Refusal</b>	
Applicant	:	Mr James Pentecost	25/00419/FUL
Site Address	:	47 Ilkeston Road Bramcote Nottinghamshire NG9 3JP	
Proposal	:	<b>New vehicular crossing</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	MR Murray Mason	25/00423/FUL
Site Address	:	209 Derby Road Beeston Nottinghamshire NG9 3AP	
Proposal	:	<b>Construct single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs Hill	25/00432/TPOW
Site Address	:	2 Holly Court Bramcote Nottinghamshire NG9 3DZ	
Proposal	:	<b>T1 - Oak - Crown Reduction T2 Oak - Crown reduction</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Craig Stillwell	25/00450/PNH
Site Address	:	67 Hanley Avenue Bramcote Nottinghamshire NG9 3HE	
Proposal	:	<b>Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.4 metres, with a maximum height of 3.25 metres, and an eaves height of 2.3 metres</b>	
Decision	:	<b>Prior Approval Not Required</b>	

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Applicant	:	Broxtowe Borough Council Broxtowe borough Council	25/00451/DOC
Site Address	:	Fishpond Cottage 51 Ilkeston Road Bramcote Nottinghamshire NG9 3JP	
Proposal	:	<b>Discharge of Condition 13 (i) of planning application 21/00038/REG3</b>	
Decision	:	<b>Discharge of Conditions</b>	

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Applicant	:	Mr O Folorunso	25/00454/NMA
Site Address	:	102 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	<b>Non material amendment to 22/00446/FUL to increase height to pillar and gates, and changes to boundary wall panels, rendering finish and function of gates to inward opening.</b>	
Decision	:	<b>Refusal</b>	

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Applicant	:	MR ALAN MILLAR GREENE KING	25/00467/ADV
Site Address	:	White Lion 47 - 49 Town Street Bramcote Nottinghamshire NG9 3HH	
Proposal	:	<b>Installation of replacement signs to include one new panel to existing projecting sign, two name boards, two directional signs, two transom panels and two door plaques</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	MR ALAN MILLAR GREENE KING	25/00487/LBC
Site Address	:	White Lion 47 - 49 Town Street Bramcote Nottinghamshire NG9 3HH	
Proposal	:	<b>Listed building consent for the installation of replacement signs to include one new panel to existing projecting sign, two name boards, two directional signs, two transom panels and two door plaques</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	Mr Paul Topham	25/00489/CAT
Site Address	:	10 Church Street Bramcote Nottinghamshire NG9 3HD	
Proposal	:	<b>Works to 4 x Lime in conservation area</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	Mr R.G.W. Foster	25/00497/CAT
Site Address	:	Land Adjacent To 84 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	<b>Fell 5 x Sycamore trees</b>	
Decision	:	<b>Conditional Permission</b>	

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## BRINSLEY WARD

Applicant	:	Miss Susan Gilbourne	25/00352/FUL
Site Address	:	Land Adjacent 55 Mansfield Road Brinsley Nottinghamshire NG16 5AF	
Proposal	:	<b>Construct new dwelling</b>	
Decision	:	<b>Conditional Permission</b>	

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Applicant	:	Mr Shane Dixon	25/00418/FUL
Site Address	:	14 Holroyd Circle Brinsley Nottinghamshire NG16 5DR	
Proposal	:	<b>Construction of garden outbuilding</b>	
Decision	:		

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## CHILWELL WEST WARD

Applicant	:	. Bloor Homes Limited and Peveril Securities Limited	25/00255/FUL
Site Address	:	Land East Of Stapleford Lane Toton Nottinghamshire	
Proposal	:	<b>Construct 155 dwellings and associated open space and infrastructure. The proposed development is classified as EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017</b>	
Decision	:		

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Applicant	:	Ms Renata Noori	25/00302/FUL
Site Address	:	19A Sunnyside Road Chilwell Nottinghamshire NG9 4FH	
Proposal	:	<b>Change of Use from C3 Dwelling (first floor flat) to Sui Generis comprising health and beauty treatment rooms</b>	
Decision	:	<b>Withdrawn</b>	

