



Tuesday, 3 February 2026

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 11 February 2026 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

Zulfiqar Darr  
Interim Chief Executive

To Councillors:	S P Jeremiah (Chair)	J Couch
	P A Smith (Vice-Chair)	T J Marsh
	D Bagshaw	G Marshall
	P J Bales	D D Pringle
	L A Ball BEM	D K Watts
	G Bunn	S Camplin
	S J Carr	

## AGENDA

1. Apologies

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

2. Declarations of Interest

(Pages 3 - 10)

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

3. Minutes (Pages 11 - 14)

The Committee is asked to confirm as a correct record the minutes of the meeting held on Wednesday, 14 January 2026.

4. Notification of Lobbying

5. Development Control

5.1 25/00663/FUL - 12 - 14 Moore Gate, Beeston, Nottinghamshire (Pages 15 - 30)

Construct two additional floors to facilitate conversion from Use Class E to form 4 cluster flats (Sui Generis Use)  
12 - 14 Moore Gate, Beeston, Nottinghamshire

5.2 25/00914/FUL 22 Barlow Drive North, Awsworth NG16 2RQ (Pages 31 - 46)

Change of Use from Residential (Class C3) to Children's Home (Class C2)  
22 Barlow North Drive, Awsworth NG16 2RQ

5.3 25/00858/FUL - 24 Watnall Road, Nuthall, Nottinghamshire NG16 1DU (Pages 47 - 54)

Construct dropped kerb and drive  
24 Watnall Road, Nuthall, Nottinghamshire NG16 1DU

6. Information Items

6.1 Delegated Decisions (Pages 55 - 60)

7. Exclusion of the public and press

**The Committee is asked to RESOLVE that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 1 of Schedule 12A of the Act.**

8. Enforcement Update - Kimberley Brewery (Pages 61 - 62)

## 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:

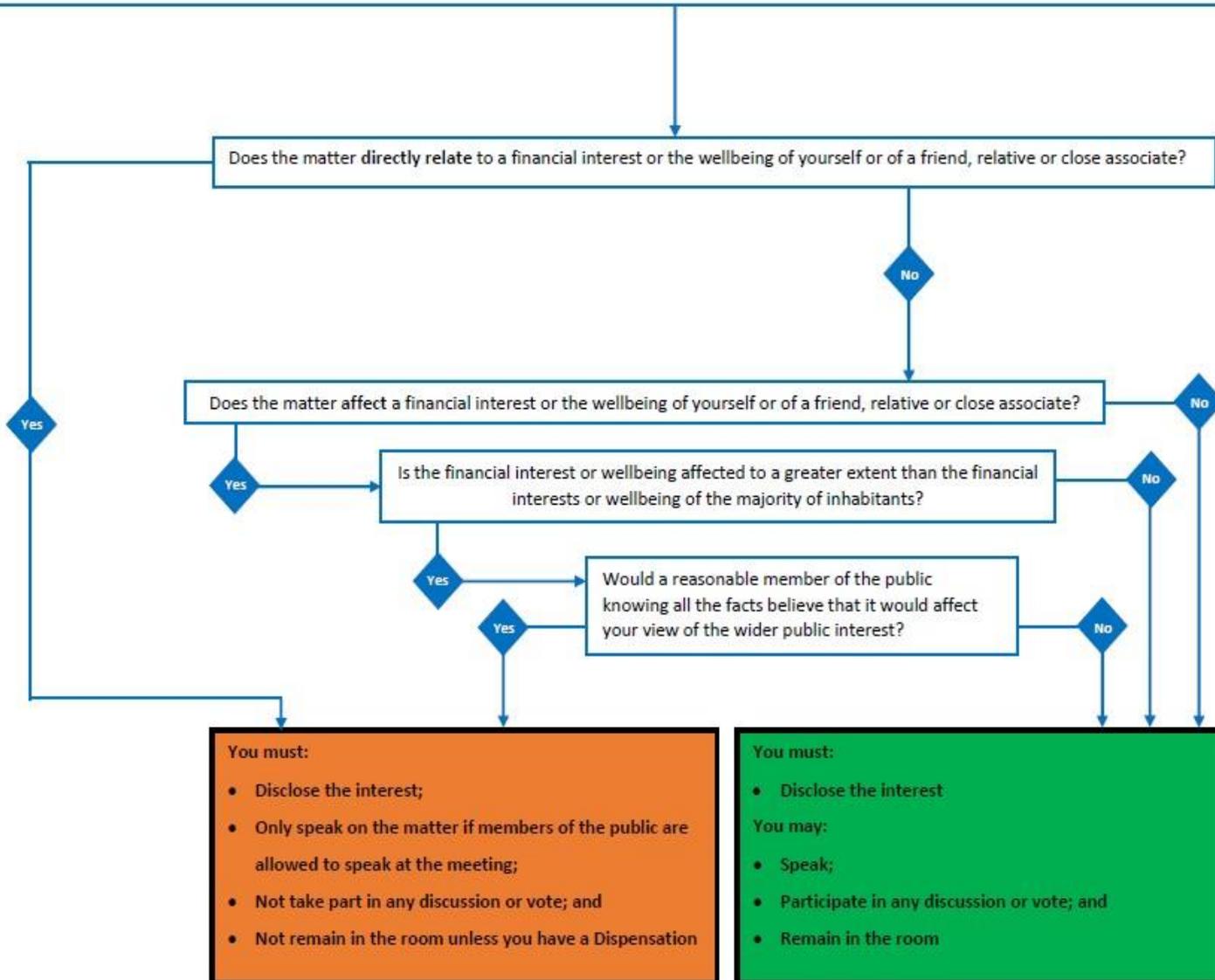
- Disclose the interest;
- Only speak on the matter if members of the public are allowed to speak at the meeting;
- Not take part in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

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, 14 JANUARY 2026

Present: Councillor S P Jeremiah, Chair

Councillors: P A Smith (Vice Chair)  
P J Bales  
L A Ball BEM  
G Bunn  
S Camplin  
S J Carr  
A Cooper (Substitute)  
J Couch  
T J Marsh  
G Marshall  
D D Pringle  
D K Watts

Apologies for absence were received from Councillors D Bagshaw.

46 DECLARATIONS OF INTEREST

47 MINUTES

The minutes of the meeting of Wednesday, 11 November 2025 were confirmed and signed as a correct record, with a minor amendment.

48 NOTIFICATION OF LOBBYING

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

49 DEVELOPMENT CONTROL

49.1 25\_00612\_REG3 - LAND EAST OF STAPLEFORD ROAD, TROWELL

Change of use of land to cricket pitch, including siting of practice nets  
Land East of Stapleford Road, Trowell

A decision on this application was deferred by the Committee on 12 November 2025.

There was a late item comprising an email from a group named 'Flooded People UK' supporting the work of a local group and requesting an independent assessment of cumulative flood risk.

Two public speakers, Ms. Shanaya Parr, opposing, and Mr. Ryan Vaughan, Economic Development Officer, supporting, made representation to the Committee before the general debate. Ms. Parr was not able to attend the meeting, so their written statement was read out.

The Committee gave consideration to all of the representations before it, with debate covering the need for the project to be contractually committed by March 2026, the history of flooding in the area since 2018, the area's geology, and the effects of climate change. Comments were also made on the benefits of a green area to the area's ecology and the importance of the alleviation plan.

**RESOLVED that planning permission be approved.**

49.2 25\_00687\_FUL - 17 MOORGREEN, NEWTHORPE

Construct two storey rear extension  
17 Moorgreen, Newthorpe, Nottingham

Councillor Milan Radulovic MBE requested that this application come before the Committee.

Ms. Liberty Flint, applicant, made representation to the Committee prior to the general debate.

Having considered all of the evidence before it, the Committee discussed Green Belt boundaries that some Members feel are irrational, and the pragmatism of overruling Green Belt policy in some Planning cases.

**RESOLVED that planning permission be approved, subject to the following 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 drawings numbered: Site Location and Block Plan reference 050\_102\_C received by the Local Planning Authority on 22.09.25, and Existing and Proposed floor plans and elevations reference 050\_101\_F received by the Local Planning Authority on 17.11.25.**

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

- 3. The extension shall be constructed using render and tiles of a type, texture and colour so as to match those of the existing building.**

**Reason: To ensure a satisfactory standard of external appearance 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).**

**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. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.**

49.3 25\_00724\_FUL - 15 NEWTON DRIVE, STAPLEFORD

Construct two storey side/rear extension and single storey rear and front extensions  
15 Newton Drive, Stapleford. NG9 7GS

Councillor J McGrath requested that this application be considered by the Committee.

Mr. Terence Hall, objecting, made representation to the Committee prior to the general debate.

The Committee debated the item, giving due regard to the evidence before it, noting that a construction method statement is awaiting approval and registering concern about parking, the retaining wall of the objector's garage, overlooking, and parking.

**RESOLVED that planning permission be approved.**

49.4 25-00006-REG3 - BRAMCOTE LEISURE CENTRE

Construct new Leisure Centre on existing car park, along with new temporary car park, and demolition of the existing leisure centre to form new permanent car park.  
Bramcote Leisure Centre, Derby Road, Bramcote Nottinghamshire NG9 3GF

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

There were no public speakers for this item.

Entering the general debate, the Committee discussed delays to consultation, whether the swimming club and staff are happy with the pool and viewing gallery's design, and any agreements reached with the school. The broader funding of leisure in Broxtowe, the Ecological Impact Assessment and Biodiversity Net Gain, and provision of staff changing areas were also raised.

