



Tuesday, 2 June 2026

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 10 June 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
Chief Executive

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

AGENDA

1. Apologies

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

2. Declarations of Interest

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

Further information can be found at: [Member Code of Conduct of Broxtowe Borough Council](#)

3. Minutes (Pages 3 - 14)

The Committee is asked to confirm as a correct record the minutes of the meeting held on Wednesday, 15 April 2026.

4. Notification of Lobbying

5. Development Control

5.1 25/00906/FUL - 18 Cedarland Crescent, Nuthall, NG16 1AH (Pages 15 - 24)

Construct single storey rear extension
18 Cedarland Crescent, Nuthall, NG16 1AH

5.2 26/00205/ADV - 4 James Street, Kimberley, Nottinghamshire (Pages 25 - 32)

Fascia sign and hanging sign
26/00205/ADV - 4 James Street, Kimberley, Nottinghamshire

5.3 26/00136/FUL - 19 Holden Crescent, Nuthall, NG16 1BW (Pages 33 - 44)

Construct single storey front, two storey front and side, and two storey rear extensions
26/00136/FUL - 19 Holden Crescent, Nuthall, NG16 1BW

5.4 26/00040/FUL - Land at Rear of 1A to 1D Willoughby Street, Portland Street, Beeston, Nottinghamshire (Pages 45 - 64)

Construct apartment building to create 8 x 1 bedroom apartments over three floors, and associated landscaping works
26/00040/FUL - Land at Rear of 1A to 1D Willoughby Street, Portland Street, Beeston, Nottinghamshire

6. Information Items

6.1 Delegated Decisions (Pages 65 - 76)

7. Appeal Decisions (Pages 77 - 92)

PLANNING COMMITTEE

WEDNESDAY, 15 APRIL 2026

Present: Councillor S P Jeremiah, Chair

Councillors: D Bagshaw
P J Bales
L A Ball BEM
G Bunn
S J Carr
J Couch
G Marshall
D K Watts
S Camplin
J Owen (substitute)

Apologies for absence were received from Councillors T J Marsh and D D Pringle

66 DECLARATIONS OF INTEREST

No declarations of interest were received.

67 MINUTES

The minutes of the meeting held on 18 March 2026 were confirmed and signed as a correct record.

68 NOTIFICATION OF LOBBYING

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

69 APPEALS PROCEDURE UPDATE

The Committee noted the Planning Appeals Procedure Update.

There are three procedures for handling appeals, these being: written representations; hearings and inquiries.

The Planning Inspectorate decide which procedure each appeal will follow. In most cases appeals follow the written representations procedure, with only the more complicated or contentious appeals being determined by way of a hearing or an inquiry.

RESOLVED to write to The Planning Inspectorate stating their views on the changes to the planning appeals process.

70 DEVELOPMENT CONTROL

71 26/00071/LBC - WILLOUGHBY ALMSHOUSES

The Committee chose to take agenda item 6.2 before agenda item 6.1

Construct communal covered parking to rear of Almshouses. Provide associated layout and landscaping.

Willoughby Almshouses Church Lane Cossall Nottinghamshire

Councillor D Pringle requested that this proposal come before Committee.

There were late items comprising emails from Cossall Parish Council – supporting the application - and the Council’s Conservation Advisor – noting no objections and that the proposal is acceptable.

There were no public speakers for this item.

The Committee gave consideration to the appropriateness of the site for the development, conditions concerning parking, the benefit the parking spaces being created would have on the site and how this would support the already existing historical building.

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 consent.**

Reason: To comply with S18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 04 February 2026:**

- Site Location Plan;**
- Proposed Carport plan and Elevations – 2259/42;**
- Proposed Carport Sections – 2259/42, and; Hard and Soft**
- Landscape proposals – 23-035-P-01D**

Reason: For the avoidance of doubt.

- 3. No building operations shall be carried out until details of the materials to be used have been submitted to and approved in writing by the Local Planning**

Authority, and the development shall be constructed only in accordance with those details.

Reason: No such details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 23 of the Broxtowe Local Plan Part 2 (2019) and Policy 11 of the Aligned Core Strategy.

Notes to Applicant

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

72 26/00070/FUL - WILLOUGHBY ALMSHOUSES

Construct communal covered parking to rear of Almshouses. Provide associated layout and landscaping.

Willoughby Almshouses Church Lane Cossall Nottinghamshire

Councillor D Pringle requested that this proposal come before Committee.

There were late items comprising of a letter of support from Cossall Parish Council supporting the scheme.

There were no public speakers for this item.

The Committee gave consideration to the appropriateness of the site for the development, conditions concerning parking, the benefit the parking spaces being created would have on the site and how this would support the already existing historic building.

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 the following plans received by the Local Planning Authority on 04 February 2026:**

- Site Location Plan;**
- Proposed Carport plan and Elevations - 2259/42;**
- Proposed Carport Sections - 2259/42, and;**

- **Hard and Soft Landscape proposals - 23-035-P-01D**

Reason: For the avoidance of doubt.

- 3. The development hereby permitted shall be completed in accordance with the submitted Materials Schedule, 2259 Alms Houses Cossall - Carport Materials received 07 April 2026, unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 23 of the Broxtowe Local Plan Part 2 (2019) and Policy 11 of the Aligned Core Strategy.

- 4. Statutory Biodiversity - Deemed Condition**

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

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

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

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

Key Requirements:

A Biodiversity Gain Plan (BGP) must be submitted to the Local Planning Authority, in writing no earlier than the day after planning permission has been granted.

The biodiversity gain plan must include:

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

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

Template available here;

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

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

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

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

Template available here;

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

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

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

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

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

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

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. Reason: To ensure the development delivers a biodiversity net gain on or off site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.

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

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.**

73 26/00084/FUL - LAND OFF VERNON COURT NUTHALL

Construct two-storey building to provide two flats

Land Off Vernon Court, Nuthall

Councillor P J Owen requested that this proposal come before Committee.

There were late items comprising Nottinghamshire County Council (NCC) Highways advising that outstanding issues with regards to access have been resolved and considers the proposal satisfactory and raised no objections. NCC recommends the inclusion of conditions in relation to the provision of vehicular access, access drive, parking/turning areas which should be constructed to prevent discharge of surface water to the public highway.

There were no public speakers for this item.

The Committee gave consideration to the representations before it, with debate covering the appropriateness of the site. Members considered that the site was inappropriate for the proposed development.

It was considered that the development would be overbearing to existing properties and the road is too narrow to accommodate any further vehicle traffic. Concern was raised that existing healthy trees had been cut down in preparation of any approvals - a request was made to contact the Tree Officer with regards to investigating the possibility of an emergency Tree Preservation Order (TPO) on a tree on the grounds of the application.

RESOLVED that planning permission be refused for the following reasons:

- 1. The proposed development by virtue of massing, scale and design would have a detrimental impact on the living conditions of surrounding residential properties and the existing residential properties through overbearing, and loss of light due to the increased massing and density of the proposal. Therefore, the**

proposal is contrary to Policies 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core strategy (2014).

73.1 26/00100/FUL - 18 GARTON CLOSE, CHILWELL

Construct dwelling in lieu of approved household extension

8 Garton Close, Chilwell NG9 4GH

Councillor S Jeremiah requested that this proposal come before Committee.

There were late items comprising of the applicant providing additional information stating that the application was in keeping with the area and would provide additional housing.

One public speaker, Joshua Milsom, applicant, made representation to the Committee before the general debate.

The Committee gave consideration to the representations before it, with debate covering the appropriateness of the site. Members considered that the site was appropriate for the development, discussing adequacy of the garden and parking provision, the fact that the structure is already built, and whether adequate internal space would be provided to any tenant.

It was considered that the development would not be overbearing to existing properties and would be a benefit for the area.

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

Conditions:

1. The development hereby permitted shall be completed in accordance with the following plans received by the Local Planning Authority on 13 February 2026:

- **Site Location Plan**
- **Proposed Ground Floor and First Floor Plans Revision B (Drawing no. D102)**
- **Proposed Elevations Revision B (Drawings nos. D201 and D202)**
- **Proposed Roof Plan Revision B (Drawing no. D103)**
- **Proposed Block Plan Revision B (Drawing no. D301)**

Reason: For the avoidance of doubt.

2. The dwelling shall not be occupied until the landscaping scheme and boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The scheme should include the following details:

- a. **The hedges to be retained**
- b. **Proposed boundary treatment**
- c. **Proposed hard surfacing treatment**
- d. **Planting, seeding/turfing of soft landscape areas**

Reason: In the interest of residential amenity and the appearance of the area and in accordance with Policy 17 of the Part 2 Local Plan (2019).

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

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

4. The proposed dwelling shall not be occupied/brought into use until both accesses and parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary and constructed so as to prevent the unregulated discharge of surface water to the public highway. The surfaced drives, any parking or turning areas, and the provision to prevent the unregulated discharge of surface water to the public highway shall then be maintained in such hard bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) and to ensure surface water from the site is not deposited on the public highway causing dangers to road users.

Note to Applicant

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

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

3. Notice will be served on the developer to purchase the first time provision of bins. The resident will need to place bins at the curtilage of the property for collection. For more information please email recycling@broxtowe.gov.uk

4. As this permission relates to the creation of a new unit, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address is created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required.

73.2 25/00914/FUL - 22 BARLOW DRIVE NORTH, AWSWORTH

Change of Use from Residential (Class C3) to Children Home (Class C2)

22 Barlow Drive North, Awsworth

The application is brought back to the Committee following deferral from 11th February meeting of the Committee.

There were two public speakers for this item, Mr Dorshan Vora, applicant, and Mr. Dominic Oliver, objecting.

There were no late items.

The Committee opened the debate, discussing potential issues with antisocial behaviour about which some residents are concerned, possible impacts on parking, the history of issues with children's homes in the borough, and the ability to enforce planning conditions. The size of the building and need to decide the case solely on the basis of planning concerns were also discussed.

Following the discussion, it was noted that a condition would be added to limit the number of children permitted in the home to three.

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

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

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

- 2. The development hereby permitted shall be carried out in accordance with the Site Location Plan and Proposed Rear and North (Side) Elevations (drawing numbered CEN-CHA-ZZ-DR-A-0010) received by the Local Planning Authority on 19 December 2025, the Proposed Front and South (Side) Elevations (drawing numbered BAR-CHA-ZZ-DR-A-0009) received by the Local Planning Authority on 21 January 2026, and the Proposed Floor Plans revision C (drawing numbered BAR-CHA-XX-DR-A-0007), the Proposed Car Parking Layout (drawing numbered BAR-CHA-XX-DR-A-010), and the Addendum to the Design & Access Statement received by the Local Planning Authority on 2 March 2026**

Reason: For the avoidance of doubt.

3. 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 the approved RMP, for the lifetime of the use. For the avoidance of doubt, the RMP shall include the following:
- 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;
 - 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;
 - iii) The proposed management of servicing and deliveries;
 - iv) Details of noise management including measures to ensure that noise disturbance to neighbouring residential properties is minimised.

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).

4. The premises shall only be used as a children's home for a maximum of three children and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: to ensure 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).

5. 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

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).

Note to Applicant

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

74 25/00254/ENF - GARAGE ADJACENT 62 FLETCHER ROAD, BEESTON

Demolition of sectional garages and construction of new garage

Garage adjacent 62 Fletcher Road, Beeston

The applications is brought before the Committee as an enforcement case.

There were no public speakers for this item. There were no late items.

The Committee opened the debate following the introduction, noting the disruption to residents caused by small, cumulative disruptions and the legal framework surrounding planning enforcement.

RESOLVED that the matter be considered non-expedient and the case file be closed.

75 INFORMATION ITEMS

76 DELEGATED DECISIONS

The Committee noted the delegated decisions.

77 APPEAL DECISIONS

The Committee noted the appeal decisions.

This page is intentionally left blank

Report of the Chief Executive

APPLICATION NUMBER:	25/00906/FUL
LOCATION:	18 Cedarland Crescent, Nuthall, NG16 1AH
PROPOSAL:	Construct single storey rear extension

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

1. Purpose of the Report

1.1 The application seeks planning permission for the construction of a single storey rear extension.

2. Recommendation

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

3. Detail

3.1 The application seeks permission for a single storey rear extension.

4. Financial Implications

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

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

5. Legal Implications

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

6. Data Protection Compliance Implications

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

7. Background Papers:

7.1 No background papers.

Appendix

1. Details of the application

1.1 The application seeks permission for a single storey rear extension.

2. Site and surroundings

2.1 The application site is within the residential area of Nuthall, Nottinghamshire. It contains an extended, detached, two-storey brick-built dwelling topped with a tiled roof to the original part of the dwelling. There is an existing two storey side extension with a flat roof, a single storey side extension with a lean-to roof and a single storey rear extension with a flat roof. Cedarland Crescent contains a variety of two-storey houses of a similar style and design to the dwelling on the application site, many of which have been extended. No. 16 Cedarland Crescent is adjacent to the west with no. 20 adjacent to the east, these are both extended, detached two-storey dwellings. Behind the site are nos. 78 and 80 Cedarland Crescent.

3. Relevant Planning History

3.1 13/00412/FUL – Construct single storey side extension – Conditional Permission Granted

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

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

- 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 17 - Place-making, design and amenity.

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

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making.
- Section 12 - Achieving well-designed and beautiful places

4.4 **Nuthall Neighbourhood Plan**

The Council adopted the Nuthall Neighbourhood Plan on 20 December 2018.

- Policy 5 – Design and the Historic Environment

5. Consultations

5.1 Consultees

Comments received following initial consultation:

- Cllr P J Owen - Nuthall East & Strelley Ward – no comments received
- Cllr J Couch – comments raising the following objections
 - Extension on another extension
 - Represents overdevelopment,
 - Too big and will take up the whole garden
 - There are only 3 people living in number 18
 - Neighbours are fearful it will become an HMO

Cllr Couch initially suggested bringing this application to committee, however following correspondence with the Planning Officer was happy to proceed without calling in.

Nuthall Parish Council – comments raising the following objections:

Following the Parish Council meeting on 19th February the Councillors wish to object to the planning application due to over-development of the site.

Comments received following re-consultation due to the receipt of corrected plans:

- Cllr P J Owen - Nuthall East & Strelley Ward – asked to be advised if there were any objections
- Cllr J Couch – Nuthall East & Strelley Ward - comments:
 - I should refer this to Nuthall Parish Council for planning consultation. Personally I have no objection to the revised changes under the current guidelines.
 - Having been to visit the site and a neighbour Cllr Couch decided that the application should be called in to committee for the following reasons:
 - unaware of the misleading plan sent out for scrutiny
 - neighbour concerns that the plans are not a true reflection of the impact on the surrounding area (no. 78 Cedarland Crescent, to the rear of the site, has a half-built extension)
 - plan makes extension at no.18 look smaller than the one at no.16 but it isn't.
 - the property has already been extended sideways preventing maintenance at the side of no.16
 - two houses with massive extensions back-to-back will ruin the neighbour's outlook, light and privacy so I am against it going ahead

5.2 Five neighbours were initially consulted on the application. There was one comment in support of the proposal and two objections received from the same address. A summary of the initial comments:

- The proposal is an extension onto existing extensions and too large
- The property has already has 3 extensions
- Overdevelopment when coupled with the extensions at no.78 Cedarland Crescent behind
- Taking up nearly the whole garden, should be family homes with garden space for children
- Impact of natural landscape environmentally and will be detrimental to aesthetic nature of garden and wildlife in the area
- Further overlooking from excessive development, impacting upon natural light in garden
- Sense of enclosure
- Plans are not accurate, no.18 already extends beyond no.16

Five neighbours were re-consulted on the application due to the receipt of corrected plans. There was one comment received objecting to the proposal which is summarised:

- Corrected the location of no.16 in relation to no.18
- Not showing the extension at no. 78
- An extension on another extension far too large
- The property already has 3 extensions
- Over development when coupled with the extensions at no.78 Cedarland Crescent behind
- Impact of natural landscape environmentally and will be detrimental to aesthetic nature of garden and wildlife in the area
- Further overlooking from excessive development, impacting upon natural light in garden
- Sense of enclosure
- Noise pollution as the doors face towards neighbouring property
- The proposed plans are poor quality and does not bode well for the quality of any extension

6. Assessment

6.1 Principle

6.1.1 The principle of a single storey rear extension is deemed acceptable in regard to the existing character of the dwelling and of the surrounding area.

6.2 Design

6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that extensions should be of a size, siting and design that

makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

Policy 5 of the Nuthall Neighbourhood Plan (2018) states that design of all new development should enhance and positively contribute to the character of the area in which it is located (Horsendale) - as shown on Policy Map 10 of Nuthall Neighbourhood Plan.

- 6.2.2 Following review of the comments received during consultation regarding the accuracy of the block plan, corrected plans were received. The proposed single storey rear extension will be constructed following the removal of an existing single storey flat roof extension. The existing single storey extension projects 1.8m from the rear elevation of the original house, the proposed extension will project towards the rear by a further 6.2m and have a width of 5.6m. There will be a pitched lean to roof with a ridge height on the boundary with no.20 of 3.4m and a eaves height of 2.5m which will replicate the height of the existing single storey extension. There will be a sliding patio door in the west elevation along with a window.
- 6.2.3 Information provided on the submitted application form indicates that the extension will be constructed using white UPVC windows/ doors, brick and roof tiles to match those used on the existing dwelling.
- 6.2.6 Whilst acknowledging that the extension is sizeable it will be of a size and scale that is in keeping with the character of the host dwelling. Its position to the rear ensures it will not be prominent from the public realm or harmful to the street scene. The design is considered to be 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 No.20 Cedarland Crescent to the east should be minimally affected by the proposals due to their garage situated on the boundary with no.18 which will hide the majority of the view of the extension. Whilst the extension will be above the height of the garage, it is not considered that this will cause significant loss of light due to the orientation of the properties. There are no windows in the proposal facing towards no.20 so it is felt there will be minimal impact in terms of loss of privacy or increase in overlooking. In conclusion due to the nature of the single storey extension, its orientation and the path of the sun any impact on the amenity of no. 20 should be minimal.

