



Tuesday, 8 September 2026

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 16 September 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	

A G E N D A

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 5 - 10)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 22 July 2026.

4. Notification of Lobbying

5. Development Control

5.1 26/00404/FUL (Pages 11 - 28)

Proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation.

149 Long Lane Attenborough Nottinghamshire NG9 6BZ

5.2 26/00441/ADV (Pages 29 - 36)

Display digital screen

Above 35 And 36A The Square, Beeston NG9 2JJ

5.3 26/00413/FUL (Pages 37 - 48)

Construct replacement self-build dwelling

The Old Stables, Lamb Close, NG16 3QR

5.4 26/00416/FUL (Pages 49 - 60)

Construct two storey side/rear extension with single storey rear extension and render the front of the house in white

3 Lyndale Road, Bramcote Nottingham NG9 3LB

5.5 26/00487/FUL (Pages 61 - 76)

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

12 Carisbrooke Avenue, Beeston NG9 2HW

5.6 26/00525/FUL (Pages 77 - 90)

Construct two storey side extension, new detached garage with floor space over and new dropped kerb

10 Church Road Greasley Nottinghamshire NG16 2AB

6. Information Items

6.1 Appeal Decisions (Pages 91 - 94)

7. Briefing Note: Biodiversity Net Gain (BNG) Reform (Pages 95 - 98)

This report provides a summary of the proposed reforms to Biodiversity Net Gain.

8. Briefing Note: Planning Committee Reform (National Scheme of Delegation) (Pages 99 - 104)

This report provides a summary of the proposed reforms to Planning Committees.

8.1 Delegated Decisions (Pages 105 - 120)

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PLANNING COMMITTEE

WEDNESDAY, 22 JULY 2026

Present: Councillor S P Jeremiah, Chair

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

Apologies for absence were received from Councillors S Camplin and J Couch.
Councillors V C Smith and J M Owen were present as substitutes.

96 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

97 **MINUTES**

The minutes of the meeting of Wednesday, 1 July 2026 were approved as a true and accurate record.

98 **NOTIFICATION OF LOBBYING**

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

99 **DEVELOPMENT CONTROL**

100 **26/00281/REM - LAND TO THE REAR OF 21 EDGWOOD ROAD, KIMBERLEY, NOTTINGHAMSHIRE, NG16 2JR**

The application was brought before the Committee by Councillor A Cooper.

There were no late items.

The Committee heard from one public speaker, Mr Nicholas Hedderly, objecting.

The Committee considered all the representations presented to it and opened the debate, which covered the fact that outline permission has already been granted, the

possibility of a cost order against the Council and the size of a hedge and its potential impact on amenity. Access arrangements were also discussed.

The Committee RESOLVED that planning permission be approved, subject to the following conditions:

1. The development to which this approval relates shall be begun no later than the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Roof Plans, Plans to Plot 1, Plans to Plot 2, Elevations to Plot 1 and Elevations to Plot 2 received by the Local Planning Authority on 27 April 2026 and in accordance with the Block Plan with Tree Species (1:500) received by the Local Planning Authority on 3 June 2026.

Reason: For the avoidance of doubt.

3. The approved landscaping scheme shall be carried out strictly in accordance with the approved details. Soft landscaping 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.

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

Note to Applicant

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

2. You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site,

should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

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

101 26/00356/FUL - 16 OAKLAND WAY, STRELLEY, NOTTINGHAMSHIRE, NG8 4JS

The application was brought before the Committee by Councillors P Owen and J Couch.

There were no late items.

The Committee heard from two public speakers, Aurang Zeb, objecting, and Naseem Begum, applicant.

The Committee opened the debate after considering all of the information before it. The Committee covered parking arrangements, the appropriateness of the location, restrictive covenants, and the operation of businesses on the estate.

The level of experience of the care provider was also discussed.

The Committee 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 Site Location Plan (1:1250), Block Plan (1:200), Proposed Floor Plan, Design and Access Statement and Management Plan received by the Local Planning Authority on 1 June 2026.

Reason: For the avoidance of doubt.

3. 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 in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

4. The premises shall only be attended by a maximum of three staff members at any one time, except during staff handover periods or scheduled meetings.

Reason: To ensure a satisfactory standard of neighbour amenity and highway safety, 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 eight week agreed determination timescale.

2. 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.

102 INFORMATION ITEMS

103 DELEGATED DECISIONS

The Committee noted the delegated decisions.

104 LATE ITEMS

The Committee noted the details of an appeal decision included in the Late Items at the request of the Chair. The appeal against the Council's judgement relating to 12-14 Moore Gate, Beeston was upheld with partial costs awarded to the appellant.

105 UPCOMING CHANGES TO PLANNING APPLICATION LAW AND PLANNING COMMITTEE ARRANGEMENTS

The Interim Director of Planning and Economic Development read a statement detailing upcoming changes to the law relating to Planning applications meaning that all applications will be categorised as Schedule I or Schedule II, with only some Schedule II applications valid for potential referral to Planning Committees.

The Committee discussed the impact this will have on their work and the regularity of Planning Committee meetings.

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Report of the Chief Executive

APPLICATION NUMBER:	26/00404/FUL
LOCATION:	149 Long Lane Attenborough Nottinghamshire NG9 6BZ
PROPOSAL:	Proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation

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

1. Purpose of the Report

- 1.1 The application seeks planning permission for proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation.

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 planning permission for proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation at 149 Long Lane, Attenborough.

4. Financial Implications

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

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

5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers:

7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks planning permission for proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation.

2. Site and surroundings

- 2.1 The application site is on Long Lane in Attenborough, a built up residential area adjoining Chilwell. Long Lane has a variety of house sizes and styles. The application site contains a modest, extended bungalow with a number of outbuildings, which sits within the centre of a long plot backing onto the Chilwell Golf Course. Derwent Close, to the northeast of the site, contains bungalows built around the 1960s with the rear gardens of nos. 1-4 adjoining the application site. 137 Long Lane (two-storey detached property) and 151 Long Lane (detached bungalow), adjoin the site at the front and nos. 9 and 10 Quorn Close, both two storey semi-detached properties, with rear gardens adjoining the site to the southwest. 152 and 154 Long Lane, two-storey semi-detached houses, are opposite the site.

3. Relevant Planning History

26/00248/FUL – Construct front, rear and first floor extensions – Planning Permission Refused for the following reasons:

The proposed development will increase the footprint and the roof mass of the bungalow by a significant amount. The length of the ridge line of the roof will be increased by approximately six-fold. This increase in mass will cause considerable harm to the character of the dwelling and the character of the area as experienced by the dwellings that back on to the application properties plot. This will cause significant harm to the visual amenity of the surround properties. The proposed development is contrary to policy 17 Place making design and amenity of Part 2 Local Plan 2019 and section 12 Achieving well designed places of National Planning Policy Framework (NPPF) 2024.

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) 2026

- Section 3 - Decision-making policies
- Section 4 - Achieving sustainable development
- Section 14 - Achieving well-designed places

5. Consultations

5.1 Consultees

Comments received following initial consultation:

- Councillor H Faccio – no comments received
- Councillor Tyler J Marsh – no comments received
- Cllr P Smith - Attenborough & Chilwell East Ward – advised the Planning Officer that she would like to be kept informed on the progress of the application and if it was going to be approved she would call it to committee.

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

- Councillor H Faccio – no comments received
- Councillor Tyler J Marsh – no comments received
- Cllr P Smith - Attenborough & Chilwell East Ward - comments:
 - Having spoken to local residents I would still like to call this in for determination by committee on the grounds of overdevelopment and impact on neighbour amenity, particularly neighbours on Derwent Close
- 5.2 Eight neighbours were initially consulted on the application. Four neighbours objected to the proposal, their comments are summarised below:
 - The revised plans (following the previously refused application) do not alter previous objections.
 - Large scale of development will cause major disruption
 - This part of Attenborough is primarily bungalows, proposed development is not in keeping
 - Loss of privacy
 - Overdevelopment/ mass / scale
 - The increased height, depth and bulk of the proposal leads to loss of daylight/sunlight leading to overshadowing and a sense of enclosure.
 - An overbearing impact to the living conditions of neighbours
 - Concerned that there are doors at the back leading onto a flat roof and that this would be walked on or sat on leaving no privacy

- Boundary wall will be knocked down, this will destroy the established garden grown against the wall.
- Sense of enclosure
- If proposals go ahead will be a large family dwelling
- No opportunity for sunlight to reflect in a blinding way into my property that could blind us as there is a large amount of glass on the big pitch window/doors.
- It's not clear if the glass lantern will protrude from the roof which is more glass
- A taller than normal fence should be erected to provide at least some protection from the work to protect privacy and garden border

Eight neighbours were re-consulted on the application due to the receipt of corrected plans. There were four objections to the proposal received which are summarised:

- The applicant of this development has not changed any aspect of this plan to try and minimise the effect upon their neighbours.
- Scale of development will cause loss of privacy, not in keeping with bungalows nearby.
- It will bring noise and disruption to quiet area of Attenborough.
- The new proposal offers nothing different in size, height or length. We will still be overshadowed by this out of character rebuild. Blocking our sunlight, daylight and being overlooked.
- Scale Of Work
The proposed works are of such a magnitude as to constitute a 'Rebuild' not an 'Extension' and the submission should be viewed in this context. The development will replace the existing bungalow with a two storey house, which will have a significantly increased footprint and be unacceptably close to neighbouring, residential boundaries.
- The original application was refused permission on the grounds that the 'increased mass would cause considerable harm to the character of the dwelling and the character of the area as experienced by the dwellings that back on to the application properties plot'. Whilst this, third, application addresses that issue to a small degree, it is difficult to see how the minimal amendments to the application go any significant way to mitigate this issue and therefore hard to envisage how this application could be approved when the original was not.
- Materials
Roof: Whilst details of the proposed roofing materials are given, there are no details of the existing materials, and the descriptions given are so vague as to make it impossible, without expert knowledge, to know whether the new materials are materially different to those of the existing property.
- Windows, Doors, etc: There is a total absence of any information regarding the proposed materials of the new windows, doors, etc., it is therefore impossible to form any opinion as to their suitability.
- Traffic Management
Long Lane is already, at times, highly congested due to parked

vehicles. It would be a CONCERN if Broxtowe Borough Council (BBC) did not consider carefully the impact on traffic management of this development, both during the construction phase and after completion (given the number of bedrooms is to be significantly increased, the probability of increased traffic to and from the property and the need for increased parking, is high).

- Existing/Proposed Elevations

As far as I can see, whilst some dimensions relating to the proposed structure are given, there appears to be an absence of comparative figures for the existing structure, i, e., it isn't possible to ascertain whether there is an intention to raise the height of the roof. Although, given that the new roof appears to be higher than the chimneys (which the existing roof isn't) it may be fair to assume there is an intention to increase the height of the property. Given the proximity of the proposed construction to boundaries (only 1.5m away according to the plans) plus the position of proposed windows, etc., and the creation of an upper storey lounge/living space with extensive glazing, potentially overlooking neighbouring properties, this is something I would OBJECT to on the grounds of Loss Of Amenity.

- Environmental

I would look to BBC for REASSURANCE that the statements in the Application concerning the removal of existing trees and hedges is correct and that the proposed 'concreting over' of a substantial amount of the plot will not place an excessive pressure on the existing surface water drainage system, or negatively impact the environment in any other way.

- I also have CONCERNS regarding the glazed lantern rooflights (a new addition to the application) and their effect on the environment. I would expect BBC to carry out a Light Impact Assessment as part of the review of this application. In particular with regard to light intrusion over boundaries into neighbouring dwellings, plus any negative ecological impact on those areas to the rear of the property (the golf course) which have a rich and diverse wildlife population. I would look to BBC to take responsibility for mitigating any such risks.

- Disruption

As this is a major development, if planning consent were to be granted, I would seek REASSURANCE from BBC that the work would be effectively monitored. Specifically, that it would be completed within a reasonable time frame (not years) and in line with the submitted plans and relevant building regulations. In addition, that all work would be undertaken during normal working hours, i.e., not evenings/night time or Sundays.

- Proposed Use

If planning consent were to be granted, given that there is an intention to increase the number of bedrooms to five (although no kitchen?) I would look to BBC for REASSURANCE that the property would continue to be used as a single, domestic dwelling, not multi occupancy, or hostel.

- I have multiple concerns with this Planning Application, most of which emanate either from a lack of necessary information upon which to

make an informed decision, or the size of the proposed development and its environmental impact. Whilst the reduction in footprint in this submission, when compared to the original version, is welcomed, the size of the proposed development is disproportionate to the size of the plot, is too close to neighbours.

- From these new plans that have been submitted the wall to the extension has been brought further towards our property wall with two large lanterns on the flat roof.
- From the plans it looks like the new wall to the extension is going where the existing boundary wall is only further along and higher. Because we are quite low down and the garden even lower this will make us feel very enclosed and cut out a large amount of light.
- We are very close to the boundary wall as our pictures show in previous emails we are 10.2 metres from living room wall to the existing wall that is to be knocked down.
- I have no doubt something is going to be built there but I am concerned that now the wall has been brought to the boundary wall where are the footings going to go as possibly 600mm as once this wall is down we will be totally open and I don't want them putting any footings across the boundary into my property and totally no access as we have an established garden along that wall.
- My other worry is that the flat roof will be used as a balcony which will cause severe privacy issues.
- On the plans there are velux windows so, does that mean the flue pipe that has been added in the last couple of months will be moved due to the velux windows.
- This has been such a stressful process for us not even living here a year. But if this goes to committee I would like the opportunity to speak if possible.

These points will be addressed below

6. Assessment

6.1 Principle

- 6.1.1 The principle of proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation 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 This application was received following a previously refused application, 26/00248/FUL. This application has reduced the length of the front extension significantly from 11m to 5.3m which has reduced the mass and scale of the project. The submitted plans propose a number of extensions and alterations to the property including a single storey rear extension, hip to gable conversion to the rearward facing roof, a front extension incorporating the roof space and a front facing gable.

6.2.3 Single storey rear extension

This element of the proposal will see a rearward projection of 8.1m with a width of 11m, a flat roof with a maximum height of 3.1m with two roof lanterns with a maximum total height of 3.7m. To the rear will be a four panel bi fold door and a window, with a modest ensuite window looking towards the front of the property. Two windows and an entrance door will be added to the south westerly elevation.

6.2.4 There is currently a single storey rear extension to the northeast side at the rear which projects 8.1m to the rear with a width of 3.4m and also a separate conservatory across the remainder of the rear elevation with a rearward projection of 3m, these structures will be replaced by the proposal which will also extend 2m beyond the southeastern elevation wrapping around the side of the original dwelling towards the front by 7.9m where there is currently a lean to garage structure.

6.2.5 The rear extension, as it is single storey with a flat roof and will not project rearwards further than the current single storey extension, will be similar in height with the existing structures ranging in height from approximately 2.5m to 3m. The applicant has advised that the range of outbuildings which are situated along the northeastern boundary will be removed which should help reduce the massing along this boundary. A detached property can benefit from an 8m rear extension under the prior approval process. There is nothing on the plans to indicate that this roof will be used as a balcony and planning permission would be required if this were to be the case.

6.2.6 The site sits within flood zones 2 and 3, the applicant has submitted a Householder flood risk assessment.

6.2.7 Whilst acknowledging that the extension is sizeable it will be of a scale which is appropriate for the size of this substantial plot. Its position, mainly to the rear, ensures it will not be prominent from the public realm or harmful to the street scene. Whilst the design of this element is modern, it is considered to be acceptable.

6.2.7 Hip to gable roof – rear/ alterations to existing bungalow

It is proposed that the rearward facing roof will be converted from a hipped roof to a gable and feature glazing installed, this will enable an outlook over

the golf course situated behind the property. It is also proposed that a door and two windows are inserted in the north eastern elevation with one window being removed.

6.2.8 The change from a hip roof to a gable and the insertion of feature windows is in keeping with the modern design and whilst this would mean the ridge of the roof would be elongated to the rear, it would not cause the ridge height to increase. Two roof lights will be inserted in the north eastern and south western elevations following the creation of the rearward facing gable. These will be 1.7m above first floor level.

6.2.9 Whilst acknowledging that the change from hip to gable at the rear will increase the size of the roof, it is not felt that this change is significantly increasing the mass of the building due to the slope of the roof and maintaining the current height of the roof. The inserted roof lights help to break up the roof, are modest and not overprominent with these elements being only minimally visible in the street scene. These elements of the design are considered acceptable.

6.2.10 Front extension

The application proposes a frontward extension to the ground floor and utilising the roof space as further living accommodation with a forward facing gable including feature glazing. This part of the proposal will project 5.3m forward of the existing front elevation and extend across the width of the current property (8.1m). The eaves will be 2.6m with the ridge being 6.3m high. There will be three rooflights inserted on either side of the roof.

6.2.11 The site is set back from the road and the proposed front elevation will be 29.5m from Long Lane. It is considered that whilst the changes to the front elevation will be considerable given the size of the site and the set back from the road these changes should not be over prominent in the street scene and in addition the proposed use of render and grey tiles will ensure that the proposal reflects materials used on other properties in the vicinity. As such this element of the proposal is considered acceptable.

6.2.12 Information provided on the submitted application from an email received on 12th August 2026 indicates that the property will be covered in an off-white render with a grey rubber membrane topping the single storey roof, with the pitched roof being covered with grey tiles. The doors and windows will be anthracite grey. These are in keeping with the modern nature of the proposals and are materials and elements replicated in properties in the vicinity along Long Lane and Derwent Close.

6.2.13 It is considered that the proposed design is acceptable

6.3 Amenity

- 6.3.1 Policy 10 (F) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 The proposed alterations and extensions to the existing property at 149 Long Lane will see the size of the property increased substantially and living accommodation added to the first floor roof space.

6.3.3 Amenity Impact 4 Derwent Close

This property sits towards the rear of the application site with its garden adjoining the northeastern boundary. The property is a bungalow which faces towards the end of the applicants garden and the golf course beyond. The applicant has indicated that he will be removing the series of outbuildings on the boundary with no. 4 and inserting a new fence along the northeastern boundary, this would appear to be an improvement to the outlook of this property. In terms of loss of privacy and increased overlooking the new gable window will mean there would be a chance of incidental overlooking but any increase in direct overlooking would be minimal due to the distance from the window to no. 4 and the orientation of the properties, furthermore there is a detached garage to the side of no.4 which is likely to shield the proposed single storey rear extension from view. It is not considered given the distance from the proposal that there will be any significant loss of privacy. It is also considered that given the orientation of the plots there will be minimal loss of light.

6.3.4 Amenity Impact 3 Derwent Close

This property adjoins the northeastern boundary of the application site and the current single storey extension forms the boundary with the end of the garden of no. 3. It is considered that given the current extension being replaced with a new one which will project a similar distance along the boundary and be of a similar height with no side facing windows (following a change to the plans which removed a window to the side) that this should have minimal impact in terms of loss of privacy, increased overlooking or loss of light. The roof lights on the proposed rear extension are a considerable distance from no.3 and therefore should not be an overbearing feature.

- 6.3.5 In terms of the change from a hipped roof to a gable at the rear, this will lead to an elongated ridge however this ridge height will not be increased from the existing height. Whilst there will be more roof visible to no.3, which may cause the loss of some light, the majority of the proposals to the rear are single storey and will not differ greatly from the extension which is already present adjoining the garden.
- 6.3.6 The insertion of rooflights in the roof should cause minimal impact in terms of loss of privacy and increased overlooking due to the angle providing sky views to the occupant, in addition the lowest point of the rooflights will be

positioned 1.7m above first floor height meaning that they will be difficult to look out of for the average person. It should be noted that it is possible for rooflights to be added using permitted development rights rather than a planning application.

- 6.3.7 The rearward facing gable may cause a minimal amount of incidental overlooking and loss of privacy but given the orientation of no.3 it is unlikely that there will be a significant increase in direct overlooking due to the orientation of the properties. It is considered that whilst there will be changes to the outlook of no.3 at over 10m from the proposal, with the majority being single storey there is not significant enough effect on their amenity to warrant refusal.

6.3.8 Amenity impact 2 Derwent Close

No 2 Derwent Close is situated to the northeast of the application site with the end of the garden bordering the side of 149 Long Lane in line with the existing side of the bungalow with a small amount of rear garden adjoining the front garden of 149 Long Lane. The changes proposed to the front of the property will mean that the bungalow will extend across the entire rear boundary of no.2 however the rear boundary is circa 11m from no. 2 and there is a further 1.5m separation distance from the rear boundary to 149 Long Lane. It is not considered given the modest height of the proposal and distance from no.2 that they should be a significant feeling of enclosure, particularly given that the roof will slope away from them. In terms of loss of light at certain points of the day there may be a minimal increase in loss of light due to the frontward extension however it is considered that this will not be significant enough to warrant refusal of this application.

- 6.3.9 Roof lights will be inserted along the roof however as outlined above, these are not considered to cause a significant increase in direct overlooking or loss of privacy. The forward facing glazed elevation, by virtue of its position should not cause a significant increase in overlooking or loss of privacy to no.2.

6.3.10 Amenity impact 1 Derwent Close

This property's rear garden adjoins the north eastern boundary of the application site towards the front of the existing property. The proposed front extension will mean that more roof will be visible to the residents of no.1 however this should not cause a significant loss of light given the length of the garden of no.1 and the minimal projection of the extension across the end of their garden.

- 6.3.11 In terms of loss of privacy and increased overlooking, as outlined above, the insertion of roof lights is unlikely to lead to significant direct overlooking or loss of privacy. In addition the new front windows facing towards Long Lane, should also, because of the orientation of the properties, only cause a minimal increase in direct overlooking or loss of privacy.

6.3.12 Amenity Impact 151 Long Lane

151 Long Lane is a bungalow situated along the north eastern boundary of the application site at the front. The proposed works to the rear of the property should be minimally visible to no.151 due to their location and distance from no. 151. These should have a minimal impact in terms of loss of light, loss or privacy and increased overlooking. With regards to the extension to the front of the application site, this will bring 149 Long Lane closer to no. 151 however the proposed new front elevation will be approximately 14m away from the rear wall of the bungalow. The proposals will mean that there will be a glazed gable looking toward Long Lane which is likely to cause an increase in incidental overlooking and some loss of privacy to 151. It is considered that due to the distance from no.151, the acute angle and as this room will be used as a bedroom this should not be significant enough to lead to a refusal of this application.