## EASTWOOD HALL WARD

Applicant	:	Mr O Brand Redwood Asset Management	25/00217/FUL
Site Address	:	Land Between 3 And 5 Bosworth Drive Newthorpe Nottinghamshire	
Proposal	:	<b>Construct two storey detached dwelling</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Murray Pullen	25/00228/FUL
Site Address	:	54 Lower Beauvale Newthorpe Nottinghamshire NG16 3PU	
Proposal	:	<b>Ground floor rear/side extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr A Collins	25/00259/FUL
Site Address	:	12 Bosworth Drive Newthorpe Nottinghamshire NG16 3RF	
Proposal	:	<b>Construct single storey front and side extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Christopher Bampton	25/00270/CLUP
Site Address	:	25 Nether Green Eastwood Nottinghamshire NG16 3DW	
Proposal	:	<b>Certificate of Proposed Lawfulness use for single storey outbuilding for uses ancillary to the main dwelling, being a snooker room, home cinema, gymnasium, small secure tool store, and a garden room. They land it is situated on has been classified as a residential garden since 1981. No additional hard standing will be created around the proposal, an existing path leads directly to the proposed site.</b>	
Decision	:	<b>Approval - CLU</b>	

Applicant	:	Mr Jason Bamford	25/00279/FUL
Site Address	:	28 Mansfield Road Eastwood Nottinghamshire NG16 3AQ	
Proposal	:	<b>Change of use of first floor salon to two apartments.</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Spotless Water	25/00372/FUL
Site Address	:	9 Mansfield Road Eastwood Nottinghamshire NG16 3AR	
Proposal	:	<b>Retain water filling station structure</b>	
Decision	:	<b>Conditional Permission</b>	

## EASTWOOD HILLTOP WARD

Applicant	:	Miss Eloise George Avant Homes East Midlands	25/00268/DOC
Site Address	:	Former Site Of Lynncroft Primary School Lynncroft Eastwood Nottinghamshire	
Proposal	:	<b>Discharge of Condition 7 (contamination survey) of planning permission 20/00844/OUT</b>	
Decision	:	<b>47340-ECE-XX-XX-RP-C-0003 - Lynncroft - Supplementary Site Investigation Issue 3 SDL4482 - Lynncroft - D&amp;G Completion Report - Final - Oct 2024 TAC007_Remediation Strategy Method Statement_Rev02 Discharge of Conditions</b>	