- 6.3.3 No.16 Cedarland Crescent is to the west of the application site and sits slightly higher, there is a fence along this boundary. There is a distance of 3.9m from the west elevation of the proposed extension and the boundary with no.16 and although there are sliding patio doors and a window facing no.16 it is deemed, given the level differences, the current boundary treatment and the distance from the boundary, that there would not be a significant impact in terms of direct overlooking or loss of privacy. Given the orientation of the properties with no.16 being situated to the west of the application site, the single storey nature of the proposals, the distance from the boundary and the trajectory of the sun it is considered that there would be a significant impact in terms of loss of light. As the extension is 3.9m from the boundary of no.16 and single storey in nature it is felt that the development would be unlikely to lead to a significant feeling of enclosure.
- 6.3.4 The impact on the amenity of nos. 78 and 80 Cedarland Crescent will be minimal given the single storey nature of the proposal, the distance from the boundary and the current rear boundary treatment.
- 6.3.5 In terms of the impact on the amenity of the residents of no.18, the extension will take up approximately a quarter of their garden however, the remaining garden will still be adequate with the rear of the proposal being 8m from the rear boundary. There is also a significant section of garden to the west of the proposed extension. It is felt the remaining outdoor amenity space available to the occupiers of no. 18 will be adequate.

6.4 Access

- 6.4.1 There will be no change to the access and existing parking arrangements will remain unchanged.

7. Planning Balance

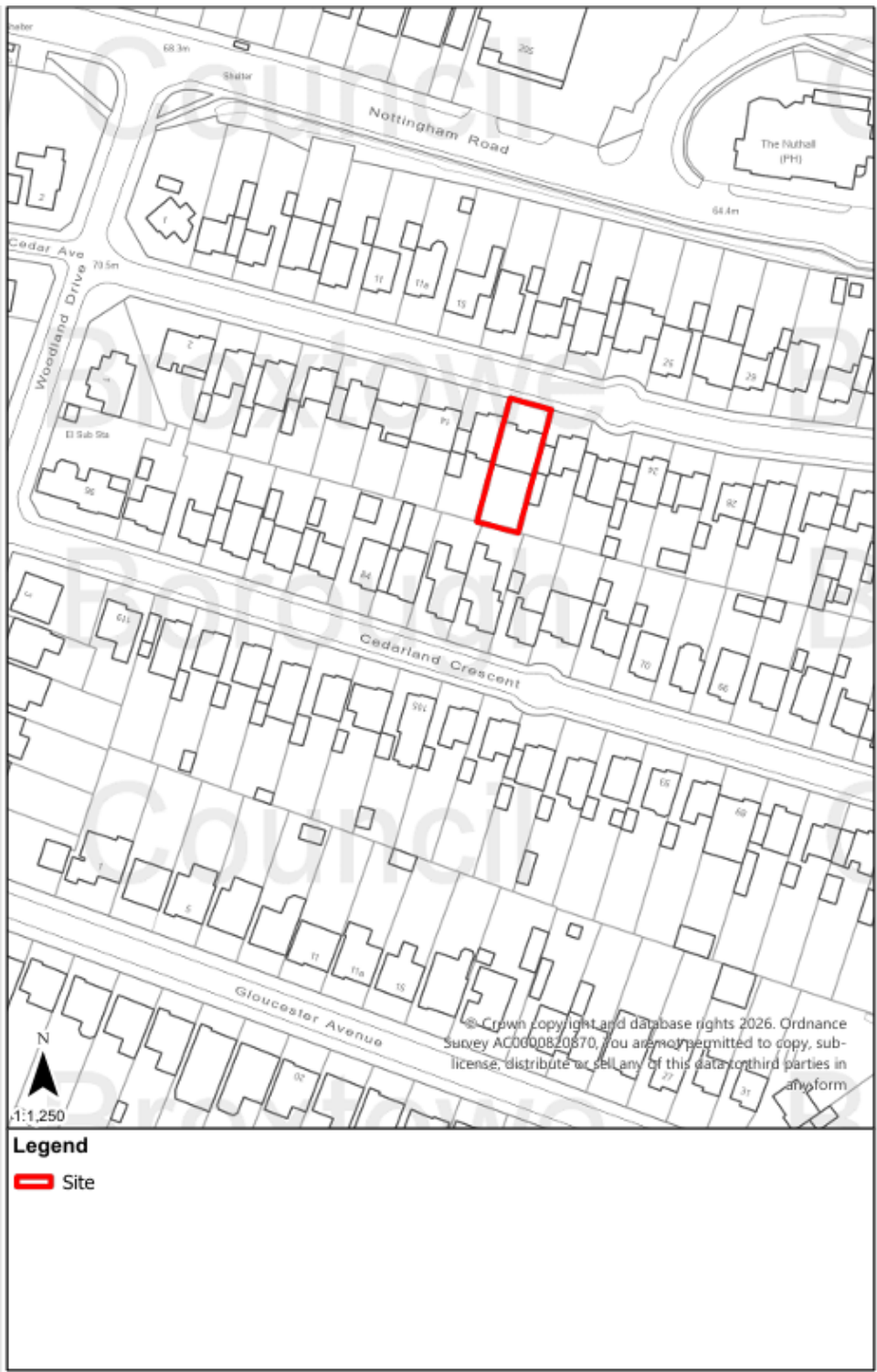
- 7.1 On balance, whilst acknowledging the increase in mass and scale as a result of the development, the proposal is deemed acceptable in terms of design, amenity and access and permission should be granted.

8. Conclusion

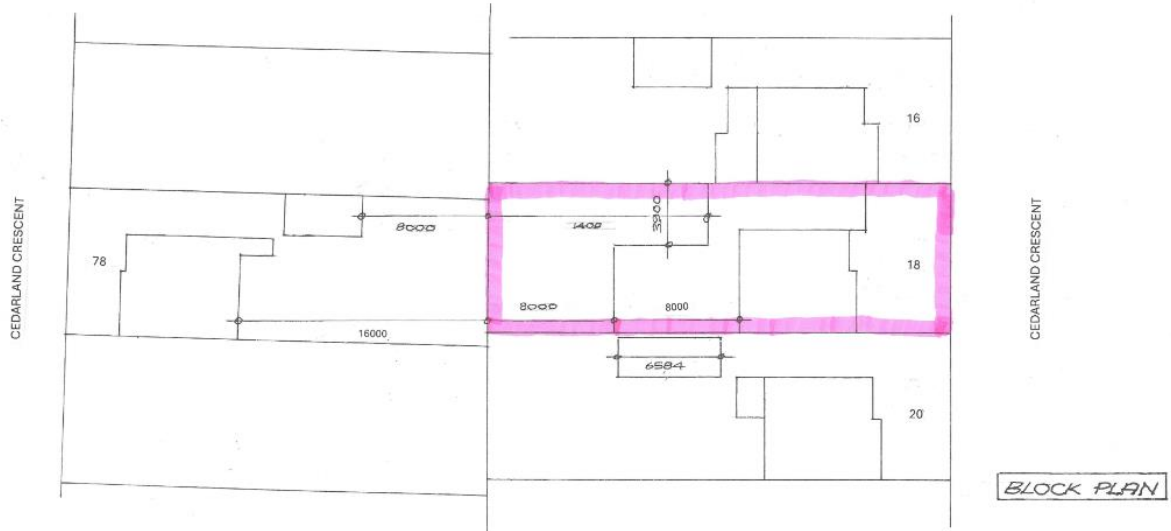
It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality Duty and comments raised in representations received, the development is acceptable and that there are no circumstances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

<p><u>Recommendation</u></p> <p>The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:</p> <p>(i) the following conditions:</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the following plans:</p> <p>received by the Local Planning Authority on 12 December 2025:</p> <ul style="list-style-type: none"> • Site Location Plan (1:1250) <p>received by the Local Planning Authority on 8 January 2026:</p> <ul style="list-style-type: none"> • Proposed Elevation Plan (no.1106) • Proposed Roof Plan (no.1106) <p>received by the Local Planning Authority on 22 April 2026:</p> <ul style="list-style-type: none"> • Proposed Block Plan (1:200) (no.1106) <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The proposed single storey rear extension shall be constructed using the materials annotated on the application form received by the Local Planning Authority on 12 December 2026.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>NOTES TO APPLICANT</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>

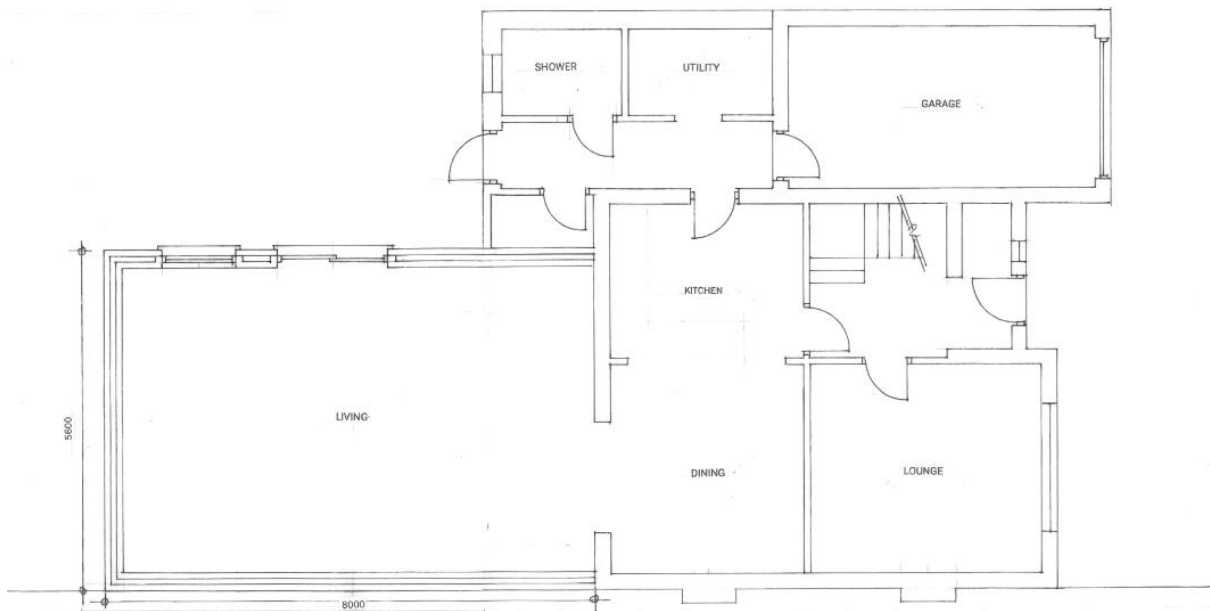
Map



Plans (not to scale)



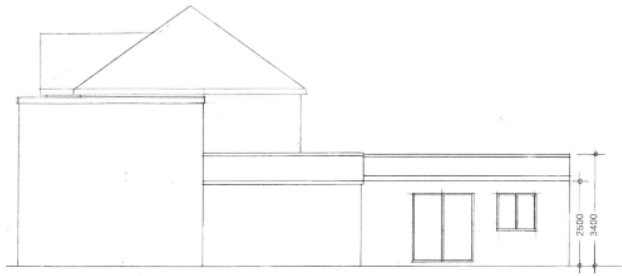
Proposed Block Plan.



Proposed ground floor plan.



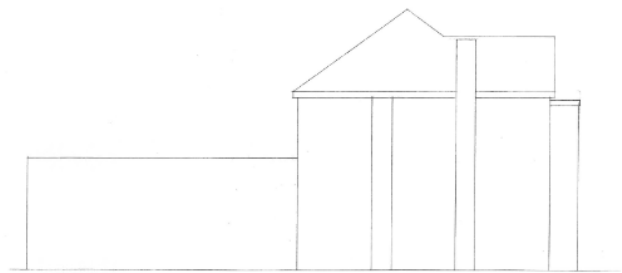
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Proposed elevations

Report of the Chief Executive

APPLICATION NUMBER:	26/00205/ADV
LOCATION:	4 James Street, Kimberley, Nottinghamshire NG16 2LP
PROPOSAL:	Fascia sign and hanging sign

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

1. Purpose of the Report

1.1 The application seeks advertisement consent for a fascia sign with internally illuminated lettering and hanging sign. The signage has already been erected prior to consent being sought.

2. Recommendation

The Committee is asked to RESOLVE that advertisement consent be refused.

3. Detail

3.1 The site is an Italian restaurant named Sinatras and is a terraced brick building. South of the site is the principal access route of James Street, to the north-east is number 2 James Street and number 6 to the south-west. Numbers 7, 9 and 11 face the site. The site is within the Kimberley Conservation Area.

3.2 The signage was funded via the Kimberley Town Centre Levelling Up Fund.

3.3 Whilst there are no objections in principle to a fascia sign and hanging sign, the Conservation Officer objected to the proposal. Internally illuminated signage for commercial premises is not supported within a town centre conservation area setting. There is no objection to external lighting, such as trough lighting or uplighting. However internally illuminated signage is considered wholly contrary to the conservation area setting.

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:

- No items

1 Details of the Application

- 1.1 The application seeks advertisement consent, for a fascia signage board with internally illuminated lettering and a hanging sign, to the frontage of Sinatra's. The signage is already in place.

2 Site and surroundings

- 2.1 The site is an Italian restaurant named Sinatras and is a terraced brick building, South of the site is the principal access route of James Street, to the north-east is number 2 James Street and number 6 to the south-west. Numbers 7, 9 and 11 face the site. The site is within the Kimberley Conservation Area.

3 Relevant Planning History

- 3.1 No relevant planning history post 1974.

4 Relevant Policies and Guidance

4.1 **Part 2 Local Plan 2019**

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

- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets.
- Policy 18: Shopfronts, Signage and Security Measures

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

- Section 12: Achieving well-designed places (Paragraph 132)
- Section 16: Conserving and enhancing the historic environment

5 Consultations

- 5.1 **Council's Conservation Officer:** Objects: This application relates to a proposal that has already been objected to with BBC Enforcement. Internally illuminated signage for commercial premises is not supported within a town centre conservation area setting. There is no objection to external lighting, such as trough lighting or uplighting. However internally illuminated signage is wholly contrary to the conservation area setting. There is no objection to the new signage or the hanging sign, but there is an objection to the internal illumination. Internally illuminated signage is contrary to all supplementary planning documents relating to town centre signage. BBC does not have an adopted SPD for town centre design, but a cursory review of any neighbouring SPD's can confirm this. Conservation Officer refers to two appeal decisions which support this approach.

5.2 **The Highway Authority:** No objections

5.3 Cllr C Carr - Kimberley Ward – no comment

5.4 Cllr A Cooper - Kimberley Ward – no comment

5.5 Cllr W Mee - Kimberley Ward – no comment

6 Assessment

6.1 The main issues for consideration relate to whether the principle of an internally illuminated sign, fascia board and hanging sign are appropriate within the Kimberley Conservation Area.

6.2 **Visual Amenity and Impact on Conservation Area**

6.2.1 Paragraph 132 of the NPPF states the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system, controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

6.2.2 Policy 18 of the Part 2 Local Plan states that proposals for signage should be granted consent provided that; they relate well to the design of the building concerned, are in keeping with the frontage as a whole and respect the character of the area.

6.2.3 The fascia sign board measures 70cm in height and 7.2m in length across the front of the building. It is set 2.3m above the ground level. The board is black with white lettering saying 'Sinatra's' and in smaller writing to either side the phone number and 'Italian restaurant'.

6.2.4 The hanging sign measures 450cm by 450cm and is 2.8m above ground level. It projects from the building by 565cm and is black with 'Sinatra's' in white lettering, which is internally illuminated. No information on the luminance level has been provided.

6.2.5 The Conservation Officer stated:

I have reviewed the submitted plans. This application relates to a proposal that I have already objected to with BBC Enforcement. Internally illuminated signage for commercial premises is not supported within a town centre conservation area setting. There is no objection to external lighting, such as trough lighting or uplighting. However internally illuminated signage is wholly contrary to the conservation area setting. There is no objection to the new signage or the hanging sign, but there is an objection to the internal illumination. Internally illuminated signage is contrary to all supplementary planning documents relating to town centre signage. BBC does not have an adopted SPD for town centre design, but a cursory

review of any neighbouring SPD’s can confirm this. Conservation Officer refers to two appeal decisions which support this approach.

6.3 Public Safety

6.3.1 It is considered that the amenity impact of the proposed signage will be minimal as it is similar to those already on James Street and there will be no increase in massing or scale.

6.4 Access

6.4.1 The signage has no impact on existing access arrangements.

7 Planning Balance

7.1 The benefits of the proposal are that the sign is an improvement design wise on the previous sign and the improved signage may result in increased footfall to James Street and the business, contributing to the vitality and viability of Kimberley Town Centre.