6.3.13 Amenity Impact 137 Long Lane

137 Long Lane is a two-storey detached property facing long lane, its plot adjoins 149 Long Lane along the southwestern boundary at the front. Given the orientation of the plots and the distance between no.137 and 149 it is considered that there will be minimal impact in terms of loss of light and privacy. Given that there is proposed to be a forward facing gable, this may cause a minimal increase in incidental overlooking however given the angle of the plots and the distance this would not warrant refusal.

6.3.14 Amenity Impact 10 Quorn Close

10 Quorn Close is a two-storey semi-detached property, the back garden of which adjoins the southwestern boundary of 149 Long Lane. Along this boundary there is currently a lean-to style garage, the proposals will see this removed and there will be an increased separation distance as a result. This should improve the amenity of no 10. The front extension may cause a minimal loss of light however given the separation distance and orientation of the properties this is unlikely lead to a significant impact. The proposals, given the use of rooflights should mean there is little increase in direct overlooking or loss of privacy.

6.3.15 Amenity Impact 9 Quorn Close

9 Quorn Close is a semi-detached two storey dwelling within an irregular shaped plot mainly to the north west of the property. The garden of no.9 adjoins the southwestern boundary of 149 Long Lane. The rear extension which will wrap around will lead to the removal of the lean-to garage which runs along part of the current boundary, with the proposed extension being set in from this boundary by 1m instead of the current structure which is up to the boundary. This should improve the amenity of no. 9. Whilst the single storey rear extension will extend further than the existing rear extension, given the separation distance and the single storey nature, this should have a limited

impact in terms of loss of light. The insertion of two windows at ground floor level, given the boundary treatment should have a minimal impact in terms of overlooking and loss of privacy. The insertion of rooflights, may cause a minimal increase in indirect overlooking and loss of privacy however given that they are angled towards the sky and 1.7m above floor level this should not be significant. The rearward facing gable proposed, may cause some degree of overlooking towards the garden of no.9 however it is considered that this would be at an acute angle and given the distance should not cause a significant loss of amenity.

6.3.16 General Amenity Impact

The proposals mean that the property, which is very modest in scale compared with its generous plot, will be significantly larger and more visible from surrounding properties on Derwent Close, Long Lane and Quorn Close however a property's visibility is not a reason to refuse an application nor is the disruption any proposed works may cause. Broxtowe Borough Council have a Planning Enforcement team which, if a resident is concerned about the construction phase of a development, can be contacted to ensure that development is being completed correctly. In addition, construction hours are conditioned so as to minimise disruption to neighbouring properties.

6.3.17 Concerns have been raised regarding the boundaries and how footings may be constructed, this is something that would potentially be covered by The Party Wall Act and is a Civil matter not a material planning consideration that would carry significant weight.

6.3.18 Residents have raised concerns regarding the usage of the property once development is completed, this is not a material planning consideration, however there is nothing indicating that these proposals will mean the property is to be used as anything other than a family home falling within use class C3.

6.4 Access

6.4.1 There will be no change to the access and existing parking arrangements will remain unchanged. Due to the property's significant set back from Long Lane there will continue to be ample off street parking for approximately 5 vehicles.

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.

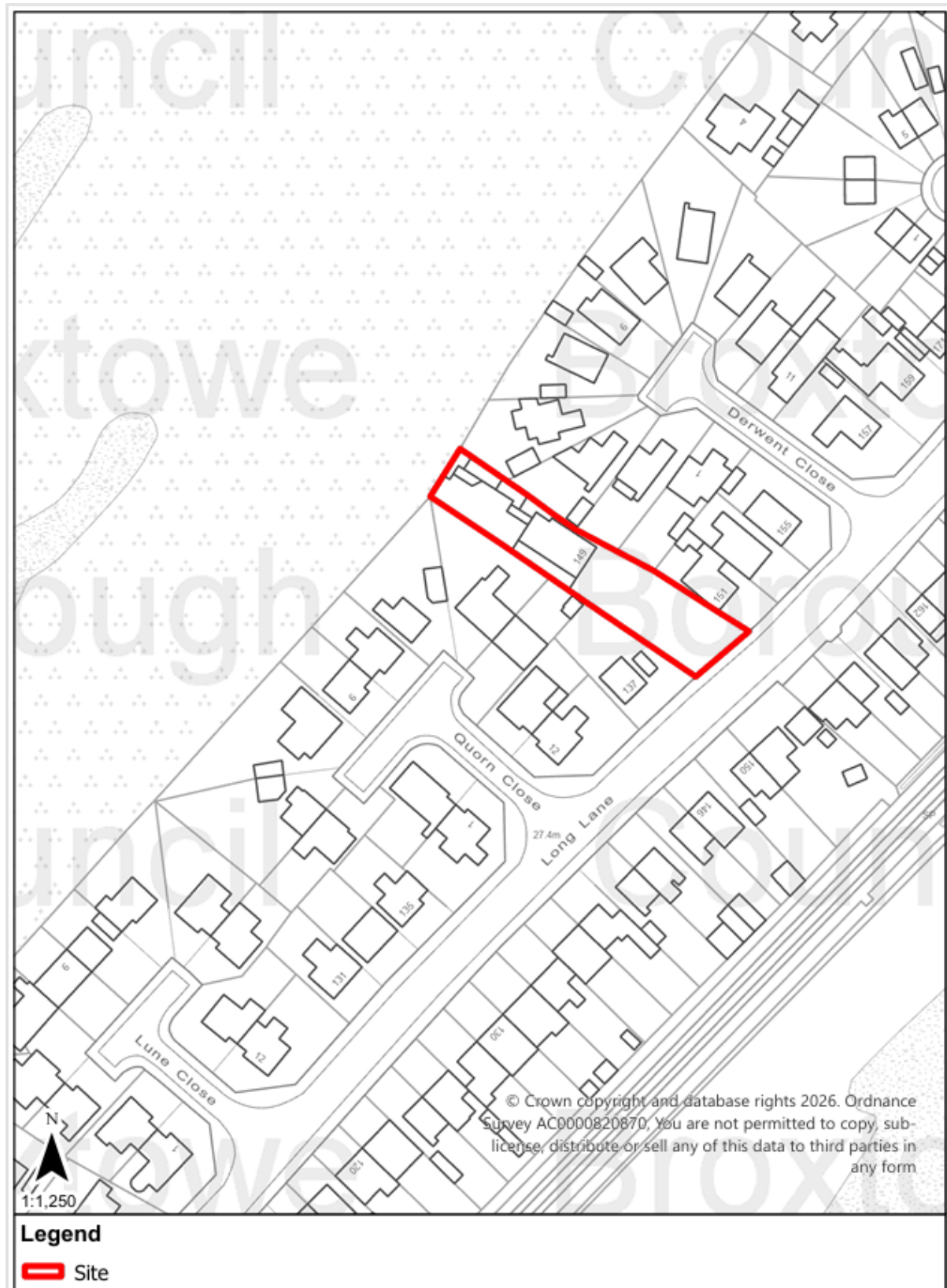
Recommendation

The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

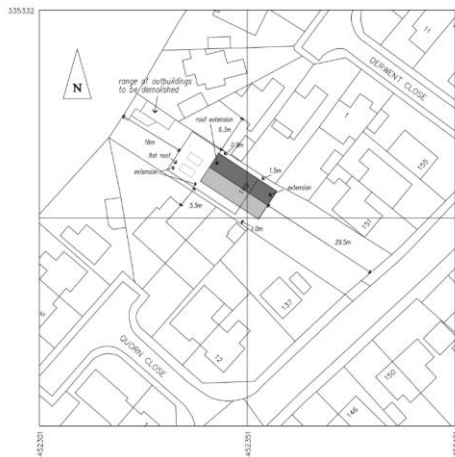
(i) the following conditions:

1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with the following plans: received by the Local Planning Authority on 7 July 2026: • Site Location Plan (1:1250) • Proposed First Floor Plans rev D (26/121/04 Rev D) received by the Local Planning Authority on 17 July 2026: • Proposed Block Plan (1:500) • Proposed Ground Floor Plan Rev D (26/121/03 Rev D) • Proposed Roof Plan Rev D (26/121/05 Rev D) • Proposed Elevations Rev E (26/121/06 Rev E) <i>Reason: For the avoidance of doubt.</i>
3.	The development hereby permitted shall be constructed using the materials annotated on the application form received by the Local Planning Authority on 16 June 2026 and email received 12 August 2026. <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>

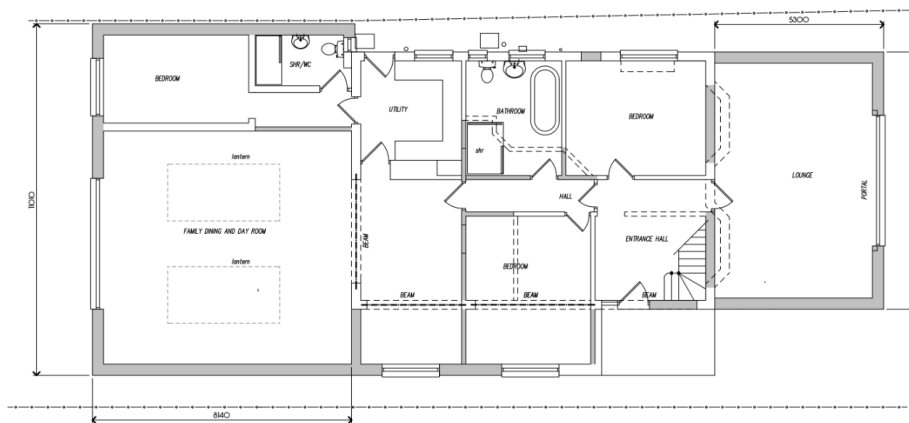
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

Map

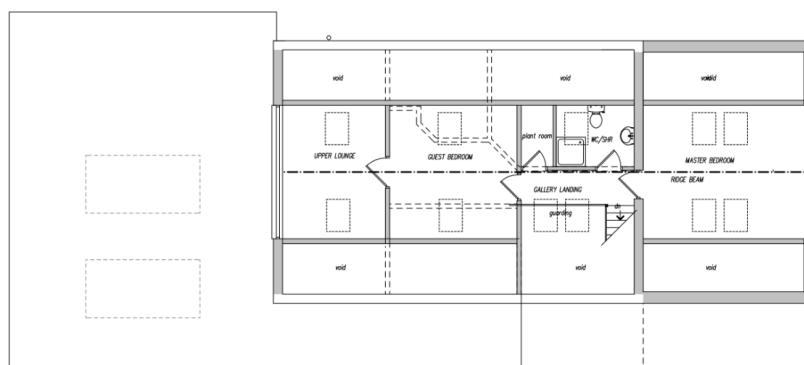
Plans (not to scale)



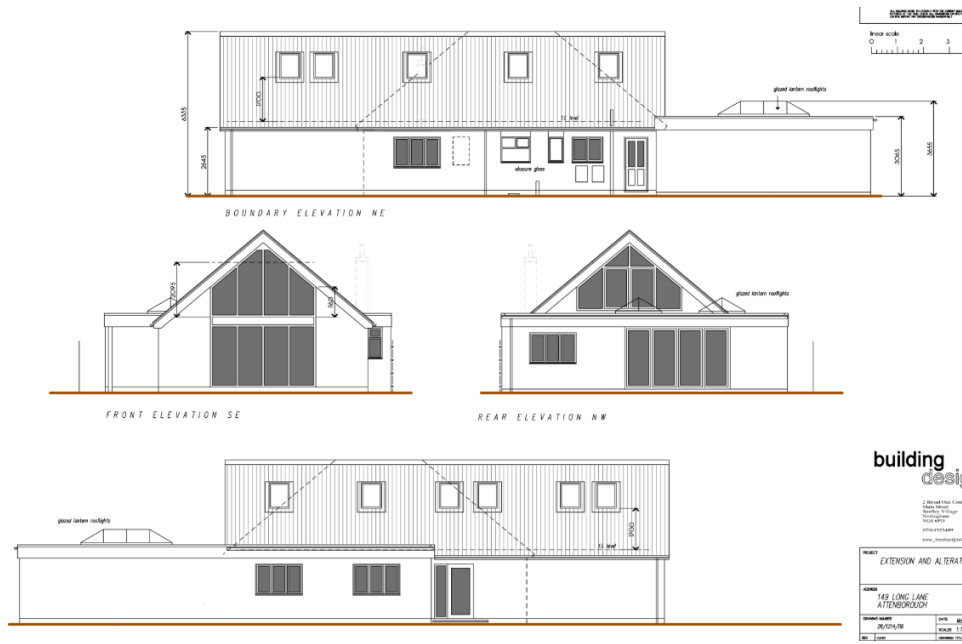
Proposed Block Plan.



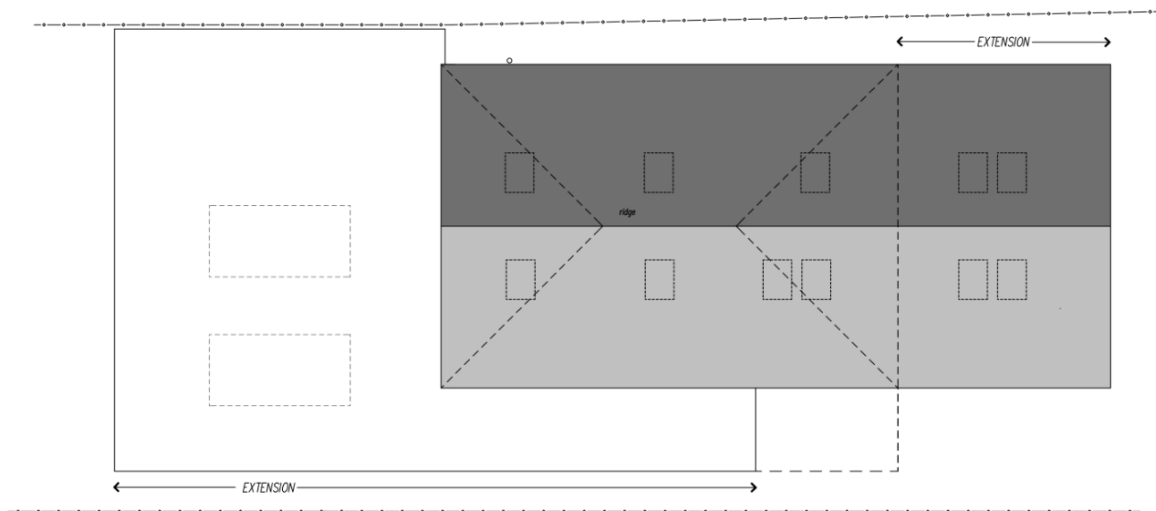
Proposed ground floor plan.



Proposed first floor plan



Proposed elevations



Proposed roof plan

Report of the Chief Executive

APPLICATION NUMBER:	26/00441/ADV
LOCATION:	Above 35 And 36A The Square, Beeston NG9 2JJ
PROPOSAL:	Display digital screen

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

1. Purpose of the Report

- 1.1 The application seeks advertisement consent to display a digital screen above 35 and 36A The Square in Beeston.

2. Recommendation

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

3. Detail

- 3.1 The application seeks permission to display a digital screen.

4. Financial Implications

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

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

5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers:

- 7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks advertisement consent to display a digital screen above 35 and 36 The Square in Beeston centre.

2. Site and surroundings

- 2.1 The site is situated within Beeston Town Centre, and is within a purpose built commercial unit, with similar neighbouring units. To the front is a pedestrianised precinct, the site is generally level, but there is a gentle downward level change going in a south easterly direction. Numbers 37 and 39 The Square sit to the south of the site, with Boyes facing the site from the north-east and numbers 4-6 The Square facing the site from the north-west.

3. Relevant Planning History

- 3.1 13/00042/FUL - Hybrid planning application comprising: Full application for the demolition of retail (Class A1) units 9 to 18 (inclusive) and the canopy fixed to units 1 and 7 to 22 (inclusive) and construction of larger, replacement commercial units incorporating a mix of uses at ground floor: retail, restaurant/café and drinking establishment (Classes A1, A3, and A4) and gymnasium at ground and first floor (Class D2). Associated works including the refurbishment of the existing street facing elevations, public realm and hard landscaping. Outline application for the demolition of the canopy fixed to units 33 to 39 (inclusive), and refurbishment of the existing street facing elevations, immediate public realm and hard landscaping – PERC
- 3.2 14/00605/ROC - Variation of condition N°7 (to allow a further 6 month period following the occupation of units 9-18 to agree the details of the public art on the Station Road elevation) of planning ref: 13/00042/FUL – PERC
- 3.3 15/00855/ROC - Removal of condition 7 of planning permission ref: 13/00042/FUL and replace with a Unilateral Undertaking that secures a contribution towards the provision of public art - PERC
- 3.4 25/00256/ADV - Non-illuminated fascia signs - PERC

4. Relevant Policies and Guidance4.1 **Part 2 Local Plan 2019**

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

- Policy 18: Shopfronts, Signage and Security Measures

5. Consultations5.1 **Consultees**

- Cllr E Winfield – Beeston West Ward – no comment
- Cllr G Marshall – Beeston West Ward – no comment

5.2 No statutory requirement to consult neighbours.

6. Assessment

6.1 Principle

6.1.1 The principle of a digital screen within this location is deemed acceptable.

6.2 Visual Amenity

6.2.1 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.

6.2.2 The proposed digital screen will sit above 36A The Square and will measure 2m in length and 3m in width. The screen will be used to advertise upcoming Broxtowe Borough Council events, with scope to be used also for local advertisements. The screen will sit 3m above ground level.

6.2.3 Whilst there are no similar digital screens in The Square, the site sits within a commercial high street location, with a lack of residential dwellings nearby. Various other businesses in and around the square have other forms of advertisements such as illuminated signs, digital signs in Specsavers window and street advertisements.

6.2.4 It is considered that the location, size and nature of the digital screen means that it will not be poorly sited and will be in keeping with the character of this busy commercial area.

6.3 Public Safety

6.3.1 The screen will be switched off between the hours of 10pm-5am, so not to cause any distraction to anyone in The Square and immediate surrounds.

6.3.2 The screen will not face directly towards any residential properties and is located within a suitable town centre location, meaning that there should be no unacceptable amenity impact on any neighbouring properties.

6.4 Access

6.4.1 The proposed screen will have no impact on access arrangements.

7. Planning Balance

- 7.1 Whilst acknowledging that the screen will be the first of its kind in The Square, the proposal will assist in advertisements for The Council and is deemed acceptable in its location, size and position on the building.

8. Conclusion

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

<u>Recommendation</u>	
The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant advertisement consent subject to: (i) the following conditions:	
1.	(a) Any advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority. (b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition. (c) Where any advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority. (d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission. (e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military). Reason: In the interests of amenity and public safety.
2.	The development hereby permitted shall be carried out in accordance with the Site Location Plan, Proposed Elevation Plan and Frame and Profile Drawings received by the Local Planning Authority on 10 August 2026. Reason: For the avoidance of doubt.
3.	The displays shall be switched off between the hours of 10pm and 5am. Reason: In the interests of amenity and public safety and in accordance with the aims of Policy 18 of the Part 2 Local Plan (2019).

4.	The displays shall not show any flashing, strobing or swiping content. Reason: In the interests of amenity and public safety and in accordance with the aims of Policy 18 of the Part 2 Local Plan (2019).
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

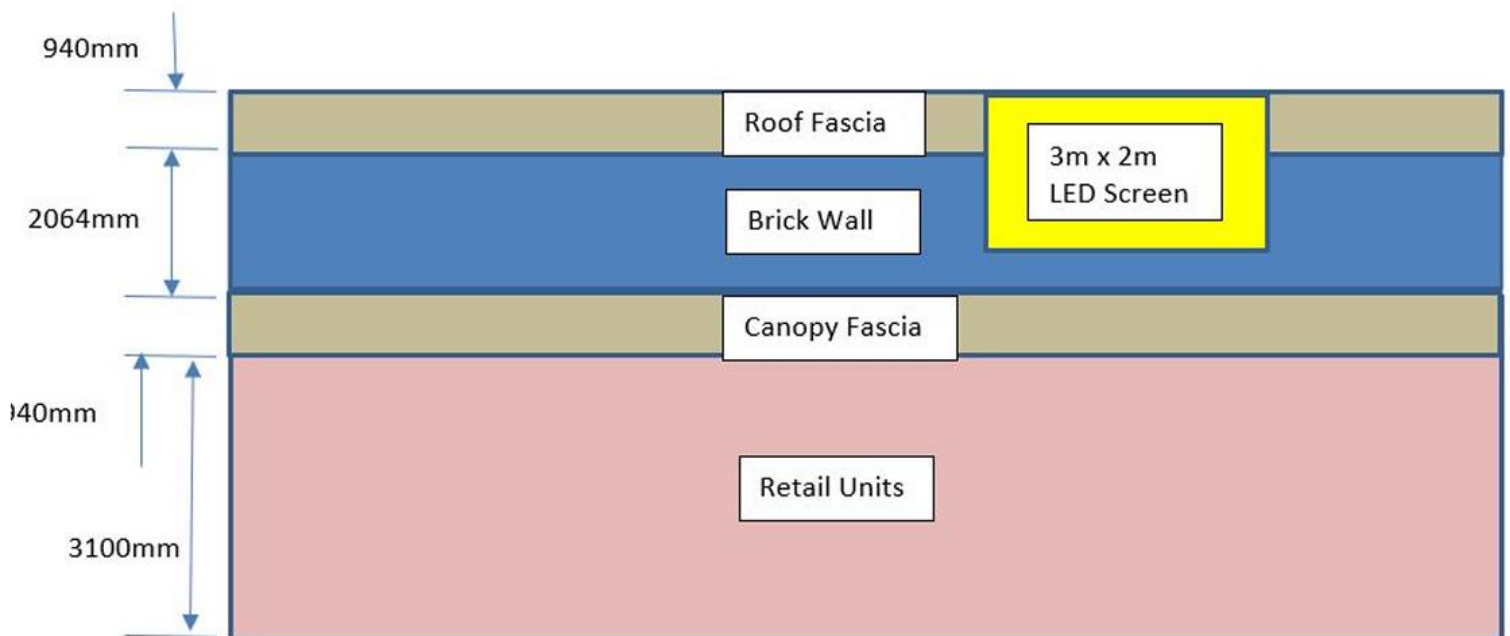
Map



Legend



Plans (not to scale)



Photos



Report of the Chief Executive

APPLICATION NUMBER:	26/00413/FUL
LOCATION:	The Old Stables, Lamb Close Newthorpe, NG16 3QR
PROPOSAL:	Construct replacement self-build dwelling

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

1. Purpose of the Report

- 1.1 The application seeks planning permission to construct a replacement self-build dwelling.