Applicant	:	Paul Lawton	25/00281/FUL
Site Address	:	38 Lynncroft Eastwood Nottinghamshire NG16 3FD	
Proposal	:	<b>Change of use of gazebo to a cattery</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	miss Eloise George Avant Homes East Midlands	25/00299/DOC
Site Address	:	Former Site Of Lynncroft Primary School Lynncroft Eastwood Nottinghamshire	
Proposal	:	<b>Discharge of condition 4 (Traffic Calming Details) of planning reference 22/00894/REM</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	Mr Adam Spencer	25/00301/FUL
Site Address	:	5 Plumptre Close Eastwood Nottinghamshire NG16 3LN	
Proposal	:	<b>Construct single storey side and rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Ray Calder Trading as Midland Garden Nurseries	25/00376/OUT
Site Address	:	Land To The Rear Of 17A Percy Street Eastwood Nottinghamshire	
Proposal	:	<b>Construction of 6 dwellings - outline application with all matters except access reserved</b>	
Decision	:		
Applicant	:	Mr Ray Calder Trading as Midland Garden Nurseries	25/00425/CLUE
Site Address	:	17A Percy Street Eastwood Nottinghamshire NG16 3EP	
Proposal	:	<b>Confirmation of lawful commencement on site has begun within the relevant timeframe required by outline planning consent 20/00099/OUT and reserved matters approval 23/00183/REM and variation of conditon approval 23/00818/VOC</b>	
Decision	:	<b>Approval - CLU</b>	
Applicant	:	Mr Lewis Simpson	25/00466/NMA
Site Address	:	50 Dovecote Road Eastwood Nottinghamshire NG16 3EZ	
Proposal	:	<b>Non-material amendment to 21/00714/FUL for alteration of window at first floor level on rear (east) elevation to facilitate new first floor bedroom and new bi-folds to east (rear) elevation, two new roof lights in the front (west) elevation and new second floor windows in the side (north) elevation and side (south) elevation to facilitate new loft conversion which includes a new second floor bedroom and bathroom, and alteration to windows in the side (south) elevation</b>	
Decision	:	<b>Unconditional Permission</b>	
<b>EASTWOOD ST MARY'S WARD</b>			
Applicant	:	Mr Patrick Burke Homes	25/00187/REM
Site Address	:	136 Church Street Eastwood Nottinghamshire NG16 3HT	
Proposal	:	<b>Construct 125 dwellings. Reserved matters relating to layout, appearance and scale of planning permission reference 23/00518/OUT</b>	
Decision	:		
Applicant	:	Mr Liam Toland C/o Kedd Limited	25/00316/CLUP
Site Address	:	15 Lawrence Avenue Eastwood Nottinghamshire NG16 3LD	
Proposal	:	<b>Certificate of Proposed Lawfulness for change of use of a dwelling house (C3) to a children's care home (use class C2)</b>	
Decision	:	<b>Withdrawn</b>	
Applicant	:	Mr. Richard Broughton	25/00329/FUL
Site Address	:	HSBC 53 Nottingham Road Eastwood Nottinghamshire NG16 3AN	
Proposal	:	<b>Change of use of ground floor to create one retail unit and one micro pub. Construction of first and second floor to create a total of four dwellings</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Raza Yarkhan Eastwood Health Ltd	25/00365/FUL
Site Address	:	106 Nottingham Road Eastwood Nottinghamshire NG16 3NP	
Proposal	:	<b>Install galvanised electronically operated roller shutter</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	mr Daniel Reardon	25/00392/FUL
Site Address	:	3 Grove Mews Eastwood Nottinghamshire NG16 3HJ	
Proposal	:	<b>Install car charging point</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	mr Daniel Reardon	25/00393/LBC
Site Address	:	3 Grove Mews Eastwood Nottinghamshire NG16 3HJ	
Proposal	:	<b>Install car charging point</b>	
Decision	:	<b>Conditional Permission</b>	
<b>GREASLEY WARD</b>			
Applicant	:	Mr Ian Wesley Blue Monkey Brewing Limited	25/00210/FUL
Site Address	:	11 Pentrich Road Giltbrook Industrial Park Giltbrook Nottinghamshire NG16 2UZ	
Proposal	:	<b>Change of use from B8 warehouse, showroom and distribution unit to B2 Brewery with Ancillary Shop &amp; Tap Room.</b>	
Decision	:	<b>Refusal</b>	
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	:	<b>Discharge of condition 7 and BNG condition of planning permission 24/00511/FUL</b>	
Decision	:	<b>Discharge of Conditions</b>	
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	:	<b>Discharge of condition 4 of planning permission 24/00511/FUL</b>	
Decision	:	<b>Partial Discharged</b>	
Applicant	:	Mr Ryan Handley	25/00312/FUL
Site Address	:	10 Grantham Close Giltbrook Nottinghamshire NG16 2WB	
Proposal	:	<b>Construct two storey side and front extension and bay window, single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	- McDonald's Restaurants Limited	25/00335/NMA
Site Address	:	Land Adjacent Management Office 1 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP	
Proposal	:	<b>Non Material Amendment to planning reference 24/00511/FUL - minor amendments to the building elevations, including reconfiguration of windows and doors.</b>	
Decision	:	<b>Unconditional Permission</b>	
Applicant	:	Ms Liberty Flint	25/00355/FUL
Site Address	:	17 Moorgreen Newthorpe Nottinghamshire NG16 2FD	
Proposal	:	<b>Construct single/two storey rear extension</b>	
Decision	:	<b>Refusal</b>	
Applicant	:	Mrs Janet Woolley	25/00379/FUL
Site Address	:	27 Brackenfield Drive Giltbrook Nottinghamshire NG16 2US	
Proposal	:	<b>Installation of air conditioning (Air Heat Pump) Unit</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr J D Baldwin	25/00397/OUT
Site Address	:	Land At 437 Nottingham Road Giltbrook Nottinghamshire NG16 2GB	
Proposal	:	<b>Construct detached dwelling with some matters reserved (Appearance, Landscaping and Scale)</b>	
Decision	:	<b>Withdrawn</b>	
Applicant	:	Evie Grzesiczek	25/00406/FUL
Site Address	:	37 Rolleston Drive Newthorpe Nottinghamshire NG16 2BA	
Proposal	:	<b>Construct single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Phil Lamb	25/00408/FUL
Site Address	:	452 Nottingham Road Giltbrook Nottinghamshire NG16 2GE	
Proposal	:	<b>Retain dropped kerb</b>	
Decision	:	<b>Conditional Permission</b>	
<b>KIMBERLEY WARD</b>			
Applicant	:	Mr Dave Tantom Kimberley Institute Cricket Club	25/00114/FUL
Site Address	:	Kimberley Institute Cricket Club Newdigate Street Kimberley Nottinghamshire NG16 2NJ	
Proposal	:	<b>Reposition by 90 degrees and enlargement of practice cricket nets</b>	
Decision	:		
Applicant	:	Mr Anthony Morris	25/00234/TPOW
Site Address	:	80 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	<b>Silver birch - Fell Willow - Fell</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Leon Levey	25/00265/TPOW
Site Address	:	90 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	<b>T1 - Oak - Crown reduction</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Chadda	25/00285/CLUP
Site Address	:	1 Angus Close Kimberley Nottinghamshire NG16 2GX	
Proposal	:	<b>Certificate of lawfulness for the proposed construction of single storey rear extension and single storey side extension</b>	
Decision	:	<b>Approval - CLU</b>	
Applicant	:	Mr Rob Cresswell	25/00313/FUL
Site Address	:	22 Westby Lane Babbington Village Nottingham Nottinghamshire NG16 2SS	
Proposal	:	<b>Convert and extend the existing garage into a habitable annexe</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Anthony Morris	25/00327/TPOW
Site Address	:	80 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	<b>Two Laurel Bushes - Removal</b>	
Decision	:	<b>Withdrawn</b>	
Applicant	:	Mr and Mrs Wallbank	25/00360/FUL
Site Address	:	Babbington House Farm Westby Lane Babbington Village Nottingham Nottinghamshire NG16 2SS	
Proposal	:	<b>Construct agricultural building, along with roofing to cover an existing yard and associated hardstanding</b>	
Decision	:		
Applicant	:	Mr D Simpson	25/00398/FUL
Site Address	:	17 Ascot Avenue Kimberley Nottinghamshire NG16 2TU	
Proposal	:	<b>Construct single storey porch</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Miss Natalie Bostock	25/00439/CAT
Site Address	:	2 The Sidings Kimberley Nottinghamshire NG16 2WR	
Proposal	:	<b>Remove Ash in rear garden</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	MR James Midgley Fairgrove (Nottingham) Ltd	25/00452/NMA
Site Address	:	Site Of Kimberley Brewery Hardy Street Kimberley Nottinghamshire	
Proposal	:	<b>Non material amendment to 17/00700/FUL for change to roof lights to kilns, from those shown on original plans to Velux conservation type roof lights</b>	
Decision	:	<b>Refusal</b>	