**RESOLVED that planning permission be approved.**

49.5 FOOTPATH DIVERSION ORDER 63

Stop up part of Beeston footpath number 63 and create an alternative footpath.  
Thane Road to Beeston Canal, Beeston

This item was brought to Committee to make a diversion Order under the Town and Country Planning Act 1990.

There were no public speakers for this item.

**RESOLVED that the public footpath diversion order be made.**

50 INFORMATION ITEMS

50.1 DELEGATED DECISIONS

A question was asked relating to traffic disruption relating to Avant Homes application 25/00853/NMA.

The Committee noted the delegated decisions.

50.2 APPEAL DECISIONS

The Committee noted the appeal decisions.

**Report of the Interim Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>25/00663/FUL</b>
<b>LOCATION:</b>	<b>12 - 14 Moore Gate Beeston Nottinghamshire</b>
<b>PROPOSAL:</b>	<b>Construct two additional floors to facilitate conversion from Use Class E to form 4 cluster flats (Sui Generis Use)</b>

The application is brought to the Committee at request of Councillors Bunn and Marshall.

1. Purpose of the Report

1.1 The application seeks full planning permission to construct two additional floors to facilitate conversion from Use Class E to form 4 cluster flats (Sui Generis Use) at 12-14 Moore Gate Beeston.

2. Recommendation

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

3. Details

3.1 The application seeks full planning permission to construct two additional floors facilitate conversion from Use Class E to form 4 cluster flats (Sui Generis Use) at 12-14 Moore Gate Beeston.

3.2 The cluster flats will provide a total of 31 studios with each floor having a communal kitchen area. To the ground floor there is a secure bin area and bike store. Each room will have room for a double bed and desk, and an ensuite with several studios having a small area annotated as sink/kitchen area.

3.3 The external materials are proposed to be off white monocouche render, red brick slips to elevations, with the third floor being constructed out of Pagurek standing seam metal cladding in a copper brown colour. The doors and windows will be anthracite grey with glass balustrade with a parapet wall and green planter behind. To break up the bulk and massing and soften the building a green wall is proposed to the north eastern elevation. The application has been submitted as a conversion and no habitat impacted in relation to Biodiversity Net Gain.

3.4 The site lies just outside the designated town centre, but within the Article 4 direction area and flood zone 2. The site is within close proximity to the

transport interchange off Middle Street and in a sustainable area with facilities such as shopping, leisure, employment and education within walking distance.

- 3.5 It is considered the site is considered as previously developed land and the proposal complies with the NPPF and Broxtowe Borough Plan Part 2 (2019).

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 This application seeks permission to construct two additional floors to facilitate conversion from Use Class E to form 4 cluster flats (Sui Generis Use) at 12-14 Moore Gate Beeston.
- 1.2 To create the 4 cluster flats in Sui Generis Use the existing building is being converted and changed to create 8 studios and a shared kitchen and bin/bike store on the ground floor and 9 studios with a shared kitchen to the first floor. To the second and third floors are 7 studios with a shared kitchen and roof terrace. There will be a lift and internal bike store.
- 1.3 Each studio will have room for a double bed and desk, with an ensuite, and several studios will have a small area annotated as a sink/kitchen area. The top two levels will have access to the roof terrace via the communal kitchen on the north west elevation facing towards the road and transport interchange.
- 1.4 The external materials are proposed to be off white monocouche render, red brick slips to elevations, with the third floor being constructed out of Pagurek standing seam metal cladding in a copper brown colour. The doors and windows will be anthracite grey with glass balustrade with a parapet wall green planter behind. To break up the bulk and massing and soften the building a green wall is proposed north eastern elevation.
- 1.5 As the proposal is a conversion and construction on top of the building the application is considered exempt from the statutory BNG requirement.

**2. Site and surroundings**

- 2.1 The site is located just outside the designated town centre within close proximity to the transport interchange off Middle Street onto Moore Gate. The land falls north west down to south east with Moore Gate running along the north/north east side of the building.
- 2.2 The building is currently vacant and is subject to some vandalism, the previous use was E class (shop/warehouse). To the north of the site lies a carpark owned by The Star public house, running along the north to southern elevation is a public path/access for the dwellings on Moore Gate, to the north east is The Star public house, to the south lies residential dwellings on Moore Gate and to the west is a block of student flats.
- 2.3 The area consists of commercial, residential and transport infrastructure. To the north lies the transport interchange and Beeston Town Centre, to the north east lies The Star public house with hotel accommodation above and beer

garden to the east and established student accommodation to the west.

- 2.4 It should be noted several three/four storey buildings are within close proximity to the site and the building currently under construction for the purpose built student accommodation on The Square.
- 2.5 To the south lies 16 and 18 Moore Gate, two storey semi-detached dwellings with off road parking to the principal/side elevation. Moore Gate then leads to several dwellings on Waverley Avenue.

**3. Relevant Planning History**

- 3.1 Outline planning permission was granted for a three storey building with up to 14 apartments (all matters reserved) following demolition of the warehouse, 16/00626/OUT refers. A reserved matters application was never submitted and so the permission has now lapsed.

**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

**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

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

- Section 2 - Achieving Sustainable Development
- Section 5 - Delivering a sufficient supply of homes
- Section 4 - Decision-making
- 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

**5. Consultations**

5.1 **Broxtowe Borough Council - Refuse and Waste** – No objection subject to the correct bin provision.

5.2 **Broxtowe Borough Council Environmental Health** – No objections in principle, but requested a condition for noise and ventilation, construction noise, Construction/Demolition method statement and external lighting.

5.3 **NET Development Team** -No comments received

5.4 **NCC Highways** - Provided two sets of comments. First requiring more information and second set stated given the location is within the town centre and good transport links the highways authority would not have any concerns in highway terms, but did raise concerns regarding residents to the proposed site may cause inconvenience to the existing residents and their visitors who also have a demand for parking in the proximity to the site. A request for a condition to ensure all doors, windows, roof, eaves and downpipes to not encroach onto the public highway.

5.5 **Private Sector Housing** -Provided two sets of comments. First requiring additional information and second set stated that no objection subject to the proposal complying with BBC HMO Property Standards

5.6 **Cllr V Smith - Beeston Central Ward** – No comments received

5.7 **Cllr G Bunn - Beeston Central Ward** – Requested the application be determined by the Planning Committee.

5.8 39 neighbours were consulted on the application and a site notice displayed. There have been a total of 4 representations received and they can be summarised as follows:

- Business relies on a strong summer trade utilising the garden area and the proposed plan would severely affect the summer trade due to the height of the new floors overshadowing the pub garden
- The four storey building would lead to a sense of enclosure for people using the pub garden
- Overlooking from the higher floors more so onto the children’s play area within the pub garden
- Construction of the upper floors would require construction equipment and there is no space around it and so would block access and congestion around the trading area
- Noise from the construction damaging trade
- Access to the pub garden would be restricted from Moore Gate due to the construction

- The area is already overdeveloped due to several large development going up in recent years, notably the development on Beeston Square adjacent to the cinema, the conversion of the College on Chilwell High Road and Broadgate House.
- Query whether this development is necessary
- Impact on the local area
- Generally in support of the development as it may bring improvement to the area, however there are concerns
- Privacy to ensure no more of an impact than currently exists
- Construction odour and dust
- Concerns about noise and construction period and the impact on working from home
- Moore Gate is an adopted road, how will vehicular access be maintained to properties on Moore Gate and top of Waverley Ave
- Residents will step out the building straight onto Moore Gate

## **6. Assessment**

6.1 The main issues for consideration are whether or not the principle of the development is acceptable, whether the design and appearance of the proposal and its impact on neighbouring amenity is acceptable along with adequate mitigation for noise and ventilation, construction noise and external lighting.

### **6.2 Principle of Development**

6.2.1 The principal of development is acceptable in this location as the site is located within an urban and highly sustainable location within Beeston Town Centre and public transport. It is therefore considered the principle of residential development through conversion and extension of a vacant building is acceptable.

### **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 To the south lies 16 Moore Gate that shares a joint boundary with the building. Along the joint boundary is the vehicle access and hardstanding leading to the rear garden area and to the side elevation of this dwelling there are two non-habitable room windows. To the north/north west is Mooregate House a three/four storey building providing student accommodation with habitable rooms facing the site.

- 6.3.3 The proposal has taken into consideration the impact that the additional storeys would have on the neighbouring dwellings/habitable rooms by stepping the additional storeys away from the boundary with 16 Moore Gate and also through removal of the existing windows on the eastern elevation first floor which overlook 16 Moore Gate's side and front garden areas. It is considered the proposal would not have a significant detrimental impact on the living conditions of the occupiers of this dwelling and also 18 Moore Gate through loss of light, overlooking or overbearing.
- 6.3.4 To the east of the site, on the opposite side of Moore Gate, is The Star public house and the pub's garden and children's play area. Concerns have been raised regarding the increase in height of the building and the impact this would have on the garden and play area through loss of light, overbearing and overlooking. It is acknowledged there will be some impact on the garden and play area of The Star public house but the existing building already casts a shadow due to the orientation and as such the impact would be minimal. It should be noted the area is a commercial and not a domestic garden and as such any impact would be afforded less weight.
- 6.3.5 The proposal seeks to construct four cluster flats and the proposal has been assessed by Private Sector Housing and subject to clarification on security within the cluster flats no concerns have been raised as long as the appropriate housing licences are applied for. The plans have been assessed against Broxtowe Borough Council House in Multiple Occupation (HMO) property standards and all units are large enough to provide sufficient space for living, sleeping, food storage and food preparation (except where there is a separate shared kitchen provided elsewhere) and as such the proposal complies with the HMO standards.
- 6.3.6 The proposal would not have any significant detrimental impact on the living conditions of residential dwellings around the site.