2. Recommendation

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

3. Detail

- 3.1 The application seeks permission for a replacement self-build dwelling at The Old Stables, Lamb Close, Newthorpe.
- 3.2 The site is located within the Green Belt and the proposed replacement dwelling exceeds a 30% increase in volume from the original.

4. Financial Implications

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

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

5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers:

- 7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks permission for a replacement self-build dwelling within the Green Belt.

2. Site and surroundings

- 2.1 The Old Stables is part of the wider estate of Lamb Close House, which is a Grade II Listed building constructed in the early 18th century. Lamb Close House is to the east beyond Lamb Close Drive. To the west and north is open fields, with Willey Lane further to the north. South of the site is the gardens to the listed building. The site is washed over entirely by Green Belt.

3. Relevant Planning History

- 3.1 02/00943/FUL - Construct two storey side and single storey rear extensions
- 3.2 10/00173/ROC - Variation of condition N°1 of planning permission 08/00161/FUL to retain security fence
- 3.3 12/00056/ROC - Variation of condition 1 of permission 08/00161/FUL to allow for the retention of a security fence for a further period of 2 years

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

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

- Policy A – Presumption in Favour of Sustainable Development
- Policy 3 – Green Belt
- Policy 8 – Housing Mix, Size and Choice
- Policy 10 - Design and Enhancing Local Identity.
- Policy 11 – The Historic Environment

4.2 **Part 2 Local Plan 2019**

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

- Policy 8 – Green Belt
- Policy 15 – Housing Mix, Size and Choice
- Policy 17 - Place-making, design and amenity
- Policy 18 – Pollution, Hazardous substances and ground conditions
- Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets
- Policy 31- Biodiversity Assets

4.3 **National Planning Policy Framework (NPPF) 2026**

- Section 3: Decision making
- Section 12: Achieving well designed places
- Section 13: Green Belt
- Section 16: Promoting healthy and safe communities
- Section 19: Conserving and enhancing the historic environment

5. Consultations

5.1 **Consultees**

- Conservation Officer (Toby Ebbs) – objection, comments below.
- Cllr H L Crosby - Greasley Ward – no comment
- Cllr M Brown - Greasley Ward – no comment
- Cllr A W G A Stockwell - Greasley Ward – no comment
- Greasley Parish Council – no comment

5.2 3 neighbours were consulted on the application. A site notice was also placed on Willey Lane. There was one response in support.

6. Assessment

6.1 Principle

6.1.1 The principle of a replacement self-build dwelling is deemed acceptable in regard to the existing character of the dwelling and of the surrounding area but the proposal must comply with Green Belt policy.

6.2 Design and Impact on Conservation Area

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

6.2.3 The proposed dwelling will have a length of 33.9m and a width of 11.2m. The ground floor will be accessed via a sizeable porch, with a width of 5.8m and length of 2.7m. The ground floor will have various rooms including a boot room, utility, lounge, kitchen/diner and study.

6.2.4 The first floor will be within the roof space and will include a master bedroom with dressing area and balcony, family bathroom and three further bedrooms. The dwelling will have a ridge height of 8m and an eaves height of 3.6m.

6.2.5 The plans show that the dwelling will be constructed of reclaimed style brick, with the exact brick type to be confirmed at a later stage. The roof tiles will be plain clay tiles, with the exact tile to be determined via a sample condition. The dwelling will have decorative brick corbel banding, black fascias, soffits and black powder coated aluminium windows and doors. It will also have stone detail to buttress heads and coursed blue plinth brick cills.

6.2.4 The Conservation Officer stated: I have strong concerns about this application, regarding the level of information that has been submitted in support of the works. Looking at the map, the outbuilding sits within the grounds of Lamb Close House which is a Grade II listed building.

The building was first listed in 1952 and thus the outbuilding is very likely to have been ancillary to the main farmhouse. Therefore, it should be treated as a curtilage listed building.

The works proposed are comprehensive and highly impactful; it would result in much of the masonry being altered and partially removed to create new facades; the conversion to residential use would mean a complete change to the interior of the building. But we have absolutely zero understanding of the significance of this building. The newly submitted heritage statement is a rather generic summary of the main listed house; there are no supporting photos, no historic map regression, no consideration of the relationship between the stables and the main listed house, no assessment of architectural significance, no hierarchy of significance, no consideration of where historic fabric will be damaged, altered or lost, no consideration of the proposed retrofit of the building - for example where historic roofs that are exposed may be concealed by overdrawn ceilings, thermal upgrading etc.

For a building of this level of significance, they are proposing to entirely alter the principal facades by building in front / demolishing original elevations, there should be a proper heritage statement carried out by a suitably qualified specialist. The two page document that has been submitted falls a long way short of the requirements under Para 207 of the NPPF and the application should be refused if this information is not brought forwards.

6.2.5 An additional heritage statement was received, but the Conservation Officer stated that this still did not address the concerns listed above.

6.2.6 Whilst acknowledging that the Conservation Officer objects, the site is not within a Conservation Area and the Stables are not within the official listing. Additionally, the existing building has had a variety of inappropriate additions over time and the proposal seeks to improve the building. As a result of the site not being within a Conservation Area limited weight can be given to this objection.

6.3 Amenity

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

6.3.2 There were no objections and one response received in support.

6.3.3 The proposed dwelling will be at a minimum 79m from the rear of Lamb Close House and numbers 1 and 2 Lamb Close Gardens, meaning that any loss of light, privacy or overlooking to these dwellings will be minimal as a result of distance.

6.4 Access

6.4.1 The access for the site will not change, with the site remaining to be accessed from Lamb Close Drive. with sufficient parking space available to the front for several cars.

6.5 Impact on Green Belt

6.5.1 Paragraph 142 of the NPPF (2024) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

6.5.2 Policy 8 of the Part 2 Local Plan 2019 states that applications for development in the Green Belt will be determined in accordance with the NPPF, as supplemented by the following Broxtowe-specific points. 2. 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

6.5.3 The volume of the existing building is 1036³ and the proposed works will have accumulative volume of 1766m³, making this a 70.4% increase and therefore would be refusable as it would be a disproportionate addition.

6.6 **Biodiversity Net Gain**

6.6.1 The applicant states that the dwelling will be a self-build. This is exempt from BNG requirements as long as it meets the below test.

6.6.2 The development must:

- consist of no more than 9 dwellings
- be on a site that has an area no larger than 0.5 hectares
- consist exclusively of dwellings that are self-build or custom housebuilding as defined in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#)

7. Planning Balance

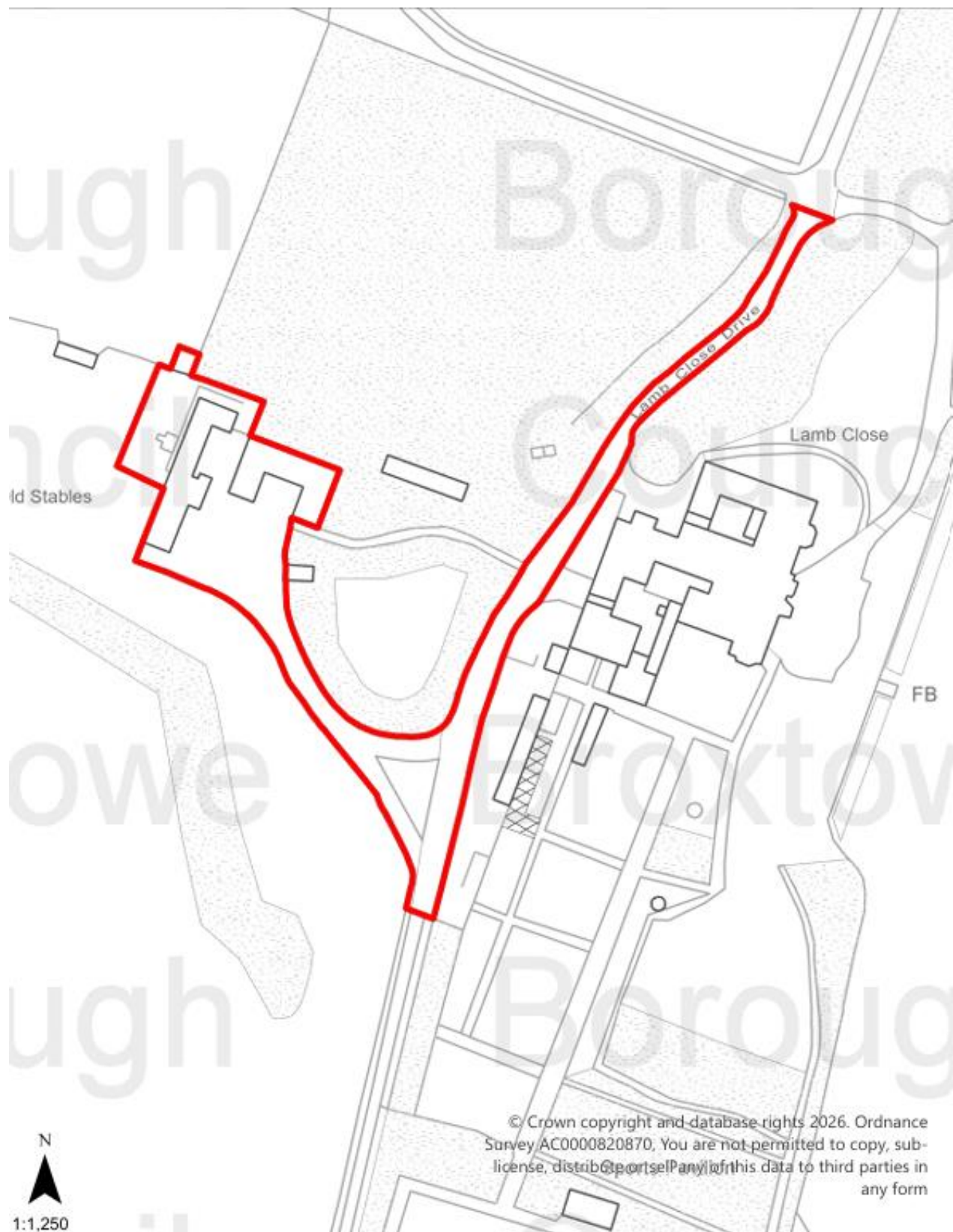
- 7.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupier and would not have significant impact on neighbouring amenity or on the adjacent Listed building.
- 7.2 The negative impact is that the development would be inappropriate development within the Green Belt and the applicant has not demonstrated very special circumstances which would allow for development over and above the allowed 30%.
- 7.3 On balance, the negative impacts, in respect of Green Belt policy, are considered to carry sufficient weight to outweigh the benefits of the proposal.

8. Conclusion

Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that the Head of Planning and Economic Development be refused for the following reason:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed replacement dwelling represents a disproportionate increase to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the proposed development and the harm on openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13 of the NPPF 2024 and there are no other material considerations that justify treating this proposal as an exception.
	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application; however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.

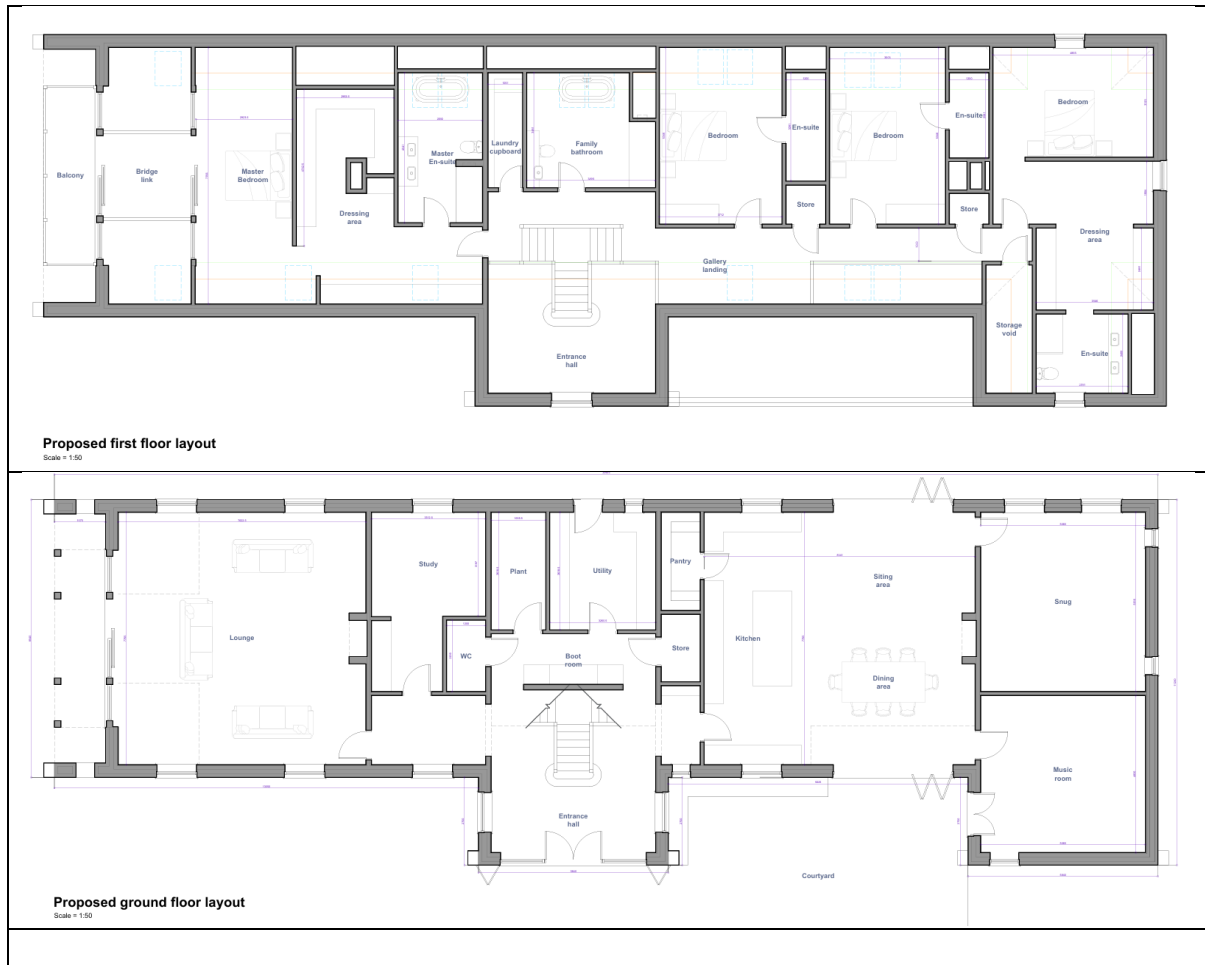
Map



Legend
 Site

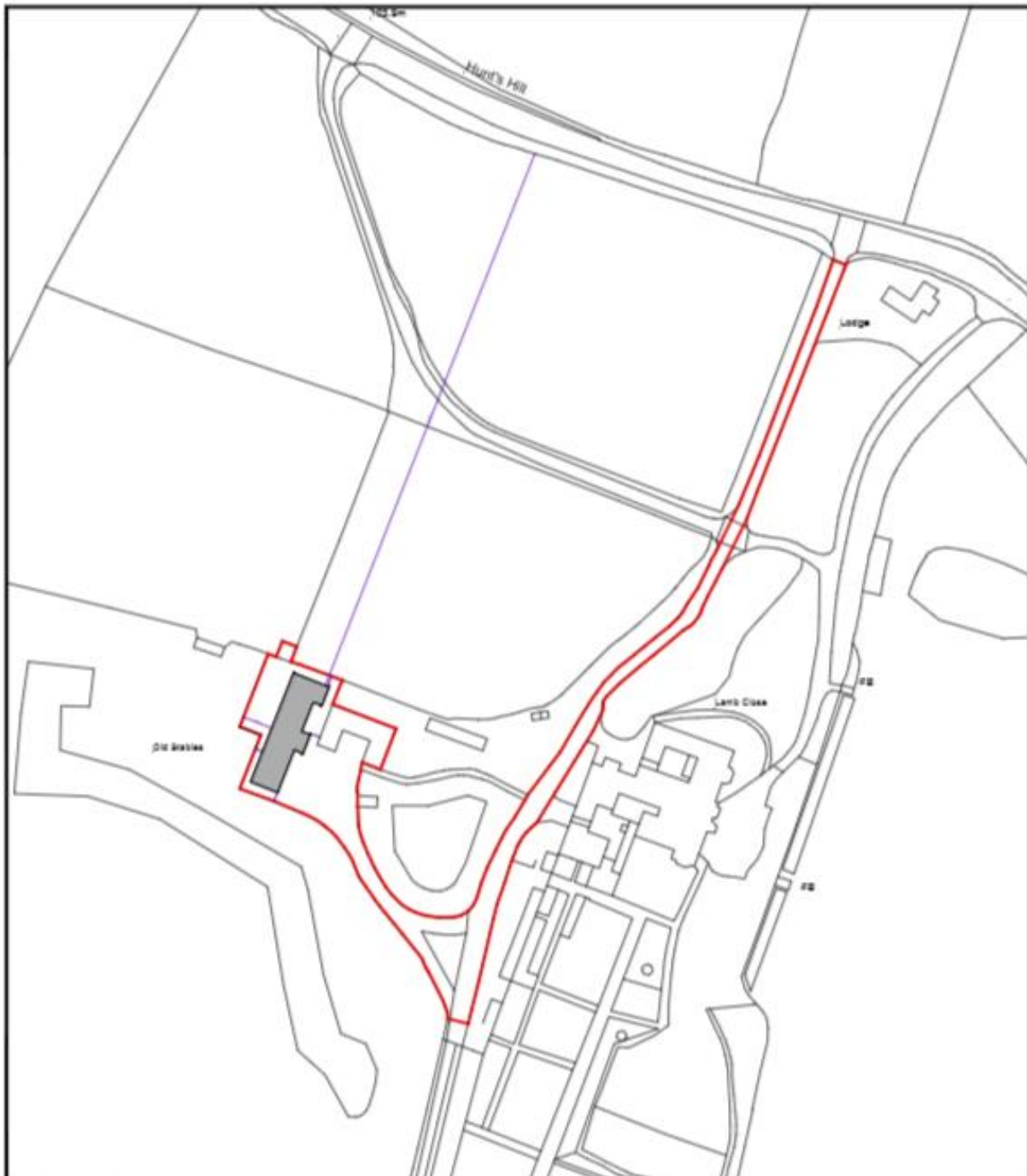
Plans (not to scale)





Proposed location plan

Scale = 1:1250



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Report of the Chief Executive

APPLICATION NUMBER:	26/00416/FUL
LOCATION:	3 Lyndale Road, Bramcote Nottingham NG9 3LB
PROPOSAL:	Construct two storey side/rear extension with single storey rear extension and render the front of the house in white

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

1. Purpose of the Report

- 1.1 The application seeks planning permission for the construction of a two storey side and rear extension, a single storey rear extension and to apply white render to the front elevation.

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 the construction of a two storey side and rear extension, a single storey rear extension and to apply white render to the front elevation.

4. Financial Implications

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

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

5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers:

- 7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks planning permission for the construction of a two storey side and rear extension, a single storey rear extension and to apply white render to the front elevation

2. Site and surroundings

- 2.1 The application site consists of a two storey detached dwelling, with an existing single storey rear extension. In regards to neighbouring properties, the site is located in a built up residential area of Bramcote. 1 Lyndale Road is a detached two storey dwelling located to the south east of the application site, this property has a single storey rear extension and a two storey side extension. To the north west of the application site is located 5 Lyndale Road, a detached two storey dwelling with a single storey rear extension. 3 Park Road is a detached two storey property located to the south west of the application site. This property has a two storey side extension beside the boundary with 5 Lyndale Road, and a single storey rear extension beside the boundary with the application site.

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) 2026**

- Section 3 – Decision-making
- Section 4 – Achieving sustainable development.
- Section 14 – Achieving well-designed places

5. Consultations5.1 **Consultees**

- Cllr A Kingdon – no comments received
- Cllr D Watts – called in to committee. Advised that whilst the proposed extension can benefit the occupants of the application property, there are concerns that extension could create a terrace effect between nos. 1 and 3 and would have a negative impact on the amenities of the occupiers of adjacent properties
- Cllr H Land – no comments received
- Bramcote Neighbourhood Forum – no comments received

5.2 Five neighbours were consulted on the application. There responses were received, one in support of the proposed development and two raising objections. The objections can be summarised as follows:

- Massing and Scale being disproportionate to the existing dwelling
- Loss of light
- Loss of privacy
- Impact on parking
- Sense of enclosure
- Impact on character of the area
- Impact on quality of life
- Impact on highway/ increase in traffic
- Impact on essential care access
- Potential impact on local drainage
- Overdevelopment
- Observations regarding the allowed maximum height and length of the proposed extensions

6. Assessment

6.1 Principle

6.1.1 The principle of a two storey side and rear, and single 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. Policy 17 also advise that two-storey side extensions should avoid a terraced or cramped effect, therefore should have a set-back at first floor level with a corresponding drop of roof level.

- 6.2.2 The proposed two storey side and rear extension will be set back by 4.7m from the principal elevation, will project 1.4m from the side (south east) elevation and will extend from the existing rear elevation by 3.5m, having a width of 5.6m. The rear extension will have a hipped roof with an eaves height of 6.8m and ridge height to match the house (5.1m). The two storey extension would be set down by 1m from the ridge of the existing dwelling. No new side elevation windows are proposed in the two storey extension. The proposed extension would create space for a new bedroom with ensuite at first floor level, and enlarge the existing kitchen creating an open plan kitchen/family room and a utility room and WC to the ground floor. The proposed two storey rear extension will not extend for the full width of the rear elevation as it would be set back 1.8m from the side (north west) elevation.
- 6.2.3 The proposed single storey rear extension would be built across the width of the two storey rear extension, and partly across the width of the existing rear elevation. The extension would have a hipped roof with a ridge height of 3.6m and an eaves height of 2.5m.
- 6.2.5 The submitted plan indicates that the extensions will be constructed using brick and roof tiles both to match those used on the existing dwelling and white render to the front elevations. The proposed materials are considered acceptable.
- 6.2.6 Whilst acknowledging that the side extension would have the potential to create a terrace effect, as there will be a gap of between 1.3m and 2.5m between the extension and no.1's north west (side) elevation, it is considered the two storey extension will not cause a cramped effect. Furthermore, the extension would be considerably set back from the original front elevation and the roof will be set down from the original roof. It is considered the design achieves a good level of design and is therefore considered to be acceptable and would not result in a terracing effect.