Applicant	:	Mr Cameron Flint	25/00555/NMA
Site Address	:	47 Clive Crescent Kimberley Nottinghamshire NG16 2QB	
Proposal	:	<b>Non-material amendment of planning permission 24/00252/FUL to change to front elevation ground floor window to become a french double door set and add two obscured side windows to the side elevation.</b>	
Decision	:	<b>Refusal</b>	

## NUTHALL EAST & STRELLEY WARD

Applicant	:	Mrs J McLeod Arc Partnership	25/00022/FUL
Site Address	:	68 Drummond Drive Nuthall Nottinghamshire NG16 1BL	
Proposal	:	<b>Construct rear dormer to facilitate loft conversion</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr George Brown HS2	25/00307/TPOW
Site Address	:	Nuthall Lodge 29 Nottingham Road Nuthall Nottinghamshire NG16 1DH	
Proposal	:	<b>2 x Corsican Pine - Prune</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Mohammad Sheikh	25/00362/FUL
Site Address	:	33 Oakland Way Strelley Nottinghamshire NG8 4JS	
Proposal	:	<b>Construct single-storey side extension and convert garage to living accommodation</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Zoe Close	25/00391/FUL
Site Address	:	4 Drummond Drive Nuthall Nottinghamshire NG16 1BL	
Proposal	:	<b>Construct single storey rear extension and roof extension over the existing garage</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Peveril Securities And Omnivale Pension Scheme	25/00498/EIA
Site Address	:	Field At Grid Reference 452310 344333 Low Wood Road Nuthall Nottinghamshire	
Proposal	:	<b>Request for Scoping Opinion under Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Outline planning application for employment units, including all associated works at land to the North of Nottingham Road and West of Low Wood Road, Nuthall</b>	
Decision	:	<b>Enquiry Closed</b>	

Applicant	:	Mr Tom Broster Peveril Homes Limited	25/00522/NMA
Site Address	:	Hempshill Hall Low Wood Road Nuthall Nottinghamshire NG6 7AB	
Proposal	:	<b>Non Material Amendment to the bricks approved under condition 1 of consent 24/00288/VOC to include an additional brick type.</b>	
Decision	:	<b>Unconditional Permission</b>	

## STAPLEFORD NORTH WARD

Applicant	:	Mr Simon Gardiner Peter James Homes Ltd	25/00414/DEM
Site Address	:	Land Adjacent And North Of Bramcote Crematorium Bramcote Nottinghamshire NG9 3GJ	
Proposal	:	<b>Demolition of a bungalow offices and McCann workshop including breaking up of all existing hardstanding and subsequent ground remediation</b>	
Decision	:	<b>Prior Approval Not Required</b>	

Applicant	:	Natasha Begdeli	25/00416/PNH
Site Address	:	34 Ilkeston Road Stapleford Nottinghamshire NG9 8JL	
Proposal	:	<b>Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.5 metres, with a maximum height of 3.60 metres, and an eaves height of 2.50 metres.</b>	
Decision	:	<b>Prior Approval Not Required</b>	