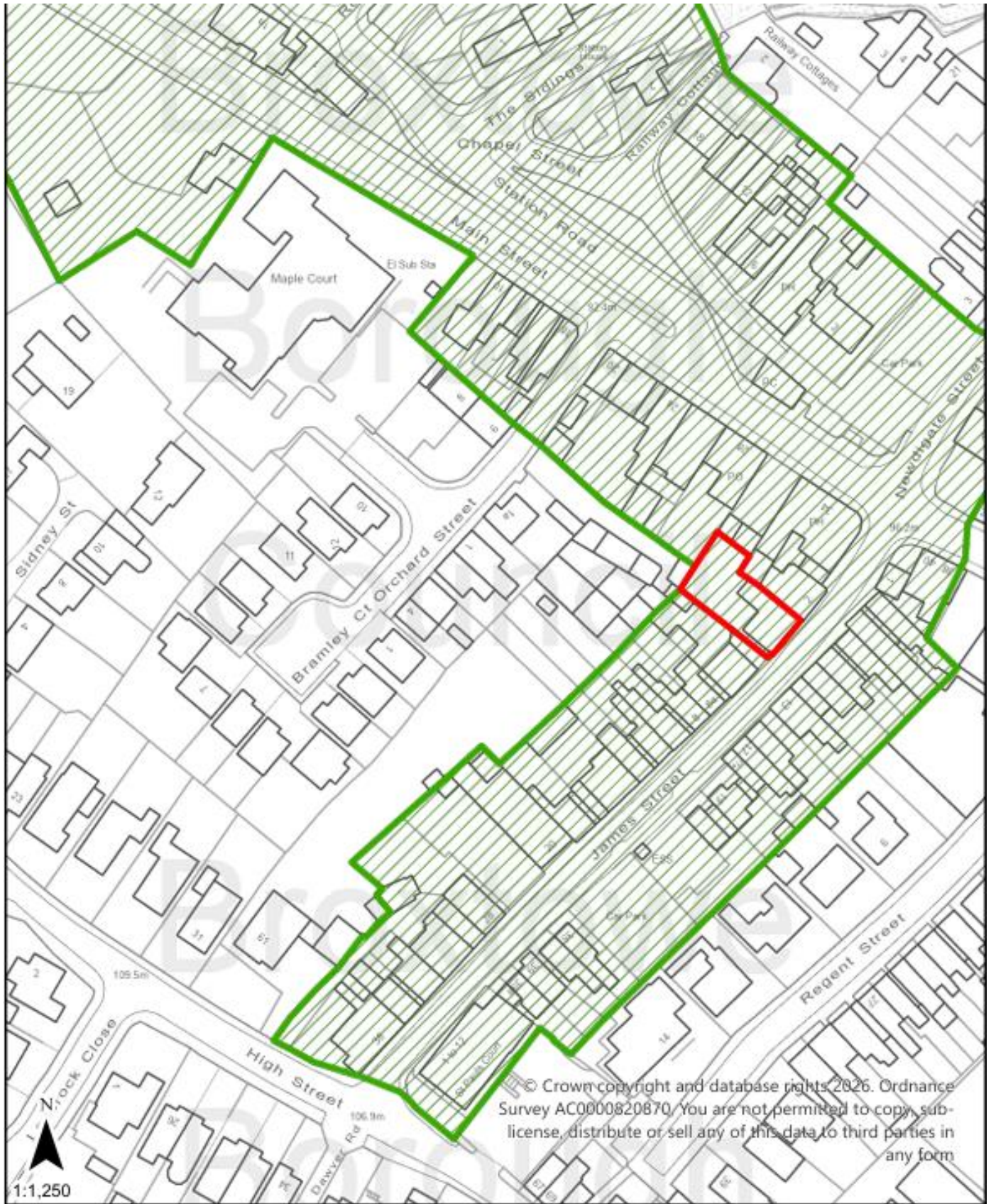
7.2 The negative impacts are the illuminance of the sign being an inappropriate feature within the Kimberley Conservation Area.

7.3 On balance the harm to the Kimberley Conservation Area outweighs the benefits to the business and advertisement consent should not be granted.

8 Conclusion

Refuse advertisement consent.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons.	
1.	The new fascia sign, by virtue of the internally-illuminated design of the restaurant name/lettering, causes harm to the character of James Street and therefore fails to maintain and enhance the character and appearance of the Kimberley Conservation Area. The development is therefore contrary to Policy 18 and Policy 23 of the Part 2 Local Plan (2019) and Section 16 of the National Planning Policy Framework (2024).

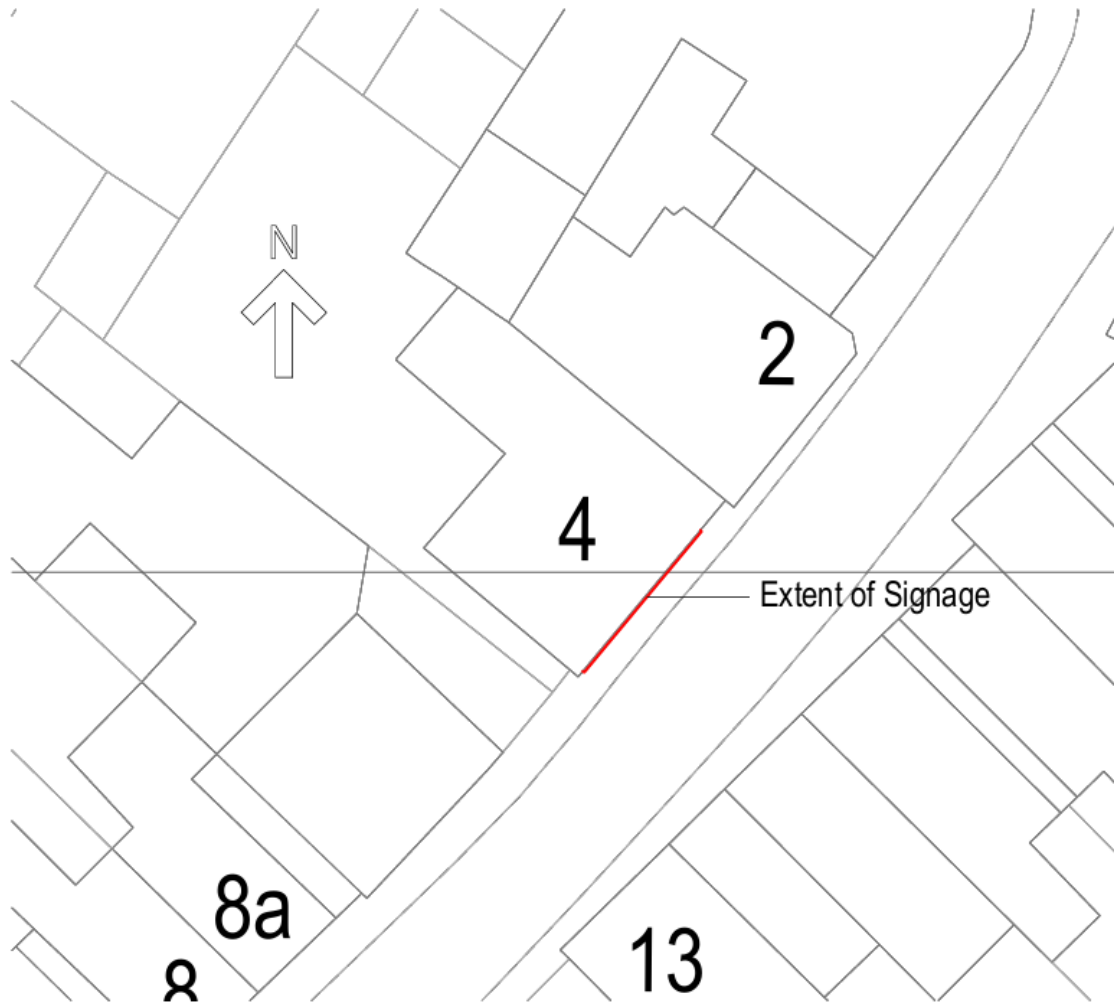


Legend

 Conservation Area

 Site

Plans (not to scale)



© This drawing is copyright and may not be altered, traced, photographed, electronically copied or used for any other purpose other than for which it is issued, without written permission from M.M. Cully.



Existing Front Elevation



Removed Sign



Section



Proposed Front Elevation



New Sign



Section

Report of the Chief Executive

APPLICATION NUMBER:	26/00136/FUL
LOCATION:	19 Holden Crescent, Nuthall, NG16 1BW
PROPOSAL:	Construct single storey front, two storey front and side, and two storey rear extensions

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

1. Purpose of the Report

1.1 The application seeks planning permission for the construction of a single storey front, two storey front and side, and two storey rear extensions.

2. Recommendation

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

3. Detail

3.1 The application seeks permission for a single storey front, two storey front and side, and two storey rear extensions.

4. Financial Implications

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

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

5. Legal Implications

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

6. Data Protection Compliance Implications

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

7. Background Papers:

7.1 No background papers.

Appendix

1. Details of the application

- 1.1 The application seeks permission for a single storey front, two storey front and side, and two storey rear extensions

2. Site and surroundings

- 2.1 The application site is a two storey detached dwelling, with existing front porch and constructed of brick with clad elements. The site is located on a corner plot with the principal access route of Holden Crescent to the south and rear garden to the north. Number 17 Holden Crescent is adjacent to the south-west and number 21 to the east. 52 Watnall Road borders the rear garden from the west. Directly north of the site is an open field.

3. Relevant Planning History

- 3.1 No relevant planning history post 1974.

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

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

- 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 17 - Place-making, design and amenity.

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

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making.
- Section 12 - Achieving well-designed and beautiful places

5. Consultations5.1 **Consultees**

- Cllr P J Bales – Watnall & Nuthall West – no comment
- Cllr J M Owen – Watnall & Nuthall West – called in to committee
- Nuthall Parish Council – no comment

5.2 Three neighbours were consulted on the application. There were three objections received. The objections were on:

- Design/Appearance – out of keeping with character of the cul-de-sac and surrounding street scenes
- Massing and Scale being disproportionate to the existing dwelling
- Loss of light
- Loss of privacy
- Impact on parking
- Sense of enclosure
- Disturbance and noise
- Impact on adjacent trees

6. Assessment

6.1 Principle

6.1.1 The principle of a single storey front, two storey front and side, and two storey rear extensions is deemed acceptable in regard to the existing character of the dwelling and of the surrounding area.

6.2 Design

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

6.2.2 The proposed two storey rear extension will protrude from the existing rear elevation by 3m, having a width of 6.5m. The rear extension will have an eaves height of 4.7m and ridge height of 6.5m, which is slightly lower than the ridge of the existing dwelling. No new side elevation windows are proposed in the two storey rear extension, with the space creating room for a kitchen/family room to the ground floor and two bedrooms to the first floor.

6.2.3 The single storey front extension will bring the principal elevation of the ground floor forwards by 1.2m, extending the length of the house by 8m. The proposed front extension will have an eaves height of 2.3m and ridge height of 3.1m. With two new windows to the frontage and new front door.

6.2.4 The proposed two storey front and side extension will be at an angle off the existing dwelling, to account for the site being a corner plot. To the ground floor, the proposed extension will protrude at the rear by 3.6m, then having a length of 8m and coming back in at the frontage by 3.7m. To the ground floor this will create space for a single garage, games room and utility room. There

will be bi-fold doors into the rear garden from the games room, with doors also from the garage to the front and rear. There are no side elevation windows proposed. To the first floor the extension will sit above and have the same dimensions, creating space for a master bedroom, ensuite and dressing room. The master bedroom will have two Juliet balconies both facing out north towards the adjacent field. There are no windows proposed facing number 21 Holden Crescent.

- 6.2.5 Information provided on the submitted application form indicates that the extensions will be constructed using brick and roof tiles both to match those used on the existing dwelling.
- 6.2.6 Whilst acknowledging that there will be a significant increase in massing and scale, the proposal has been designed with consideration the sites constraints and location within a corner plot. The design is considered to be 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 17 Holden Crescent is to the south. The proposed two storey side extension will not be visible from number 17. The two storey rear extension will be close to the boundary, with no windows proposed facing number 17 so any overlooking or loss of privacy should be minimal. As the site sits north of number 17, the extension should cause a minimal loss of light.
- 6.3.3 21 Holden Crecent is to the east. The proposed two storey rear extension will be at a sufficient distance and angle away from number 21. The two storey side element of the proposal will be 4.5m from the boundary with number 21, with no windows proposed that will face number 21, meaning any loss of privacy or overlooking will be minimal. Because of the orientation of the plot, number 21 are unlikely to experience loss of light, as number 21 sits to the east. There is one first floor window in the side elevation of number 21 which will face the proposal, however this will not look into any new proposed windows and the direction of light means this window should experience minimal loss of light.
- 6.3.4 Plum Tree House to the west, will be minimally impacted as the proposed two storey rear extension will be 9.1m from the building. There is one small side elevation window to the ground floor of Plum Tree House, but the distance means any loss of light, overlooking or loss of privacy should be minimal.

6.4 Access

- 6.4.1 It is considered that the proposed side extension and removal of existing porch will have minimal impact on the access to and from the application site, as

well to the adjacent neighbouring properties. This is because the access route and existing parking arrangements will be unaffected.

7. Planning Balance

7.1 On balance, whilst acknowledging the increase in mass and scale, the proposal is deemed acceptable in terms of design, amenity and access and permission should be granted.

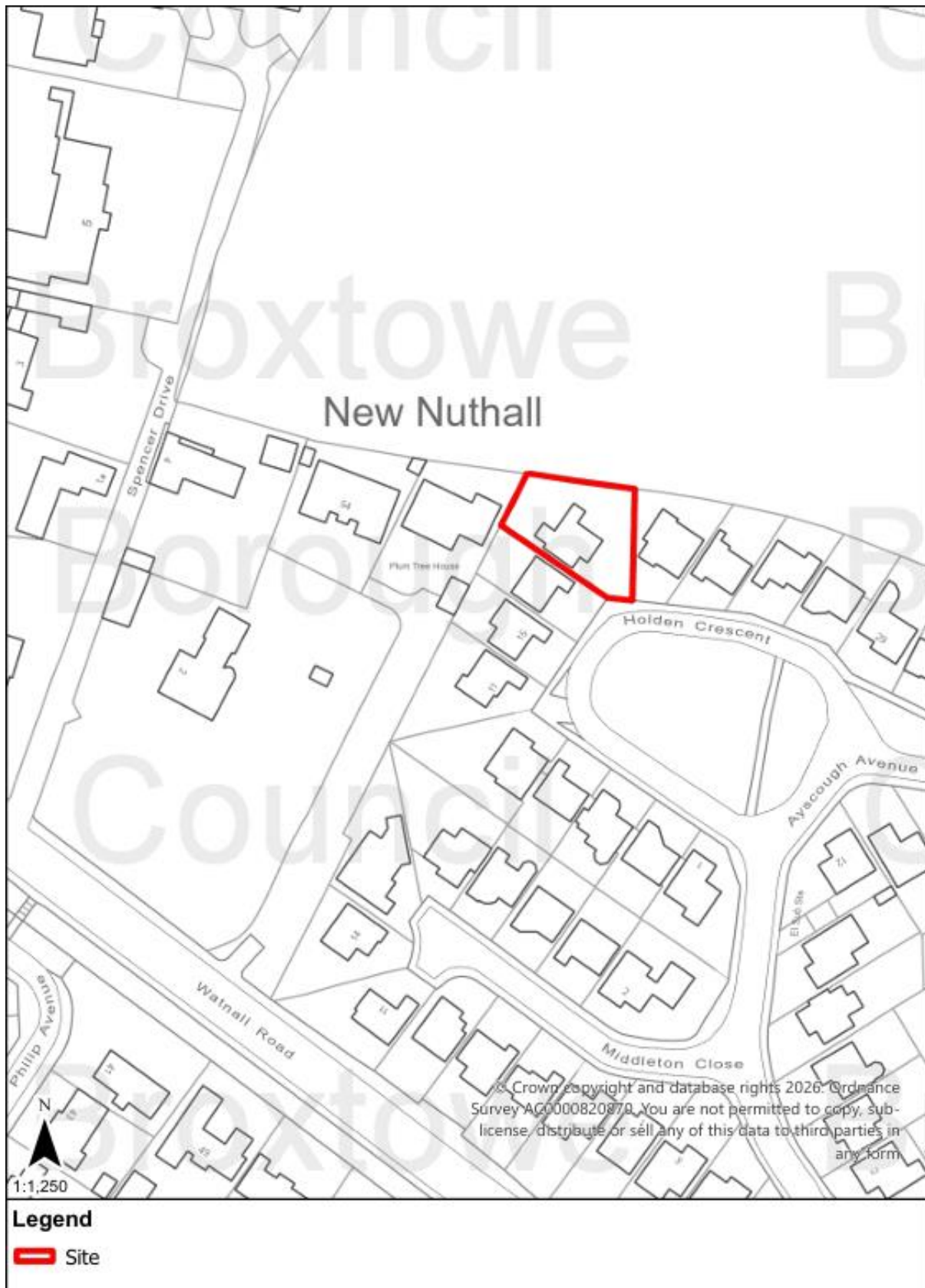
8. Conclusion

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

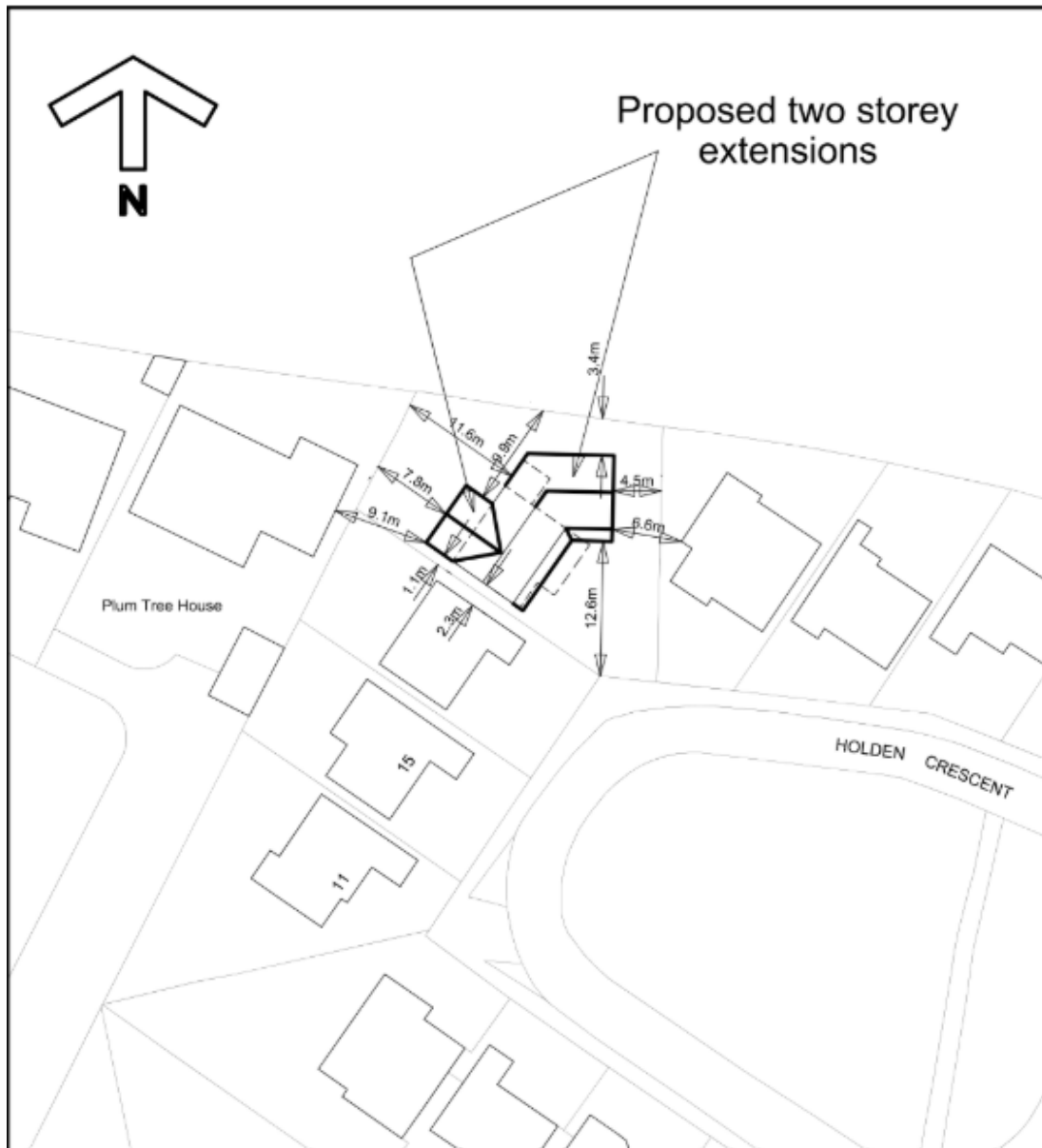
<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:</p> <p>(i) the following conditions:</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Block Plan (1:500) and Proposed Plans and Elevations received by the Local Planning Authority on 26 February 2026.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The proposed single storey front, two storey front and side, and two storey rear extensions shall be constructed using the materials annotated on the application form received by the Local Planning Authority on 26 February 2026.</p>