#### **6.4 Design and visual amenity**

- 6.4.1 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.
- 6.4.2 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.

6.4.3 The proposal has been amended to overcome the concerns raised regarding the design, materials and bulk and massing. The proposed scheme seeks to assimilate into the area and be sympathetic to the surrounding buildings on Middle Street and Styring Street. It is acknowledged the building is proposed to be increased in height but the additional storeys have been designed to be set in from the north west elevation along Middle Street and also south east elevation with the dwellings on Moore Gate.

6.4.4 The proposal seeks to use a high standard of materials, render, red brick slips, standing seam metal cladding along with a green wall to soften the appearance but also to respect the existing pallet of materials within close proximity to the site. The design also includes Juliette balconies and roof terraces to break down the bulk and massing. To ensure the materials are of a high standard a condition securing details to be approved would be attached to the decision notice.

6.4.5 To summarise, it is considered the proposed development achieves an acceptable level of design and is in keeping with the area around Middle Street and the surrounding area.

## **6.5 Highways**

6.5.1 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.

6.5.2 The proposal does not include any parking provision and given the site is located within Beeston Town Centre with good transport links the Highways Authority would not have any concerns in highway terms.

6.5.3 Given the proposal seeks to use the existing access on the eastern elevation the conversion gives an opportunity to set the main door in from the elevation and the creation of a lobby area to the ground floor. As most of the habitable room windows are also on the eastern elevation the Highways Authority has requested that all doors and windows open inwards to ensure pedestrian safety whilst using Moore Gate.

6.5.4 The site is in a sustainable location and subject to conditions complies with the relevant policies.

## **6.6 Pollution**

6.6.1 Policy 19 of the Part 2 Local Plan states development of land potentially

affected by contamination will not be permitted unless and until a site investigation has been carried out to assess the nature and degree of contamination, using a method of investigation agreed in writing with the Council. 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.

- 6.6.2 The Councils Environmental Health Officer has assessed the proposal and has stated due to the proximity of the bedrooms to the road and roof mounted ventilation equipment the development should be subject to a noise report in accordance with the provisions of DoT calculations on Road Traffic Noise and BS8233 to predict noise levels at and within the nearest noise sensitive location. This report is to protect future occupiers from excessive environmental noise.
- 6.6.3 As the proposed development is located within close proximity to existing residential properties the Environmental Health Officer has requested a construction/demolition method statement to be submitted to and agreed in writing before works commence on site along with a condition regarding hours of construction and site preparation works to be restricted to 08:00-18:00 Monday to Friday, Saturday 08:00-13.00 and no time at Sunday or Bank Holidays to protect the amenity of neighbouring residents.
- 6.6.4 The submitted plans do not demonstrate any external lighting and the Environmental Health Officer has raised concerns about the potential for light pollution affecting the immediate residents. To overcome these concerns the Environmental Health Officer has requested details of any external lighting associated with the development to be agreed in writing before installation.

## **6.7 Biodiversity Net Gain**

- 6.7.1 The application is exempt from BNG requirements due to the site being a sealed surface as specified in The Biodiversity Gain Requirements (Exemptions) Regulations 2024. As the whole of the site is covered by the building (sealed surface) and is effectively exempt from the 10% net gain requirement.

## **7. Planning Balance**

- 7.1 The benefits of the proposal are that it would make use of a vacant building within a sustainable location to create four cluster flats providing living accommodation. The proposal would not have a detrimental impact on neighbour amenity or highways, and is considered to be in keeping with the area.

## **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

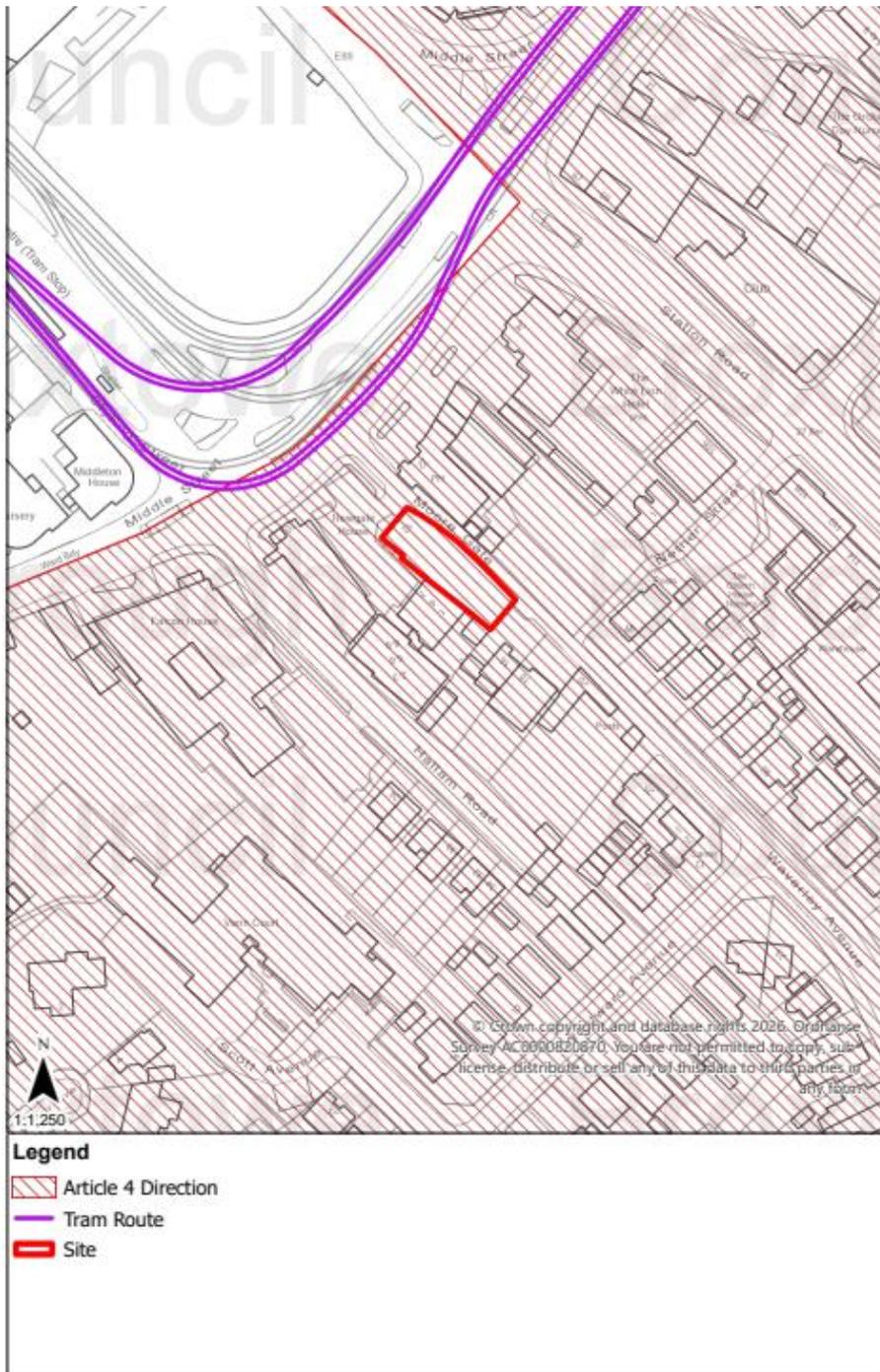
the Public Sector Equality and comments raised in representations received, the development is unacceptable and that there are no circumstances which otherwise would justify the granting of permission

<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>	<b>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.</b>
<b>2.</b>	<b>The development hereby permitted shall be carried out in accordance with the proposed floor plans and site location plan INCO-25-134-(02)-002 Rev PO3 and proposed elevations and block plan INCO-25-134-(02)-003 Rev PO3 received by the Local Planning Authority 15 December 2025.  Reason: For the avoidance of doubt.</b>
<b>3.</b>	<b>No above ground works shall commence until samples of external facing and materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.  Reason: To ensure the development presents a satisfactory standard of external appearance, 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>
<b>4.</b>	<b>No development hereby approved shall take place until a Construction/Demolition Method Statement has been submitted to and</b>

	<p>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/demolition of the development;</li> <li>e) A scheme for the recycling/disposal of waste resulting from construction/demolition works;</li> <li>f) Details of dust and noise suppression to be used during the construction phase and;</li> <li>g) The identification, isolation and removal of any asbestos containing materials</li> </ul> <p>The approved statement shall be adhered to throughout the demolition/construction period.</p> <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>
<p>5.</p>	<p>Before the development commences the applicant shall submit a noise report prepared in accordance with the provision of DoT Calculation of Road Traffic Noise and BS8233 to predict noise levels at and within nearest noise sensitive location. Predictions shall be contained in a report within nearest noise sensitive location. Predictions shall be contained in a report which sets out: a large scale plan of the proposed development, noises sources and measurement/prediction points marked on a plan, a list of noise sources, a list of assumed noise emission levels, details of noise mitigation measures, description of noise calculation procedure, noise levels at a representative sample of noise sensitive locations, a comparison of noise level with appropriate current criteria.</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>
<p>6</p>	<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 scheme shall include a layout plan that covers all proposed external lighting and details of the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angle and luminaire profiles. In addition, a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and</p>

	<p>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>
7.	<p>No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or Bank Holidays.</p> <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>
	<p><b>NOTES TO APPLICANT</b></p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<p>As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address or 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.</p>
3.	<p>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.</p>
4.	<p>The hereby approved scheme shall not have any windows or doors opening outwards onto or over the public highway.</p> <p>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).</p>

Map



Plans (not to scale)



Proposed elevations and block plan



Proposed floor plan and site plan



Proposed artist impression of the scheme



Proposed artist impression of the scheme

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**Report of the Interim Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>25/00914/FUL</b>
<b>LOCATION:</b>	<b>22 Barlow North Drive, Awsworth NG16 2RQ</b>
<b>PROPOSAL:</b>	<b>Change of Use from Residential (Class C3) to Children’s Home (Class C2)</b>

The application is brought to the Committee at the request of Councillor Pringle.