Applicant	:	Mr T Broster Peveril Homes	25/00525/NMA
Site Address	:	Field Farm Ilkeston Road Stapleford Nottinghamshire NG9 8JJ	
Proposal	:	<b>Non Material Amendment to 22/00601/REM - To change approved brick through the substitution of the approved materials plan under Condition 1 with a revised plan to show the alternative brick.</b>	
Decision	:	<b>Conditional Permission</b>	

## STAPLEFORD SOUTH EAST WARD

Applicant	:	Mrs Wroughton	25/00134/FUL
Site Address	:	58 Sisley Avenue Stapleford Nottinghamshire NG9 7HT	
Proposal	:	<b>Construct front porch. Render external walls</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr & Mrs Daykin	25/00244/FUL
Site Address	:	33 Sisley Avenue Stapleford Nottinghamshire NG9 7HW	
Proposal	:	<b>Construct single storey front and rear extension following demolition of garage</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Jonathan Baldock Greater Nottingham LIFT Project Company (No.1) Limited	25/00257/FUL
Site Address	:	Stapleford Care Centre Church Street Stapleford Nottinghamshire NG9 8DA	
Proposal	:	<b>Install ventilation ductwork and air handling unit on flat roof area at second floor level</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr William Anderson Mypad	25/00284/DOC
Site Address	:	Former Sandcliffe Accident Repair Centre Nottingham Road Stapleford Nottinghamshire NG9 8AQ	
Proposal	:	<b>Discharge of condition 8 and 9 of 20/00341/FUL</b>	
Decision	:	<b>Discharge of Conditions</b>	

Applicant	:	Mr M Lynch Geda	25/00349/DOC
Site Address	:	Pavilion Hickings Lane Recreation Ground Hickings Lane Stapleford Nottinghamshire	
Proposal	:	<b>Discharge of condition 4b, 9, 10 and 13 of 24/00863/VOC</b>	
Decision	:	<b>Discharge of Conditions</b>	

Applicant	:	Mr Morgan	25/00332/FUL
Site Address	:	Hill Top Farm Blake Road Stapleford Nottinghamshire NG9 7HP	
Proposal	:	<b>Re-cladding and re-roofing of existing outbuildings, including partial demolition and extension, additional doors, windows and rooflights and raise eaves height of one of the outbuildings to accommodate the revised roof structure and improve internal space. Installation of PVs.</b>	
Decision	:		

Applicant	:	A Chauhan YMD Boon Ltd	25/00411/NMA
Site Address	:	Nottinghamshire Fire And Rescue Service Stapleford Fire Station Pinfold Lane Stapleford Nottinghamshire NG9 8DL	
Proposal	:	<b>Non material amendment to 23/00807/FUL to amend the external material from render to a GRP cladding board with pebble finish</b>	
Decision	:		

Applicant	:	Mr William Anderson Mypad	25/00426/DOC
Site Address	:	Sandcliffe Accident Repair Centre Nottingham Road Stapleford Nottinghamshire NG9 8AQ	
Proposal	:	<b>Discharge of condition 10 and 11 of 20/00341/FUL</b>	
Decision	:	<b>Discharge of Conditions</b>	