	<p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
	<p>NOTES TO APPLICANT</p>
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>

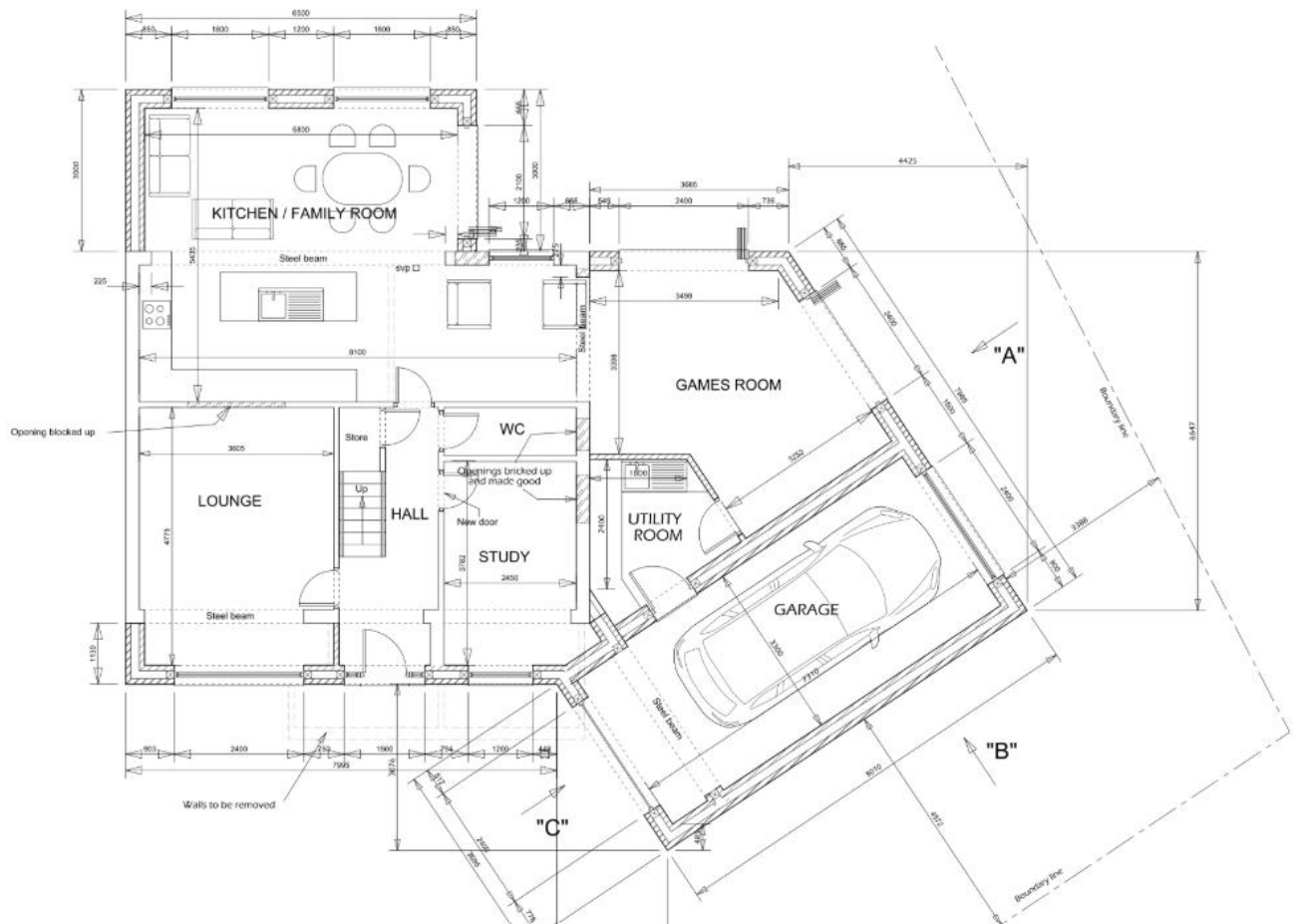
Map



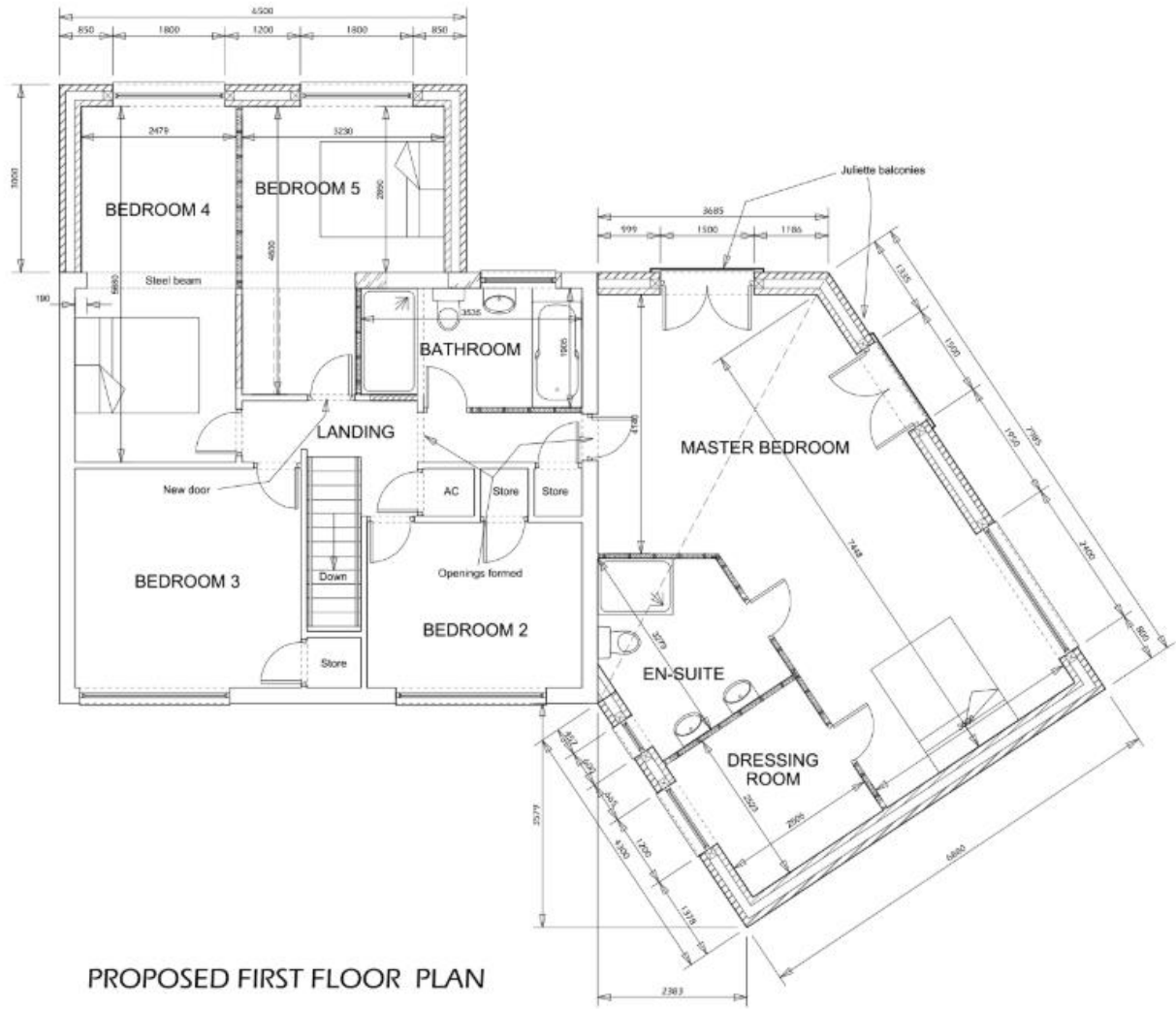
Plans (not to scale)



Proposed Block Plan.



Proposed ground floor plan.

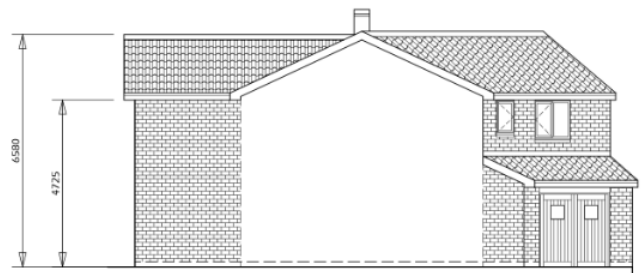


PROPOSED FIRST FLOOR PLAN

Proposed first floor plan.



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

This page is intentionally left blank

Report of the Chief Executive

APPLICATION NUMBER:	26/00040/FUL
LOCATION:	Land At Rear Of 1A To 1D Willoughby Street, Portland Street Beeston Nottinghamshire
PROPOSAL:	Construct apartment building to create 8 x 1 bedroom apartments over three floors, and associated landscaping works.

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

1. Purpose of the Report

1.1 The application seeks full planning permission to construct an apartment building consisting of eight, one bedroom apartments over three floors with associated landscaping works on land to the rear of 1A to 1D Willoughby Street, Portland Street Beeston Nottinghamshire.

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 construct an apartment building consisting of eight, one bedroom apartments over three floors with associated landscaping works on land to the rear of 1A to 1D Willoughby Street, Portland Street Beeston Nottinghamshire.

3.2 Two parking spaces and 10 cycle storage spaces are provided to the rear.

3.3 Each apartment will have an open plan living, kitchen, dining area, a bathroom and bedroom. The two roof apartments will have en-suites serving the bedrooms instead of bathrooms.

3.4 The main planning issues consist of whether the principle of residential development is suitable on this site in this town centre location, if the height, scale, massing and design are appropriate, if the living conditions of existing surrounding neighbours and future occupiers has been considered accordingly and if sufficient parking and landscaping has been provided to serve the scheme.

3.5 The benefits of the scheme are providing eight additional homes on a brownfield site within a town centre location which will not only benefit the borough but the economy of Beeston town centre. The site is currently used as informal parking and residential accommodation is considered to be a

practical use for this site, especially considering this is largely a residential area.

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.

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:

N/A.

Appendix

1. **Details of Application**

- 1.1 The application seeks full planning permission to construct an apartment building consisting of eight, one bedroom apartments over three floors with associated landscaping works on land to the rear of 1A to 1D Willoughby Street, Portland Street Beeston Nottinghamshire.
- 1.2 Two parking spaces and 10 cycle storage spaces are provided to the rear.
- 1.3 Each apartment will have an open plan living, kitchen, dining area, a bathroom and bedroom. The two roof apartments will have en-suites serving the bedrooms instead of bathrooms.

2 **Location and Site Characteristics**

- 2.1 The site is located within Beeston town centre on Portland Street, within walking distance of the primary shopping frontage on High Road.
- 2.2 The site consists of hardstanding and serves informal parking. A wire fence encloses the site from Portland Street.
- 2.3 The site is enclosed by an office building to the north east, the rear of shop buildings to the north west, residential properties and a single storey church office to the south west and residential properties beyond Portland Street to the south east.
- 2.4 The site is occupied within a residential/ commercial area and is characterised by mainly terrace and semi-detached red brick properties with gable roofs. The office building enclosing the site is two storeys with a gable roof with air conditioning units facing the site. This neighbouring office building site is owned by the applicant. The piecemeal buildings enclosing the site to the north west are single storey and temporary in appearance. The terrace properties to the south west have rear gardens with fences adjoining the site. The church office building to the south west abuts the boundary of the site.

3 **Relevant Planning History**

3.1	Planning		
	20/00088/FUL (Office block next door)	Retain and upgrade six existing air conditioning units in amended position	PERC
	25/00894/FUL (Office block next door)	Proposed external alterations to existing building by way of new and altered window openings within side elevations.	PERC

4 **Development Plan Policy**

4.1 National Planning Policy

National Planning Policy Framework 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

4.2 Local Planning Policies

4.2.1 **Part 1 Broxtowe Aligned Core Strategy 2014**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 6: Role of Town and Local Centres
- Policy 8: Housing, Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity

Part 2 Local Plan 2019:

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

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

5 **Consultee and Third Party Comments**

5.1 **Consultees**

- **Environmental Health** – no objection subject to the request of a noise report to satisfy that the air conditioning units will not significantly impact the living conditions of future occupiers, the submission of a Construction Management Plan and prohibiting construction outside of specified hours. An advisory in respect of prohibiting burning waste is advised.

- **Private Sector Housing** – appropriate fire safety measures are installed that are suitable to the design and layout of the property to ensure protection for each occupied and communal areas.
- **Environment - Bins** – no comments received.
- **NCC Highways** – (27.4.26) - The access is an insufficient width and will need to be 5.8m in width to comply with current standards. Bin store collection point will need to be shown near the access point (no decrease in the 5.8m). Visibility splays of 2.4m x 43m in both directions will need to be shown on a revised plan. They currently cut through buildings on both sides and are not clear of obstructions, if an access is to be constructed. Given the location being within the town centre location, and the access width being substandard, together with loss of on street parking on street, it would be advised that no car parking is provided for the apartments. A plan showing the above requirements will need to be submitted, before the Highways Authority can comment further.
- **Cllr G Bunn - Beeston Central Ward** – Do not object to the potential use of this land for flats, but significant concerns over internal space standards, lack of accessibility e.g. disabilities, lack of parking, landscaping (lack of amenity space/trees/greenery), and loss of light to neighbouring properties which the study shows to be significant. See Policy 17 in local plan especially, e.g. "Provides sufficient, well-integrated, parking and safe and convenient access; provides attractive, clearly-defined and safe private and public spaces; provides adequate external storage and amenity space; ensures a satisfactory degree of amenity for occupiers of the new development and neighbouring properties; enables convenient use by people with limited mobility; encourages walking and cycling; and incorporates ecologically sensitive design, with a high standard of planting and features for biodiversity;". It is also out of keeping with the houses opposite and fails to meet the following: "Policy 10 - All new development should be designed to: a) make a positive contribution to the public realm and sense of place; b) create an attractive, safe, inclusive and healthy environment; c) reinforce

valued local characteristics; d) be adaptable to meet changing needs of occupiers and the effects of climate change" The site is surrounded by narrow roads with heavily restricted parking and we get frequent complaints about accidents. It's already dense terracing opposite and this will compound the problem.

- **Cllr V Smith - Beeston Central Ward** - no comments received.

5.2 Neighbours

- 16 neighbours were consulted on the application, four objections were received and one raising no objection which can be summarised as follows:
 - At home business relies on a quiet and private environment which will be compromised by construction noise and vibration and additional residents with increased comings and goings, refuse collection, general occupancy noise and noise associated with additional residents
 - Creates unsafe environment for existing clients who attend at home business
 - Increase in traffic, parking demand and congestion
 - Impact on privacy and feeling overlooked
 - Existing parking on Portland Street operates under a permit based system
 - If proposed scheme only provides two spaces and renders existing on-street parking unusable it will result in loss of parking for whole street
 - Parking restrictions would then mean there is not on-street parking available for existing residents
 - Concerns in respect of dust, noise and air pollution
 - Appropriate mitigation measures via a Construction Management Plan should be provided and regular window cleaning for neighbouring properties from dust generating activity
 - Amendments do not address risks posed to at home business

6 Assessment

6.1 Principle

- 6.1.1 Policies 8 and 15 of the ACS (2014) and P2LP (2019) state that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes. Policy 17 of the P2LP (2019) states that permission will be granted for development which integrates into its surroundings, creates well defined streets and places, provides adequate amenity space, ensures a satisfactory degree of amenity and does not prejudice the satisfactory development of a wider area. Policy 10 (d and e) of the ACS states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development. Policy 6 of the ACS states that vitality and viability of all centres will be maintained and enhanced.