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 1 Lyndale Road is to the south east of the application site. This property has a single storey rear extension and its south east (side) elevation is set 19.2m away from 18 Marshall Drive's rear elevation. The proposed two storey side/rear extension will project approx. 3.2m from no.1's original rear elevation and will be close to the boundary, with no windows proposed facing number 1 so any overlooking or loss of privacy should be minimal. As the site sits south east of number 3, the extension should cause a minimal loss of light. Regarding the potential sense of enclosure it might cause to the occupants of this property, the roof height will be set down from the original ridge by 1m and the rear facing roof would be hipped to further reduce the mass and

potential overbearing impact. Furthermore, no.1 has a long garden and no immediate neighbour to the south west, so these will help maintain openness. It is therefore considered that neither element of the proposed development would have a significant impact on the amenities of the occupiers of this property in terms of loss of light, outlook or privacy.

6.3.3 5 Lyndale Road is to the north west, this property occupies a corner plot, which means that has no immediate neighbour on the opposite side. In terms of sense of enclosure, the proposed two storey rear extension will not extend for the full width of the rear elevation and will be approx. 3.9m from no.5's south east elevation, the single storey rear extension will project 2.6m beyond this property rear extension and would have a hip roof with an eaves height of 2.5m. As stated in the previous paragraph, the roof height of the two storey element will be set down from the original ridge by 1m and the rear facing roof would be hipped to further reduce the mass and potential overbearing impact. Given no.5's corner location, which will help maintain openness, it is considered that the two storey element would not cause such a detrimental impact on the occupants of this property. In terms of loss of light, no.5's garden is south facing, and due to the distance between the proposed development and no.5's first floor window and the set back of the two storey element from this property, it is considered that, the proposed development would not cause a significant loss of sunlight to the occupants of no.5.

6.3.4 3 Park Road to the southwest, will be minimally impacted as the proposed two storey rear extension will be in excess of 13mm from the building. This property has no windows facing the application site, therefore, it is considered that neither element of the proposed development would have a significant impact on the amenities of the occupiers of this property in terms of loss of light, outlook or privacy.

6.4 Access

6.4.1 The application site has one off-street parking space. However, a space to the front with a depth of 5.3m will be retained, and this would be sufficient for the parking of an additional vehicle if required.

7. Other matters

7.1 With regard to the observation about essential care access and reduction in available parking, whilst there would be some disruption during the construction works, this would be only temporary. It is worth noting that Lyndale Road can be accessed from three different roads: Stanley Drive, Marshall Drive and Park Road. As stated in the previous section, the proposed development would not have a significant detrimental impact in respect of increased pressure to on-street parking, as the site has the potential to provide two off-road parking spaces, which would be sufficient for a property of this size.

7.2 There have been some observations regarding the allowed maximum height and width of the proposed extensions; however, these observations are in regard to permitted development rights which are not relevant in this case as a planning application has been made as the proposal is not permitted development.

7.3 With regards to the drainage observation, the extensions will need to be carried out in accordance with the Building Regulations.

8. Planning Balance

8.1 The proposed extensions would provide additional living space for the occupiers of the application property. It is considered that the proposal would not result in an unacceptable loss of amenity for the residents of neighbouring properties, and would not be harmful to the street scene or out of keeping with the character of the area. The scheme has been amended to reduce the depth of the two storey element from 4m to 3.5m to lessen the impact on neighbour amenity. On balance it is therefore considered that the proposal is acceptable.

7. Conclusion

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

Recommendation

The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

(i) the following conditions:

1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 17 July 2026:

	Site Location Plan (drawing no.A105) Proposed Block Plan (drawing no.A104) Proposed Floor Plans Revision 1 (drawing no.A101) Proposed Elevations (drawing no.A102) Existing and Proposed 3D (drawing no.A103) <i>Reason: For the avoidance of doubt.</i>
3.	The proposed extensions shall be constructed using the materials annotated on the approved plans unless otherwise agreed in writing by the Local Planning Authority. <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>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

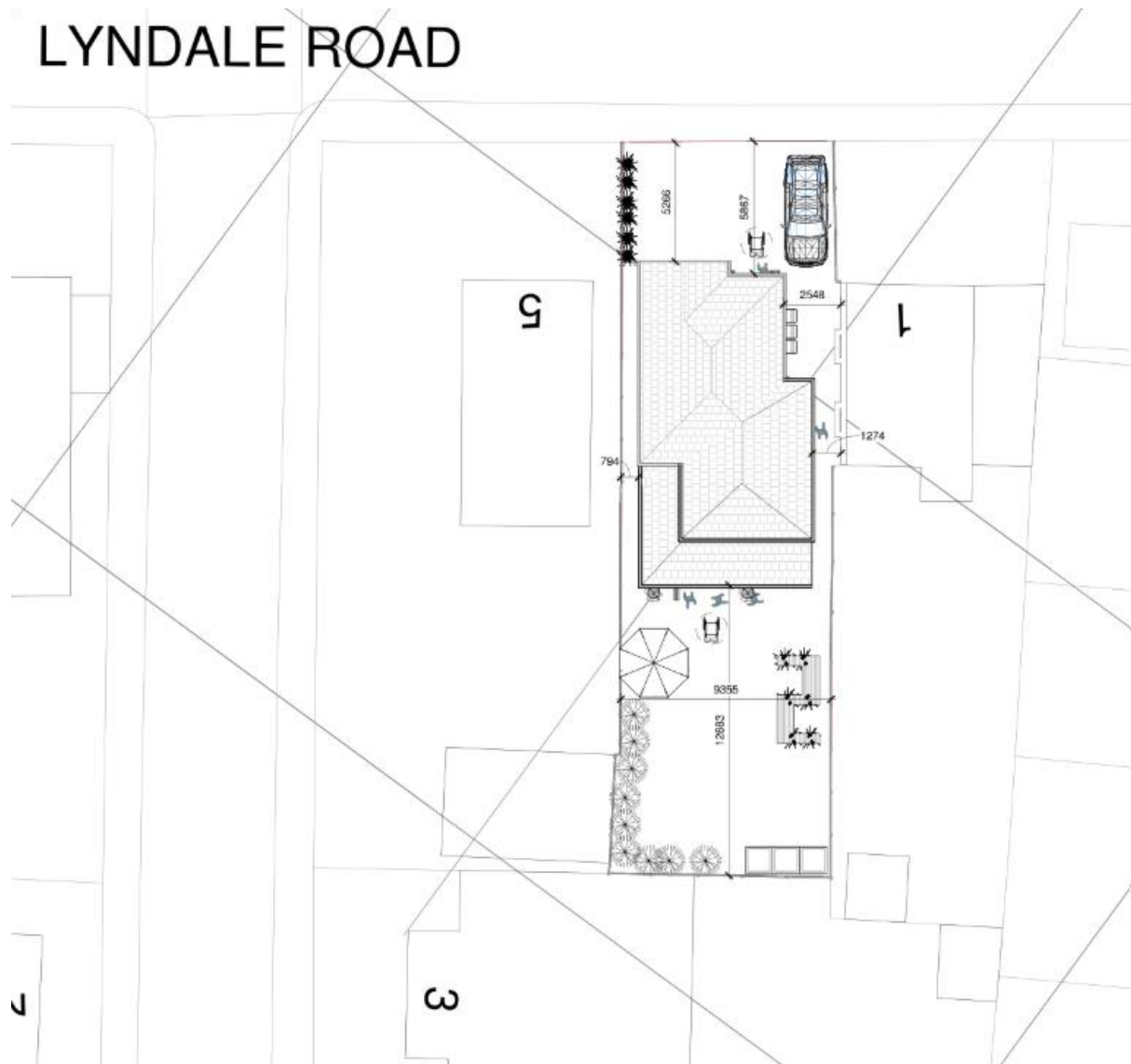
Map



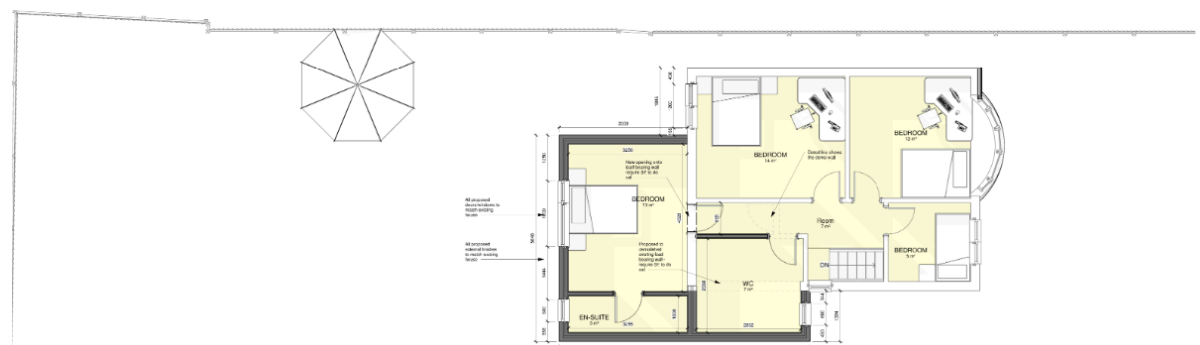
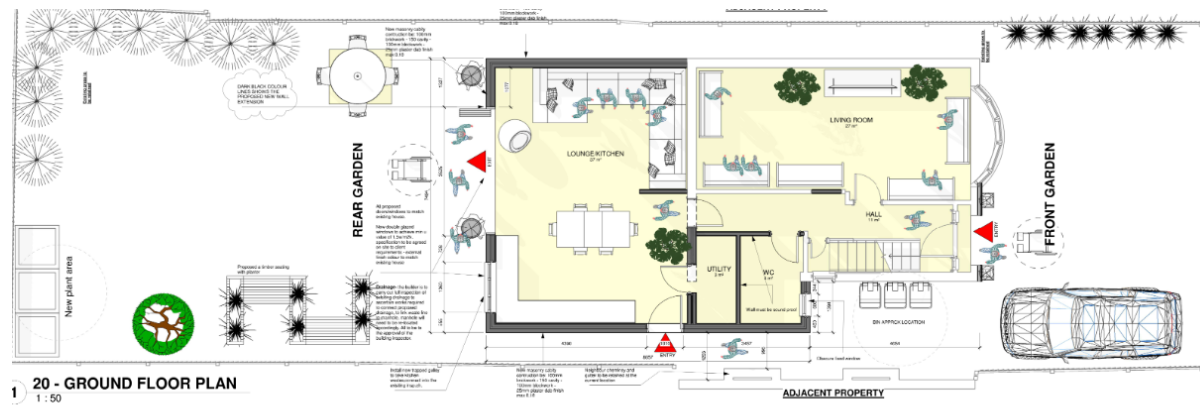
Plans (not to scale)



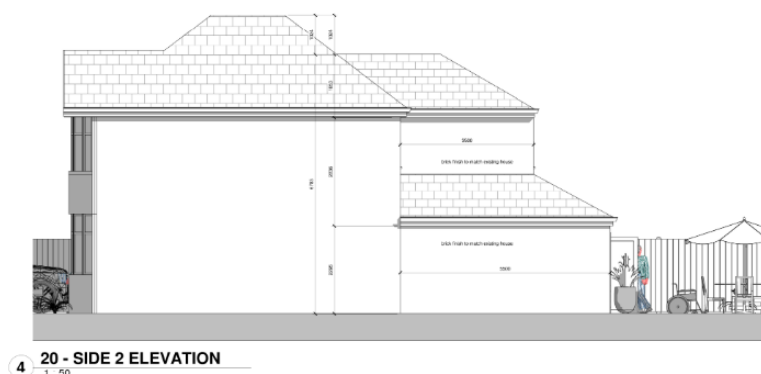
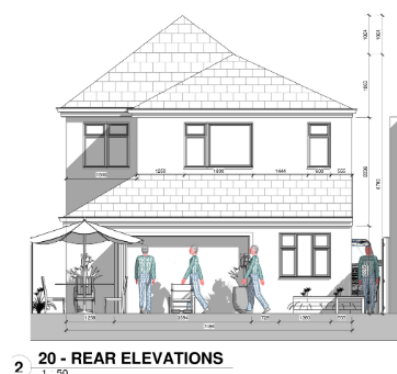
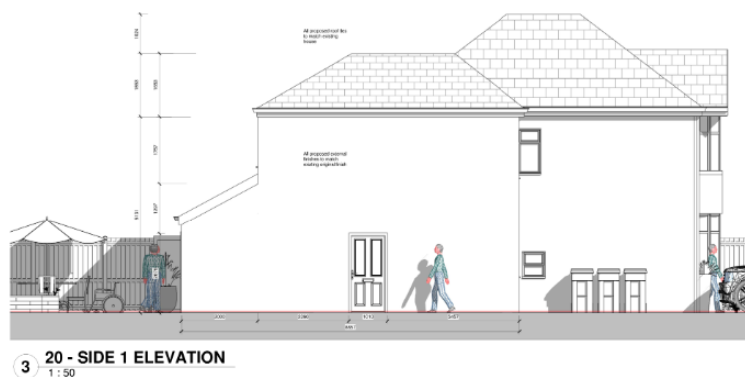
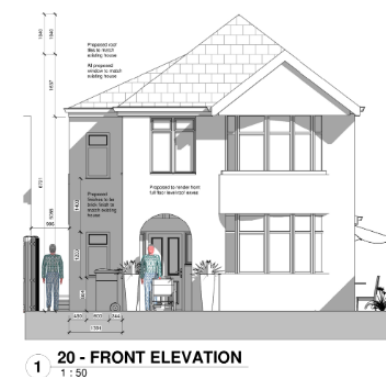
Site Location Plan



Proposed Block Plan



Proposed Floor Plans



Proposed Elevations



3D Elevations

Report of the Chief Executive

APPLICATION NUMBER:	26/00487/FUL
LOCATION:	12 Carisbrooke Avenue, Beeston NG9 2HW
PROPOSAL:	Change of Use from Residential (C3) to Residential Children's Home (C2)

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

1. Purpose of the Report

- 1.1 The application seeks planning permission to change the use of the property from residential (C3) to a residential children's home (C2).

2. Recommendation

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

3. Detail

- 3.1 The application seeks full planning permission to change the use of this property, currently C3, to a residential children's care home (C2).
- 3.2 The application site consists of a two storey semi-detached dwelling with a garden area to the rear. The dwelling has a single storey rear extension, a hip to gable extension with rear dormer. The property is located in a residential area.
- 3.3 In regards to neighbouring properties, the site is located in a built up residential area of Beeston with adjoining neighbours to the north east (14 Carisbrooke Avenue) and to the south west (10 Carisbrooke Avenue). To the south west are located 24 and 26 Kenilworth Road. To the north west, on the opposite side of Carisbrooke Avenue are located 9 and 11 Carisbrooke Avenue.
- 3.4 The benefits of the proposal are the retention of the dwelling as a residential use, the provision of targeted accommodation to the benefit of future occupants in need of a care home and compliance with policies contained within the development plan. There would be the potential for an impact on neighbour amenity but this is outweighed by the benefits of the scheme.
- 3.5 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

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

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

5. Legal Implications**5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.****6 Data Protection Compliance Implications****6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.****7. Background Papers:****7.1 Nil**

Appendix

1. Details of the application

- 1.1 The application seeks planning permission to change the use of the property from residential (Class 3) to a residential children's home (C2). The type of care will be the provision of care for two young persons aged between 5 to 17 years old who have behaviour, social and emotional needs, learning difficulties and/or sensory impairment. The dwelling will be the child's main residence and according to information submitted within the supporting statement accompanying the application, the children would be taken to school, outings and activities by the staff on site. The children will be looked after by staff working at the property providing 24-hours cover, on a rota basis, with two members of staff working on a co-ordinated shift pattern to ensure that a minimum of one trained member of staff is present with the children at all times, including weekends (one member of staff awake during the night or sleep-in-duty overnight). The Planning Statement submitted with this application advises that the staff changeovers will be in a co-ordinated manner to minimise the number of vehicles at the property simultaneously. There are no external/internal changes, two rooms will be occupied by the children and the third room will be occupied by the carer.
- 1.1 The applicant has advised that management and supervision practices will be implemented to address any anti-social behaviour promptly. There will be a process of community engagement to address any concerns regarding noise and disturbances, as well as noise mitigation measures and security measures (installation of CCTV cameras).
- 1.2 The support statement advises that any visits additional to the staff on shift, will be pre-arranged to avoid unnecessary additional activity.

2. Site and surroundings

- 2.1 The dwelling is a semi-detached two storey house located in a cul-de sac location. To the front there is a small paved area. The property has a single storey rear extension, loft conversion with rear dormer and a large outbuilding to the rear.
- 2.2 To the north east of the application site is located 14 Carisbrooke Avenue, the adjoining two storey dwelling. The common boundary treatment is comprised of a 1.3m high fence.
- 2.3 To the south west is located 10 Carisbrooke Avenue, a semi-attached two storey dwelling. This property has a single storey rear extension and the common rear boundary is formed by a 1.8m high fence.
- 2.4 To the south east (rear) are located 24 and 26 Kenilworth Road, semi-detached two storey dwellings. Due to the existing boundary treatment, these

properties are not visible from the application site's rear garden due to the rear outbuilding.

3. Relevant Planning History

- 3.1 Planning permission was granted on 1 June 2020 under reference 20/00077/FUL to construct a single storey rear extension and to install a dormer to the rear. Prior Approval was not required to construct a single storey rear extension, extending beyond the rear wall by 6m under reference 20/00480/PNH.

4. Relevant Policies and Guidance

4.1 Broxtowe Aligned Core Strategy 2014:

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

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

4.2 Part 2 Local Plan 2019

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

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

4.3 National Planning Policy Framework (NPPF) 2026

- Section 3: Decision-making
- Section 4: Achieving sustainable Development
- Section 6: Delivering a sufficient supply of homes
- Section 14: Achieving well-design places
- Section 12: Promoting healthy and safe communities

5. Consultations

- 5.1 **Cllr S J Carr** – requested the application to be determined by the Planning Committee due to issues relating to parking on this road and neighbouring roads and clustering as permission was granted at 79 Peveril Road for a similar change of use.

Cllr B C Carr – no comments received

- 5.2 **Environmental Health Officer** – no objections raised and makes the following observations:
Although there is legislation to potentially control potential noise issues this is not always easy to do retrospectively or an effective resolution found to the

satisfaction of affected local residents. The applicant has not provided sufficient information regarding how noise will be controlled and consequently they have not satisfied me that there are sufficiently robust controls in place. To meet my concerns, I therefore recommend the following condition:

Prior to the use of the property being used as a residential children's home, a noise management plan shall be submitted and approved in writing by the Local Planning Authority. The noise management plan must be implemented in full for the lifetime of the use thereafter. For the avoidance of doubt the noise management plan shall include;

- (a) Details of measures to ensure that noise disturbance to neighbouring residential properties is minimised.

Reason: To protect nearby residents from excessive operational noise.

The Environmental Health Officer advised that the Noise Management Plan received on 24 August 2026 addresses the concerns raised and no further observations were made.

5.3 **Environment – Bins –**

- The business would need to ensure that they have Trade Waste agreement in place either with the Council or a third party. The business would also need a valid Duty of Care.
- The business would need to ensure that they have the correct provision of bins for the waste that they would generate.
- The bins(s) need to be presented at the edge of adopted highway for emptying

5.4 **NCC Children and Families**– The applicant doesn't appear to have engaged with Nottinghamshire County Council Children's Commissioning Team to understand our current and future children's home sufficiency needs. We encourage all providers, new or old, to engage with our team to better understand how their work directly impacts our children and young people.

The applicant is proposing a 2-bed children's home; Nottinghamshire County Council believes that smaller more familial homes encourage the best outcomes for children whereby they can experience both, the social engagement of other children and young people as well as receiving more meaningful and direct support from adults. Without understanding the proposed category of need or the children and young people who are intended to live at this home, Nottinghamshire County Council's Commissioning Team are unable to comment on whether the home is of an appropriate size.

Whilst the home in isolation appears appropriate, with good access to local amenities and being located within a strong, positive community, there is an increasing saturation of homes within the local area, and we would encourage the provider to evaluate this potential risk. As the applicant has evidenced,

there has been recent planning approval for homes in the local area, one noted at the end of the street. Nottinghamshire County Council would encourage caution to avoid over-saturation of children's homes and the potential for exacerbating risk. We would therefore encourage the provider to develop and maintain key relationships with local providers and stakeholders, to manage risk with the aim of maintaining placement stability across sites.

We are encouraged that Nottinghamshire County Council's children's home sufficiency has been considered and is quoted within the application. Whilst we have not had direct communication, we are hopeful that a Nottinghamshire placement will be consistently available to us, where appropriate.

The applicant mentions several sources relating to the children's home sufficiency across the UK. Recently, the children's care market has changed considerably, and these sources are unfortunately quite different to today's challenges within Nottinghamshire.

Nottinghamshire unlike other parts of the UK is moving towards a point of saturation of children's homes whilst simultaneously not being able to meet the needs of all our children and young people. This is because there has long been a focus on the occupancy of children's home placements rather than the specific needs of our children and young people. Nottinghamshire require specialist homes who are able to support children and young people with complex needs. Whilst we would not like to be a barrier to children's homes developing, we would encourage the applicant to meet with the team to understand how we can help shape the provider to meet our Nottinghamshire needs.

Lastly, the sources quoted within the application also highlight the imbalance in the children's home market; we are a fair cost of care local authority, and we are encouraged that the applicant is aware of profiteering in the sector - we would like to work with businesses who share our values and ethics.

Given the above statement, clarification was required in regard to whether the Department of Children and Families objected this application. NCC has advised that the comment made is neutral as there is limited information on the application, however considered this type of operational comments are useful and continues saying that whilst sometimes it is quite clearly a support or object situation cases like these are neither from their commissioning perspective.