1. Purpose of the Report

1.1 The application seeks planning permission to change the use of the property from residential (C3) to a residential children’s home (2).

2. Recommendation

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

3. Detail

3.1 The application seeks full planning permission to change the use of this property, currently C3, to a residential children’s care home (C2).

3.2 The application site consists of a two storey detached dwelling with a garden area to the rear. The dwelling is located in a residential area with a mix of two storey and single storey properties.

3.3 In regards to neighbouring properties, the site is located in a built up residential area of Awsworth with adjoining neighbours to the north (20 Barlow Drive North) and to the south (24 Barlow Drive North). Directly to the east are located 1 and 2 Hawthorn Rise. The site is bound to the west by the housing development off Shilo Way.

3.4 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. There would be the potential for an impact on neighbour amenity but this is outweighed by the benefits of the scheme.

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

4. Financial Implications

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

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within

existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers:

Nil.

## Appendix

**1. Details of the application**

- 1.1 The application seeks planning permission to change the use of the property from residential (Class 3) to a residential children's home (C2). The type of care will be the provision of care for four young persons aged between 5 to 12 years old who have behaviour, social and emotional needs. The dwelling will be the children's main residence and according to information submitted within the supporting Design and Access Statement accompanying the application, the children would be taken to school, outings and activities by the staff on site.
- 1.2 The staffing structure would include a home manager, a responsible individual and Care workers. The children will be looked after by staff working at the property providing 24-hours cover, on a rota basis, with two in the daytime and two overnight (one member of staff awake during the night). The shift patterns for the care staff will be from 8am to 8pm and 8pm to 8am, so potential for more than two vehicles to be parked on the road only during the change overs. There are minimal external changes as the garage would be converted to create a staff office and a sensory/therapy space, four rooms will be occupied by children and the ground floor room will be occupied by the staff.
- 1.3 The Design and Access Statement also advises that the home will provide family-oriented, community-integrated home where children can flourish emotionally, socially and educationally. There will be a process of community engagement to address any concerns regarding noise and disturbances, as well as noise mitigation measures.
- 1.4 It has been stated within the submitted statement that any visits additional to the staff on shift, will take place off-site at an approved contact centre to ensure the home remains domestic in nature. The care approach is guided by a personalised care plan that promotes independence, self-esteem, and holistic development through a balance of educational, recreational, and therapeutic activities.

**2. Site and surroundings**

- 2.1 The dwelling is a detached two storey house. The property has a front porch, a conservatory and a two storey rear and single storey side extensions. The site is considerably at lower level than the highway and has off street parking space for one vehicle.
- 2.2 To the north of the application site is located 20 Barlow Drive North, a detached two storey dwelling. This property has a single storey front extension and single storey side extensions that extends beside the whole shared boundary. Opposite to the site are located nos. 1 and 2 Hawthorn Rise, detached two storey properties.

- 2.3 To the south is located 24 Barlow Drive North, a detached two storey dwelling. This property has a single storey rear extension and a garage to the rear.

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

- 3.1 Planning permission was granted in 1975 to construct a brick garage and in 1981 for extensions to the property.

### **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

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

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

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

#### **4.3 Awsworth Neighbourhood Plan 2021**

The Council adopted Awsworth Neighbourhood Plan on 21 July 2021

- Policy H2: Housing Mix

#### **4.4 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-design places

### **5. Consultations**

- 5.1 **Designing Out Crime Officer – Nottinghamshire Police:** raised no objections and makes the following observations:

A management plan is advised to mitigate the risk of young people being manipulated and ensure there is a process in place with the local Policing team to respond appropriately if required. Also advised any child with a history

of going missing on a frequent basis to be raised with Nottinghamshire Police 'Children in Care' Officer in order that an appropriate plan is in place ahead of any reported incident.

5.2 Four neighbours either adjoining or adjacent to the site were consulted. 20 letters were received, 2 requesting information about the application and 16 objecting (one withdrawn) on the following grounds:

- Parking issues / inadequate parking provision
- Highway safety
- Increase in vehicular activities related to the change of use
- Noise and disturbance during changeovers
- Sound proofing between properties
- Impact on quality of life
- Unsociable hours for changeovers
- Fear of anti-social behaviour
- Emergency access restriction due to narrow driveway
- Fire safety concerns
- Lack of facilities within the immediate area and transport links
- Insufficient information regarding age ranges
- Disruption associated with increase in coming and goings
- Potential disruption if age range changes
- Property suitability for proposed use
- Safeguarding concerns
- Lack of space for outdoor activities
- Damage to property
- Concerns about nature of the business, particularly company suitability/competence to run a children's home to prevent potential risks consistently
- Lack of information about staff qualification
- Lack of information about management policies/plan, behavioural management
- Comments related to building control matters
- Suitability of local school to provide specialist support for children with behavioural difficulties
- Should planning permission be granted request the following considerations: limit age to 5 to 12 years old, number of children to two, and provide further off street parking space

In regard to the other two comments received, one stated that the concerns raised do not warrant a refusal, but recommends the application should be determined by the Planning Committee. This comment supports the recommendation about limiting the age of children, and recommends that the house should not be used as a HMO and applicants should follow all OFSTED, fire and safety regulations.

The other comment raised the following concerns:

- applicant lack of experience running a children's home

- potential alternative uses of the house within C2 use should planning application be approved and OFSTED certification rejected
- Concerns about nature of the business
- Lack of public information about the purpose and experience of the company Young Hearts Children's Services

## **6. Assessment**

6.1 The main issues for consideration are the principle of the change of use and whether the proposal would have an impact on neighbour amenity.

### **6.2 Principle**

6.2.1 The proposal is for a change of use from a dwelling (Class C3) to a residential children's home (Class C2) and would provide specialist care and accommodation for up to four children aged between 5 to 12 with Emotional and Behavioural Difficulties (EBD).

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

### **6.3 Design**

6.3.1 Minimal external changes have been proposed to convert the garage into living accommodation. The external alteration includes replacing the existing garage door with a window.

### **6.4 Amenity**

6.4.1 Policy 17 of the Part 2 Local Plan states that permission will be granted for development which integrates into its surroundings, provides convenient access and ensures a satisfactory degree of amenity for occupiers of new development and neighbouring properties.

6.4.2 The application does not propose any major external changes to the dwelling and only relates to the change of use from C3 to C2, therefore there would not be any issue with loss of light. No.20 has a single storey side extension beside the whole boundary with the application site with an approx. length of 20.3m. Regarding the conversion of the garage into a staff office and sensory room, it would be situated beside the boundary with no.24, however sound insulation has been proposed to minimise disruption and reduce noise transfer. Therefore having regard to the nature of the proposed change of use, on balance, it is considered the proposed use would not have a significantly detrimental impact on the occupants of these neighbouring properties.

- 6.4.3 In respect of amenity for the intended occupiers of the property, it is considered that the use as C2 residential would be similar in terms of how the property is used to that of a dwelling house, that is, it would have a layout expected in a house, for example, living/dining room and kitchen to the ground floor, sleeping accommodation to the first floor. As for the objection in respect of accessibility for an occupier with a disability, there is no indication of access needs in the submitted information and in any case, this would be a matter for the operator to consider the suitability of the property for each child's needs, as would be the case for a C3 dwelling.
- 6.4.4 In regard to the use, the nature of the use as a residential care home for up to 4 children would not significantly differ compared to the use of a dwellinghouse (Use Class C3), where it may be expected for a family including people of this age to reside, and as such it is considered, subject to the provision of a management plan condition, that there would not be any significant impact in terms of increase of noise and disturbance for the occupiers of neighbouring dwellings sufficient to warrant a refusal.
- 6.4.5 Therefore, it is considered the proposed change of use from dwelling (C3) to a residential children's care home (C2) is unlikely to result in significant impact on the amenity of neighbouring dwellings over and above the use compared to the lawful use as a C3 dwelling, which could operate as a family home with four children.