- 6.1.2 The site is within an existing residential area and provides an opportunity to provide additional housing outside of the Green Belt. There is also a need to increase housing supply which sites such as this can help deliver. The provision of eight flats on this brownfield site is considered to be a benefit in terms of contributing to the provision of homes in the borough, especially given its location within Beeston town centre. The principal of residential development in this location is considered to be acceptable given the site is located within an urban and highly sustainable location within Beeston town centre which is served by regular public transport links.
- 6.1.3 The site is currently underutilised as an informal parking area and therefore the addition of eight dwellings is considered to be a positive use of this space.
- 6.1.4 To conclude, the NPPF encourages residential development within town centres to support their vitality and viability, particularly higher density living such as the development proposed. Allowing development such as this promotes the long term viability of a town centre by making use of existing vacant spaces and increasing footfall. Therefore, it is considered the principle of residential development on this site is acceptable.
- 6.2 Design
- 6.2.1 During the course of the application it was advised that the massing and scale of the building was significant and appeared out of keeping with surrounding buildings. In addition, it was advised the rear dormer dominated the roof space and should be reduced. The height of the building was reduced by approximately 0.7m. The dormer was not reduced due to it compromising the third floor living areas. Whilst it is accepted only the height was reduced (which now is now a more similar height to the adjacent office building), the apartment building will be shorter in height than the terraced properties opposite on Portland Street. Whilst the massing is relatively substantial, the site is of a size that it can support this and would not warrant refusal only. Furthermore, the expanse of the building is not dissimilar to that of the terrace properties opposite.
- 6.2.2 Whilst it is acknowledged it does not strictly follow the traditional design of the properties along Portland Street, it does follow design cues such as having a gable roof, resembling a line of terrace properties and being constructed from slate, brick and stone. However, there is still a mix of different designed buildings within the immediate area and there is no requirement to replicate what is existing. The proposed front elevation will be broken up by windows, false windows and a modest porch style overhanging element. The windows and doors between the ground and first floor and ground to second floor in the rear elevations have an element of symmetry and reflect a cohesive design.
- 6.2.3 Whilst the dormer is relatively large, it will be largely obscured from view from Portland Street and only glimpsed at particular angles. It will be clad with a standing steam cladding.
- 6.2.4 Manufacturing details and samples of external facing materials will be requested to ensure the overall finish of the development reflects an acceptable appearance.

- 6.2.5 To conclude, it is considered the design and layout of the building is acceptable and responds to the plot size and will not appear out of character with the area.
- 6.3 Amenity
- 6.3.1 During the course of the application, concerns were raised that the positioning of the apartment block would pose a significant impact on the living conditions of no. 1D Willoughby Street due to the fact this property has a short rear garden which would have caused an overbearing impact. The original position of the building meant the south west elevation was approximately 0.5m from the boundary where an access way/no. 1D's garden adjoined. The building was repositioned to the north east of the site meaning there is now a separation distance of approximately 4m from the south west elevation to the boundary with boundary with the access way/no. 1D's rear garden. Given the orientation of no. 1D's garden being north east, it will already experience a diminished amount of light and whilst it is acknowledged the building will impact this garden in terms of its presence, it is considered the approximate 4m is an acceptable separation distance that would not warrant refusal. Furthermore, the site is located within the town centre where higher density living is expected and smaller gardens with larger intrusive buildings within closer proximity are expected and accepted.
- 6.3.2 No. 1C and 1B Willoughby Street are within a terrace of three properties with no. 1B Willoughby Street and are positioned to the north west of 1D. The rear elevation of the apartment building will stop short of the rear boundary of no. 1C and therefore does not overlap either of these two gardens, so whilst the building will be visible, it will be at an oblique angle and therefore it is considered not be detrimental to the living conditions of these two adjoining neighbours.
- 6.3.3 The apartment block will be built relatively close to Portland Street. The predominant built form on Portland Street is largely characterised by terrace properties with small front paved gardens. The road itself is relatively short in width. It is acknowledged that the apartment building will be within close proximity to nos. 10, 12, 14 and 16 Portland Street; however, there is an intervening road and the building is facing front elevations and not rear elevations or private rear amenity space. This is a highly urbanised area and the town centre boundary runs directly through Portland Street meaning developments with these close relationships are widely accepted and are not refusable on amenity grounds.
- 6.3.4 The apartment block is within close proximity to the office building to the north east. The south west of the office building has a number of windows that will be completely blocked by the apartment block. As this is not a residential building, this would not be a sufficient to refuse the development on and therefore this relationship is accepted.
- 6.3.5 The apartment block is considered to be a sufficient distance from all other remaining residential dwellings that there will not be a significant impact on living conditions.

6.4 Ecology

- 6.4.1 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. The site is hardstanding (sealed surface) and is effectively exempt from the 10% net gain requirement. However, a small amount of landscaping is proposed and details of such will be conditioned to provide further information prior to commencement.

6.5 Access and Parking

- 6.5.1 Policy 17 of the Part 2 Local Plan 2019 states that planning permission will be granted for new development that provides sufficient, well-integrated parking and safe and convenient access. Policy 10 of the Aligned Core Strategy states that development should be designed to reduce the dominance of motor vehicles. In relation to assessing the highway impacts of a proposal, paragraph 116 of the National Planning Policy Framework states that development should only be refused on transport grounds where the residual cumulative impacts are severe. Whilst paragraph 112 refers to the setting of local parking standards rather than the determination of planning applications, it provides a list of factors which should be taken into account, including the availability of and opportunities for public transport and the type, mix and use of the development. Policy 10 of the Aligned Core Strategy states that development should be designed to reduce the dominance of motor vehicles.
- 6.5.2 During the course of the application concerns were raised in respect of the positioning of the building and its impact on the amenity of no. 1D Willoughby Street. The building was repositioned closer to office building to the north east. In doing this, the access to the site has switched positions to the side of no. 1 Willoughby Street.
- 6.5.3 The Highways Authority provided comments and stated that a revised plan should be submitted to show sufficient visibility splays and access width, alongside a bin storage near the access point. However, the comments then go on to say that given the location being town centre, the substandard access width and loss of on street parking that the development should be “no parking”.
- 6.5.4 To clarify, it is considered unreasonable to ask for visibility splays (which cannot be met due to obstructions of buildings) and the access width to the site increased if the scheme will have no parking spaces. The permitted parking on Portland Street will remain in-situ and it is the responsibility of the developer to apply for a Traffic Regulation Order (TRO) to reposition this. Until it is agreed by a TRO, the permitted parking will essentially block the access into the site if the developer chose to build without the TRO agreed. The site also shares access with shops that rely on an access from this site. It is not a material planning consideration that the development, rear shop access and permitted parking on Portland Street could all be in dispute of access rights and blocking one another subject to an approval of the application and the application is determined on its own merits.

- 6.5.5 In respect of the visibility splays requested by the Highways Authority, cars already enter and exit this site due to the access required to the rear of the shops and given the width and length of the road and the parking bay, it is likely cars will drive slowly and with caution that not meeting the requirements is not detrimental to highway safety.
- 6.5.6 Therefore, the plans were amended to remove the two parking spaces and it will be a no parking development. Given that the building is within the town centre and within an extremely sustainable area, within walking distance of shops, amenities, public transport links and each flat has one bedroom, indicating that car ownership would be low, it is considered this arrangement is acceptable and would not warrant refusal. Furthermore, the building will be marketed as a no-parking development meaning future occupiers will be aware that there is no parking available directly associated with the site. If any future occupants do have cars, the parking restrictions on nearby roads will ensure that cars are dispersed to no cause a significant build-up of on-street parking outside the development.
- 6.5.7 It is noted that directly outside the site there is a permitted parking bay and that future occupiers are entitled to apply for a permit to potentially gain access to using this space. However, this is not guaranteed and is at the discretion of Nottinghamshire County Council as Highways Authority.
- 6.5.8 During the course of the application concerns were raised in respect of the positioning of the building and its impact on the amenity of no. 1D Willoughby Street. The building was repositioned closer to office building to the north east. In doing this, the access to the site has switched positions to the side of no. 1 Willoughby Street. This means the access into the site will be directly through the permitted parking bay. As the site is now a no parking development, vehicles associated with the building will not require access and therefore it is unjustified in planning terms to ask for a Traffic Regulation Order to amend the parking bay which overlaps the access. However, it is acknowledged that the rear of shops from High Road that face into the site from the north west do have a right of access into the site which may be used for deliveries. Given this is a right of access matter, in planning terms, this is non-material and considered to be a civil matter between the land owner and shop owners. Therefore, there is a possibility the land owner may still apply for a Traffic Regulation Order to amend the parking bay away from the access but in planning terms it is unreasonable to request this via a condition on this planning decision.
- 6.5.9 To conclude, whilst no parking is proposed, it is considered given the town centre location, the flats being one bedroomed, car ownership being likely to be low and access to regular bus/tram services, the development is acceptable on highway safety grounds and would not result in an increase in on-street parking demand to such an extent as to demonstrably harm living conditions of neighbouring occupants.

6.6 Other Matters

- 6.6.1 It is acknowledged there will be a degree of noise and disturbance whilst construction is undertaken on site. However, anything deemed excessive can be reported to the Council's Environmental Health Department. Construction hours will also be conditioned to ensure the noise is kept outside of unsociable hours. It is considered this is sufficient to protect the living conditions of surrounding neighbours.
- 6.6.2 The introduction of eight flats is not considered to introduce an unacceptable degree of noise to the locality. Given this is a town centre location, a degree of noise and disturbance outside of a typical suburban area is expected and with the introduction of this number of flats will not likely increase this to an unacceptable level.
- 6.6.3 A Construction Method Statement will be requested as part of a pre-commencement condition to ensure dust and noise is controlled to an acceptable level.
- 6.6.4 The developer has agreed to liaise directly with affected neighbours for regular window washing throughout the construction phase. Given this is outside of the reasonable remit of what can be requested via planning conditions, this will not be conditioned.

7 Conclusion

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

8 Recommendation

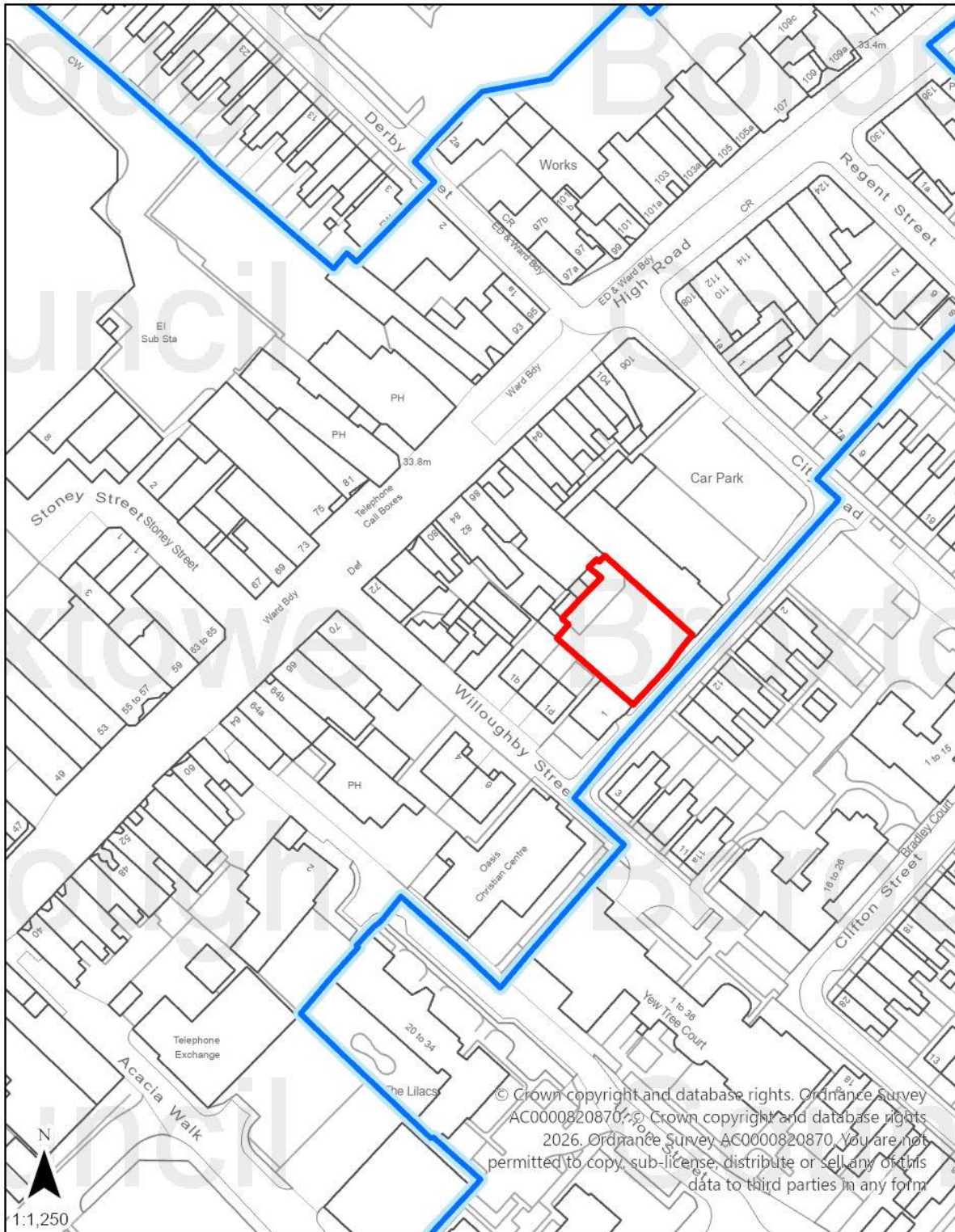
- 8.1 It is recommended that planning permission be Granted subject to the following conditions for the reasons stated below.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:</p> <p>(i) the following conditions:</p>	
1.	<p>Conditions :</p> <p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with drawings:</p> <p>Received by the Local Planning Authority on 24 April 2026:</p> <ul style="list-style-type: none"> • Proposed Floor Plans ref: 29-25-PL01 Rev C • Proposed Elevations 29-25-PL02 Rev B • Proposed Site plan and Sectional Plan ref: 29-25-PL03 Rev C <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall include:</p> <ul style="list-style-type: none"> a) The means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction of the development; e) a scheme for the recycling/disposal of waste resulting from construction works; and f) details of dust and noise suppression to be used during the construction phase. <p><i>Reason: No such details were provided and the development</i></p>

	<p><i>cannot proceed satisfactorily without such details being provided and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>4.</p>	<p>No development shall commence until details of a noise assessment have been submitted to and approved in writing by the Local Planning Authority. The report shall be prepared in accordance with the provisions of the current BS8233 to predict noise levels at the nearest noise sensitive location. Predictions shall be contained in a report which sets out: a largescale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; a comparison of noise level with appropriate current criteria.</p> <p>Where current criteria are exceeded at any location it should be explained why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.</p> <p><i>Reason: No such details were submitted with the application, due to the location of the building next to air conditioning units and to protect occupiers from excessive external noise and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>5.</p>	<p>No above ground works shall commence until manufacturing details of external facing 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.</p> <p><i>Reason: No such details were submitted with the application and in the interests of the appearance of the development and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>No above ground works shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> a) numbers, types, sizes and positions of proposed trees and shrubs b) details of boundary treatments; c) proposed hard surfacing treatment;

	<p>d) planting, seeding/turfing of other soft landscape areas; and e) timetable for implementation of the scheme.</p> <p>The approved scheme shall be carried out strictly in accordance with the approved details and shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: Insufficient details were submitted with the application and to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>7.</p>	<p>No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.</p> <p><i>Reason: To minimise disturbance to neighbours and in accordance with the aims of aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
	<p>NOTES TO APPLICANT</p>
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
<p>2.</p>	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK</p>
<p>3.</p>	<p>Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.</p>

<p>4.</p>	<p>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.</p>
<p>5.</p>	<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 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>



Legend

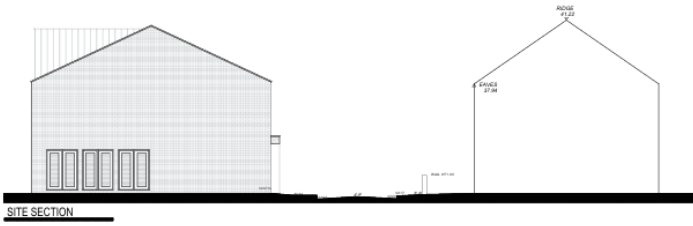
-  Site
-  Town Centre Boundaries

Plans (not to scale)



Site Plan (office building with car park outlined with blue line is in ownership of applicant)

Plans (not to scale)



SITE SECTION

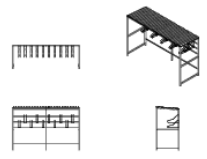
PROPOSED SCALE 1:100



STREET SCENE

PROPOSED SCALE 1:100

The Bike Storage Company
Vertical Bike Hanger Shelter



- Standard dimensions: 3345mm x 2220mm x 1870mm
- Available in galvanneal steel or polycarbonate panels to a RAL colour
- Available in 5, 8, 10, 12 & 14 spaces
- 30mm spacing between vertical bike racks
- Open fronted or gate option (swing or sliding)
- Modular design, can be extended or altered to suit almost any size
- Underground or overground use