Following the receipt of NCC Children and Families Department's comments, the agent has stated the following:

We have noted these comments carefully but would like to highlight that ****NCC Children & Families has not objected to the application****, and its comments do not raise a matter capable of being weighed against grant of permission. We'd ask that this be recorded clearly in the officer report, and would make the following points for the file:

1. ***Engagement with the Commissioning Team***: This is a matter of Ofsted registration and local authority commissioning practice, not a land-use planning consideration. It does not bear on whether the change of use is acceptable in planning terms. The applicant is nonetheless content to engage with NCC's Commissioning Team ahead of the home opening, and this commitment is confirmed in the attached addendum for insertion into the Planning Statement as new Section 11A.

2. ***Home size (2 children)***: NCC's comments are explicitly non-committal on this point ("unable to comment on whether the home is of an appropriate size"). Home size and category of need are Ofsted registration matters, not planning ones — the planning test is the impact of the proposed occupancy level on residential amenity and character, which the Planning Statement addresses at length (Sections 7 and 9).

3. ***Saturation/overconcentration***: This is the only point with potential planning relevance, and it is already addressed at Section 11 of the submitted Planning Statement, which reviews existing C2 and supported living uses in the vicinity and finds no unacceptable concentration. NCC's comment is an encouragement to caution, not an assertion that saturation exists or that this application would create it — Broxtowe's own recent approvals of 79 Peveril Road and Barlow Drive North confirm the Council's own view that homes of this scale in this area do not raise such concerns. We'd resist any suggestion that a "recent approval at the end of the street" itself constitutes overconcentration; the correct test is impact, not proximity of use, and the Council has already applied that test twice recently in this locality.

We'd also note, for context, the Written Ministerial Statement of May 2023 and s.22G of the Children Act 1989, both of which require the planning system to support rather than obstruct delivery of this type of accommodation — and that non-statutory commissioning observations of this kind should not be treated as a basis for delay or refusal.

- 5.5 **NCC Highways**: At present there is no parking on the frontage, and no dropped kerbs present to allow any cars to park on the frontage. To facilitate the parking dropped kerbs, hard standing will be required. However; the length looks substandard and will need to be a minimum length of 5.0m.

On receipt of the amended Block Plan, the NCC's Officer advised that the amended plan shows a proposed 'small' car on the frontage, which has substandard length and cannot be counted as a space, therefore staff and visitors will be dispersed onto the highway. On street parking is already in demand and we would not want the turning head comprised further, as 2 off street car parking would be required 24/7 by the staff only with staff change over causing further demand and extra visitors.

NCC Highways has been advised that most of the properties on Carisbrook Avenue have off street parking. The application is for two children with two carers; and the planning statement has pointed out that staff shift changeovers will be managed in a co-ordinated manner to minimise the number of vehicles at the property simultaneously. Additional visitors are planned and kept to a minimum; family visits will also be limited to ensure that they will not increase traffic issues within the area.

5.6 Designing Out Crime Officer – Nottinghamshire Police:

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

This should include details of how the premises will be operated, managed, and conflict resolution procedures for issues that may affect the local neighbourhood.

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

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

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

Ideally, this should be a building with access control. This planning application should also adhere to the Secured by Design standards to ensure it meets the required security standards for a property of this type and intended use.

'Secured by Design' (SbD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. 'Secured by Design' is proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure, and sustainable environments.

Therefore, it is requested that the Secured by Design standard is adopted as part of this property development. Nottinghamshire Police Designing Out Crime Officers will be available to provide ongoing guidance to the

developer in the adoption of the SbD standards. The SbD standards are also available to view at:
<https://www.securedbydesign.com/images/RESIDENTIAL%20GUIDE%202025%2027325.pdf>

- 5.7 Five neighbours either adjoining or adjacent to the site were consulted and a site notice was posted on Carisbrooke Avenue to inform neighbouring properties about the change of use. Three responses were received raising objections for the following reasons:
- Late notification, location of site notice and lack of notice on the property
 - Cumulative impact on traffic, parking and residential character of the area
 - Potential increase on existing levels of occupancy and movement due to the operation of three HMOs and the presence of studio flats occupied by multiple residents
 - Parking and limited availability of on-street parking capacity
 - Change of use would add to on-street parking compromising access for vulnerable residents
 - Potential increase in traffic associated with staff vehicles, visitors, professional support workers and other care-related vehicles
 - Increase in comings and goings
 - Noise and disturbance issues
 - Loss of privacy
 - Suitability of property's location for a children's home
 - Potential for antisocial behaviour associated with the change of use
 - Impact on property value

6. Assessment

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

6.2 Principle

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

- 6.2.2 The proposal is for a change of use to a residential children's home for two children aged between 5 to 17.

6.3 Design

- 6.3.1 No external changes have been proposed.

6.4 Amenity

- 6.4.1 Policy 17 of the Part 2 Local Plan states that permission will be granted for development which integrates into its surroundings, provides convenient access and ensures a satisfactory degree of amenity for occupiers of new development and neighbouring properties.
- 6.4.2 The application does not propose any external changes to the dwelling and only relates to the change of use from C3 to C2, therefore there would not be any issue with loss of light. The neighbours most potentially affected by the proposed change of use are nos.10 and 14 Carisbrooke Avenue. There is currently a degree of mutual overlooking between the application site and no. 14 Carisbrooke Avenue due to the low boundary treatment. In regard to no.10, the existing boundary treatment prevents any overlooking between the properties. Therefore, having regard to the nature of the proposed change of use, on balance, it is considered the proposed use would not have a significantly detrimental impact on the occupants of these neighbouring properties.
- 6.4.3 It is clear from the representations received that there are concerns regarding traffic issues, safety and fears of crime. Concerns have also been raised about the potential for noise and disturbance due to the coming and goings of staff and children's behaviour.
- 6.4.4 In regard to the use, the nature of the use as a residential care home for two children would not significantly differ compared to the use of a dwellinghouse (Use Class C3), where it may be expected for a family including people of this age to reside. The proposal is small scale, being a maximum of two children and a maximum of two staff members 24 hours a day, 7 days a week. Furthermore, the property will retain the appearance of a traditional house with an enclosed rear garden to ensure a safe environment for the children, and as such it is considered, subject to the provision of a management plan condition, that there would not be any significant impact in terms of increase of noise and disturbance for the occupiers of neighbouring dwellings sufficient to warrant a refusal.
- 6.4.5 In respect of noise and disturbance associated with the change of use, a Noise Management plan has been submitted which addresses the concerns raised in relation to staff changeovers and vehicle movements, increase in comings and goings, noise generation within the property and rear garden, behavioural incidents and visitors. Environmental Health considers that the Noise Management plan addresses the concerns raised.
- 6.4.6 It is considered that concerns regarding fear of anti-social behaviour relates to assumptions about the behaviours of people which ultimately planning would be unable to control. It is considered that there are insufficient grounds to

suggest that the proposed change of use will result in a significant adverse impact upon neighbouring properties.

6.4.7 In respect of amenity for the intended occupiers of the property, it is considered that the use as C2 residential would be similar in terms of how the property is used to that of a dwelling house, that is, it would have a layout expected in a house, for example, living/common room and kitchen to the ground floor, sleeping accommodation to the first and second floors.

6.4.8 Overall, given the scale of the proposed development, it is considered that the number of people within the building would be similar to the potential occupancy of the building as a C3 dwelling and would thereby be unlikely to lead to a loss in amenity to neighbouring properties in relation to noise or disturbance. It is also considered that the change of use would not have a detrimental impact on the residential character of Carisbrooke Avenue.

7. Access

7.1 There are some concerns in regard to parking and associated traffic issues on Carisbrooke Avenue which has been mentioned in the contributions received. The dwelling offers one off road parking space. However, only the staff would potentially require access to a vehicle. Notwithstanding this, as there would be room for one on-street parking space outside the property and one off-street, it is considered that the impact on parking within the vicinity of the site would not result in significant detriment to highway safety. As such, it is considered that the proposed use would not result in a significant detriment to highway safety or result in inconvenience to local residents in terms of parking at such a significant level to be considered as a reason for refusal on this basis alone.

8. Other Matters

8.1 With respect to the concern raised about potential clustering, there is only one application that has been granted planning permission for a similar change of use within a 100m radius of the application property (79 Peveril Road), therefore there is no evidence that the number of this type of application has been increased to the point that an Article 4 is needed to control the number of applications for change of use as per Beeston Article 4 Direction (HMO).

8.2 Impact on property values is not a material planning consideration in the determination of this application.

8.3 Regarding the procedures followed by the Council to consult the neighbours, it is considered that the Council has carried out its legal requirement for a neighbour consultation.

9. Planning Balance

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

10. Conclusion

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

Recommendation

The Committee is asked to RESOLVE 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 (drawing no.PL01) and Proposed Floor Plans (drawing no.PL04) received by the Local Planning Authority on 15 July 2026, and the Proposed Block Plan Revision B (drawing no. PL02) received by the Local Planning Authority on 21 August 2026. Reason: For the avoidance of doubt.
3 .	Prior to the use of the property as a residential children's home commences, 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 shift patterns and 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; <i>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).</i>
4	The use hereby permitted shall be for the accommodation of no more than two residents and the equivalent of two full time carers at any one time. <i>Reason: To ensure a satisfactory standard of neighbour amenity and highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy(2014).</i>
	NOTES TO APPLICANT
1	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2	The 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.
3	The applicant is advised to contact Nottinghamshire Police Designing Out Crime Team to get guidance in the adoption of Secured by Design principles. Further information is available on the Nottinghamshire Police website at: https://www.securedbydesign.com/images/RESIDENTIAL%20GUIDE%202025%2027325.pdf

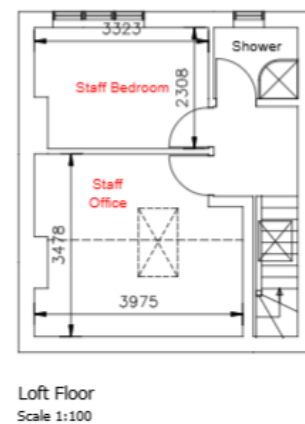
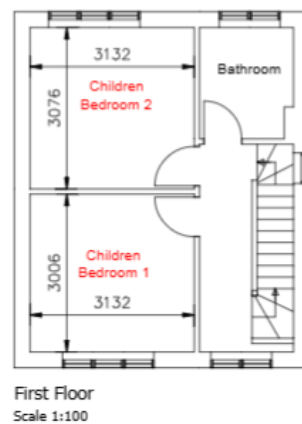
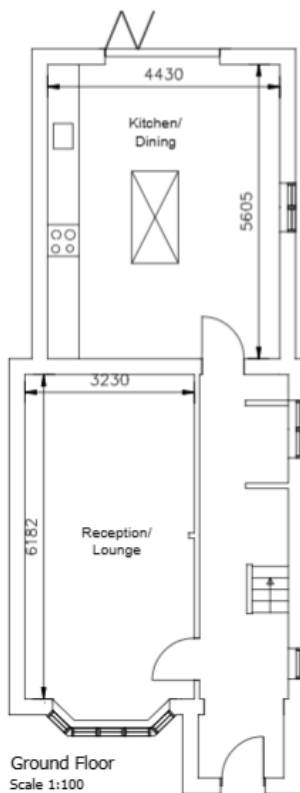
Map



Drawings



Site Location Plan



Proposed Floor Plans

Proposed Block Plan



Report of the Chief Executive

APPLICATION NUMBER:	26/00525/FUL
LOCATION:	10 Church Road Greasley Nottinghamshire NG16 2AB
PROPOSAL:	Construct two storey side extension, new detached garage with floor space over and new dropped kerb

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

1. Purpose of the Report

- 1.1 The application seeks planning permission for the construction of a two storey side extension, new detached double garage with floor space over and a new dropped kerb.

2. Recommendation

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

3. Detail

- 3.1 The application seeks permission for the construction of a two storey side extension, a detached double garage with floor space over and a new dropped kerb.
- 3.2 The site lies within the Nottinghamshire Green Belt where Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). The policy also states that disproportionate additions to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.
- 3.3 The original dwelling already has two storey side extensions, and a detached garage. The proposed additions to the dwelling together with these existing extensions will result in an approximate increase of 89.17% of the volume of the original property.
- 3.4 It is considered that no 'very special circumstances' have been demonstrated by the applicant to treat the proposal as an exception to policy. The proposal is therefore contrary to Policy 8 of the Broxtowe Part 2 Local Plan (2019) and Policy GB6 of the National Policy Framework (2026).
- 3.5 The design of the proposed extensions is considered to be acceptable. It is also considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring properties.

- 3.6 It is considered that the proposal is not acceptable as it represents a disproportionate addition to a property in the Green Belt. Accordingly, planning permission should be refused in line with the resolution set out in the appendix.
4. Financial Implications
- 4.1 The comments from the Head of Finance Services were as follows:
- There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.
5. Legal Implications
- 5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.
- 6 Data Protection Compliance Implications
- 6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.
7. Background Papers:
- 7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks permission for the construction of a two storey side extension, a detached double garage with floor space over and a new dropped kerb.

2. Site and surroundings

- 2.1 The application site is set back from the highway and consists of a two storey detached dwelling with hipped roof. It has two storey side extensions with hip and gable/catslide roofs, and a detached garage to the side with gable roof.

- 2.2 The site is located within a residential area and within the Nottinghamshire Green Belt. Directly to the rear, there is an open field. Directly adjacent the site, to the north west side, is 8 Church Road, a detached dwelling which is set approx. 23.6m away from the application property. Further south east, is located 12 Church Road, a detached bungalow which is set approx. 59.1m away from the proposed garage. The site is bound to the north by Church Road and open fields.

3. Relevant Planning History

- 3.1 The application property has planning permission to construct a garage under reference 74/00292/FUL and to construct a lounge extension with bedroom over, planning permission 80/00020/FUL.

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

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

- Policy 3 – The Green Belt.
- Policy 10 - Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

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

- Policy 8 – Development in the Green Belt
- Policy 17 – Place-Making, design and amenity.

4.3 **National Planning Policy Framework (NPPF) 2026**

- Section 3 – Decision-making policies
- Section 4 – Achieving sustainable development.
- Section 13 – Protecting Green Belt land
- Section 14 – Achieving well-designed places

5. Consultations

5.1 **Consultees**

- Cllr H L Crosby – no comments received
- Cllr M Brown – called in to committee.
- Cllr A W Stockwell – no comments received
- NCC Highways – Comments will be reported at committee

5.2 Two neighbouring properties were consulted on the application. Comments will be reported at committee

6. Assessment

6.1 Principle

6.1.1 The main issues for consideration are whether or not the principle of the development is acceptable in the Green Belt as well as impact upon residential amenity, the design of the proposal and highway safety.

6.2 Green Belt

6.2.1 The application site is located in the Nottinghamshire Green Belt and, as such, the principle of development is subject to whether or not it complies with local and national Green Belt policies, in addition to those which consider extensions to domestic dwellings. Broxtowe's Part 2 Local Plan Policy 8 states that applications for development in the Green Belt will be determined in accordance with the NPPF. Policy GB6 (Control of development in the Green Belt) of the NPPF states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This Policy further notes that substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness. Policy 8 also notes that any additions to the original dwelling must not exceed 30% of the volume of the original dwelling.

6.2.2 As set out in the Planning History section of this report, the application property has been extended before. The proposed additions are a two storey side extension and replacement of the existing detached garage with a double garage with floor space over.

6.2.3 As the proposed extensions will result in an increase of the volume of the original dwelling by more than 30%, they are considered to result in a disproportionate addition to the original dwelling that would be inappropriate development in the Green Belt. The application site is located within a visible location within the streetscene of Church Road and it is considered that the construction of the two storey side extension and double garage to the side of the dwelling (in combination with the existing extensions) will result in disproportionate additions to the original dwelling, which would impact negatively on the openness of the Green Belt.

- 6.2.4 It is not considered that any special circumstances have been demonstrated that would outweigh the harm caused to the Green Belt by the inappropriate development and therefore the application should be refused.

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 roof style of the two storey side extension is considered to match the style of the original dwelling as it is hipped. The set down of the proposed roof is considered to be appropriate and will distinguish the extension from the original house. Whilst the proposed extension would result in the dwelling becoming significantly wider, it is considered that, given the narrow nature of the plot, the proposed design is considered acceptable.
- 6.2.3 The proposed garage would have an open frontage at ground floor level, a gable roof with two dormers within the front elevation and external access to the first floor level. Whilst the roof differs from the roof of the main dwelling, the design is considered to be appropriate for a garage building that is detached from the main dwelling.
- 6.2.5 The submitted plan indicates that the side extension will be constructed using roof tiles to match those used on the existing dwelling and smooth off-white render. The garage would be constructed with an oak frame and oak cladding to the walls. The roof will have cedar shingles/timber roof tiles. The proposed materials are considered acceptable. Overall, it is considered the proposed extensions achieves a good level of design and is therefore considered to be acceptable.
- 6.2.6 The application site is currently served by one vehicular access point. The application proposes the provision of an additional access. It is considered that creating an additional dropped kerb would provide safe and suitable access to the property and it will likely make access and egress easier and safer for the occupiers.

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 8 Church Road is the adjacent detached two storey dwelling located to the north west of the application site. As the two storey side extension and proposed garage are positioned to the opposite side (south east) elevation, they will not be visible and therefore will have no impact on the amenity of the occupants of this property in terms of loss of light, outlook or privacy.

6.3.3 12 Church Road is to the south east of the application site. The proposed development would not have a significant impact on this neighbouring property, due to the length of the side garden to the south west. Furthermore, due to the existing boundary treatment, this property is not visible from the application site.

6.4 Access

6.4.1 There is an existing dropped kerb to the application property, and therefore the provision of an additional dropped kerb will likely make access and egress easier and safer for the occupiers. It is therefore considered that the proposal will not result in an unacceptable impact on highway safety.

8. Planning Balance

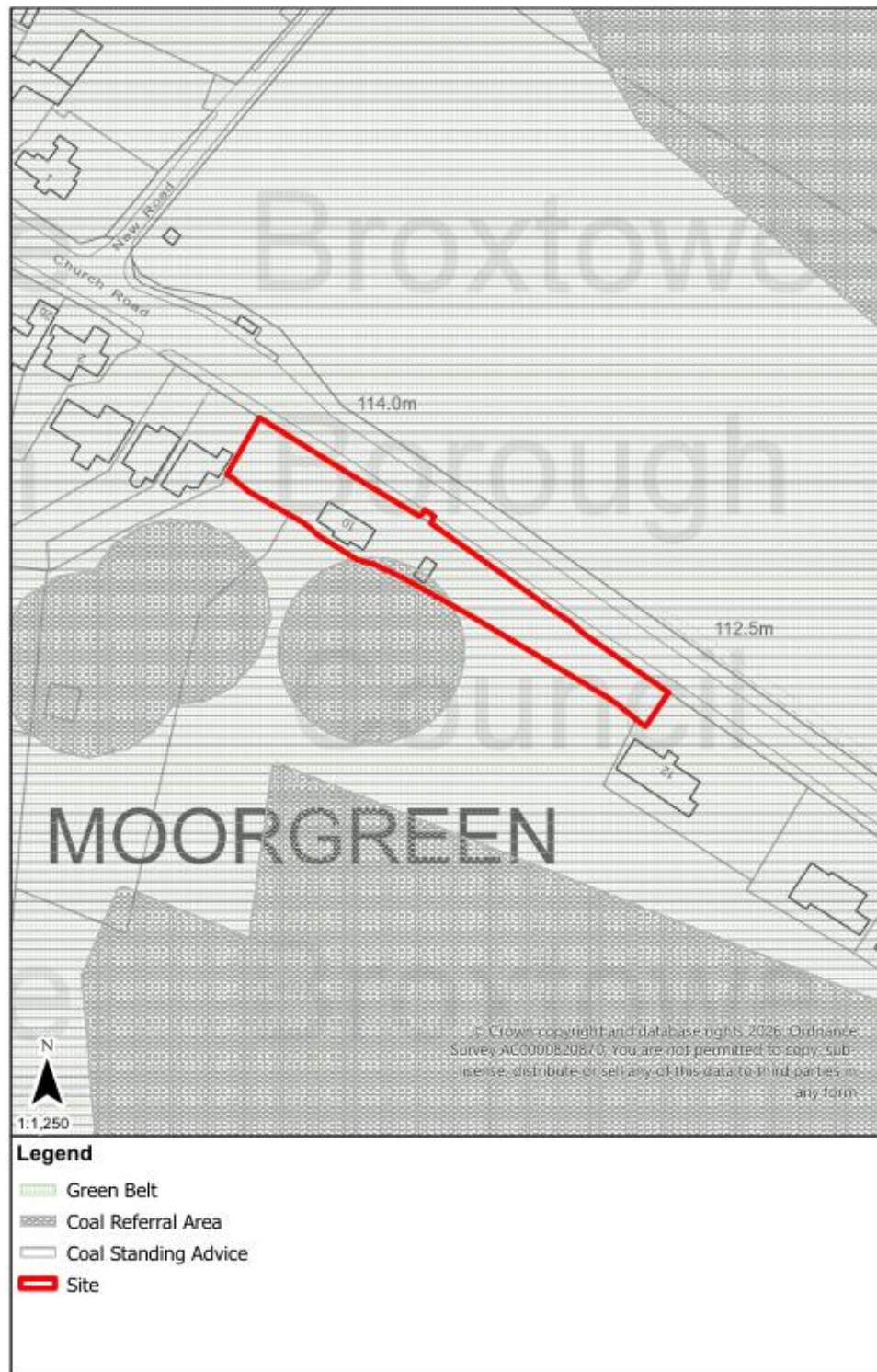
8.1 The proposed extensions will provide additional living space for the residents in the form of a new bedroom, living space and double garage with additional floor space over, the design and impact upon neighbour amenity has been assessed and they are acceptable. However, the proposal represents a disproportionate addition to the original dwelling that is harmful to the Green Belt. On balance, it is considered that the harm by virtue of the inappropriate development and the harm to the conservation area outweighs any benefits and the proposal is therefore not acceptable.

9. Conclusion

The proposal is considered to be inappropriate development that is harmful to the openness of the Green Belt. Therefore, it is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including comments raised in the representations received, the development is unacceptable and that there are no circumstances which otherwise would justify the granting of permission.