## STAPLEFORD SOUTH WEST WARD

Applicant	:	Ms Jade Parry Geda Construction Company Ltd	25/00233/DOC
Site Address	:	Car Park Victoria Street Stapleford Nottinghamshire NG9 7AP	
Proposal	:	<b>Discharge of Conditon 9 of planning permission 24/00669/REG3 Biodiversity net gain information - biodiversity impact assessment - biodiversity gain plan - statutory biodiversity metric - condition assessment sheets.</b>	
Decision	:	<b>Discharge of Conditions</b>	
Applicant	:	Technical Officer Anchalee Stark Beeton Broxtowe Borough Council	25/00262/FUL
Site Address	:	49 Albert Avenue Stapleford Nottinghamshire NG9 8ET	
Proposal	:	<b>Construct single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Martin Bloomfield	25/00334/FUL
Site Address	:	35 Ash Grove Stapleford Nottinghamshire NG9 7GL	
Proposal	:	<b>Infill existing porch overhang with a new front door &amp; window combination. Construct single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Orchard Homes LTD	25/00353/VOC
Site Address	:	121 And Land To The Rear Of 123 Brookhill Street Stapleford Nottinghamshire NG9 7GU	
Proposal	:	<b>Variation of condition 2 (approved drawings) of planning reference 24/00375/FUL to amend roof design to plots facing Brookhill Street</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Shaun Bentley Hill & Smith Infrastructure Limited	25/00358/FUL
Site Address	:	Kennelpak Limited Palmer Drive Stapleford Nottinghamshire NG9 7BW	
Proposal	:	<b>Demolition of part of the existing warehouses and associated works to facilitate the continued use of the site for the internal and external storage and distribution of commercial products</b>	
Decision	:		
Applicant	:	Zoltan Bolyi	25/00389/FUL
Site Address	:	34 New Eaton Road Stapleford Nottinghamshire NG9 7EF	
Proposal	:	<b>Construct two storey side extension and new rear dormer to facilitate loft conversion</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Reuben Welsh My Build Pro Investments Ltd	25/00396/CLUP
Site Address	:	80 Brookhill Street Stapleford Nottinghamshire NG9 7GD	
Proposal	:	<b>Certificate of lawfulness for proposed loft conversion with side and rear dormer.</b>	
Decision	:	<b>Approval - CLU</b>	
Applicant	:	Hill and Smith Infrastructure Ltd	25/00403/DEM
Site Address	:	Kennelpak Limited Palmer Drive Stapleford Nottinghamshire NG9 7BW	
Proposal	:	<b>Demolish buildings</b>	
Decision	:	<b>Prior Approval Not Required</b>	
Applicant	:	Patrick C/O Agent Wildstone Estates Limited	25/00421/ADV
Site Address	:	Advertising Right On Railway Bridge Derby Road Stapleford Nottinghamshire	
Proposal	:	<b>Erection of a freestanding D-Poster LED advertisement.</b>	
Decision	:	<b>Refusal</b>	
Applicant	:	ms jade parry Geda Construction Company Ltd	25/00445/DOC
Site Address	:	Car Park Victoria Street Stapleford Nottinghamshire NG9 7AP	
Proposal	:	<b>Discharge of condition 6 and 7 of 24/00669/REG3</b>	
Decision	:	<b>Discharge of Conditions</b>	

## TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mr AU Yeung	25/00078/FUL
Site Address	:	120 Stapleford Lane Toton Nottinghamshire NG9 6GB	
Proposal	:	<b>Construct dropped kerb</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Adam Bennett	25/00231/FUL
Site Address	:	255 Stapleford Lane Toton Nottinghamshire NG9 6JG	
Proposal	:	<b>Construct two storey side and rear extension and single storey rear extension. Construct detached outbuilding to rear garden</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Philip Blasdale	25/00236/FUL
Site Address	:	10 Neighwood Close Toton Nottinghamshire NG9 6LP	
Proposal	:	<b>Construct single storey side and front extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr D Fry	25/00238/FUL
Site Address	:	24 Leigh Road Toton Nottinghamshire NG9 6GF	
Proposal	:	<b>Construct two storey side extension and single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Tom Kerslake efe design	25/00258/FUL
Site Address	:	15 Stapleford Lane Toton Nottinghamshire NG9 6FZ	
Proposal	:	<b>Construct side and rear extensions, porch to front, dormers to front and rear</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Shaun Dakin-Booth	25/00321/FUL
Site Address	:	168 Banks Road Toton Nottinghamshire NG9 6LA	
Proposal	:	<b>Construct First Floor Side Extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Adam and Lucie Hammett	25/00330/FUL
Site Address	:	8 Aldridge Close Toton Nottinghamshire NG9 6JA	
Proposal	:	<b>Construct single-storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr & Mrs Goldsbury	25/00341/FUL
Site Address	:	26 Leafe Close Chilwell Nottinghamshire NG9 6NR	
Proposal	:	<b>Remove conservatory and construct single-storey rear extension.</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	. Bloor Homes Limited	25/00371/OUT
Site Address	:	Land West Of Stapleford Lane Stapleford Nottinghamshire	
Proposal	:	<b>Outline Planning Application for the construction of a residential development of up to 420 residential dwellings and associated open space and infrastructure (With some matters reserved). The proposed development is classified as EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</b>	
Decision	:		
Applicant	:	Miss Lisa Morgan	25/00390/TPOW
Site Address	:	4 Sandhurst Drive Chilwell Nottinghamshire NG9 6NH	
Proposal	:	<b>Works to TPO/CHI/09 - crown and lift</b>	
Decision	:	<b>Refusal</b>	
Applicant	:	Mrs Carole Rooth	25/00400/TPOW
Site Address	:	14 Sandhurst Drive Chilwell Nottinghamshire NG9 6NH	
Proposal	:	<b>Works to TPO398/CHI/09 - 2 x horse chestnut - reduce crown by 25% and thin crown by 25%</b>	
Decision	:	<b>Conditional Permission</b>	