PROPOSED SCALE 1:100



FRONT ELEVATION

SIDE ELEVATION

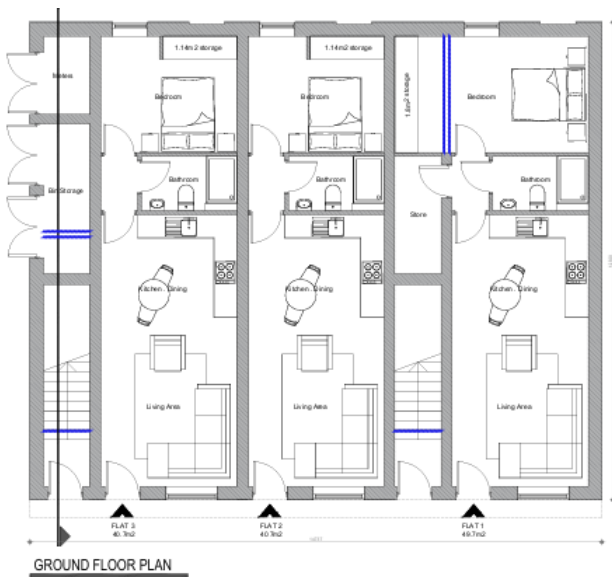
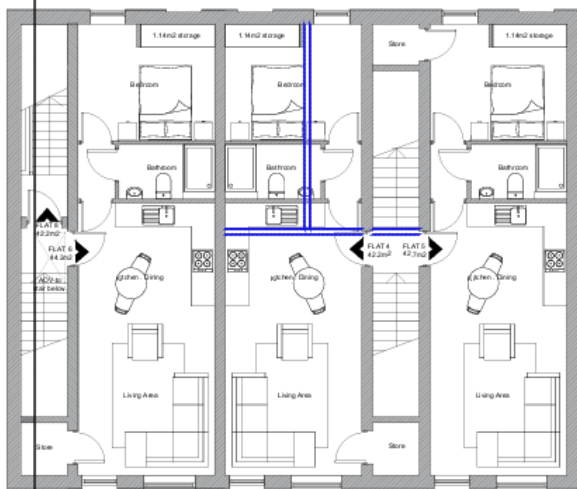
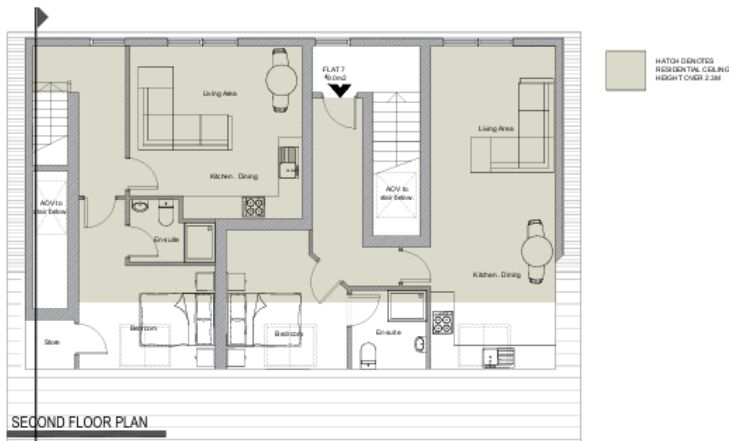
REAR ELEVATION

SIDE ELEVATION

PROPOSED SCALE 1:100

Proposed Elevations

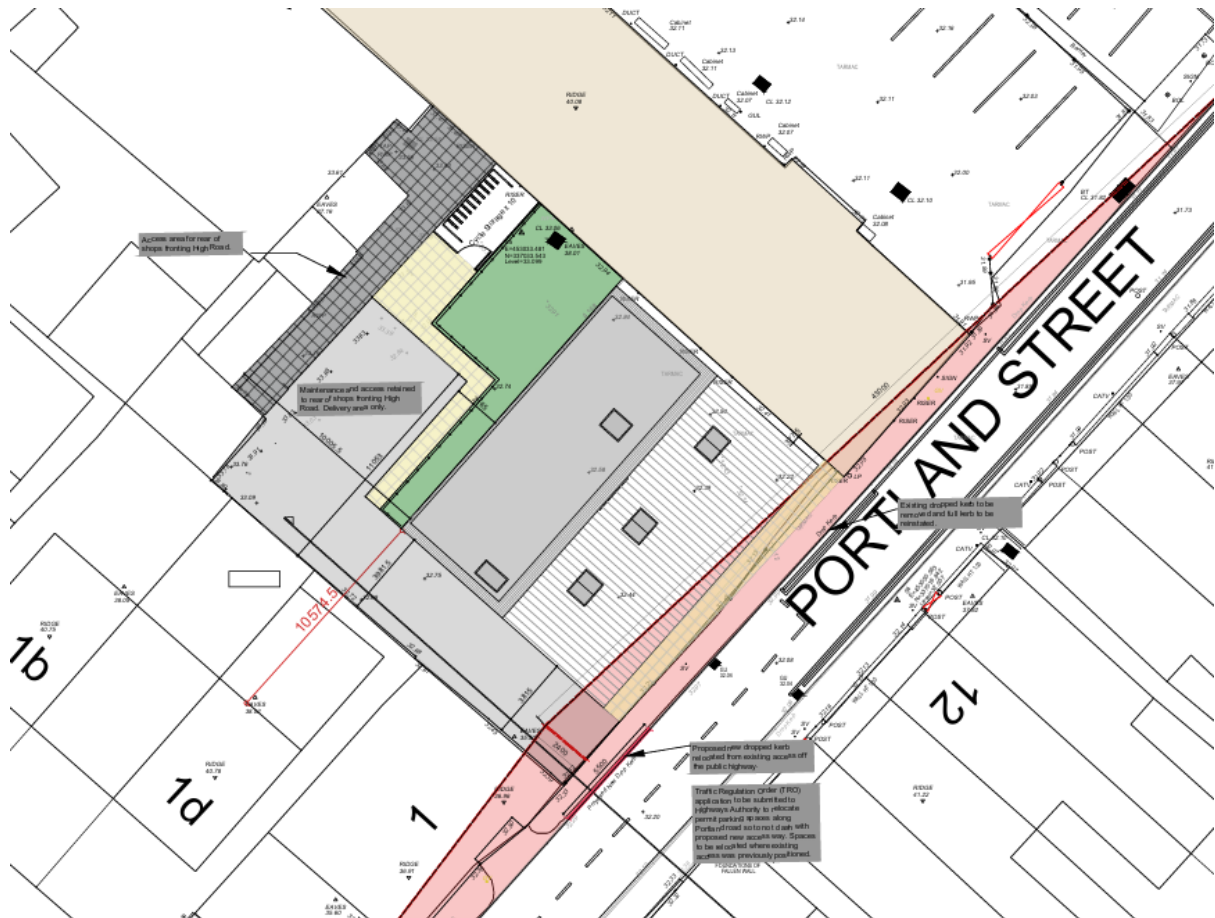
Plans (not to scale)



PROPOSED SCALE 1:50

Proposed Floor Plans

Plans (not to scale)



Site Plan

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
30 March 2026 to 15 May 2026**

CONTENTS

Planning applications dealt with under Delegated Powers

Please note: This list is now prepared in WARD order (alphabetically)

BROXTOWE BOROUGH COUNCIL
DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

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

ATTENBOROUGH & CHILWELL EAST WARD

Applicant	:	Jade Knight	25/00933/FUL
Site Address	:	80 Mottram Road Chilwell Nottinghamshire NG9 4FW	
Proposal	:	External alterations to windows on front and rear elevation. Application of render to all elevations	
Decision	:	Conditional Permission	
<hr/>			
Applicant	:	Mr & Mrs Naghiyev	26/00024/FUL
Site Address	:	5 Audon Avenue Chilwell Nottinghamshire NG9 4AW	
Proposal	:	Construct two storey side, single storey front, side and rear extensions, and dormer to rear. Install ASHP to rear, and solar panels to roof	
Decision	:	Conditional Permission	
<hr/>			
Applicant	:	liam maltby	26/00080/FUL
Site Address	:	138 Bye Pass Road Chilwell Nottinghamshire NG9 5HH	
Proposal	:	Construct greenhouse in front garden	
Decision	:	Conditional Permission	
<hr/>			
Applicant	:	Mr Peter Fowkes	26/00116/FUL
Site Address	:	175 High Road Chilwell Nottinghamshire NG9 5BA	
Proposal	:	Demolish existing conservatory and replace with a new flat roof extension and new gate.	
Decision	:	Conditional Permission	
<hr/>			
Applicant	:	Mr J Simmons	26/00118/TPOW
Site Address	:	College House College Road Chilwell Nottinghamshire NG9 4AS	
Proposal	:	Copper Beech 30 % crown reduction and remove lower branches - TPO/CHI/02/T15	
Decision	:	Conditional Permission	
<hr/>			
Applicant	:	Laila Morris Sterling Petroleum	26/00158/FUL
Site Address	:	Service Station 9 Nottingham Road Attenborough Nottinghamshire NG9 6DN	
Proposal	:	Retain standalone plant room serving the existing petrol filling station.	
Decision	:	Conditional Permission	
<hr/>			
Applicant	:	Mr Peter Stewart	26/00175/CAT
Site Address	:	11 Barratt Lane Attenborough Nottinghamshire NG9 6AD	
Proposal	:	T1 - Cedar - Prune T1 up to 2m from neighbouring property	
Decision	:	No Objection	
<hr/>			
Applicant	:	Mr James Downs	26/00179/CAT
Site Address	:	21 Long Lane Attenborough Nottinghamshire NG9 6BG	
Proposal	:	Limes - re-pollard Cedar - crown reduction 2-3m	
Decision	:	No Objection	
<hr/>			
Applicant	:	Mr C Bethel	26/00192/CLUP
Site Address	:	5 Ferndale Close Attenborough Nottinghamshire NG9 6AQ	
Proposal	:	Certificate of Proposed Lawfulness to create widened vehicular crossing	
Decision	:	Approval - CLU	
<hr/>			
Applicant	:	Mr & Mrs Spendlove	26/00208/CLUP
Site Address	:	63 Clarkes Lane Chilwell Nottinghamshire NG9 5BL	
Proposal	:	Certificate of lawfulness to construct single storey rear extension	
Decision	:	Approval - CLU	

Applicant : Mr Pearce 26/00218/PNH
Site Address : 36 Clumber Avenue Chilwell Nottinghamshire NG9 4BJ
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4 metres, with a maximum height of 3.4 metres, and an eaves height of 2.45 metres**
Decision : **Prior Approval Not Required**

Applicant : Mr Jason Albrecht Portakabin Ltd 26/00235/DEM
Site Address : Portakabin Ltd Nottingham Road Attenborough Nottinghamshire NG9 6DP
Proposal : **Prior approval for proposed demolition of modular building**
Decision : **Prior Approval Not Required**

Applicant : Mr Patrick Noble 26/00242/CAT
Site Address : 38 Long Lane Attenborough Nottinghamshire NG9 6BG
Proposal : **Removal of dead silver birch which has become dangerous owing to rotten branches falling**
Decision : **No Objection**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mr Adam Watson 26/00101/VOC
Site Address : Crabcroft Farm, Crabcroft Barn Awsworth Lane Awsworth Nottinghamshire NG16 2ZP
Proposal : **Removal of condition 3 of application reference 18/00267/FUL in order to regain householder permitted development rights**
Decision : **Refusal**

Applicant : Mr Darron Wilson 26/00144/DOC
Site Address : Unit 1 Rear Of Gate Inn Awsworth Lane Awsworth Nottinghamshire NG16 2RN
Proposal : **Discharge of Condition 3 of planning permission 25/00399/FUL
Condition 3 - Protective Measures for Housing on Gas Contaminated Land construction methods.**
Decision : **Discharge of Conditions**

Applicant : Mr & Mrs Andrew & Michaela Newton 26/00160/FUL
Site Address : The Vicarage The Lane Awsworth Nottinghamshire NG16 2QP
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : Mr Sam Salt Avant Homes Midlands 26/00184/NMA
Site Address : Land West Of Awsworth (inside The A6096), Including Land At Whitehouse Farm Shilo Way Awsworth Nottinghamshire
Proposal : **Non Material Amendment to planning reference 24/00255/VOC
Changes to the boundary treatment of Plots 173 & 174 from a brick screen wall to a timber close board fence**
Decision : **Unconditional Permission**

Applicant : Mr Ryan Vaughan Broxtowe Borough Council 26/00284/DOC
Site Address : Land East Of Stapleford Road Trowell Nottinghamshire
Proposal : **Discharge of Conditions 3, 6, 7, and 8 of planning reference 25/00612/REG3.**
Decision : **Partial Discharged**

Applicant : Mr Ryan Vaughan Broxtowe Borough Council 26/00285/DOC
Site Address : Land East Of Stapleford Road Trowell Nottinghamshire
Proposal : **Discharge of Condition 9 (BNG stat) of planning reference 25/00612/REG3**
Decision : **Partial Discharged**

BEESTON CENTRAL WARD

Applicant : Clint Lee Beeston Floorcraft 26/00163/FUL
Site Address : 1 Padge Road Boulevard Industrial Park Beeston Nottinghamshire NG9 2JR
Proposal : **Retrospective change of use from Use Classes B2 and B8 to Use Classes B2, B8 and E(a)**
Decision : **Conditional Permission**

Applicant : Ms Janet Minshall 26/00195/CLUE
Site Address : 48 King Street Beeston Nottinghamshire NG9 2DL
Proposal : **Certificate of Lawfulness for existing HMO (Use Class C4)**
Decision : **Approval - CLU**

Applicant : Ms Janet Minshall 26/00196/CLUE
Site Address : 56 King Street Beeston Nottinghamshire NG9 2DL
Proposal : **Certificate of Lawfulness for existing HMO (Use Class C4)**
Decision : **Approval - CLU**

Applicant : Ms Janet Minshall 26/00197/CLUE
Site Address : 36 King Street Beeston Nottinghamshire NG9 2DL
Proposal : **Certificate of Lawfulness for existing HMO (Use Class C4)**
Decision : **Approval - CLU**

Applicant : Ms Janet Minshall 26/00198/CLUE
Site Address : 46 King Street Beeston Nottinghamshire NG9 2DL
Proposal : **Certificate of Lawfulness for existing HMO (Use Class C4)**
Decision : **Approval - CLU**

Applicant : Mrs Jenny Wheeldon 26/00200/CLUE
Site Address : 34 Lower Road Beeston Nottinghamshire NG9 2GT
Proposal : **Certificate of Lawfulness for existing HMO (Use Class C4)**
Decision : **Approval - CLU**

BEESTON NORTH WARD

Applicant : Ms Eleni Tsouko 25/00888/ADV
Site Address : Lena's Cuisine And Cocktail Bar 142 Wollaton Road Beeston Nottinghamshire NG9 2PE
Proposal : **Illuminated signage to fascia**
Decision : **Conditional Permission**

Applicant : Mr T King UPP - Broadgate 26/00111/TPOW
Site Address : Street Record Salthouse Court Broadgate Park Student Village Beeston Nottinghamshire
Proposal : **Works to various trees to include pruning, felling and crowning of TPOs around the Broadgate Campus**
Decision : **Conditional Permission**

Applicant : Mr A Lester City Demolition 26/00182/DEM
Site Address : Garages Off Central Avenue Beeston Nottinghamshire
Proposal : **Prior approval for demolition of former tenant garages**
Decision : **Prior Approval Not Required**

Applicant : Mr Pavaneer Singh Heer 26/00193/FUL
Site Address : Walton House 40E Derby Road Beeston Nottinghamshire NG9 2TG
Proposal : **Construct outbuilding to front**
Decision : **Conditional Permission**

Applicant : Mr Andrew Rutherford 26/00236/DOC
Site Address : Land South Of 70 And 72 Sandy Lane Beeston Nottinghamshire
Proposal : **Discharge of Condition 3 (Biodiversity Net Gain) of planning permission 24/00839/FUL**
Decision : **Discharge of Conditions**

Applicant : Mr Andrew Rutherford 26/00238/DOC
Site Address : Land South Of 70 And 72 Sandy Lane Beeston Nottinghamshire
Proposal : **Discharge of Condition 4 (Survey JKW extent), Condition 5 (JKW method statement), Condition 7 (Materials), Condition 9 (Construction / Demolition Method Statement), Condition 10 (Landscape Ecological Management Plan), Condition 11 (Construction Environmental Management Plan) of planning permission 24/00839/FUL**
Decision : **Discharge of Conditions**

BEESTON RYLANDS WARD

Applicant : Mr Benjamin Burman Cadxtra 25/00667/FUL
Site Address : Reckitt Nottingham D-95 Factory 1 Thane Road Beeston Nottinghamshire NG90 2DB
Proposal : **Construct single storey extension and canopy**
Decision : **Conditional Permission**

Applicant : Mr Ralph Baker 26/00053/FUL
Site Address : 206 Canal Side Beeston Nottinghamshire NG9 1LX
Proposal : **Install first floor balcony with sliding door and French doors at ground floor front elevation**
Decision : **Conditional Permission**

Applicant : Mr Matt Thorpe PHYSIQUE EVOLUTION 26/00098/FUL
Site Address : Cromwell Lilac Grove Beeston Nottinghamshire NG9 1PF
Proposal : **Change of use from Class B8 (storage and distribution) to Class E(d) gym**
Decision : **Conditional Permission**

Applicant : Mr Omar El-Haj JJ Food Service Ltd 26/00109/CLU
Site Address : Unit 1 The Parrs Lilac Grove Beeston Nottinghamshire NG9 1PJ
Proposal : **Proposed canopy to front elevation**
Decision : **Approval - CLU**

Applicant : Dr Stefan Rennick-Egglestone 26/00168/PNH
Site Address : 30 Suffolk Avenue Beeston Nottinghamshire NG9 1NN
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.83 metres, with a maximum height of 3.7 metres, and an eaves height of 2.58 metres.**
Decision : **Prior Approval Not Required**

Applicant : Mrs christina chow roberts 26/00181/PNH
Site Address : 28 Suffolk Avenue Beeston Nottinghamshire NG9 1NN
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.83 metres, with a maximum height of 3.70 metres, and an eaves height of 2.10 metres.**
Decision : **Prior Approval Not Required**

BEESTON WEST WARD

Applicant : Mr Alexandros Bitsios-Esposito Espo Espresso LTD 25/00937/FUL
Site Address : 1 Stoney Street Beeston Nottinghamshire NG9 2LA
Proposal : **Construct additional storey to provide a five bedroomed HMO unit (Use Class C4), retain rear infill extension within the rear courtyard, insert new first and second-floor windows on the courtyard elevation, change of use of part of the first floor from shop Use Class E (a) to offices Use Class E (c), and install one vertical ventilation and extraction duct for commercial purposes on the south-east elevation.**
Decision : **Conditional Permission**

Applicant : Mrs J Hiscox 26/00102/TPOW
Site Address : 22 Devonshire Avenue Beeston Nottinghamshire NG9 1BS
Proposal : **30% Crown reduction of 2 lime trees (TPO/BEE/14/T13 and TPO/BEE/14/T14)**
Decision : **Conditional Permission**