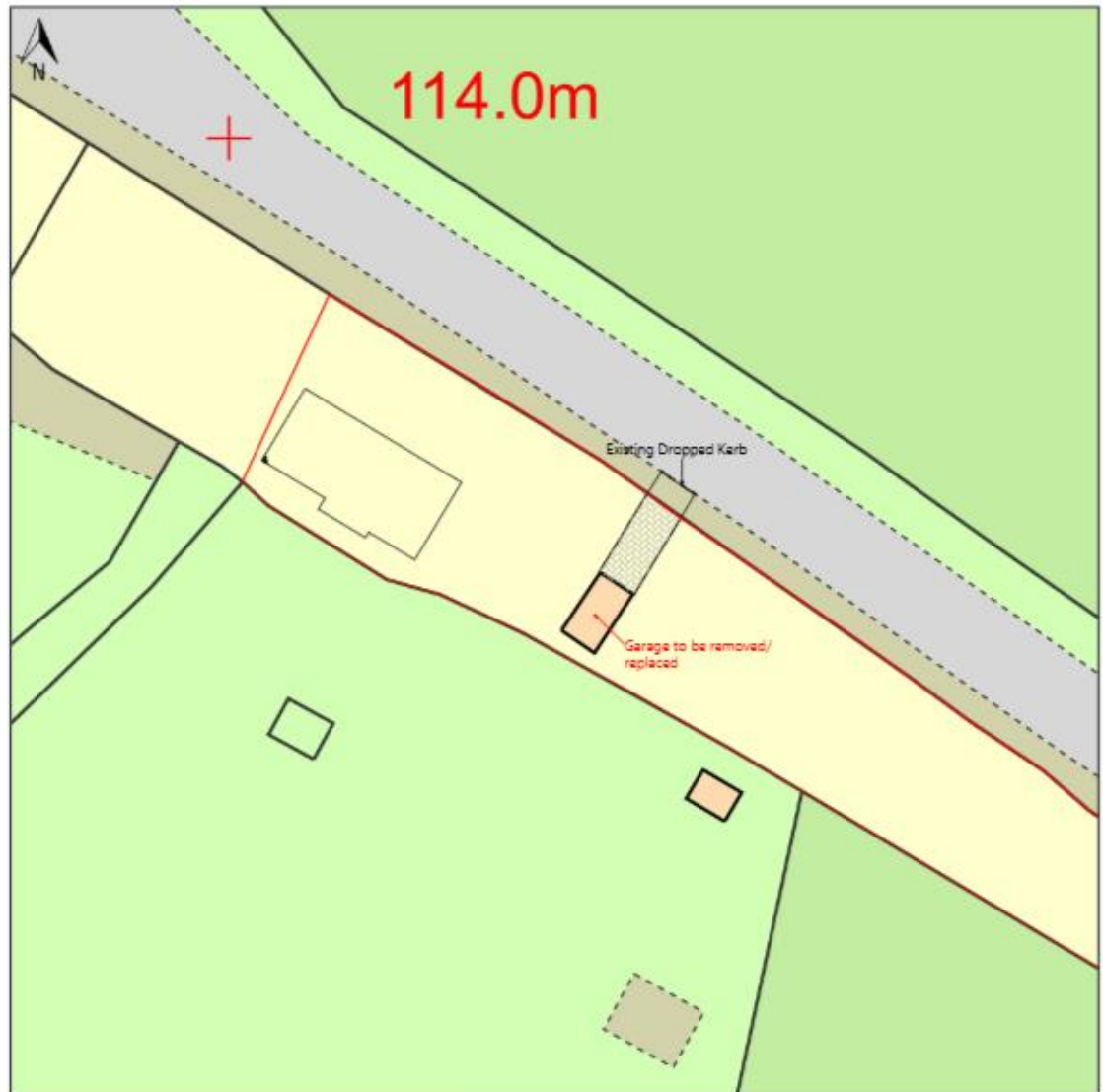
<u>Recommendation</u>	
The Committee is asked to resolve that planning permission be refused for the following reasons:	
1.	The site lies within the Nottinghamshire Green Belt, where in accordance with Policy GB6 of the NPPF, inappropriate development is by definition harmful and should not be approved except in very special circumstances. The proposal constitutes inappropriate development as the extensions represent a

	disproportionate addition to the dwelling. No 'very special circumstances' to warrant an exceptional permission being granted have been demonstrated. Accordingly, the proposal is contrary to Policies 8 and 17 of the Part 2 Local Plan (2019) and the National Planning Policy Framework (2026).
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week determination timescale.

Map

Plans (not to scale)

Site Location Plan

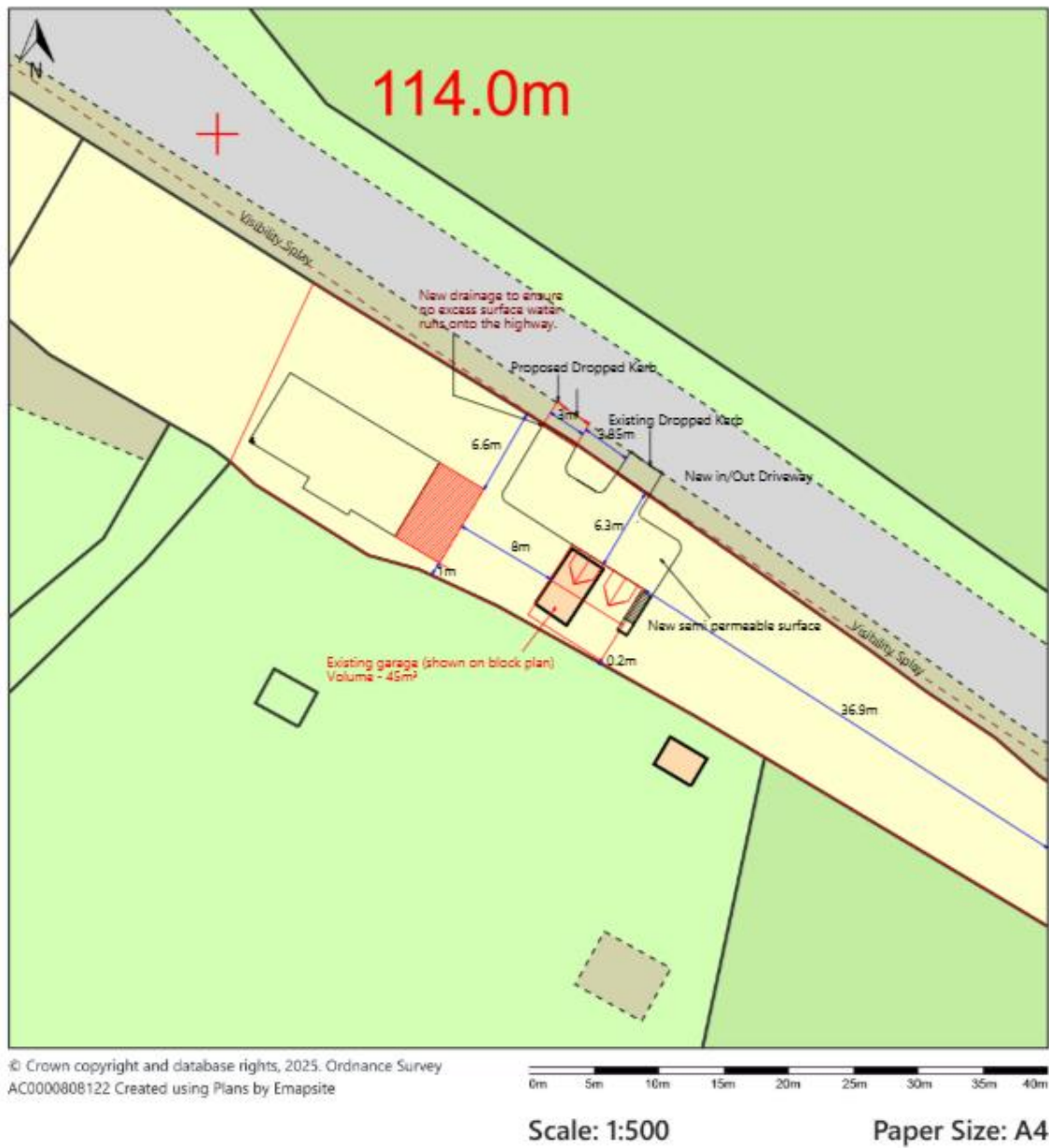


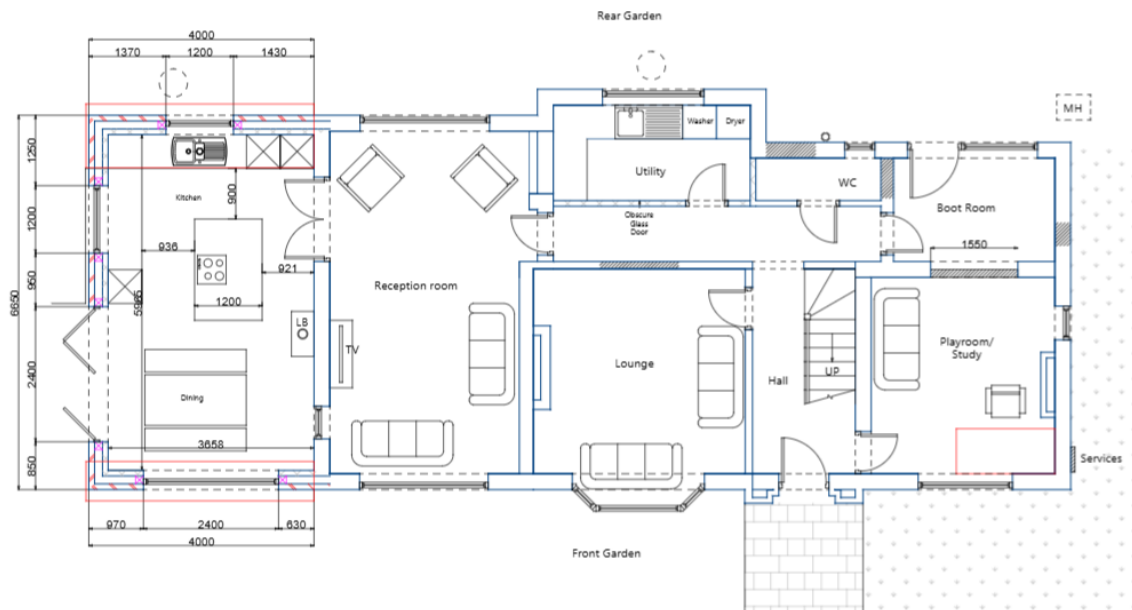
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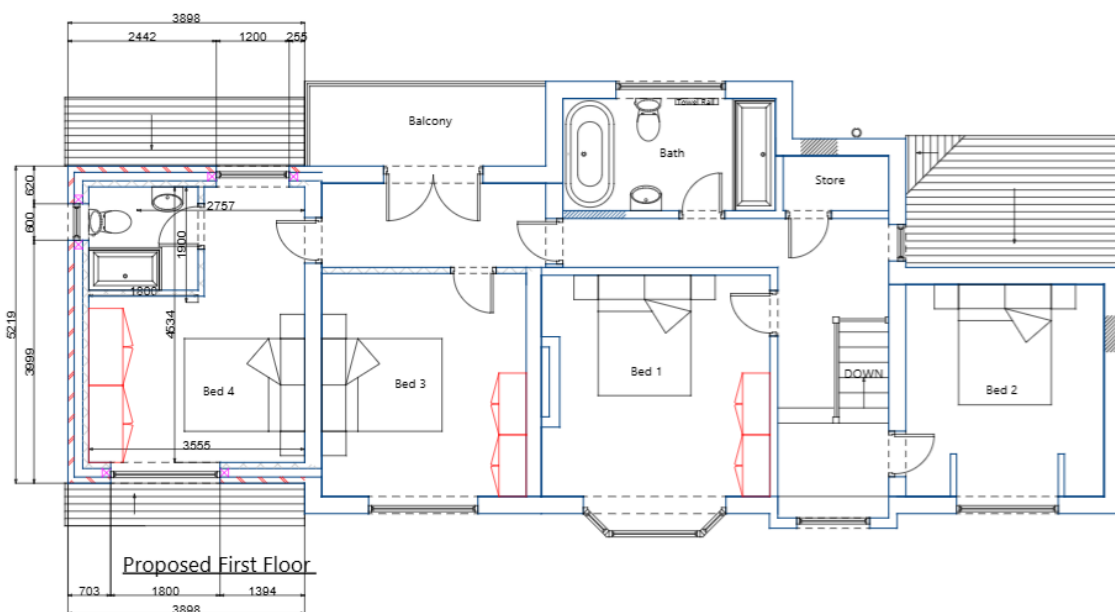
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Proposed Block PlanProposed Floor Plans



Proposed Ground Floor



Proposed First Floor

Proposed Elevations



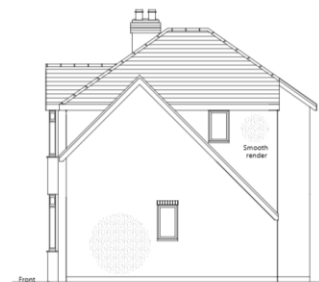
Proposed Front Elevation



Proposed Side 1 Elevation

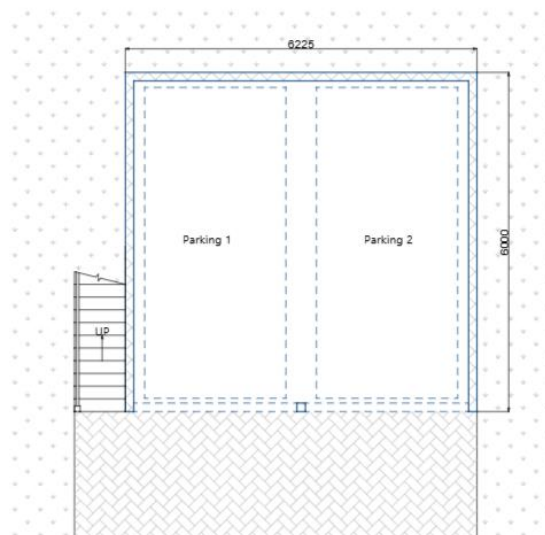


Proposed Rear Elevation

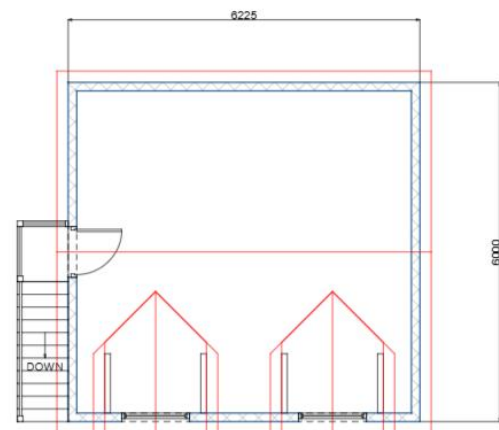


Proposed Side 2 Elevation

Proposed Garage Floor Plans



Proposed Garage - Ground Floor

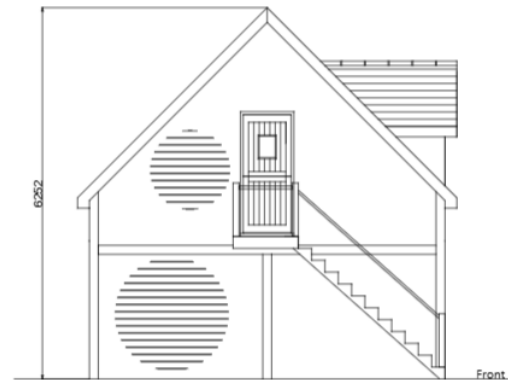


Proposed Garage - First Floor

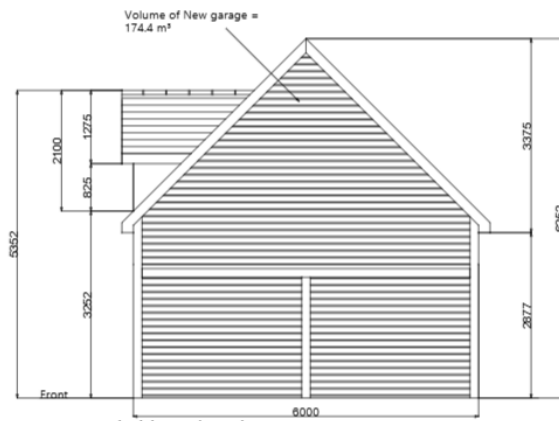
Garage – Proposed Elevations



Proposed Front Elevation



Proposed Side 2 Elevation



Proposed Side 1 Elevation



Proposed Rear Elevation

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Report of the Chief Executive

Appeal Decision

APPLICATION NUMBER:	25/00663/FUL
LOCATION:	12-14 Moore Gate Beeston NG9 1FX
PROPOSAL:	Construct two additional floors to facilitate the conversion from Use Class E to form 4 cluster flats (Sui Generis)

APPEAL ALLOWED / COSTS AWARDED

RECOMMENDATION BY OFFICER – APPROVAL

REASONS FOR REFUSAL –

- 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 adjacent Public House 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).*
- 2. The proposed development fails to provide a mix of sustainable travel options due to a lack of parking provision on site, the proposal therefore contrary to Policies 17 of the Part 2 Local Plan (2019).*

LEVEL OF DECISION: COMMITTEE

The inspector considered the main issues to consider were:

- The effect of the proposal on the living conditions of neighbouring occupiers and on the operation and enjoyment of the nearby Star public house, with regard to outlook, light and privacy.
- Whether the development would provide acceptable opportunities for sustainable travel.

REASONS

Living Conditions

- The Inspector noted that whilst some additional loss of sunlight would occur, the evidence provided does not demonstrate that the effect would materially undermine the operation or enjoyment of the beer garden and play area.
- The Inspector concluded that the development would not cause unacceptable harm to the living conditions of neighbouring occupiers or to the operation and enjoyment of the Star public house through overbearing effects, loss of light, or loss of privacy.

Sustainable Travel

- Given the site's proximity to public transport services, employment opportunities, shops and other facilities, together with the provision of cycle storage; the Inspector concluded that that future occupiers would have access to sustainable travel options.
- Further to this, limited persuasive evidence shows that the residual impacts arising from the absence of dedicated parking would be severe.

COSTS AWARDED

In this case, the Council failed to produce sufficient evidence to substantiate the second reason for refusal. The reason was contrary to the conclusions of its own professional officers and was unsupported by the Highway Authority or any other technical evidence. Accordingly, the Council has failed to substantiate its reason for refusal. This amounts to unreasonable behaviour as set out in the Planning Practice Guidance, and the applicant has been faced with the unnecessary expense of addressing this. The application for costs was confined to the second reason for refusal only. A partial award of costs is therefore awarded.

Report of the Chief Executive

Appeal Decision

APPLICATION NUMBER:	26/00084/FUL
LOCATION:	Land off Vernon Court, Nuthall NG16 1AW
PROPOSAL:	Construct two storey building to provide two flats

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

The proposal by virtue of its scale and layout would have an unacceptable impact on the amenity of the occupiers of 137 to 145 Queens Road, in terms of loss of light and privacy and through overlooking, due to the distance to boundaries of the neighbouring properties. The proposal also fails to provide sufficient car parking for the development and would increase on street parking in surrounding areas. Consequently, the development would be contrary 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 Inspector identified the main issues as being the effect of the proposed development on the living conditions of the occupants of no.14-17 Vernon Court and no.24-32 Vernon Drive, with particular reference to outlook, light and privacy; whether the proposed development would provide acceptable living conditions for future occupants, with regard to sense of enclosure, and the effect of the proposed development on the character and appearance of the area.

- i) The inspector concluded that in terms of the effect on the living conditions of the occupants of no.14-17 Vernon Court and no.24-32 Vernon Drive, the proposed development would not cause a harmful loss of light to no.24-32. However, the development would cause a significant harmful effect on the living conditions of the occupiers of no.14-17 Vernon Court with particular reference to privacy.
- ii) The inspector considered that in relation to the living conditions of future occupants, the proposed development would provide acceptable living conditions for future occupants with regard to sense of enclosure. The development would also provide a satisfactory and adequate level of living conditions for future occupants.

- iii) With regard to the potential impact on the character and appearance of the area, the Inspector found that the proposed development would have an acceptable effect on the character and appearance of the area.
- iv) The inspector concluded that no harm has been identified in relation to the effect of the development on highway safety.

Conclusion

The Inspector found that the proposed development would harm the living conditions of the occupiers of no.14-17 Vernon Court in conflict with policies 10 of the Aligned Core Strategy and 17 of the P2LP.

Report of the Chief Executive

Briefing Note: Biodiversity Net Gain (BNG) Reform
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1. Purpose of Report

This report provides a summary of the proposed reforms to Biodiversity Net Gain.

2. Recommendation

The Committee is asked to NOTE the contents of this report.

3. Detail

The government has published regulations The Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026, that have taken effect from 6th August 2026.

For planning applications submitted on or after 6 August 2026, the rules for exemptions change and BNG hierarchy for minor developments change.

- New exemption for developments of 0.2 hectares or below.
- New exemption where developments are temporary, i.e. where the whole development is temporary; or planning permission is granted for 5 years or less.
- Exemption removed for self-build and custom build applications.
- For non-major developments, the onsite-first hierarchy preference is removed i.e. onsite habitat enhancement / creation and registered offsite biodiversity gains are given the same level of legal priority. The purchase of biodiversity credits remaining a last-resort option.

4. Financial Implications

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

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

5. Legal Implications

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

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

6. Data Protection Compliance Implications

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

7. Climate Change Implications

Climate Change implications are considered within the report

8. Background Papers

Nil.

New Exemptions from 6th August 2026

Developments of 0.2 hectares or below:

BNG does not apply to planning applications for developments where the site area within the red line boundary is 0.2 hectares or below.

Temporary developments:

From 6 August 2026, BNG does not apply to short-term developments if:

- the whole development is temporary
- planning permission is granted for 5 years or less

* If there is an impact on priority habitat on-site (if it decreases its biodiversity value), the exemptions for the above developments do not apply and BNG must be met.

** The self-build and custom build exemption is removed.

Existing Exemptions from 12th February 2024

Planning applications submitted before mandatory BNG:

Any planning applications for developments made before 12 February 2024 are exempt from BNG.

Small developments:

Any planning applications for small ('minor') developments made before 2 April 2024 are exempt from BNG.

Variations of planning permission:

Transitional arrangements also apply for variations to existing planning permissions. For example, where the original planning permission was not in scope of BNG, BNG will not apply to future variations in most cases.

Householder applications

These are small projects householders carry out in their own homes.