Applicant	:	Mr Faulkner	25/00472/FUL
Site Address	:	123 Seaburn Road Toton Nottinghamshire NG9 6HJ	
Proposal	:	<b>Construct single storey rear and side extension</b>	
Decision	:	<b>Conditional Permission</b>	

## WATNALL & NUTHALL WEST WARD

Applicant	:	Mr & Mrs Trigg	25/00174/FUL
Site Address	:	81 Kimberley Road Nuthall Nottinghamshire NG16 1DD	
Proposal	:	<b>Construct single storey side and rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr and Mrs ROB BUTTRESS	25/00300/FUL
Site Address	:	3 Kimberley Road Nuthall Nottinghamshire NG16 1DA	
Proposal	:	<b>Ground floor extension, first floor extension within roof slope</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Colin Hartshorn	25/00314/CAT
Site Address	:	19 Kimberley Road Nuthall Nottinghamshire NG16 1DA	
Proposal	:	<b>Fell tree in front garden</b>	
Decision	:	<b>Rejection for CAT Applications</b>	

Applicant	:	Mr Fraser Neasham Broxtowe Borough Council	25/00318/DOC
Site Address	:	Garages At Chilton Drive Watnall Nottinghamshire	
Proposal	:	<b>Discharge of condition 10 of planning permission 22/00721/REG3</b>	
Decision	:	<b>Discharge of Conditions</b>	

Applicant	:	Mr Fraser Neasham Broxtowe Borough Council	25/00319/DOC
Site Address	:	Garages Off Chilton Drive Chilton Drive Watnall Nottinghamshire	
Proposal	:	<b>Discharge of condition 3 of planning permission 22/00566/REG3</b>	
Decision	:	<b>Discharge of Conditions</b>	

Applicant	:	Mr Darren Shaw	25/00326/DOC
Site Address	:	65 Newdigate Road Watnall Nottinghamshire NG16 1HN	
Proposal	:	<b>Condition 4 of planning application 24/00201/FUL</b>	
Decision	:	<b>Discharge of Conditions</b>	

Applicant	:	Mrs Whitehurst	25/00331/FUL
Site Address	:	2 Edward Road Nuthall Nottinghamshire NG16 1DB	
Proposal	:	<b>Construct single storey rear extension to dwelling including new wrap around roof to existing garage</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Paula Bishop	25/00381/FUL
Site Address	:	2 Philip Avenue Nuthall Nottinghamshire NG16 1EA	
Proposal	:	<b>Construct first floor rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr & Mrs Martin & sue Perrett	25/00375/FUL
Site Address	:	2 Boden Drive Nuthall Nottinghamshire NG16 1BZ	
Proposal	:	<b>Construct front porch, render finish to garage and alterations to driveway</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Fraser Neasham Broxtowe Borough Council	25/00378/DOC
Site Address	:	Chilton Drive Watnall Nottinghamshire	
Proposal	:	<b>Discharge of conditions 3 &amp; 6 of planning permission 22/00721/REG3</b>	
Decision	:	<b>Discharge of Conditions</b>	

Applicant	:	Mr Fraser Neasham Broxtowe Borough Council	25/00380/DOC
Site Address	:	Garages Off Chilton Drive Watnall Nottinghamshire	
Proposal	:	<b>Discharge of conditions 4 &amp; 7 of planning permission 22/00566/REG3</b>	
Decision	:	<b>Discharge of Conditions</b>	



## Report of the Chief Executive

## Appeal Decision

<b>APPLICATION NUMBER:</b>	<b>24/00536/VOC</b>
<b>LOCATION:</b>	<b>Mill Farm 62 Mill Road Stapleford Nottinghamshire NG9 8GD</b>
<b>PROPOSAL:</b>	<b>Variation of condition 3 (changes to opening hours) of planning permission reference 23/00429/VOC</b>

### APPEAL DISMISSED

### DELEGATED DECISION

### RECOMMENDATION BY OFFICER – REFUSAL

### REASON FOR REFUSAL

*The proposed opening hours would significantly increase the level of noise and disturbance to surrounding neighbours which would have a detrimental impact on their living conditions. The levels of noise and disturbance generated from the extended opening hours, including the increased comings and goings of cars and customers would result in an unacceptable standard of living for adjoining neighbours and those within close proximity to the site. Therefore, the proposal is contrary to Policies 17 & 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core strategy (2014).*

### LEVEL OF DECISION: WRITTEN REPRESENTATIONS

The inspector considered the main issues to consider were:

- Whether the variation of the opening hours would have an impact on the living conditions of neighbouring dwellings with regards to opening earlier and later than the approved hours.