Applicant : Mr Ben Bourne 26/00139/FUL
Site Address : Ellis-Fermor & Negus Solicitors 2 Devonshire Avenue Beeston Nottinghamshire NG9 1BS
Proposal : **Construct extension to office and redesign of front elevation, new landscaping to provide new hedge and soft planting area.**
Decision : **Conditional Permission**

Applicant : Elliot 26/00145/CAT
Site Address : 20 Grove Avenue Chilwell Nottinghamshire NG9 4ED
Proposal : **T1 Robinia - Reduce height so that it falls 1-2m beneath the adjacent BT pole, and prune in laterally by approx 1m
T2 Yew - Reduce crown by 1-1.5m and reshape
T3 - Fruit - Reduce to previous points and reshape. Remove vertical shoots.
T4 - Ash - Reduce crown to previous points (approx 3-4m) and reshape.**
Decision : **No Objection**

Applicant : Elliot 26/00146/TPOW
Site Address : 20 Grove Avenue Chilwell Nottinghamshire NG9 4ED
Proposal : **T192 Oak - Reduce crown back to previous points (approx. 1-2m) and remove epicormic up to the crown break at approx. 3m AGL. Justification: Out of shape, encroaching surrounding infrastructure including property and driveway walls.**
Decision : **Conditional Permission**

Applicant : Leah Warner - Tedaldi 26/00162/FUL
Site Address : 2 Rookwood Close Beeston Nottinghamshire NG9 1FS
Proposal : **Construct single storey side and rear extension. Demolition of existing garage**
Decision : **Conditional Permission**

Applicant : Mr Christopher Salter 26/00230/CAT
Site Address : 5 Elm Avenue Beeston Nottinghamshire NG9 1BU
Proposal : **Fell leylandii fir tree**
Decision : **No Objection**

Applicant : C/O agent Cassidy Group (Beeston) Ltd 26/00268/NMA
Site Address : Station Road (Central) Car Park Station Road Beeston Nottinghamshire
Proposal : **Non-material amendment to 25/00049/VOC for the alteration of Window Side Panels from Bronze to Mid-Grey**
Decision : **Conditional Permission**

BRAMCOTE WARD

Applicant : Mr & Mrs Zahoor and Shaheen Khan 25/00895/FUL
Site Address : 86 Cow Lane Bramcote Nottinghamshire NG9 3BB
Proposal : **Construct car port to front**
Decision : **Conditional Permission**

Applicant : Mr A Gregg 26/00050/FUL
Site Address : 71 Town Street Bramcote Nottinghamshire NG9 3HL
Proposal : **Construct replacement conservatory, convert garage including external wall insulation and new windows, new entrance door and windows, render finish to front and side elevation**
Decision : **Conditional Permission**

Applicant : Mr Bradshaw 26/00107/FUL
Site Address : 81 Cow Lane Bramcote Nottinghamshire NG9 3BB
Proposal : **Retain timber boundary fences**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Wilson 26/00126/FUL
Site Address : 72 Balmoral Drive Bramcote Nottinghamshire NG9 3FT
Proposal : **Construct single storey rear extension with balcony above**
Decision : **Refusal**

Applicant : Mr Chris Duffy 26/00143/FUL
Site Address : 109 Hillside Road Bramcote Nottinghamshire NG9 3SU
Proposal : **Construct two storey side extension, canopy to rear and front elevation alterations**
Decision : **Conditional Permission**

Applicant : Mr Graham Turner 26/00154/CAT
Site Address : 6 Manor Court Peache Way Bramcote Nottinghamshire NG9 3DR
Proposal : **Fell tree (conifer)**
Decision : **No Objection**

Applicant : Daniel Jayne 26/00177/PNH
Site Address : 244 Derby Road Bramcote Nottinghamshire NG9 3JN
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3 metres, and an eaves height of 3 metres.**
Decision : **Prior Approval Not Required**

Applicant : Daniel Jayne 26/00188/FUL
Site Address : 244 Derby Road Bramcote Nottinghamshire NG9 3JN
Proposal : **Hip to gable conversion of loft to habitable space with insertion of rear dormer and rooflights**
Decision : **Conditional Permission**

Applicant : Miss Isabella Blaney Miller Homes Ltd 26/00194/NMA
Site Address : Land East Of Coventry Lane (west Of Moor Lane) Bramcote Nottinghamshire
Proposal : **Non Material Amendment to Planning Reference 25/00553/VOC**
Decision : **Refusal**

Applicant : Mr William Howarth Miller Homes Ltd 26/00211/DOC
Site Address : Land North Of Moor Farm Inn Lane Coventry Lane Bramcote Nottinghamshire
Proposal : **Discharge of condition 19 (bus stop locations within site) of planning reference 25/00553/VOC**
Decision : **Partial Discharged**

Applicant : Ann Ledger Ofwat 26/00289/STAT
Site Address : Land East Of Coventry Lane Bramcote Nottinghamshire
Proposal : **Variation of the Appointments of Independent Water Networks Limited and Severn Trent Water Limited as Water and Sewerage Undertakers**
Decision : **No Objection**

BRINSLEY WARD

Applicant : Mr Thamid Khan 26/00020/FUL
Site Address : Pharmacy 1 Brynsmoor Road Brinsley Nottinghamshire
Proposal : **Construct single storey extensions to the side and rear. Alterations to existing shopfront to incorporate Medpoint unit**
Decision : **Conditional Permission**

Applicant : Mr & Mrs M Simmonds 26/00161/PNO
Site Address : 28A Cherry Tree Close Brinsley Nottinghamshire NG16 5BA
Proposal : **Prior Approval Application to construct first floor extension to existing bungalow**
Decision : **Prior Approval Refused**

Applicant : Mr C Riley Broxtowe Borough Council 26/00191/DOC
Site Address : Brinsley Colliery Headstocks Brinsley Picnic Site Mansfield Road Brinsley Nottinghamshire
Proposal : **Discharge of condition 4 (BNG) of planning reference 24/00545/REG3**
Decision : **Partial Discharged**

CHILWELL WEST WARD

Applicant : Mr Mohammadmahdi Barari Reshtehroudi, BARARI GROUP
LIMITED 26/00115/FUL
Site Address : Land Adjacent 2 Blenheim Drive Chilwell Nottinghamshire NG9 5ES
Proposal : **Construct two storey detached dwelling and associated works on land adjacent to 2 Blenheim Drive**
Decision : **Conditional Permission**

EASTWOOD HALL WARD

Applicant : Mr Christopher Bampton 26/00131/VOC
Site Address : Land To The North Of 25 Nether Green Eastwood Nottinghamshire NG16 3DW
Proposal : **Variation of condition 2 (approved plans) of application reference 25/00540/FUL**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mr M Lidder PKL Investments Ltd 25/00523/FUL
Site Address : Land Off Kelham Way Eastwood Nottinghamshire
Proposal : **Change of Use from C1 serviced apartments to C3 residential apartments**
Decision : **Conditional Permission**

Applicant : Mr Adam Butterfield Homes By Honey 26/00203/DOC
Site Address : Church Street Eastwood Nottinghamshire NG16 3HT
Proposal : **Discharge of condition 10b of planning reference 23/00518/OUT**
Decision : **Partial Discharged**

GREASLEY WARD

Applicant : Paul Toon 26/00093/FUL
Site Address : 37 Giltbrook Crescent Giltbrook Nottinghamshire NG16 2GH
Proposal : **Construct front and side extension. Loft conversion including mansard roof addition.**
Decision : **Conditional Permission**

Applicant : BATTY 26/00099/FUL
Site Address : 66 Kent Road Giltbrook Nottinghamshire NG16 2FU
Proposal : **Render all external elevations; replace hanging tiles with cladding to front; remove vegetation to front garden to extend driveway**
Decision : **Conditional Permission**

Applicant : Miss Danielle Evans 26/00113/TPOW
Site Address : 6 Pitch Close Giltbrook Nottinghamshire NG16 2JA
Proposal : **Maple tree TPO/GIL/03/T2 - tree to be removed.**
Decision : **Refusal**

Applicant : Mr Paul Riley 26/00142/FUL
Site Address : 26 Violet Avenue Newthorpe Nottinghamshire NG16 2BL
Proposal : **Construct Ground Floor Side/Rear Extension**
Decision : **Conditional Permission**

Applicant : Mr Richard Henshaw 26/00141/FUL
Site Address : 31 Rolleston Drive Newthorpe Nottinghamshire NG16 2BA
Proposal : **Construct single storey front and rear extensions, alterations to windows and external cladding**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Carl & Amy Gunn 26/00147/FUL
Site Address : 42 Moorgreen Newthorpe Nottinghamshire NG16 2FB
Proposal : **Construct single storey extensions to dwelling & detached garage**
Decision : **Conditional Permission**

Applicant : Ms Lai Ming Chan 26/00174/FUL
Site Address : 13 Garland Drive Eastwood Nottinghamshire NG16 3NS
Proposal : **Construct outbuilding and decking to rear garden**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Mr and Mrs I Pownall-Brown 26/00112/FUL
Site Address : 62 Digby Street Kimberley Nottinghamshire NG16 2HP
Proposal : **Construct single storey front in-fill extension and convert garage to living space**
Decision : **Conditional Permission**

NUTHALL EAST & STRELLEY WARD

Applicant : Kirushanthy Vigneswaran 26/00076/FUL
Site Address : 53 Highfield Road Nuthall Nottinghamshire NG16 1BQ
Proposal : **Construct single storey front, side and rear extensions, and two storey side extension**
Decision : **Conditional Permission**

Applicant : Mr Inram Hussian 26/00117/FUL
Site Address : 139 Mornington Crescent Nuthall Nottinghamshire NG16 1QQ
Proposal : **Retain outbuilding in rear garden**
Decision : **Conditional Permission**

Applicant : Mr M Yarlett 26/00199/VOC
Site Address : Broad Oak Farm Main Street Strelley NG8 6PD
Proposal : **Variation of Condition 2 (approved drawings) of Application Reference Number 24/00155/FUL**
Decision : **Refusal**

Applicant : Mr Craig Fewkes 26/00209/FUL
Site Address : 97 Cedarland Crescent Nuthall Nottinghamshire NG16 1AG
Proposal : **Construct single storey rear and two storey side extension**
Decision : **Conditional Permission**

STAPLEFORD NORTH WARD

Applicant : Mr Bennett 26/00176/NMA
Site Address : 34 Moorbridge Lane Stapleford Nottinghamshire NG9 8GU
Proposal : **Non-material amendment to 25/00792/FUL to include a new first floor window within the proposed extension on the front elevation.**
Decision : **NMA Approved**

Applicant : Mr T Broster Peveril Homes 26/00186/NMA
Site Address : Field Farm Ilkeston Road Stapleford Nottinghamshire NG9 8JJ
Proposal : **Non-material amendment to reference 22/00601/REM to change front door colours**
Decision : **Conditional Permission**

STAPLEFORD SOUTH EAST WARD

Applicant : Mr Morgan 26/00058/FUL
Site Address : Hill Top Farm & 43 Blake Road Blake Road Stapleford Nottinghamshire NG9 7HP
Proposal : **Construct entrance wall, boundary wall and resurfaced access road to the existing access to Hill Top Farm located between 39 and 43 Blake Road. New driveway and planting to 43 Blake Road.**
Decision : **Conditional Permission**

Applicant : Mr Samuel Gretton 26/00104/FUL
Site Address : 149 Nottingham Road Stapleford Nottinghamshire NG9 8AY
Proposal : **Construct two storey side extension. Part demolition of out buildings**
Decision : **Conditional Permission**

Applicant : mr ejaz butt 26/00122/FUL
Site Address : The Poplar 197 Toton Lane Stapleford Nottinghamshire NG9 7JD
Proposal : **Erect timber canopy**
Decision : **Conditional Permission**

Applicant : Mr K Sharp 26/00137/PNH
Site Address : 6 Hogarth Close Stapleford Nottinghamshire NG9 7HS
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3 metres, with a maximum height of 3.3 metres, and an eaves height of 2.6 metres.**
Decision : **Prior Approval Not Required**

Applicant : Mr A Lester City Demolition 26/00185/DEM
Site Address : Garages Off Cliffe Hill Avenue Stapleford Nottinghamshire
Proposal : **Prior approval for demolition of former tenant garages**
Decision : **Prior Approval Not Required**

STAPLEFORD SOUTH WEST WARD

Applicant : Mr Joannis Demetriou 26/00114/FUL
Site Address : 20 Derby Road Stapleford Nottinghamshire NG9 7AA
Proposal : **Retain change of use of units 20, 20A & 20B Derby Road to Sui Generis (unit 20), Class E(c) (unit 20A), and Class E (unit 20B)**
Decision : **Conditional Permission**

Applicant : Mr Syed Zain ul Abideen ZOK Partners Ltd 26/00130/FUL
Site Address : 12 Toton Lane Stapleford Nottinghamshire NG9 7HA
Proposal : **Construct rear infill first floor extension**
Decision : **Conditional Permission**

Applicant : Mr Michael Wilson 26/00173/VOC
Site Address : 242, 244, 248, 250, 252, & 254 Derby Road Stapleford Nottinghamshire NG9 7BG
Proposal : **Variation of condition 2 (approved plans) and removal of conditions 5 and 6 (landscaping scheme and landscape implementation) of planning permission reference 18/00288/FUL**
Decision : **Conditional Permission**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mrs Farnsworth 26/00004/FUL
Site Address : 13 Bispham Drive Toton Nottinghamshire NG9 6GH
Proposal : **Construct single storey side and rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Caine 26/00088/FUL
Site Address : 125 Spinney Crescent Toton Nottinghamshire NG9 6GE
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr and Mrs M Giles 26/00091/FUL
Site Address : 81 Spinney Rise Toton Nottinghamshire NG9 6JL
Proposal : **Construct single storey rear extension and first floor side extension. Change flat roof dormers to pitched roof. Create roof terrace. Render property in white render. Change garage roof from flat to pitched and convert into habitable room.**
Decision : **Conditional Permission**

Applicant : Rattan Homes Limited 26/00121/FUL
Site Address : 10 High Road Toton Nottinghamshire NG9 6EH
Proposal : **Construct two storey front, side and rear extensions and single storey side / rear infill extension**
Decision : **Conditional Permission**

Applicant : Mr + Mrs I Carmichael 26/00125/FUL
Site Address : 1 Steven Close Toton Nottinghamshire NG9 6JX
Proposal : **Extend existing dormer to create additional bedroom**
Decision : **Conditional Permission**

Applicant : Mr Callum Chivers 26/00151/FUL
Site Address : 45 Sheriff's Lea Toton Nottinghamshire NG9 6LJ
Proposal : **Convert garage into a habitable space**
Decision : **Conditional Permission**

Applicant : Mr Rimmington 26/00159/FUL
Site Address : 21 Darley Avenue Toton Nottinghamshire NG9 6JP
Proposal : **Construct two storey side extension and single storey rear extension**
Decision : **Conditional Permission**

WATNALL & NUTHALL WEST WARD

Applicant : Mr. Leigh Elson 26/00105/FUL
Site Address : 15 Kimberley Road Nuthall Nottinghamshire NG16 1DA
Proposal : **Construction of a two storey and single storey side/rear extension following demolition of existing garage and covered area. Construct a first floor rear extension, single storey side extension to create new garage, front porch, loft conversion, and external alterations.**
Decision : **Conditional Permission**

This page is intentionally left blank

Report of the Chief Executive

Appeal Decision

APPLICATION NUMBER:	25/00721/FUL
LOCATION:	5 Karen Gardens Chilwell Nottinghamshire NG9 5DX
PROPOSAL:	Construct a two storey rear extension and single storey side extension

APPEAL DISMISSED

RECOMMENDATION BY OFFICER – REFUSAL

DELEGATED DECISION

REASONS FOR REFUSAL –

1. The proposed development, due to its design, scale and massing and orientation, would appear unduly prominent within the street scene and would fail to respect the character of Karen Gardens. The proposed development would therefore be contrary to the aims of Policy 10 of the Aligned Core Strategy (2014), Policy 17 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.

LEVEL OF DECISION: WRITTEN REPRESENTATIONS

The inspector considered the main issues to consider were:

- The impact of the proposal upon the street scene and character of Karen Gardens

REASONS

- The appeal site is a two-storey detached dwelling located within a residential area. The proposal seeks permission for a two-storey rear extension and a single storey-side extension. It is noted that the front elevation, directly facing onto Karen Gardens, is not utilised as the front of the property. The front of the property (in terms of the location of the front door) is located within the side elevation and the submitted plans have been labelled and submitted on this basis. Notwithstanding the orientation of the property in the context of Karen Gardens, and regardless of the labelling of elevations, in basic terms the appeal site occupies a visually prominent position within the street scene.

- The Council's delegated report, and refusal reason, do not raise issue with the principle of development. It is generally accepted that extensions allow for redevelopment and intensification of an existing building plot within a residential area- the refusal reason is based upon design, scale and massing in terms of the street scene and the character of Karen Gardens. I acknowledge that the immediate area is relatively mixed in terms of character and appearance and as a result of property variations, and adjacent new development, but based upon the evidence before me there are no properties within the immediate locality with extensions of this scale and massing to the property frontage. The cumulative proposals would therefore be uncharacteristic.
- The single storey extension would be in a highly visible, and prominent position on the host dwelling and result in an uncharacteristic feature within the street scene. That element would then adjoin a two-storey extension that would protrude from the existing property by the region of 3.5m with a length of 5.1m with an eaves height and ridge height to match that of the host dwelling. The proposed plans show no setback or set down, in terms of the two storey extension which would fail to respect the host dwelling itself. The proposed extensions would, in terms of mass and scale, see a sizeable increase to the host dwelling and would result in the proposal dominating the host dwelling as a result of cumulative development wrapping around the original dwelling.
- The increase in massing, scale and proportions along with the architectural style of the single storey extension, immediately below/up to the first floor windows and the roof design would exacerbate the visual impact of the proposal in the context of the host dwelling giving the overall impression, when viewed within the street scene, of overdevelopment of the plot with the proposal being targeted to the north-northeast of the site which is visually more prominent. The concentration of development as proposed would, given the overall context and size of the plot, result in proposals which would appear cramped at one end of the appeal site when combined with the parking provision in that area of the overall appeal site.
- I note that the appellant outlines that the proposal would provide a modern family home suitable for a growing family on a large plot and, as outlined, the Council are clear that the principle of extension is deemed acceptable and that they consider (as stated within their report) the plot has potential for development, however the proposal as submitted in terms of scale, massing and the matters outlined above would be unacceptable within the street scene and would fail to respect the character of the immediate locality. It is acknowledged that there are no other adverse impacts, however this does not outweigh the unacceptable nature of the proposal in the context of the key issues discussed above.