Sites created for off-site BNG gains

Developments creating or enhancing habitats solely or mainly for the purpose of fulfilling the BNG planning condition for another development are exempt.

High speed rail transport network

An exemption applies to developments that are part of, or ancillary to, the high-speed railway transport network.

Other exemptions:

The following are exempt by the Environment Act 2021:

- urgent crown developments; and
- developments that are granted planning permission by a development order (including permitted development rights).

For more information, it is advisable to consult the Local Planning Authority.

Report of the Chief Executive

Briefing Note: Planning Committee Reform (National Scheme of Delegation)

1. Purpose of Report

This report provides a summary of the proposed reforms to Planning Committees.

2. Recommendation

The Committee is asked to NOTE the contents of this report regarding the National Scheme of Delegations and amendments required to the Constitution.

3. Detail

The government has published regulations (The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026) ("Regulations"), that will take effect 31st October 2026.

In summary, there will be a National Scheme of Delegation that every Council in England will have to work to. From 31st October, the call-in procedure will no longer be permitted under the new Regulations.

The government's proposed Scheme of Delegation confirms which planning applications will always be determined by Planning Officers and not by Planning Committee. These are referred to as Schedule 1 applications. There is also a Schedule 2 set of application types that may be determined by the Planning Committee if they satisfy what is referred to as a 'gateway test'.

The Planning Committee scheduled for November 2026 will be the first where the new delegation arrangements will apply.

There will be a need to amend the Planning Committee call in procedure in the Constitution of the Council.

4. Financial Implications

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

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

5. Legal Implications

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

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

6. Data Protection Compliance Implications

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

7. Climate Change Implications

Climate Change implications are considered within the report

8. Background Papers

Nil.

Schedule 1 Applications – Applications that must be determined by an officer

The regulations state these applications must be determined by officers in all instances.

- householder applications, as defined in the Town and Country Planning Development Management Procedure Order 2015;
- minor commercial applications, as defined in the same Order;
- minor residential applications, meaning development comprising at least one but not more than nine dwellings on a site smaller than 0.5 hectares; separately, incidental works to a building containing flats also count, unless they involve a change of use or a change to the number of flats;
- permission in principle;
- reserved matters approval on an outline permission that is not a large outline permission (less than 500 dwellings or 50,000 square metres floor space);
- applications made under a planning condition, under article 27(1) of the DMPO, which includes discharge of conditions;
- prior approval applications, and applications for a determination as to whether prior approval is required, under the Town and Country Planning General Permitted Development Order 2015;
- section 73 of the Town and Country Planning Act 1990 applications where the original permission was itself a Schedule 1 permission;
- non-material amendments under section 96A of the same Act;
- certificates of lawfulness of existing use (section 191) and proposed use (section 192) of the same Act;
- certificates of lawfulness of proposed works to a listed building under section 26H of the Planning (Listed Building and Conservation Areas) Act 1990;
- submission of a biodiversity gain plan;
- section 106A of the TCPA requests to modify or discharge a planning obligation connected with a Schedule 1 approval; and
- certificates of appropriate alternative development under section 17 of the Land Compensation Act 1961.

Schedule 2 Applications - Applications that may be determined by a committee or by an officer

Schedule 2 covers everything of substance that Schedule 1 does not:

- any application for planning permission that is not a householder, minor commercial or minor residential application, in other words the larger schemes;
- Listed Building Consent, and variation or discharge of its conditions under section 19 of the LBCAA;
- any application for planning permission the authority considers connected with a Listed Building Consent application of the LBCAA;
- retrospective applications under section 73A of the TCPA;
- section 73 applications of the TCPA where the original permission was a Schedule 2 permission;
- reserved matters approval on a large outline permission (large outline either 500 dwellings or 50,000 square metres or more floorspace);
- advertisement consent;
- consent for works under a Tree Preservation Order of the TPCA; and
- section 106A of the TPCA requests connected with a Schedule 2 approval.

The 'gateway test'

A Schedule 2 application can only be referred to a committee where two people agree that referral is appropriate:

- the nominated officer, i.e. the chief planning officer (Ryan Dawson).
- the nominated member, in most cases the chair of the planning committee.

Both must agree. Either can effectively decline. And they must also be satisfied that at least one of two criteria is met:

- the application raises an economic, social or environmental issue of significance to the local area; and / or
- or it raises a significant planning matter, having regard to the development plan and other material considerations.

Any applications decided at committee contrary to the regulations may be vulnerable to judicial review and potentially quashed.

Own-interest applications

There is one significant exception. Own-interest applications are those made by the authority itself, alone or jointly with someone else, or where members or officers have an interest. These sit outside Schedules 1 and 2 altogether, and the nominated member and nominated officer may agree to refer one to a committee at their discretion, with no gateway test to satisfy.

The justification for this exemption preserves transparent decision making in the planning system.

Final point

Planning Committee may have a maximum of 13 members.

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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
6 JULY 2026 TO 28 AUGUST 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	:	Mr R Heath Landermeads	26/00314/LBC
Site Address	:	The Meadows 265 High Road Chilwell Nottinghamshire NG9 5DD	
Proposal	:	Replace 6No upvc windows with painted timber windows	
Decision	:	Conditional Permission	
Applicant	:	Mr and Mrs Reeves	26/00326/FUL
Site Address	:	16 Clarkes Lane Chilwell Nottinghamshire NG9 5BL	
Proposal	:	Construct single storey front extension and conversion of detached garage for use as an office and storage	
Decision	:	Conditional Permission	
Applicant	:	Mrs Joanna Corbett	26/00353/FUL
Site Address	:	43 Farm Road Chilwell Nottinghamshire NG9 5BZ	
Proposal	:	Construct single storey side and rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Matthew & Hannah Barratt	26/00383/FUL
Site Address	:	33 Gwenbrook Avenue Chilwell Nottinghamshire NG9 4BA	
Proposal	:	Double and single storey extensions including internal alterations and loft conversion.	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Geoff Hanna	26/00406/FUL
Site Address	:	34 Farm Road Chilwell Nottinghamshire NG9 5BZ	
Proposal	:	Construct single storey front extension, raising the ridge height of the existing garage and render to front elevation.	
Decision	:	Conditional Permission	
Applicant	:	Mrs Maria Lacolino	26/00519/CAT
Site Address	:	214 High Road Chilwell Nottinghamshire NG9 5DB	
Proposal	:	Works to trees in Conservation Area	
Decision	:	Conditional Permission	
Applicant	:	Meller	26/00434/CAT
Site Address	:	178 Attenborough Lane Attenborough Nottinghamshire NG9 6AL	
Proposal	:	Fell 1 x Pine Tree	
Decision	:	Conditional Permission	
Applicant	:	Mr S Lilley	26/00451/FUL
Site Address	:	46 Bramcote Avenue Chilwell Nottinghamshire NG9 4DT	
Proposal	:	Retrospective application for change of use of existing rear outbuilding to beauty business	
Decision	:	Conditional Permission	
Applicant	:	Mr Martin Simmons Coppice Contracts	26/00456/CAT
Site Address	:	49 The Strand Attenborough Nottinghamshire NG9 6AU	
Proposal	:	X4 Conifers to be crown lifted to a height of approximately 6 metres and removal of Cotoneaster tree	
Decision	:	Conditional Permission	

Applicant	:	Mr Andrew Black	26/00466/CAT
Site Address	:	Long Acres 25 Shady Lane Attenborough Nottinghamshire NG9 6AW	
Proposal	:	Conifer - Fell-tree has outgrown it's position	
Decision	:	No Objection	

AWSWORTH, COSSALL & TROWELL WARD

Applicant	:	Mr Simon Cullingworth Metreel Limited	26/00305/FUL
Site Address	:	Metreel Works Cossall Industrial Estate Soloman Road Cossall Nottinghamshire DE7 5UA	
Proposal	:	Change of use of car parking area to allow for occasional outdoor storage and parking. Erection of 2m Palisade fencing around front car park, to include 8m gate opening on to Soloman Road	
Decision	:	Conditional Permission	

Applicant	:	Mr Faz Nawaz Taybar Security Ltd	26/00312/FUL
Site Address	:	28 Main Street Awsworth Nottinghamshire NG16 2QT	
Proposal	:	Change use of ground floor to mixed use of office and 1 flat and first floor to 2 flats, with associated works including a dropped crossing.	
Decision	:	Conditional Permission	

Applicant	:	Mr Mark Ruth	26/00320/FUL
Site Address	:	8 Awsworth Lane Cossall Nottinghamshire NG16 2RZ	
Proposal	:	Construct dropped Kerb	
Decision	:	Conditional Permission	

Applicant	:	Sarah Wood	26/00354/FUL
Site Address	:	37 Park Hill Awsworth Nottinghamshire NG16 2RD	
Proposal	:	Construct single-storey side extensions, alterations to roof including raising of the ridge height, construct rear dormer roof extension, and application of external wall insulation to all elevations.	
Decision	:	Conditional Permission	

Applicant	:	Darshan Vora Young Hearts Children's Services Ltd	26/00365/DOC
Site Address	:	22 Barlow Drive North Awsworth Nottinghamshire NG16 2RQ	
Proposal	:	Discharge of Condition 3 of planning permission 25/00914/FUL CHA_22 Barlow Drive N_RMP (Resident Management Plan)	
Decision	:	Partial Discharged	

Applicant	:	Mrs H Muniappa	26/00397/FUL
Site Address	:	124 Ilkeston Road Trowell Nottinghamshire NG9 3PX	
Proposal	:	Install air conditioning unit	
Decision	:	Conditional Permission	

Applicant	:	Miss jade Rigby-Shaw Total Reclaims Demolition	26/00509/DEM
Site Address	:	Viaduct Works Gin Close Way Awsworth Nottinghamshire NG16 2HH	
Proposal	:	Prior approval for demolition of the asbestos roof - tin / brick sides	
Decision	:	Prior Approval Not Required	

BEESTON CENTRAL WARD

Applicant	:	MRS Bilquees Akbar	26/00265/FUL
Site Address	:	60 Queens Road East Beeston Nottinghamshire NG9 2GS	
Proposal	:	Retain raised patio and concreted areas to rear	
Decision	:	Conditional Permission	

Applicant	:	Mr Philip Burton Robert Ellis & Co	26/00321/ADV
Site Address	:	Robert Ellis 12 High Road Beeston Nottinghamshire NG9 2JP	
Proposal	:	Sign to rear elevation	
Decision	:	Conditional Permission	

Applicant	:	The Pottle The Pottle	26/00331/FUL
Site Address	:	275 - 277 Queens Road Beeston Nottinghamshire NG9 2BB	
Proposal	:	Change of Use from Use Class E to a mix of Use Class E and Sui Generis to facilitate the use of the unit for both a cafe and a micropub	
Decision	:	Conditional Permission	
Applicant	:	Mr James Roberts JDR Holdings Ltd.	26/00362/FUL
Site Address	:	55 King Street Beeston Nottinghamshire NG9 2DL	
Proposal	:	Construct two storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Leon Christer JMF Group	26/00391/ADV
Site Address	:	Poundstretcher 36 High Road Beeston Nottingham Nottinghamshire NG9 2JP	
Proposal	:	Retain external signage	
Decision	:	Conditional Permission	
Applicant	:	Mr Jowett William May Holdings	26/00425/TPOW
Site Address	:	10 Broadgate Beeston Nottinghamshire NG9 2HF	
Proposal	:	Laterally reduce crown and lift the crown of two TPO trees on the front driveway of 10 Broadgate, Beeston.	
Decision	:	Conditional Permission	
Applicant	:	Misbah Din	26/00477/CLUE
Site Address	:	11 Lower Road Beeston Nottinghamshire NG9 2GT	
Proposal	:	Certificate of lawfulness for existing use as a C4 HMO	
Decision	:	Approval - CLU	
Applicant	:	Mr K. Kirkland-Ball KHT Property	26/00505/PNH
Site Address	:	50 Mona Street Beeston Nottinghamshire NG9 2BY	
Proposal	:	Construct single-storey rear infill extending beyond the rear wall of the original dwelling by 3.5 metres, with a maximum height of 3.6 metres and an eaves height of 2.66 metres.	
Decision	:	Prior Approval Not Required	
BEESTON NORTH WARD			
Applicant	:	Ms Laura Cameron	26/00357/FUL
Site Address	:	15 Wallett Avenue Beeston Nottinghamshire NG9 2QR	
Proposal	:	Single Storey Rear Extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Tim Squire	26/00412/DOC
Site Address	:	Nottingham Casuals Rugby Football Club Weir Fields Recreation Ground Canal Side Beeston Nottinghamshire NG9 1NG	
Proposal	:	Discharge of Condition 4 (Lighting) of 25/00470/FUL	
Decision	:	Partial Discharged	
BEESTON WEST WARD			
Applicant	:	Dr Sheeraz Janjua John Flynn Opticians	26/00042/CAT
Site Address	:	1A Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	Fell false acacia/robinia	
Decision	:	No Objection	
Applicant	:	Mr Matt Duffin	26/00214/FUL
Site Address	:	21 Park Road Chilwell Nottinghamshire NG9 4DA	
Proposal	:	Construct ground floor side extension at the rear of the property, alterations to existing first floor bathroom comprising a new hipped roof, loft conversion with rear dormer window	
Decision	:	Conditional Permission	

Applicant	:	Miss Siu Ying Lam Kojima Seimen Ltd	26/00288/FUL
Site Address	:	2 Wollaton Road Beeston Nottinghamshire NG9 2NR	
Proposal	:	Retention of alterations to shopfront. Retention of timber structure, wall mounted cooler units and refrigeration units to rear	
Decision	:	Conditional Permission	
Applicant	:	K C Tam Delicious Dim Sum	26/00340/FUL
Site Address	:	95 High Road Beeston Nottinghamshire NG9 2LE	
Proposal	:	Construct temporary container for food preparation and storage	
Decision	:	Conditional Permission	
Applicant	:	Mr Andre Wilkins	26/00342/DOC
Site Address	:	Flat 67 High Road Beeston Nottinghamshire NG9 2LE	
Proposal	:	Discharge of conditions 3 and 4 of planning permission 23/00480/FUL Condition 3. Materials Walls - Johnstons Storm shield silicone render system in colour Ash Grey 22 B 15 Roof - Cladco Standing Seam 0.7 GreenCoat? Steel Standing Seam Roof Sheet with Ribs in colour Slate Grey Windows - uPVC windows in colour Anthracite Grey Bifold doors - aluminium doors in colour Anthracite Grey Condition 4. Windows & Doors Sheerline	
Decision	:	Withdrawn	
Applicant	:	Mr Andy Taylor	26/00384/TPOW
Site Address	:	38 Grove Avenue Chilwell Nottinghamshire NG9 4DZ	
Proposal	:	1 x Sycamore (TPO/BEE/14/T191) reduce height by 4 metres and cut back by 2 metres	
Decision	:	Conditional Permission	
Applicant	:	Mr + Mrs Cleveland + Kathrin Barnett	26/00381/FUL
Site Address	:	20 Enfield Street Beeston Nottinghamshire NG9 1DN	
Proposal	:	Construct rear dormer. Reclad rear extension and amendments to roof lanterns	
Decision	:	Conditional Permission	
Applicant	:	Mr Andy Taylor	26/00386/CAT
Site Address	:	38 Grove Avenue Chilwell Nottinghamshire NG9 4DZ	
Proposal	:	Silver birch to be pollarded back to previous growing points	
Decision	:	No Objection	
Applicant	:	Ms Chloe Source Real Estate Services	26/00390/FUL
Site Address	:	HSBC 3 - 5 High Road Beeston Nottinghamshire NG9 2AN	
Proposal	:	Replacement of principal entrance door	
Decision	:	Conditional Permission	
Applicant	:	Mr Nathan Smith Starbucks Coffee Company	26/00394/FUL
Site Address	:	49 High Road Beeston Nottinghamshire NG9 2JQ	
Proposal	:	Refurbishment of existing retail unit with the incorporation of a new shopfront & associated signage.	
Decision	:	Conditional Permission	
Applicant	:	Mr Nathan Smith Starbucks Coffee Company	26/00395/ADV
Site Address	:	49 High Road Beeston Nottinghamshire NG9 2JQ	
Proposal	:	1 No Wordmark applied to shopfront fascia; 1 No. Projecting Sign; 1 No wall mounted disc sign	
Decision	:	Conditional Permission	
Applicant	:	Mr Jowett	26/00400/DOC
Site Address	:	14 Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	Discharge of condition 3 (materials) of planning reference 26/00075/FUL	
Decision	:	Partial Discharged	

Applicant	:	Mrs Janet Draper	26/00408/CAT
Site Address	:	17 Chilwell Road Beeston Nottinghamshire NG9 1EH	
Proposal	:	Works to trees in Conservation Area.	
Decision	:	Conditional Permission	
Applicant	:	Liliana & Lee De Lillo & Empringham	26/00424/VOC
Site Address	:	5 Cedar Road Chilwell Nottinghamshire NG9 4DB	
Proposal	:	Variation of condition number 2 (approved drawings) and 3 (materials) of permission reference 24/00582/FUL to regularise the changes made during the construction.	
Decision	:	Conditional Permission	
Applicant	:	Ms Mellsia Clover	26/00429/FUL
Site Address	:	27 Bramcote Road Beeston Nottinghamshire NG9 1AJ	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Jonathan Burton	26/00414/TPOW
Site Address	:	10 Fellows Road Beeston Nottinghamshire NG9 1AQ	
Proposal	:	Reduce the height of the Cedar by up to 4m. Reduce laterals by 2-3m, all cuts made at appropriate pruning points with lateral growth capable of sustaining the parent branch. Remove, dead, rubbing and defective branches.	
Decision	:	Conditional Permission	
Applicant	:	Mr Alastair Barkley	26/00446/TPOW
Site Address	:	2 Cavendish Place Beeston Nottinghamshire NG9 1BY	
Proposal	:	Remove or reduce to stump dead Silver Birch	
Decision	:	Conditional Permission	
Applicant	:	Mr Ian Wilding	26/00452/CAT
Site Address	:	10 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	:	T2/3 - Cherry : 0.5m crown reduction and 30% crown thin, T4 Silver birch : 10% crown thin	
Decision	:	Conditional Permission	
Applicant	:	Mr Ian Wilding	26/00453/TPOW
Site Address	:	10 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	:	T1 Yew : Crown lift to 4m and 1m crown reduction, T5 - Lime : 30% crown reduction, remove epicormic growth and deadwood	
Decision	:	Conditional Permission	
Applicant	:	Mr Edward Price	26/00468/CAT
Site Address	:	Elm Lee 33 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	To Prune and Maintain shape and Size of x22 Trees	
Decision	:	Conditional Permission	
Applicant	:	Mr P Tomlinson	26/00461/FUL
Site Address	:	62 Abbey Road Beeston Nottinghamshire NG9 2QF	
Proposal	:	Partial demolition and reconstruction to change use from offices and 1 flat to 3 self-contained flats.	
Decision	:	Conditional Permission	
Applicant	:	Mr Bob Dance	26/00482/CAT
Site Address	:	7 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	T1 Elder (dead) Fell to ground level, T2 Damson Formative prune and crown clean, T3 Lilac Remove all deadwood and reduce to a manageable height, T4 Silver birch Target prune branches back to boundary, T5 Maple Crown lift to 6m, T6 Laurel Fell to ground level, T7 Apple 2m crown reduction and crown clean/thin	
Decision	:	Conditional Permission	