Planning permission was granted, 23/00429/VOC refers, with the following condition:

*The coffee/farm shop hereby approved shall not be open to customers except between the hours of 09:00 - 17:30 Monday to Friday, 09:00 - 17:00 on Saturday and 10:00 - 17:00 on Sunday.*

*To protect nearby residents from excessive operational noise and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).*

The proposal sought to extend the opening hours to 6am to half past midnight every day, with additional extended opening hours on New Years Eve and 12 other days during the year.

The application was accompanied with a noise assessment and a copy of premises licence.

The Inspector acknowledged the site is on the edge of Stapleford and planning permission was granted for diversification of the site from agricultural to glamping and B &B accommodation, farm shop and café.

The Inspector commented that the barn granted planning permission for a farm shop and café has not been implemented but were in the process of being fitted out along with the B &B accommodation. The Inspector also raised the point that the site is being advertised as an event venue and described as a 'luxury glamping site with restaurant, bar and farm shop'.

The approved hours are consistent with the nature of a farm shop and cafe where business would be expected during daytime hours. The request for change of hours would allow the public to visit the site from early morning until late at night and the submission of the premises licence allowing late night refreshment and amplified music demonstrates how the site is proposed to operate.

As no work has been completed on the barn to create the farm shop and café, there is no evidence to demonstrate how the site is operating at the time of the site visit.

The Inspector noted the site is surrounded by dwellings within close proximity to the barn with rear gardens abutting the rear wall of the barn and open views over land towards the river. The site was described by the Inspector as tranquil and any noise from commercial activity would be clearly audible from neighbouring dwellings meaning residents would experience this activity at close range. Even if use into the evening is as a café in line with the approved use, the fact that alcohol could be consumed and music played means it would take on a different character to use during the day and increase the likelihood of disturbance to neighbouring occupants, including from disruptive behaviour such as patrons talking loudly, singing or shouting when outside the premises or departing it late at night.

Moreover, as the approved farm shop and café has not yet been brought into use, there is no evidence to indicate that the hours are restrictive to the successful operation of the business. It is clear from the earlier planning applications that the opening hours imposed were considered to strike an appropriate balance between the needs of the business and protecting neighbouring living conditions.

The Inspector has considered whether other opening hours or conditions could be imposed, but ultimately the Inspector was not satisfied that noise and disturbance arising from activity on the site, particularly in external areas, could be suitably controlled through planning conditions and considers the existing opening hours are appropriate and necessary to ensure the development preserves the living conditions

### **Conclusion**

For the reasons given above the appeal was dismissed.

## Report of the Chief Executive

## Appeal Decision

<b>APPLICATION NUMBER:</b>	<b>24/00280/FUL</b>
<b>LOCATION:</b>	<b>Broadgate House Broadgate Beeston Nottinghamshire NG9 2HF</b>
<b>PROPOSAL:</b>	<b>Construction of nine student accommodation self-contained studio flats and changes to the basement car park layout</b>

**APPEAL ALLOWED****COMMITTEE DECISION TO REFUSE****RECOMMENDATION BY OFFICER – APPROVAL****REASON FOR REFUSAL –**

*The proposed development fails to provide an appropriate standard of amenity for general needs housing, particularly in respect of internal space, but also shared facilities, contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019), paragraph 135(f) of the National Planning Policy Framework and the relevant nationally described space standard.*

**LEVEL OF DECISION: WRITTEN REPRESENTATIONS**

The inspector considered the main issues to consider were:

- whether the proposed development would provide acceptable living conditions for future occupants, with regard to private internal space and the provision of shared amenity space.

The Inspector noted that the room sizes were below the Technical housing standards Nationally Described Space Standard, 2015 (NDSS). However, no adopted local policies within the development plan require compliance with the NDSS. As such, failure to meet the recommendations made in the NDSS, in this case, does not provide sufficient justification for refusal of planning permission when considered against the development plan as a whole.

The Inspector noted also that the proposed internal floor spaces provided by the development would be consistent with other purpose-built student accommodation schemes granted planning permission within the area. Furthermore, the internal floor spaces of each proposed studio room are consistent with other rooms within the building and benefit from access to shared external space and their proximity to other shared facilities within the building.

In terms of shared facilities, the Inspector found the proposal would result in little change to the existing shared facilities within the building and some additional bicycle storage. As such, The Inspector concluded that the shared facilities within the property were more than adequate to accommodate the modest increase in use that would result from an increase of 9 occupants.

**Conclusion**

For the reasons given above the appeal was allowed.