## **7 Access**

- 7.1 Concerns have been raised regarding the residential children's care home generating more traffic and issues with on street parking.
- 7.2 The dwelling offers off road parking for one vehicle. However, only the staff would potentially require access to a vehicle. The support statement advises that carers may own a vehicle, however, on street parking by a members of staff would be unlikely different should the dwelling be occupied by a family. The development would not result in high level of vehicular activities or visits. As such, it is considered that the proposed use would not result in a significant detriment to highway safety or result in inconvenience to local residents in terms of parking at such a significant level to be considered as a reason for refusal on this basis alone. Bicycle storage for up to four bicycles has been also proposed to support sustainable travel.
- 7.3 Following concerns raised about parking issues, amended plans were submitted to demonstrate that one additional off road parking space would be created to the front of the property. Whilst the additional parking space would be welcomed, it is noted on site that the property is at a lower level than the road and as such use of the additional space may not be practical.

Notwithstanding this, as there would be room for one on-street parking space outside the property and one off-street, it is considered that with or without the additional space, impact on parking within the vicinity of the site would not, as stated in paragraph 7.2 above, result in significant detriment to highway safety. Furthermore, The amended Design and Access Statement advises in Section 3.7 the following: 'To minimise car related disruption and on-street parking we will operate a travel plan for staff and set aside a dedicated monthly budget to support non-car travel. This will allow carers to use taxis where appropriate (for example, during shift changes, late finishes, poor weather or when public transport is less practical).

## **8 Other Matters**

- 8.1 It is considered that concerns regarding fear of crime and anti-social behaviour relates to assumptions about the behaviours of people which ultimately planning would be unable to control. It is considered that there are insufficient grounds to suggest that the proposed change of use will result in a significant adverse impact upon neighbouring properties.
- 8.2 Emergency access, fire safety and property suitability is a matter for Building Control. Within the submitted statement, Fire Safety Issues are assessed in Section 3.10. The Design and Access Statement also states in page 3 that "Granting this planning application does not in itself authorise operation as a children's home. A full Ofsted registration process will subsequently be undertaken to assess and approve the property's suitability in accordance with the relevant national care standards".
- 8.3 Damage to property is a civil matter and issues related to the Party Wall Act falls outside the planning regulations.
- 8.4 The request to restrict the age and number of children is considered to be unreasonable and unnecessary. Paragraph 57 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Paragraph 001 -Use of Conditions- of the planning practice guidance states that it is important to ensure that conditions are not used to impose broad unnecessary controls.
- 8.5 Regarding the concerns received about applicant suitability (lack of experience running a children's home) and lack of public information are afforded less weight and the contributor should seek advice regarding this matter, under other legislation.

As per <https://www.gov.uk/government/publications/how-to-open-a-childrens-home/introduction-to-childrens-homes> , a definition of a Children's Home is

set by the Care Standards Act 2000 and states that '*an establishment is a children's home... if it provides care and accommodation wholly or mainly for children*'. And '*children are defined as people who are aged under 18. Young people aged 18 and over may also live or stay in a children's home, but they must be in a minority*'. Children's Homes must be registered with OFSTED and must satisfy a number of legal requirements, including within:

- Care Standards Act 2000
- The Care Standards Act 2000 (Registration)(England) Regulations 2010
- The Children's Homes (England) Regulations 2015

- 8.6 In regard to the concern raised in relation to the potential use of the property as a HMO and the suggestion to remove permitted development rights, this is a residential property and there are no restrictions on the number of occupants, up to a maximum of 6 unrelated occupants, or as a family. There is no evidence to suggest that the property will become a HMO. Notwithstanding this, should the applicant wish to operate the property as a C4 HMO (between 3 and 6 unrelated occupants) this can be done under permitted development. Furthermore, it would be unreasonable for the Council to remove permitted development rights for a domestic property such as this, particularly in this area where there are no restrictions to change the use of the dwelling from C3 to C4. The Government has given householders PD rights and it would be necessary to have very good reasons to take those rights away. As such, it would not be reasonable or necessary because it would not meet the tests for conditions as set out in the NPPF.

## **9 Planning Balance**

- 9.1 The benefits of the proposal are that the care home would enable more targeted service provision to the benefit of the users of the facility and to the benefit of the wider community, and would enable the retention of a residential use, which could be converted back to a dwelling should there be a demand in the future, without recourse to major alterations.
- 9.2 The negative impact is the potential noise issues arising from the use, however, subject to the implementation of noise mitigation measures within the Management Plan (which will be conditioned); it is not considered sufficient to outweigh the positives. Furthermore, a dwelling occupied under Use Class C3 could generate similar levels of noise.
- 9.3 On balance. It is considered that, for the reasons above, the benefits of the proposed development would outweigh any potential negative impact and that planning permission should be granted.

**10 Conclusion**

- 10.1 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.

<b><u>Recommendation</u></b>	
<p>The Committee is asked to <b>RESOLVE</b> that planning permission be granted subject to the following conditions:</p>	
<b>1.</b>	<p>The use hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</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>
<b>2.</b>	<p>The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 19 December 2025:</p> <ul style="list-style-type: none"> <li>• Site Location Plan, and</li> <li>• Proposed Rear and North (Side) Elevations</li> </ul> <p>And the following plans received by the Local Planning Authority on 21 January 2026.</p> <ul style="list-style-type: none"> <li>• Proposed Floor Plans</li> <li>• Proposed Block Plan</li> <li>• Proposed Roof Plan</li> <li>• Proposed Front and South (Side) Elevations, and</li> <li>• document Design and Access Statement</li> </ul> <p><b>Reason: For the avoidance of doubt.</b></p>
<b>3.</b>	<p>Prior to the use of the property as a residential children’s home, a Resident Management Plan (RMP) shall be submitted to and approved in writing by the Local Planning Authority. The use hereby approved shall thereafter be carried out in accordance with</p>

	<p>the approved RMP, for the lifetime of the use. For the avoidance of doubt, the RMP shall include the following:</p> <ul style="list-style-type: none"> <li>i) Details of on-site staffing, including a dedicated property manager during normal office hours supported by designated wardens who will stay at the premises and will deal with any emergencies or incidents outside office hours including night time supervision;</li> <li>ii) Details of how the property manager and wardens will liaise with local residents throughout the year and how residents can make contact in the event of any disturbance, emergencies or any other management issues;</li> <li>iii) The proposed management of servicing and deliveries;</li> <li>iv) Details of noise management including measures to ensure that noise disturbance to neighbouring residential properties is minimised.</li> </ul> <p>Reason: To protect the amenities of neighbouring residents and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policies 17 and 19 of the Part 2 Local Plan (2019).</p>
4.	<p>The premises shall only be attended by a maximum of two staff members at any one time, except during staff handover periods or scheduled staff meetings</p> <p><i>Reason: to ensure a satisfactory standard of neighbour amenity and highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
	<p><b>NOTES TO APPLICANT</b></p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<p>The applicant should ensure that sound insulation to limit the transmission of noise between properties is installed and achieves the minimum requirements as contained in the current version of British Standard Approved Document E.</p>

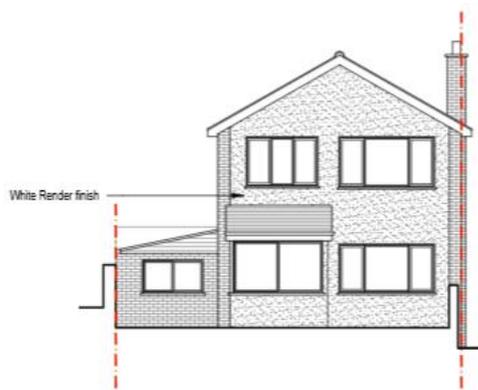
Map



**Plans**



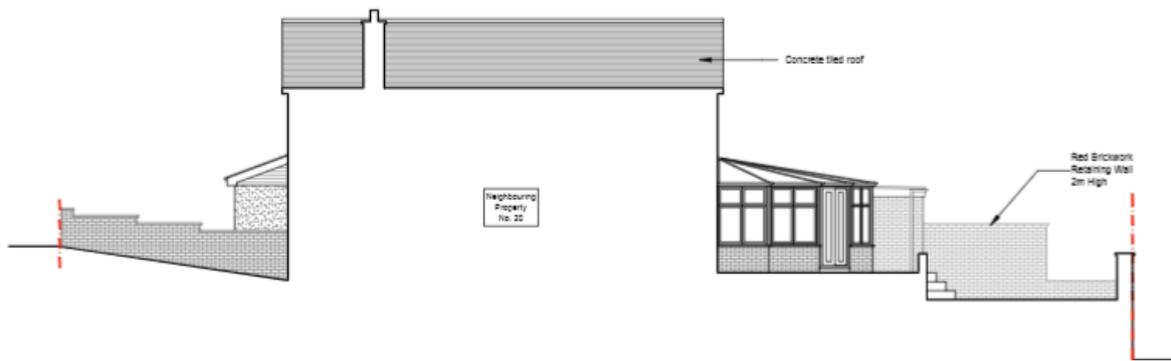
Site Location Plan and Proposed Block Plan