Applicant	:	Mr Devonish Uniper Uk Limited	26/00553/NAUTH
Site Address	:	Ratcliffe On Soar Power Station Green Street Ratcliffe On Soar Nottinghamshire NG11 0EE	
Proposal	:	Discharge of Condition 3 (Demolition Noise Mangement Plan) (DNMP), Dust Management Plan and Predicted Ground Vibration and Air Overpressure Levels report) from planning application 25/1303/DEMOL	
Decision	:	No Objection	
BRAMCOTE WARD			
Applicant	:	Broxtowe Borough Council	25/00006/REG3
Site Address	:	Bramcote Leisure Centre Derby Road Bramcote Nottinghamshire NG9 3GF	
Proposal	:	Construct new Leisure Centre on existing car park, along with new temporary car park, and demolition of the existing leisure centre to form new permanent car park.	
Decision	:	Conditional Permission	
Applicant	:	. The White Hills Park Trust Ltd	26/00165/FUL
Site Address	:	Former Site Of Bramcote Park Comprehensive School Derby Road Bramcote Nottinghamshire NG9 3GD	
Proposal	:	Construct Special Educational Needs and Disabilities (SEND) School with associated car parking and landscaping works	
Decision	:	Conditional Permission	
Applicant	:	Mr Matt Hilliard Aspire Properties Limited	26/00224/FUL
Site Address	:	19 Buttermere Drive Bramcote Nottinghamshire NG9 3BL	
Proposal	:	Construct single storey front and two storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr M Ahmed	26/00341/PNH
Site Address	:	2 Kendal Drive Beeston Nottinghamshire NG9 3AW	
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 2.7 metres	
Decision	:	Prior Approval Refused	
Applicant	:	Miss Isabella Blaney Miller Homes Ltd	26/00352/VOC
Site Address	:	Land East Of Coventry Lane (west Of Moor Lane) Bramcote Nottinghamshire	
Proposal	:	Variation of condition 2 (Drawings) of application reference 25/00553/VOC, relating to substitution of house types; additional elevations; retaining wall to entrance	
Decision	:	Conditional Permission	
Applicant	:	Mrs Miriam Coulton	26/00372/TPOW
Site Address	:	90 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	T70-B2 (TPO/BRA/09/A1) - London Plane - Remove low hanging secondary limbs T71-C2 (TPO/BRA/09/A1) - Dead Silver Birch stem - Remove to ground level T67-C2 to T66-C2 (TPO/BRA/09/A1) - Pines / Conifers - Remove deadwood. T51-C2 to T54-C2 (TPO/BRA/09/A1)- Pines / Conifers - Remove all deadwood. T46-B2 to T47-B2 (TPO/BRA/09/A1) - Pines / Conifers - Remove all deadwood T45-B2 (TPO/BRA/09/A1) - Dead Silver Birch stem - Remove to ground level T31-C2 (TPO/BRA/09/T13) - Large Oak - Remove all deadwood and remove lower lateral limb canopy	
Decision	:	Conditional Permission	
Applicant	:	Pinda Singh	26/00373/FUL
Site Address	:	21 Bankfield Drive Bramcote Nottinghamshire NG9 3EH	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mrs Miriam Coulton	26/00387/CAT
Site Address	:	90 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	T33-C2 to T37-C2 - Newly planted oak trees - Remove and grind	
	:	T27-B2 - Large Atlas Cedar - Remove limbs over hanging house and chimney	
Decision	:	No Objection	
Applicant	:	Mr John Wells	26/00379/TPOW
Site Address	:	Bramcote Hills Golf Club Thoresby Road Bramcote Nottinghamshire NG9 3EP	
Proposal	:	Prune overhanging branches (TPO/BRA/21) - mixed species	
Decision	:	Conditional Permission	
Applicant	:	Mrs Georgina Barker	26/00380/CAT
Site Address	:	83 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	Beech (roadside tree on application) up to a 2m reduction on all sides	
	:	Spruce (evergreen tree on application) reduce height by 3m. Reduce laterals by 1-2m, ensuring pruning cuts are made to appropriate growth points	
Decision	:	No Objection	
Applicant	:	EPF Land Ltd	26/00405/EIA
Site Address	:	Beeston Fields Golf Club 7 Old Drive Beeston Nottinghamshire NG9 3DA	
Proposal	:	Request for EIA Screening Opinion Under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in Respect of Residential Development for up to 500 Dwellings, a 60 Bed Care Home, New Public Open Space and Related Infrastructure at Beeston Fields Golf Course, Old Drive, Beeston	
Decision	:	File Closed	
Applicant	:	Mr Andrew Knowles	26/00407/CAT
Site Address	:	89 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	Front cedar tree to boundary, remove dead branches and trim back from house.	
Decision	:	No Objection	
Applicant	:	Ms Aiysha Raoof	26/00417/PNH
Site Address	:	8 Burnside Drive Bramcote Nottinghamshire NG9 3EE	
Proposal	:	Proposed single storey rear extension to create a bedroom and wetroom	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr and Mrs Steve and Julie Brew	26/00431/FUL
Site Address	:	17 Sandy Lane Bramcote Nottinghamshire NG9 3GT	
Proposal	:	Construct single storey rear and side extensions	
Decision	:	Conditional Permission	
Applicant	:	Mrs Paul Nash AP Tree Specialists Ltd	26/00448/CAT
Site Address	:	20 Chapel Street Bramcote Nottinghamshire NG9 3HB	
Proposal	:	T1 Silver Birch - crown lift to 7m by removing several lowest branches	
	:	T2 & T3 Ash - crown lift to 7m by removing several lowest branches	
Decision	:	Conditional Permission	
Applicant	:	Mr M Ahmed	26/00489/FUL
Site Address	:	2 Kendal Drive Beeston Nottinghamshire NG9 3AW	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr J Macdonald The White Hills Park Trust Ltd	26/00526/DOC
Site Address	:	Former Site Of Bramcote Park Comprehensive School Derby Road Bramcote Nottinghamshire NG9 3GD	
Proposal	:	Discharge of condition 3 (Biodiversity Gains Plan) of 26/00165/FUL	
Decision	:	Partial Discharged	

Applicant	:	Miss Isabella Blaney Miller Homes Ltd	26/00540/NMA
Site Address	:	Land East Of Coventry Lane (west Of Moor Lane) Bramcote Nottinghamshire	
Proposal	:	Non-material amendment to planning reference 26/00352/VOC to amend the approved brick type on multiple plots	
Decision	:	Conditional Permission	
Applicant	:	Mrs Charlotte Densham	26/00567/NMA
Site Address	:	40 Seven Oaks Crescent Bramcote Nottinghamshire NG9 3FW	
Proposal	:	Non material amendment to 26/00079/FUL to change the finish material to the roof dormer extension from Hanging Clay tiles to Horizontal Cladding, Anthracite grey.	
Decision	:	Conditional Permission	
BRINSLEY WARD			
Applicant	:	Mr Ken Hamilton Friends of Brinsley Headstock	26/00328/FUL
Site Address	:	Brinsley Picnic Site Mansfield Road Brinsley Nottinghamshire	
Proposal	:	Retain storage container at Brinsley Headstock	
Decision	:	Conditional Permission	
Applicant	:	Mr Alex Barker	26/00378/FUL
Site Address	:	9 Lawrence Drive Brinsley Nottinghamshire NG16 5AU	
Proposal	:	Construct first floor side/rear extensions, pitched roof to rear and front porch	
Decision	:	Conditional Permission	
Applicant	:	Mr Matthew Devonport	26/00470/FUL
Site Address	:	20 Holroyd Circle Brinsley Nottinghamshire NG16 5DR	
Proposal	:	Single storey rear extension	
Decision	:	Conditional Permission	
CHILWELL WEST WARD			
Applicant	:	Maria Pardy	26/00296/FUL
Site Address	:	26 Oak Acres Chilwell Nottinghamshire NG9 4HZ	
Proposal	:	Retain Fence	
Decision	:	Conditional Permission	
Applicant	:	Mr Hadi Ibrahim	26/00363/FUL
Site Address	:	Chilwell Barbers 316 High Road Chilwell Nottinghamshire NG9 5EG	
Proposal	:	Retain shutters at front entrance to the shop	
Decision	:	Conditional Permission	
Applicant	:	Mr Parvez Rashid Majid	26/00376/FUL
Site Address	:	52 Attenborough Lane Chilwell Nottinghamshire NG9 5JW	
Proposal	:	Construct two storey side extension, single storey side/rear extension, to facilitate change of use and conversion of an existing four-bedroom dwellinghouse into a mixed-use development comprising two retail units at ground floor level, two flats at first-floor level, one with additional bedroom at second floor level, together with the creation of one bedroom flat within the proposed hip to gable and dormer roof extension.	
Decision	:	Conditional Permission	
Applicant	:	Mr Russell Butcher	26/00377/FUL
Site Address	:	5 Ridgewood Drive Chilwell Nottinghamshire NG9 5NW	
Proposal	:	Extending existing garage and linking to house to provide disabled bedroom.	
Decision	:	Conditional Permission	
Applicant	:	Mr Richardson	26/00438/FUL
Site Address	:	14 Leamington Drive Chilwell Nottinghamshire NG9 5LJ	
Proposal	:	Construct single storey side and front extension and porch	
Decision	:	Conditional Permission	

Applicant	:	Mr Mohammadmahdi Barari Reshtehroudi	26/00449/DOC
Site Address	:	2 Blenheim Drive Chilwell Nottinghamshire NG9 5ES	
Proposal	:	Discharge of Condition 3 of 26/00115/FUL	
Decision	:	Partial Discharged	

EASTWOOD HALL WARD

Applicant	:	Eleanor Savage PKL Investments	26/00317/DOC
Site Address	:	Land Off Kelham Way Eastwood Nottinghamshire	
Proposal	:	Discharge of conditions 14 (remedial measures) and 15 (statement of declaration regarding site safety) of application reference 22/00100/FUL	
Decision	:	Fully Discharged	

EASTWOOD HILLTOP WARD

Applicant	:	Key Trust	26/00440/CLUP
Site Address	:	62 Three Tuns Road Eastwood Nottinghamshire NG16 3EJ	
Proposal	:	Certificate of Proposed Lawfulness to change use from C3 dwelling house to C2 residential children's home	
Decision	:	Approval - CLU	

EASTWOOD ST MARY'S WARD

Applicant	:	Mr & Mrs Bhojani c/o Landa Associates	26/00110/FUL
Site Address	:	Well Pharmacy 2A Church Walk Eastwood Nottinghamshire NG16 3BG	
Proposal	:	Construct single storey extensions to facilitate change of use of ground floor to create 1 x one-bed apartment and 1 x two-bedroom apartment. Internal alterations to the existing first floor two-bedroom apartment and put pitched roof on existing flat roof	
Decision	:	Conditional Permission	

Applicant	:	Mr M Tatler	26/00293/FUL
Site Address	:	Land To Rear Of 1A Brookhill Leys Road Eastwood Nottinghamshire NG16 3HZ	
Proposal	:	Construction of a detached self build dwelling.	
Decision	:	Conditional Permission	

Applicant	:	Mr Adam Butterfield Homes By Honey	26/00338/DOC
Site Address	:	136 Church Street Eastwood Nottinghamshire NG16 3HT	
Proposal	:	Discharge of conditions 18 and 19 (travel plan coordinator and travel plan implementation) of planning reference 23/00518/OUT	
Decision	:	Partial Discharged	

Applicant	:	Mr Dan Ward Ward & Fearn Ripley Ltd	26/00359/DOC
Site Address	:	Brookhill Service Station Brookhill Leys Road Eastwood Nottinghamshire NG16 3HZ	
Proposal	:	Discharge of conditions 3 (bricks) and 5 (access) of planning reference 26/00085/FUL	
Decision	:	Partial Discharged	

Applicant	:	Mr Aaron Grounsell Diocese of Southwell & Nottingham	26/00385/CAT
Site Address	:	The Rectory 5A Woodland Way Eastwood Nottinghamshire NG16 3BU	
Proposal	:	T1: To reduce height by 3m & remove deadwood T2: To reduce by 2m to previous pruning points T3,T4,T5: To reduce overhanging branches back to boundary line/ prune	
Decision	:	No Objection	

Applicant	:	Dr Amjad Ali Church View Dental Practice	26/00421/DOC
Site Address	:	Church View Dental Practice 22 Church Street Eastwood Nottinghamshire NG16 3HS	
Proposal	:	Discharge of Condition 3 (details of glazing bars) of planning reference 24/00548/FUL	
Decision	:	Partial Discharged	

Applicant	:	Dr Amjad Ali Church View Dental Practice	26/00422/NMA
Site Address	:	Church View Dental Practice 22 Church Street Eastwood Nottinghamshire NG16 3HS	
Proposal	:	Non material amendment to 24/00548/FUL to replace the approved timber frame windows and doors with Alitherm Heritage Windows & Door aluminium frame / double glazed - 1,2 & 3 RAL 9005M (Frame Colour Black).	
Decision	:	Unconditional Permission	

GREASLEY WARD

Applicant	:	Kay Shaw	26/00275/FUL
Site Address	:	10 Church Road Greasley Nottinghamshire NG16 2AB	
Proposal	:	Construct two storey side extension. Construct garage with floorspace over. Dropped kerb to frontage.	
Decision	:	Withdrawn	

Applicant	:	Mr Andrew Kokas	26/00401/FUL
Site Address	:	63 Beamlight Road Eastwood Nottinghamshire NG16 3JG	
Proposal	:	Convert garage to form habitable room and construct single storey side/ rear extension	
Decision	:	Conditional Permission	

Applicant	:	Gilby Kenna Croft	26/00428/DOC
Site Address	:	Land South Of 50 Pinfold Road Newthorpe Nottinghamshire NG16 2FT	
Proposal	:	Discharge of Condition 8 (Landscaping Plan) of 26/00023/FUL	
Decision	:	Partial Discharged	

Applicant	:	Stones & Sankey Stones Sankey Developments Ltd	26/00458/DOC
Site Address	:	50 Pinfold Road Newthorpe Nottinghamshire NG16 2FT	
Proposal	:	Discharge of Condition 8 (Management Statement) of 22/00767/FUL	
Decision	:	Fully Discharged	

Applicant	:	Marks and Spencer Plc	26/00459/VOC
Site Address	:	MARKS & SPENCER 5 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP	
Proposal	:	Variation of condition 2 (servicing and delivery hours) of planning permission reference 19/00160/ROC	
Decision	:	Conditional Permission	

KIMBERLEY WARD

Applicant	:	Miss Lan Li	26/00095/ADV
Site Address	:	2 James Street Kimberley Nottinghamshire NG16 2LP	
Proposal	:	Display sign with led display	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs S Thatcher	26/00281/REM
Site Address	:	Land To The Rear Of 21 Edgwood Road Kimberley Nottinghamshire NG16 2JR	
Proposal	:	Construct two bungalows. Reserved Matters relating to Conditions 3 (Appearance, Landscaping and Scale) of planning permission 23/00191/OUT	
Decision	:	Conditional Permission	

Applicant	:	Mr Simon Leadley RBSL Brewery Tower Ltd	26/00307/FUL
Site Address	:	Former Brewery Tower Hardy Street Kimberley Nottinghamshire	
Proposal	:	Conversion of former brewery tower to 5no. self-contained flats	
Decision	:	Conditional Permission	

Applicant	:	Mr And Mrs Simon Thatcher	26/00345/DOC
Site Address	:	Land To The Rear Of 21 Edgwood Road Kimberley Nottinghamshire NG16 2JR	
Proposal	:	Discharge of condition 6 (gas prevention measures) and 8 (Construction and Demolition Method statement) of planning permission 23/00191/OUT	
Decision	:	Partial Discharged	
Applicant	:	Property Manager Smart Outdoor Limited	26/00418/ADV
Site Address	:	Car Park Greens Lane Kimberley Nottinghamshire	
Proposal	:	Retain 2 double sided D6 display totems (containing digital displays and centre name plate) at Kimberley Shopping Centre (see plan).	
Decision	:	Conditional Permission	
NUTHALL EAST & STRELLEY WARD			
Applicant	:	Najia Waqas	26/00282/NMA
Site Address	:	78 Cedarland Crescent Nuthall Nottinghamshire NG16 1AH	
Proposal	:	Non-material amendment to planning reference 24/00328/FUL for changes to the placement of windows and french doors.	
Decision	:	Conditional Permission	
Applicant	:	Naseem Begum Serenity Safe Sanctuary Ltd	26/00356/FUL
Site Address	:	16 Oakland Way Strelley Nottinghamshire NG8 4JS	
Proposal	:	Application for the change of use of a C3 dwelling as a children's home (C2)	
Decision	:	Conditional Permission	
Applicant	:	Mrs Christine Richmond	26/00369/TPOW
Site Address	:	Hempshill Hall Low Wood Road Nuthall Nottinghamshire NG6 7AB	
Proposal	:	Cut the dead trees and trim overhanging branches (TPO/NUT/11/G2) T1 - European Beech T4, T5, T9 - Sycamore	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Tinley	26/00420/FUL
Site Address	:	34 Mornington Crescent Nuthall Nottinghamshire NG16 1QE	
Proposal	:	Construct First Floor Side Extension/alterations to the existing roof.	
Decision	:	Conditional Permission	
Applicant	:	The RH Group Limited	26/00433/FUL
Site Address	:	Asiana Unit 1 Dabell Avenue Blenheim Industrial Estate Nuthall Nottinghamshire	
Proposal	:	Change of use from Timber Merchants (Sui Generis) to Commercial Vehicle Dealership (Sui Generis)	
Decision	:	Conditional Permission	
Applicant	:	- Motor Fuel Group Limited	26/00474/DOC
Site Address	:	BP St Marys Filling Station Nottingham Road Nuthall Nottinghamshire NG8 6AX	
Proposal	:	Discharge of Condition 7 of planning reference 26/00241/FUL - Biodiversity Gain Plan	
Decision	:	Partial Discharged	
Applicant	:	Mr David Peck Planning and Design Group (UK) Limited	26/00479/NAUTH
Site Address	:	City Segment Of Unit 1 Dabell Avenue Blenheim Industrial Estate Nuthall Nottinghamshire NG6 8WA	
Proposal	:	Change of use from Timber Merchants (Sui Generis) to Commercial Vehicle Dealership (Sui Generis).	
Decision	:	Enquiry Closed	
Applicant	:	Mrs Satnam Kaur Talwar	26/00481/FUL
Site Address	:	69 Gunnersbury Way Nuthall Nottinghamshire NG16 1QD	
Proposal	:	Two storey and single storey front extensions, two storey side and rear and single storey rear extension, boundary wall and sliding gate.	
Decision	:	Conditional Permission	

STAPLEFORD NORTH WARD

Applicant	:	Mr & Mrs Wheelhouse	26/00409/FUL
Site Address	:	38 Hickings Lane Stapleford Nottinghamshire NG9 8PA	
Proposal	:	Removal of existing roof hip and erection of new gable. Increase height of existing roof ridge and convert loft space to form new bedroom.	
Decision	:	Conditional Permission	
Applicant	:	Mr Simon Gardiner Peter James Homes Ltd	26/00426/DOC
Site Address	:	Land Adjacent And North Of Bramcote Crematorium Coventry Lane Bramcote Nottinghamshire	
Proposal	:	Discharge of Condition 5 of 23/00411/VOC	
Decision	:	Partial Discharged	
STAPLEFORD SOUTH EAST WARD			
Applicant	:	Mrs Zoe Young	26/00287/FUL
Site Address	:	63 Blake Road Stapleford Nottinghamshire NG9 7HP	
Proposal	:	Retain use of outbuilding to rear for sports massage, rehabilitation and personal training	
Decision	:	Conditional Permission	
Applicant	:	Mr Walker CP Walker & Son c/o Cliffe Investments Ltd	26/00329/LBC
Site Address	:	140 Nottingham Road Stapleford Nottinghamshire NG9 8AR	
Proposal	:	Replacement timber windows to the side elevation	
Decision	:	Conditional Permission	
Applicant	:	Mr Morgan	26/00415/VOC
Site Address	:	Hill Top Farm Blake Road Stapleford Nottinghamshire NG9 7HP	
Proposal	:	Variation of condition 2 (drawings) of 25/00836/FUL	
Decision	:	Conditional Permission	
STAPLEFORD SOUTH WEST WARD			
Applicant	:	Mr P Platt Outcomes First Group	25/00589/FUL
Site Address	:	Arthur Mee Centre Church Street Stapleford Nottinghamshire NG9 8GA	
Proposal	:	Demolition of Block A. Create artificial surface playspace; replace pitched roof to modern extension to car park side of Block B; install new rainwater goods to new roof; install fencing to secure play area in north west corner of site; install vehicle access gates.	
Decision	:	Conditional Permission	
Applicant	:	Sam Comerie Broxtowe Borough Council	26/00155/NMA
Site Address	:	Car Park Victoria Street Stapleford Nottinghamshire NG9 7AP	
Proposal	:	Non material amendment to 24/00669/REG3 - substitute amended plans	
Decision	:	Unconditional Permission	
Applicant	:	Mr William Day	26/00253/FUL
Site Address	:	7 Mill Road Stapleford Nottinghamshire NG9 8GD	
Proposal	:	Remove hedging and replace with fencing	
Decision	:	Conditional Permission	
Applicant	:	Mr K Beard Apex Developments UK Ltd	26/00269/DOC
Site Address	:	121 And Land To The Rear Of 123 Brookhill Street Stapleford Nottinghamshire NG9 7GU	
Proposal	:	Discharge of conditions 3, 4, 5, 6 and 8 of planning reference 25/00353/VOC	
Decision	:	Fully Discharged	
Applicant	:	Mr K Beard Apex Developments UK Ltd	26/00276/DOC
Site Address	:	121 And Land To The Rear Of 123 Brookhill Street Stapleford Nottinghamshire NG9 7GU	
Proposal	:	Discharge of condition 7 (BNG and HMMP) of planning reference 25/00353/VOC	
Decision	:	Fully Discharged	

TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mr Bryn Handley Maple Group Midlands LTD	26/00319/TPOW
Site Address	:	Front Of 66 High Road Toton Nottinghamshire NG9 6EH	
Proposal	:	Pollard Lime tree at approx. 4-5m	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Paul & Judith Lawlor	26/00332/FUL
Site Address	:	187 Spinney Crescent Toton Nottinghamshire NG9 6GE	
Proposal	:	Construct single storey rear extension and front open porch with hipped roof. Application of insulated render to all external walls.	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Hodgkinson	26/00367/FUL
Site Address	:	97 Stapleford Lane Toton Nottinghamshire NG9 6FZ	
Proposal	:	A single storey rear extension to form a garden room with new widows to the side elevation	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Ryland	26/00410/FUL
Site Address	:	22 Mountbatten Way Chilwell Nottinghamshire NG9 6NG	
Proposal	:	Two storey side and rear extension and single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Gary Woodhouse	26/00465/FUL
Site Address	:	25 Welbeck Gardens Toton Nottinghamshire NG9 6JD	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

WATNALL & NUTHALL WEST WARD

Applicant	:	Mr Taylor	26/00229/FUL
Site Address	:	Vergewood Kimberley Road Nuthall Nottinghamshire NG16 1DD	
Proposal	:	Construct front entrance with open oak porch	
Decision	:	Conditional Permission	
Applicant	:	Mr Angus Hulme	26/00318/FUL
Site Address	:	68 Watnall Road Nuthall Nottinghamshire NG16 1DX	
Proposal	:	Construct driveway and dropped kerb	
Decision	:	Conditional Permission	
Applicant	:	MR K GREENFIELD	26/00358/FUL
Site Address	:	17 Ayscough Avenue Nuthall Nottinghamshire NG16 1BY	
Proposal	:	Single storey front and rear extensions and replacement roof to existing garage	
Decision	:	Conditional Permission	
Applicant	:	J Robinson	26/00389/CAT
Site Address	:	The Cottage 8 Kimberley Road Nuthall Nottinghamshire NG16 1DG	
Proposal	:	Fell T1 Larch tree	
Decision	:	No Objection	
Applicant	:	Mr Owen Davies	26/00392/TPOW
Site Address	:	57 Holly Road Watnall Nottinghamshire NG16 1HP	
Proposal	:	Removal of overhanging branches on TPO/WAT/09 to retain shape and balance of the tree	
Decision	:	Conditional Permission	

Applicant	:	Mr P Carrol	26/00399/LBC
Site Address	:	36 Main Road Watnall Nottinghamshire NG16 1HT	
Proposal	:	Retain alterations to chimney on South West gable, flat roof single storey rear extension with two roof lights, four new roof lights to main roof, and two roof lights to store. Removal of side vents and lintels over windows to store and install new roof vents and new door, removal of existing lintels over windows and walls made good. Install new boundary gates to front.	
Decision	:	Conditional Permission	
Applicant	:	Mr Alen Thomas	26/00423/FUL
Site Address	:	89 Kimberley Road Nuthall Nottinghamshire NG16 1DD	
Proposal	:	Construct first floor rear extension with pitched roof. Removal of the 2no side chimneys.	
Decision	:	Conditional Permission	
Applicant	:	Mrs Kyleey Mathers	26/00437/TPOW
Site Address	:	20 Boden Drive Nuthall Nottinghamshire NG16 1BZ	
Proposal	:	Works to tree TPO/NUT/02	
Decision	:	Conditional Permission	

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