- The proposed development, due to its design, scale, massing and orientation would appear unduly prominent within the street scene and would fail to respect the character of the immediate locality, including Karen Gardens, where there is no evidence of such extensive extensions on other properties by comparison. The proposal would be contrary to Aligned Core Strategies Part 1 Local Plan September 2014 Policy 10 which requires new development to be designed to make a positive contribution to the public realm and sense of place, reinforce valued local characteristics as well as requiring development to be assessed in terms of massing, scale and proportion as well as materials, architectural style and detailing.
- The proposal would also be contrary to Broxtowe Borough Council Part 2 Local Plan Adopted 2019 Policy 17 which requires development to integrate into its surroundings and paragraph 135 of the National Planning Policy Framework 2024 which outlines that decisions should ensure that developments will function well and add to the overall quality of the area and are sympathetic to local character.

Other Matters

- I note third party comments and observations which have been received during the application process. I have dealt with matters relating to general design and character in the context of the main issue above. The comments raise concern in relation to residential amenity. The Council do not raise any refusal reason based upon residential amenity. I have no reason to conclude differently with regard to loss of light into adjacent gardens nor a sense of enclosure due to the overall distance between the properties and length of gardens albeit I acknowledge the proposed two storey element would be in close proximity to the shared boundary.
- The host dwelling is already inconsistent with more recent development, in terms of building lines, and I do not find, therefore, that the relationship with and building lines of the more recent development in the context of this appeal site would be determinative nor a reason for refusal/dismissal in this case.
- Comments have been received in relation to existing parking arrangements, and I note, from my site visit, that the turning area adjacent, and the road in general, is relatively busy as part of the use of Karen Gardens. Parking would still be available to the front of the site with the property ultimately remaining as a 3 bedroom dwelling. I do not, therefore, have any reason for concern with regard to parking or displacement of parking onto Karen Gardens itself.

Conclusion

For the reasons outlined above, and taking into account all other matters raised, I conclude that the appeal should be dismissed.

Report of the Chief Executive

Appeal Decision

APPLICATION NUMBER:	25/00409/FUL
LOCATION:	35 Ilkeston Road Bramcote Nottinghamshire NG9 3JP
PROPOSAL:	Dropped kerb access to serve new driveway at front of property

APPEAL ALLOWED

RECOMMENDATION BY OFFICER – REFUSAL

DELEGATED DECISION

REASONS FOR REFUSAL –

The proposed vehicular access onto the public highway, by virtue of its proximity to the footway and pedestrian crossing, resulting in conflict with pedestrians and cyclists, , resulting in conflict with vehicular traffic, 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).

LEVEL OF DECISION: WRITTEN REPRESENTATIONS

The appeal is allowed and planning permission is granted for dropped kerb access to serve new driveway at front of property at 35 Ilkeston Road, Bramcote, NG9 3JP, in accordance with the terms of application, Ref 25/00409/FUL, subject to the following conditions:

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
2. The parking area shall not be brought into use until the area identified for that purpose on the ‘Proposed site access, internal parking area and vehicle tracking layout’ drawing has been drained and surfaced in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan and Proposed Site Access, internal parking area and vehicle tracking layout.

The inspector considered the main issues to consider was the effect of the proposed development on pedestrian and highway safety.

REASONS

- It is proposed to construct a new dropped kerb and vehicle access onto the classified A6007 Ilkeston Road to provide frontage parking at the appeal property (No 35). Ilkeston Road is subject to a 30mph speed limit and experiences a high volume of traffic throughout the day. Most properties on the section of Ilkeston Road around number 35 have access to parking areas on their deep frontages. However, the vehicle access proposed in this appeal would be within the zig-zag markings of a signalised toucan crossing situated close to the front of the appeal site. The toucan crossing provides access to Bramcote Hills Park which is well-used for a number of leisure purposes and public events. The toucan crossing is also in frequent use by pupils of a nearby secondary school.
- I have considered the potential for groups of pedestrians and/or cyclists to congregate around the toucan crossing and close to the appeal property. However, having regard to the available space in the designated waiting area at the crossing, I am not convinced that such gatherings would extend as far as the proposed vehicle crossing or that this would restrict turning manoeuvres into or out of the driveway as the Council suggests. The scheme includes space for vehicles to turn within the site in order to exit in a forward gear and, due to the location of the vehicle crossing, the nearest guard railing is unlikely to hinder left turns when exiting. Therefore, I conclude that associated vehicle movements would not present any significant risk to pedestrians and/or cyclists waiting to cross or using the toucan crossing.
- I have not been provided with any specific guidance that prescribes a distance that should be achieved between vehicle crossings and signal-controlled pedestrian crossings. I have considered the extent of the guard railings and the degree of visibility in both directions along Ilkeston Road, noting that drivers exiting the proposed vehicle access would have a good view of the traffic signals and of pedestrians and cyclists and in turn would be clearly visible to the users of the toucan crossing. Furthermore, from my observations at the site visit and having regard to the submitted swept path diagram and visibility splays, I am not convinced that the use of the proposed access would result in drivers entering the lane of oncoming traffic as suggested by the Council.
- Additionally, whilst acknowledging that each case should be determined on its own specific circumstances, I have also considered the submitted examples of vehicle crossings in the locality which are within a similar distance to signal controlled crossings as is proposed in this appeal. Overall, I am satisfied that the proposed vehicle access would be sufficiently clear of the toucan crossing so as not to cause any highway, pedestrian or cyclist conflict.
- In relation to traffic speeds around signalised crossings, the appellant refers to an allowed appeal decision relating to a new vehicle access in Beckenham (Ref: APP/G5180/D/21/3277724). The Inspector noted, among other things, that the presence of the nearby pelican crossing had a traffic calming effect, by reducing speeds and increasing driver alertness. At a distance of around 5m from the pelican crossing, the Beckenham vehicle crossing could, in principle,

be considered comparable to the appeal before me. Overall, whilst it is not in itself determinative, I find that there may well be some similar benefits to highway safety here.

- There is no convincing evidence to indicate that the proximity of the proposed vehicular crossing to the adjacent toucan crossing would have an unacceptable effect on pedestrian, cyclist or highway safety. Consequently, I conclude that there would be no conflict with the highway safety requirements of Policy 17 of the Part 2 Local Plan (2019). The proposal would also accord with the National Planning Policy Framework, in that there would be a safe and suitable access to the appeal site for all users. The proposal would also accord with the design requirements of Policy 10 of the Broxtowe Aligned Core Strategy (2014), inasmuch as it requires all new development to be designed to create a safe environment.
- I have had regard to all other matters raised. None affect my conclusions on the relevant planning matters. Accordingly, for the reasons I have set out, the appeal should be allowed, subject to the conditions that follow.
- In order to preserve the character and appearance of the surrounding area and to ensure that the parking area is drained appropriately, a condition is imposed requiring details of surfacing materials and drainage to be submitted to the Council for approval. The scheme shall be constructed in accordance with the approved details. A condition requiring compliance with the submitted drawings is necessary for the avoidance of doubt and in the interest of proper planning.

This page is intentionally left blank

Report of the Chief Executive

Appeal Decision

APPLICATION NUMBER:	25/00297/FUL
LOCATION:	1 Glebe Street, Beeston NG9 1AF
PROPOSAL:	Construct two storey side extension

APPEAL ALLOWED

RECOMMENDATION BY OFFICER – APPROVAL

The appeal was made under Section 78 of the Town and Country Act 1990, against the decision of Broxtowe Borough Council, which was subject to conditions. The condition in dispute is no.6 which states:

The windows on the north eastern elevation of the extension shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the lifetime of the development.

Reason: In the interests of neighbour amenity and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019)

LEVEL OF DECISION: WRITTEN REPRESENTATIONS

The Inspector identified the main issue is whether Condition 6 was necessary to protect the amenity of neighbouring occupiers, with particular regard to privacy.

- i) The window would face Round Hill Primary School and would be away from neighbouring properties. The inspector concluded that given the distance, 70m to the east, no additional overlooking would arise.
- ii) The inspector considered that the removal of Condition 6 would not be contrary to Policy 17 of the Broxtowe Part 2 Local Plan (2019).

Conclusion

The Inspector concluded that Condition 6 is not necessary and therefore fails to meet the tests set out in Paragraph 57 of the National Planning Policy Framework. Accordingly, the appeal should be allowed.

This page is intentionally left blank

Report of the Chief Executive

Enforcement Appeal Decision

ENFORCEMENT REFERNECE:	22/00295/ENF
LOCATION:	Land rear of 13 Middleton Crescent Beeston Nottinghamshire
PROPOSAL:	Construct 14 houses, garages and associated access road following demolition of dwelling

APPEAL DISMISSED WITH VARIATION TO COMPLIANCE PERIODS

1 BACKGROUND

The subject of the enforcement notice is a green bank adjacent to the Tottle Brook which was constructed on the site as part of the above scheme. However, the bank in question is taller, longer and constructed at a steeper angle than shown on the approved plans and is positioned closer to the Tottle Brook.

A retrospective planning application was submitted in an attempt to regularise the bank as constructed, however this was strongly opposed by both neighbouring properties on Wollaton Vale and by the Environment Agency.

2 REASONS FOR SERVING THE ENFORCEMENT NOTICE

The Bank as constructed did not comply with the previously approved plans under planning application refs: 18/00377/FUL and 21/00307/ROC in that the Bank is longer, taller and the location differs to that shown on the approved plans.

The Bank by virtue of its scale, height, massing, gradient and proximity to neighbouring properties on Wollaton Vale was considered to be oppressive, causing an unacceptable level of overshadowing, a detrimental loss of light, causing significant overlooking and negatively affecting the living conditions of the neighbouring properties.

The Bank by virtue of its design, scale, massing and gradient was also considered to be overly prominent and would be out of keeping with the character of the area and fail to integrate into its surroundings.

The height of the Bank and proximity of it to Tottle Brook will also result in the proposed trees not being able to establish and grow effectively resulting in a substandard landscape scheme that is unacceptable.

The Council consider that planning permission should not be given, because planning conditions could not overcome these objections to the development.

LEVEL OF DECISION: WRITTEN REPRESENTATIONS**3 SUMMARY OF THE PLANNING INSPECTOR'S DECISION**

It was established that approved landscape and site section plans did not concur. It was therefore agreed that it was not possible to construct the scheme in line with approved plans. For this reason, following advice from Counsel, the Council took the decision to relax the requirements of the Notice under s173A of the Act prior to the determination of the appeal. This essentially means that the notice requires the removal of the bank but does not require the bank to be re-built in line with approved plans, as this clearly would not be possible. The Inspector was satisfied that the amendment did not cause any injustice.

Appeal on Ground c

The appeal on Ground c was made on the basis that the matters alleged do not constitute a breach of planning control. The Inspector noted that the distance between the bank of the brook and the foot of the green bank is narrower than depicted on the approved plans and that the height of the bank is not consistent with the plans and that the inconsistencies are not minor. The distance should be 3m to allow for tree planting, the Inspector found that the distance is only 1.08m at the narrowest point. He noted that these distances are significant, especially given the limited distances to the neighbouring properties on Wollaton Vale.

He further noted that the angle of the bank is significantly steeper than shown on the approved sectional drawings. A shallower bank would not have made it possible to create the level gardens of the new properties shown on the landscape plan.

The Inspector therefore concluded that the bank had not been constructed as approved and does not benefit from planning permission and represents a clear breach of planning control. Accordingly, the appeal on Ground c failed.

Appeal on Ground (a)

The appeal on ground (a) was made on the basis that in respect of any breach of planning control, planning permission ought to be granted. The Inspector identified the main issues in respect of the appeal under ground a as:

- i) The effect of the character and appearance of the area.
- ii) The effect on the living conditions of neighbouring occupiers.
- iii) The effect on flood risk.
- iv) The effect on wildlife along the corridor of Tottle Brook; and
- v) The weight that should be applied to any fall-back position.

Character and Appearance

The Inspector found that the development has significantly harmed the character of the area. The originally open, low-density setting along Tottle Brook has been replaced by a prominent engineered embankment.

The retaining bank is steep, high, and unnatural in form, appearing more akin to a highway embankment than a feature within a residential environment. It differs materially from the approved plans, which showed a shallower, more natural profile set further from the brook.

Landscaping was not considered capable of mitigating this impact due to the bank's scale and steepness. As such, the development was found to be an unsympathetic and harmful feature, contrary to Policy 10 of the ACS and Policy 17 of the Part 2 Local Plan.

Living Conditions

The Inspector concluded that the development causes significant harm to neighbouring occupiers on Wollaton Vale (particularly numbers 43–61).

The embankment is overbearing due to its height, length and steepness, resulting in a poor outlook and some overshadowing. In addition, elevated garden areas create direct overlooking and loss of privacy.

Opportunities for mitigation through planting are now limited due to the reduced width of the bank. Overall, the scheme was considered an unneighbourly form of development that fails to adequately consider neighbouring amenity.

Flood Risk

The Inspector gave significant weight to flood risk concerns and the Environment Agency's objection.

The embankment has been constructed closer to Tottle Brook than approved and within Flood Zone 3b (functional floodplain). This has reduced flood storage capacity and is likely to displace floodwater, increasing flood risk elsewhere.

No evidence was provided to demonstrate that the impact would be insignificant. The development is also classed as "more vulnerable" and is not appropriate in this flood zone.

Accordingly, the proposal was found to increase flood risk and conflict with national policy in the NPPF and PPG.

Impact on Wildlife

The approved scheme allowed space for landscaping and biodiversity enhancement along Tottle Brook.

As built, the embankment extends close to the watercourse, leaving limited space for planting and harming the function of the brook as a wildlife corridor. The Inspector concluded this would likely have a negative ecological impact and fails to comply with development plan policies relating to biodiversity.

Potential Fall-Back Position

The Council's decision to waive/relax the requirements of the Enforcement Notice means that there is no requirement to rebuild any retaining structure after the bank is demolished. If nothing is rebuilt, the appellants contend that a sheer face of earth would remain at a height of about 5 metres. This would be unstable and could lead to potential collapse into the brook. Whilst this is the fall-back position, the Inspector considers that the likelihood of it occurring appears limited. He further commented that if permission is refused and the notice upheld, there would be an onus on both parties to work together to find an alternative solution. It seems highly unlikely that the appellants would leave the new dwellings at risk of collapse given the expense involved in constructing them. and it would be irresponsible to do so. It would be incumbent on the Council to work towards a solution.

No obvious alternative scheme has been presented to date, but this does not dictate that a solution is unlikely to be found. The appellants had the right to seek permission for the current structure or respond to the Enforcement Notice but if the appeal is unsuccessful, the reasons for that could be addressed in an alternative design, seeking planning permission as necessary.

It is clear that any alternative scheme would still have some impact, however, a less severe bank set further away from the brook would provide a softer edge and allow more space for landscaping and wildlife and alleviate flood risk issues. The Inspector attached limited weight to the fall-back scenario.

Conclusion on ground (a)

The appeal on Ground (a) fails and the inspector refuses to grant planning permission in respect of the deemed application for the reasons above.

The Appeal on Ground (f)

An appeal on this ground is made on the basis that the steps required to remedy the breach exceed what is necessary to remedy the breach of planning control.

The appellant had suggested that the notice could be varied to require reconstruction in "broad accordance" with the plans, however the Inspector stated that it is not clear how this could be achieved. He further discussed the discrepancies between the plans and concludes that the suggestion is unworkable and the lack of clarity in terms of what is required in order to comply. Additionally, he considered not just the overshadowing but the impact on wildlife, increased flood risk, effect on outlook. He therefore considered that this lesser step would not achieve the same aims.

The appellant also suggested that the red line area attached to the enforcement notice should be reduced in scale to allow the requirement to remove resultant rubble/waste from the site more easily by enabling it to be used in other parts of the development. The Inspector noted at the time of his visit that the remainder of the development seemed largely complete with a number of homes occupied. Therefore, it seems unlikely to be required for that purpose, and the requirement goes no further than is necessary. He further noted that whilst the reduction of the red line area may assist in the sale of the remaining houses there is nothing wrong

with the Council's decision to identify the wider site given that the retaining bank formed part of the development for which permission was granted on the whole site. He therefore saw no obvious reason to amend the red line area.

Conclusion on ground (f)

The appeal on ground (f) fails.

The Appeal on Ground (g)

The enforcement notice provides for a period of 12 weeks to remove the bank and 24 weeks to remove result rubble and material. The appellant considers that to be unreasonably short and requests that the time period be extended to 9 months to allow for the removal and a further 6 months for the removal of resultant material.

Given the scale of the bank and the likely work involved to remove it, the Inspector agreed that this is unduly short in practical terms. Both parties have confirmed that a permit from the EA to carry out work could take three months to process. The Inspector was also mindful of the potential consequences of the enforcement notice and the fact that it is in nobody's interest to leave the bank unsecured, although no alternative proposal has been submitted to date.

Given the circumstances of the case, the Inspector believed it was reasonable to allow a period of time for an alternative to be considered and implemented, should the necessary permission be granted.

Conclusion on Ground (g)

Given the complexity of the case and the need to consult other parties, the Inspector was of the view that it would be reasonable to extend the time periods for compliance to 12 months. This should allow 6 months to seek the relevant permissions and a further 6 months to complete the work and a further 3 months beyond that to remove any resultant rubble and material from the site.

This page is intentionally left blank