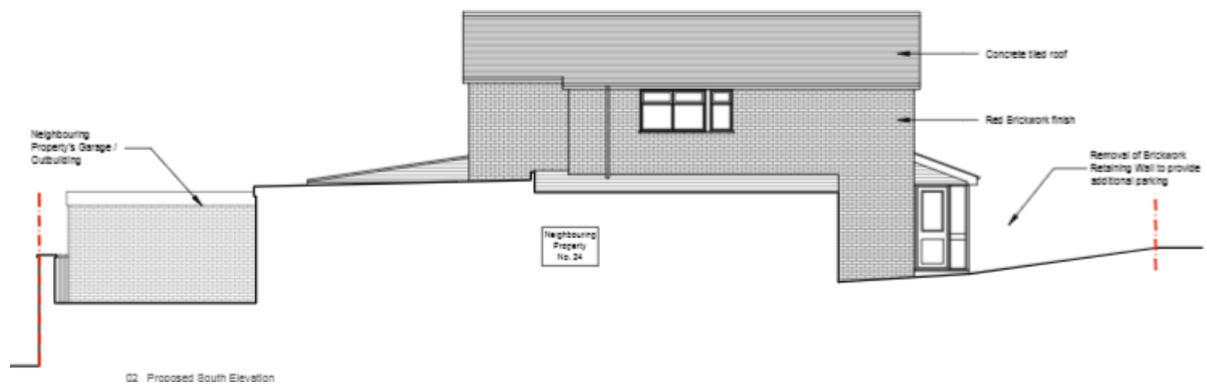
Proposed front elevation



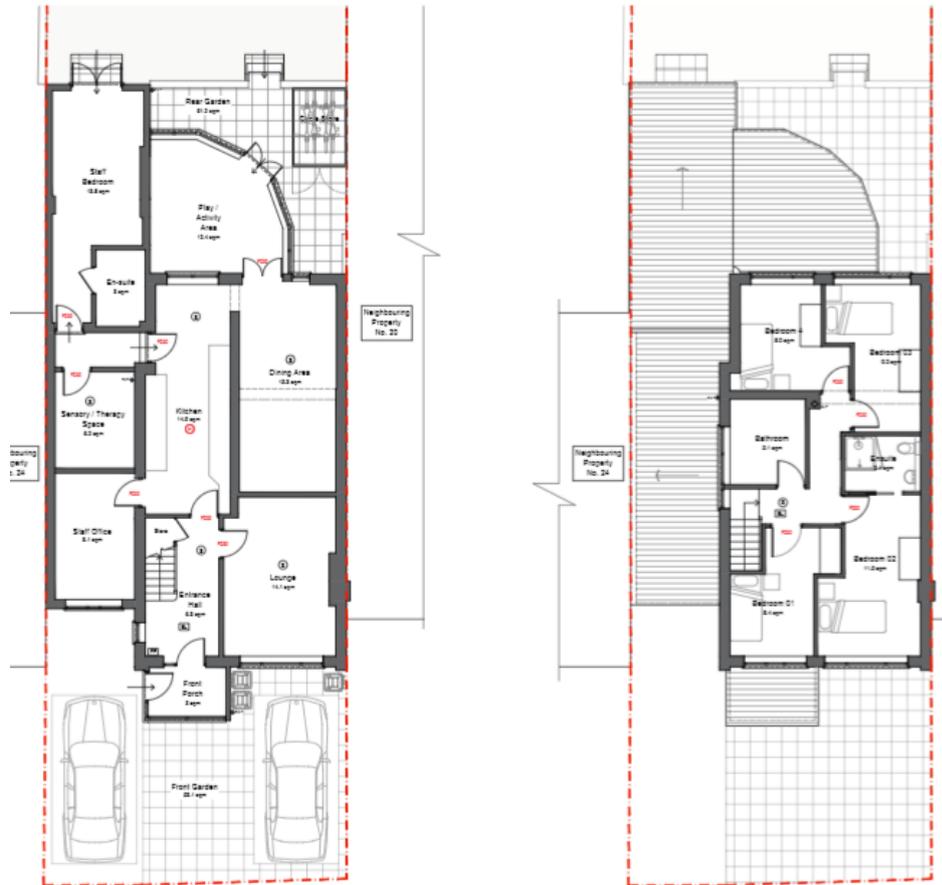
Proposed rear elevation



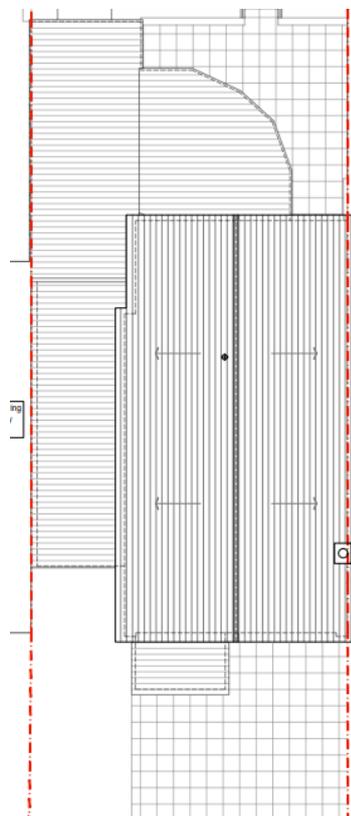
Proposed side (north) elevation



Proposed side (south) elevation



Proposed floor plans



Proposed Roof Plan

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**Report of the Interim Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>25/00858/FUL</b>
<b>LOCATION:</b>	<b>24 Watnall Road Nuthall Nottinghamshire NG16 1DU</b>
<b>PROPOSAL:</b>	<b>Construct dropped kerb and drive</b>

The application is brought to the Committee at the request of Councillor J Owen and Councillor P Bales.

1. Purpose of the Report

1.1 The application seeks planning permission for a dropped kerb and drive, with a new access from Watnall Road.

2. Recommendation

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

3. Detail

3.1 The application seeks permission for a dropped kerb and drive, to create a new access on to Watnall Road, which is a classified road. The proposed access would be within the Nuthall Conservation Area and would be adjacent to an existing junction, which leads to access on to New Farm Lane. The proposal would see the existing garden frontage being entirely hard surfaced, which may require planning permission in itself, if the surface is not permeable. No further information on permeability has been provided, and as such it will be assumed that planning permission would be required.

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 dropped kerb and drive. The proposal would see the existing garden frontage being entirely hard surfaced, which would need planning permission if not permeable.

**2. Site and surroundings**

- 2.1 The application site is a two storey detached dwelling with Watnall Road to the west and rear garden to the east, where the site is currently accessed from. North of the site is Hawthorns and number 22 to the south. The kerb and public highway are located within the Nuthall Conservation Area but the rest of the site (house and curtilage) is excluded. Watnall Road is a classified road. The property is accessed via New Farm Lane, a service road, where by all the other properties along the same stretch of road are also accessed.

**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 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment
- Policy 23: Proposals Affecting Designated and Non-Designated Heritage Assets

**4.2 Part 2 Local Plan 2019**

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

- Policy 17 - Place-making, design and amenity.
- Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets

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

- Section 4 - Decision-making.
- Section 12 - Achieving well-designed and beautiful places
- Section 16 - Conserving and enhancing the historic environment

**5. Consultations****5.1 Consultees**

- Nuthall Parish Council – no comment
- Cllr P J Bales - Watnall & Nuthall West – called in to committee
- Cllr J M Owen - Watnall & Nuthall West – called in to committee
- Highways – object to the proposal on highways safety – full comment below
- Conservation Officer – object, comments below.
  
- 2 neighbours were consulted on the application. A site notice was placed at the site and an advert put out. There were no objections/responses received in regard to the application.

## 6. **Assessment**

### 6.1 **Principle**

6.1.1 The application will be assessed having regard to its impact on neighbour amenity, the appearance of the property, the street scene and highway safety.

### 6.2 **Highway Safety**

6.2.1 Policy 17 (4e) states that development should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway. Section 9 Promoting Sustainable Transport of the NPPF states in paragraph 108 that in assessing specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users.

6.2.2 The proposal would see access from Watnall Road, to the front of the site, instead of at the rear of the property via the existing access off New Farm Lane. The dropped kerb would measure 4m in width and 3.5m in length and the proposed driveway would be to the front of the dwelling, having a width of 12m and length of 18m. The proposal would see the entire frontage being a hard surfaced driveway. No further details were submitted in respect of surface water run-off, or to any retaining walls that may be required. At present there is a difference in land levels, with the house and front garden being set higher than Watnall Road and currently the site has a vegetated frontage, characterised by high hedges – in keeping with the rest of the dwellings along this stretch of Watnall Road.

6.2.3 Highways stated:

The access to the dwellings is served from New Farm Lane, which is the safer access to serve the dwellings, due to the nature of the road B600 being a busier Road than the existing access.

Due to the dwelling having a satisfactory safe access at present, constructing an additional banked access added to the highway network would not be advised due to road safety concerns and therefore the Highways Authority would not support the proposal.

6.2.4 Because of the risk posed by creating a new access on to a busy road, close to an adjacent junction, the proposal should be refused on highways grounds. Additionally, there is the risk that if this application is approved, the other properties along Watnall Road will also want similar new access points – setting a precedent.

### 6.3 Impact on Street Scene and Nuthall Conservation Area

6.3.1 Policy 23 of the Part 2 Local Plan 2019 states that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance. Policy 11 of the Aligned Core Strategy states that development will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their assets and significance.

6.3.2 The Nuthall Conservation Area covers a partial area of the proposal, as the site itself is not within the Conservation Area, but the proposed dropped kerb would be, as is Watnall Road. Therefore, Conservation should be considered when determining the impact on the street scene because of the proposed changes.

6.3.3 The Conservation Officer stated that:

I have reviewed the submitted plans. I note the precise location of the proposed works will be located on the inside fringe of the Nuthall Conservation Area. However, when looking at the Conservation Area boundary I can see the front boundaries of the properties along Watnall Road have been deliberately included within the CA because they make a positive contribution to the streetscene. They are characterised by dense and mature hedge planting, along with dry stone walling, narrow width pedestrian access stairs and further stairs with stone flank walls. Creating an opening in this line of soft boundary treatment would be harmful to the streetscene of the CA and there is no justification for this. The property can be accessed from the rear and the soft boundary treatment at the front is a deliberate intention and should remain in this manner. The harm identified would be at the moderate end of less than substantial harm to the CA streetscene, in accordance with Para 215 and 219 of the NPPF and I do not support the proposal.

6.3.4 The proposal would result in a wide frontage with no landscaping and would have a significant detrimental impact on the visual amenity of the street scene by virtue of the proposal being out of keeping with the other frontages along Watnall Road, which are characterised by high hedges and vegetated frontages. The proposal would result in a frontage that is highly visible from the street scene.

6.3.5 Therefore it is considered that there would be harm to the street scene by virtue of the proposed changes to the frontage, and additionally would fail to be in keeping with the character of the Conservation Area along Watnall Road.

6.4 Access

6.4.1 Current access into the site is via New Farm Lane and the occupants are required to park at the rear and walk up the house via a path through the rear garden. Whilst acknowledging that the access for the occupants would be improved by allowing more convenient access from the frontage, the concerns in respect of highways safety, impact on the Nuthall Conservation Area and impact on the street scene, outweigh the benefits.

**7. Planning Balance**

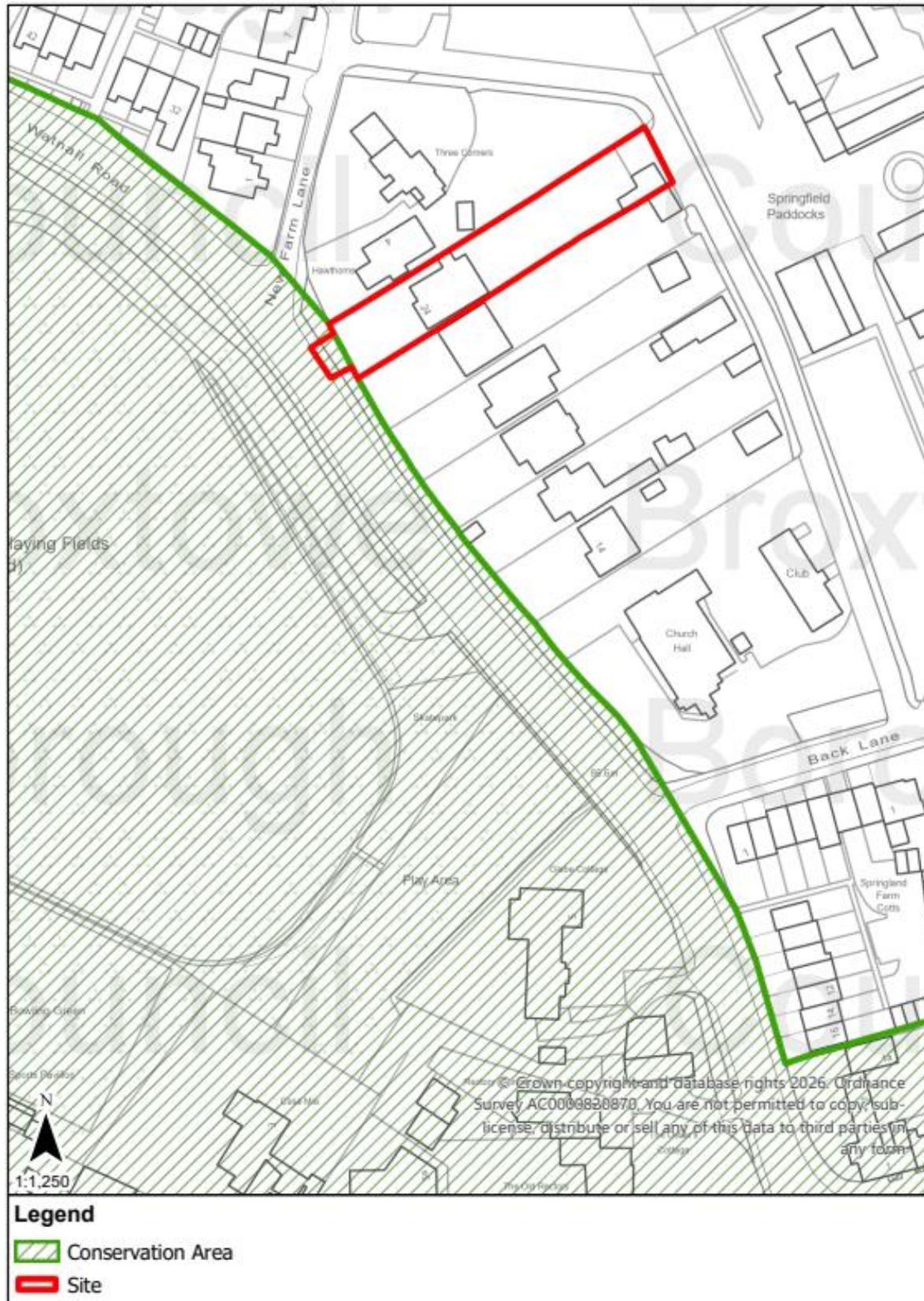
7.1 On balance, the access for the occupants would be improved but the scheme is likely to set a precedent and is considered to be unsafe by highways and would also constitute an incongruous feature along the Nuthall Conservation Area and as a result should be refused.

**8. Conclusion**

Recommend refusal.

<b><u>Recommendation</u></b>	
The Committee is asked to <b>RESOLVE</b> that planning permission be refused for the following reasons:	
1.	The proposed development, by virtue of the design of the carriageway and footway, proximity to a junction and location on a busy classified road, would have a detrimental impact on highway safety contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).
2.	The proposed new access, by virtue of its appearance and location, would create an incongruous appearance and which would fail to reflect the pattern of development along Watnall Road. The proposal would therefore fail to conserve the setting of the Nuthall Conservation Area and would be contrary to Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014), Policies 17 and 23 of Part 2 Local Plan 2019 and section 12 of the National Planning Policy Framework.
<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.

Map



Plans (not to scale)

24 Watnall Road



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

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**PLANNING APPLICATIONS DEALT WITH FROM  
5 January 2026 TO 23 January 2026**

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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**

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**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**

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**ATTENBOROUGH & CHILWELL EAST WARD**

Applicant : Mr Andrew Brown 25/00814/TPOW  
Site Address : Trees At Michael Bruce Lane Chilwell Nottinghamshire  
Proposal : **Remove dead or dying branch**  
Decision : **Conditional Permission**

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Applicant : Mrs Ghazala Mumtaz 25/00837/FUL  
Site Address : 44 Bramcote Avenue Chilwell Nottinghamshire NG9 4DT  
Proposal : **Construct two storey side and single storey side and rear extensions. Construct two dormer roofs to the rear. Render to all elevations**  
Decision : **Rendered the existing wall**  
**Conditional Permission**

---

Applicant : Mrs Helen Smith 25/00844/TPOW  
Site Address : 176 Cator Lane Chilwell Nottinghamshire NG9 4BE  
Proposal : **T1 Copper Beech - Full Crown reduction by 2m, crown clean and dead wood.**  
Decision : **Conditional Permission**

---

Applicant : MRS Elizabeth Brakell 25/00896/FUL  
Site Address : 4 Riverdale Road Attenborough Nottinghamshire NG9 5HU  
Proposal : **Construct single storey rear extension**  
Decision : **Conditional Permission**

---

**AWSWORTH, COSSALL & TROWELL WARD**

Applicant : Mr Danny March 25/00783/FUL  
Site Address : 51 Awsworth Lane Cossall Nottinghamshire NG16 2SA  
Proposal : **Change of Use of Site to Mixed Use (Commercial (Class E(g)) and Residential (Class C3)**  
Decision : **Conditional Permission**

---

Applicant : Mr Adam Moseley 25/00865/CLUP  
Site Address : 81 Ilkeston Road Trowell Nottinghamshire NG9 3PY  
Proposal : **Certificate of lawfulness for proposed garden room**  
Decision : **Approval - CLU**

---

**BEESTON CENTRAL WARD**

Applicant : Mr Nexhip Mitrovica N/A 25/00826/FUL  
Site Address : 176 Queens Road Beeston Nottinghamshire NG9 2FF  
Proposal : **Construct single storey front extension**  
Decision : **Conditional Permission**

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Applicant : Ms Maggie Lo Maggie Lo Catering Supplies Ltd 25/00841/FUL  
Site Address : 18 High Road Beeston Nottinghamshire NG9 2JP  
Proposal : **Install external flue to rear**  
Decision : **Conditional Permission**

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## BEESTON NORTH WARD

Applicant : ms eleni tsouko attilas group ltd 25/00790/FUL  
Site Address : Lena's Cuisine And Cocktail Bar 142 Wollaton Road Beeston Nottinghamshire NG9 2PE  
Proposal : **Erect free standing aluminium pergola**  
Decision : **Refusal**

---

Applicant : Mr Sepehr Naseri 25/00903/CLUP  
Site Address : 9 Charlotte Grove Beeston Nottinghamshire NG9 3HU  
Proposal : **Certificate of lawfulness for the proposed change of use from garage to living space**  
Decision : **Approval - CLU**

---

## BEESTON RYLANDS WARD

Applicant : Mr Michael Langford-Jones 25/00838/FUL  
Site Address : 11 Grove Street Beeston Nottinghamshire NG9 1JL  
Proposal : **Demolish rear conservatory and construct single storey gabled side and rear extension. Remove low boundary front wall and increase dropped kerb.**  
Decision : **Conditional Permission**

---

## BEESTON WEST WARD

Applicant : Mr Thorlac Turville-Petre 25/00919/CAT  
Site Address : 1 Middle Street Beeston Nottinghamshire NG9 1GA  
Proposal : **Lime tree - Crown lift  
Magnolia - Prune**  
Decision : **No Objection**

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Applicant : Ms Jo Horsefield 25/00929/CAT  
Site Address : 30 Grove Avenue Chilwell Nottinghamshire NG9 4DZ  
Proposal : **Fell - Italian Stone Pine**  
Decision : **No Objection**

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## BRAMCOTE WARD

Applicant : Mr Grewal 25/00864/DOC  
Site Address : 7 Beeston Fields Drive Beeston Nottinghamshire NG9 3DB  
Proposal : **Discharge of condition 4 of 25/00591/FUL - landscaping scheme**  
Decision : **Fully Discharged**

---

Applicant : Mr Martin Turville 25/00867/CLUP  
Site Address : 73 Arundel Drive Bramcote Nottinghamshire NG9 3FN  
Proposal : **Certificate of Lawfulness for proposed external wall insulation**  
Decision : **Approval - CLU**

---

Applicant : Dr Padmakumar 25/00868/FUL  
Site Address : 2 Elwin Drive Bramcote Nottinghamshire NG9 3LT  
Proposal : **Construct single storey rear extension**  
Decision : **Conditional Permission**

---

Applicant : Mr Gareth Watson 25/00875/FUL  
Site Address : 36 Valmont Road Bramcote Nottinghamshire NG9 3JB  
Proposal : **Construct two-storey side extension and single-storey rear extension.**  
Decision : **Conditional Permission**

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## EASTWOOD HALL WARD

Applicant : Mr Adi Collins 25/00916/NMA  
Site Address : 12 Bosworth Drive Newthorpe Nottinghamshire NG16 3RF  
Proposal : **Non material amendment to 25/00259/FUL to move the door from front to side of house**  
Decision : **Unconditional Permission**

---

## EASTWOOD ST MARY'S WARD

Applicant : Mr Jason Meredith Sensa Consultants Ltd 25/00816/FUL  
Site Address : 1 Church Street Eastwood Nottinghamshire NG16 3BP  
Proposal : **Change of use from residential to commercial**  
Decision : **Conditional Permission**

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Applicant : Mr Colin Strawbridge The White Hills Park Trust 25/00918/NMA  
Site Address : Springbank Primary School Peacock Drive Eastwood Nottinghamshire NG16 3HW  
Proposal : **Non material amendment to reference 25/00711/FUL to raise the proposed canopies by 150mm to sit above the existing guttering to the main school building**  
Decision : **Unconditional Permission**

---

Applicant : Ms Demi Ayoola Ofwat 26/00031/STAT  
Site Address : Land On The South Side Of Bailey Grove Road Eastwood Nottinghamshire  
Proposal : **Variation of the Appointments of Independent Water Networks Limited and Severn Trent Water Limited as Water and Sewerage Undertakers**  
Decision : **No Objection**

---

## GREASLEY WARD

Applicant : Mr Jack Yates 24/00730/FUL  
Site Address : Land Adj To 2 Pinfold Road Newthorpe Nottinghamshire NG16 2FT  
Proposal : **Construct dwelling**  
Decision : **Conditional Permission**

---

Applicant : C/O Agent 25/00831/NMA  
Site Address : Escape Family Entertainment Centre 6 Pentrich Road Giltbrook Industrial Park Giltbrook Nottinghamshire NG16 2UZ  
Proposal : **Non-material amendment to planning reference 25/00535/FUL - amend description to: Sub-division to create two separate units including insertion of mezzanine floor, new entrance and access bridge for use of upper floor as retail use (Class E) and ground floor as gym (Class E)**  
Decision : **Withdrawn**

---

Applicant : Mr Hunt 25/00855/FUL  
Site Address : 103 Dovecote Road Newthorpe Nottinghamshire NG16 3QL  
Proposal : **Construct single storey rear extension**  
Decision : **Conditional Permission**

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## KIMBERLEY WARD

Applicant : Mr Mark Towle Kimberley Institute Cricket Club 25/00801/DOC  
Site Address : Kimberley Institute Cricket Club Newdigate Street Kimberley Nottinghamshire NG16 2NJ  
Proposal : **Discharge of condition 3 of 25/00114/FUL**  
Decision : **Fully Discharged**

---

Applicant : Punch Pubs Punch Pubs 25/00856/FUL  
Site Address : The Stag 67 Nottingham Road Kimberley Nottinghamshire NG16 2NB  
Proposal : **Install stretched fabric tent structure following removal of existing marquee, replace polycarbonate sheet roofing to existing pergola, install low energy LED bulb festoon lighting. Construct children's play equipment and compound. Alterations to the side elevation to provide close boarded timber fence bin store enclosure.**  
Decision : **Conditional Permission**

---

Applicant : MR James Midgley Fairgrove (Nottingham) Ltd 26/00027/NMA  
Site Address : Former Kimberley Brewery Hardy Street Kimberley Nottinghamshire  
Proposal : **Non material amendment to 18/00857/REM to layout of parking bays and area to rear of plots 41-54**  
Decision : **Unconditional Permission**

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## NUTHALL EAST & STRELLEY WARD

Applicant : Mr & Mrs Julie & Chris Wain 25/00850/FUL  
Site Address : Land Adjacent To 67 Temple Drive Nuthall Nottinghamshire NG16 1BE  
Proposal : **Construct new dwelling**  
Decision : **Conditional Permission**

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Applicant : Mr Chris McGunnigle 25/00860/FUL  
Site Address : 165 Nottingham Road Nuthall Nottinghamshire NG16 1AE  
Proposal : **Conversion of attic including alterations to existing hip end roof to form new gable end roof and formation of rear dormer**  
Decision : **Conditional Permission**

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## STAPLEFORD SOUTH EAST WARD

Applicant : InPost UK InPost UK 25/00784/FUL  
Site Address : DIP News 91 Hickings Lane Stapleford Nottinghamshire NG9 8PG  
Proposal : **Retain InPost Parcel Locker**  
Decision : **Conditional Permission**

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Applicant : Mr Morgan 25/00836/FUL  
Site Address : Hill Top Farm Blake Road Stapleford Nottinghamshire NG9 7HP  
Proposal : **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.**  
Decision : **Conditional Permission**

---

Applicant : Mr & Mrs Vara 25/00872/FUL  
Site Address : 184 Nottingham Road Stapleford Nottinghamshire NG9 8BJ  
Proposal : **Construct two storey front, side and rear extensions, including increase in height of, and alterations to, the roof**  
Decision : **Conditional Permission**

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Applicant : Mr & Mrs Baker 25/00902/FUL  
Site Address : 5 Judson Avenue Stapleford Nottinghamshire NG9 7FH  
Proposal : **Construct single storey rear extension and alterations to existing roof**  
Decision : **Conditional Permission**

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## STAPLEFORD SOUTH WEST WARD

Applicant : Mr Shaun Bentley Hill & Smith Infrastructure Limited 25/00358/FUL  
Site Address : Kennelpak Limited Palmer Drive Stapleford Nottinghamshire NG9 7BW  
Proposal : **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**  
Decision : **Conditional Permission**

---

## TOTON & CHILWELL MEADOWS WARD

Applicant : MR Peter Olufeso 25/00491/FUL  
Site Address : 45 Carrfield Avenue Toton Nottinghamshire NG9 6FE  
Proposal : **Two storey rear extension, hipped to gable roof alterations, dormer to the rear elevation and porch to the principal elevation. Annex within the garden**  
Decision : **Conditional Permission**

---

Applicant : Mr R Neumann 25/00778/FUL  
Site Address : 1 Hillview Road Toton Nottinghamshire NG9 6FX  
Proposal : **Construct two storey side extension, two storey rear extension and detached garage**  
Decision : **Conditional Permission**

---

Applicant : Mr Craig Rutter 25/00812/FUL  
Site Address : 49 Chetwynd Road Toton Nottinghamshire NG9 6FW  
Proposal : **Construct single storey rear extension**  
Decision : **Conditional Permission**

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Applicant : Mr Joe Dix 25/00852/FUL  
Site Address : 54 Woodstock Road Toton Nottinghamshire NG9 6JQ  
Proposal : **Construct two storey and single storey side and rear extensions**  
Decision : **Conditional Permission**

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#### **WATNALL & NUTHALL WEST WARD**

Applicant : Mr Meanjit Purewal 25/00835/FUL  
Site Address : Land East Of Linby Vans Common Lane Watnall Nottinghamshire  
Proposal : **Construction of an industrial building (approx. 8m x 12 m, GIA 95 sqm) within a fenced, secure yard, together with on-site parking for at least three vehicles. A new commercial/light industrial unit (Use Classes B2 / B8)**  
Decision : **Conditional Permission**

---

Applicant : Mr Wayne Douglas 25/00922/CAT  
Site Address : Glebe Cottage 5 Watnall Road Nuthall Nottinghamshire NG16 1DT  
Proposal : **Horse Chestnut - remove dead branch**  
Decision : **No Objection**

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