



Tuesday, 20 October 2026

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 28 October 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 - 16)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 16 September 2026.

4. Notification of Lobbying

5. Development Control

5.1 26/00581/FUL (Pages 17 - 34)

Demolish single storey extension and outbuildings and construct two storey extension
6A Main Street, Eastwood, Nottinghamshire NG16 3JH

5.2 26/00554/REG3 (Pages 35 - 52)

Construct 3 storey building with 6 no. apartments, associated landscaping and access
Land off Cross Street, Eastwood

5.3 26/00495/FUL (Pages 53 - 70)

Demolish dwelling and construct replacement four-bedroom detached dwelling and alter rear dormer of detached garage
4 Knowle Hill, Kimberley, Nottinghamshire NG16 2PZ

5.4 26/00335/REG3 (Pages 71 - 78)

Retention of lighting to padel court
Stapleford Community Pavilion, Hickings Lane Stapleford, NG9 8PB

5.5 26/00516/FUL (Pages 79 - 92)

Convert and extend detached garage to create new dwelling (ancillary to main property). Construct single-storey rear extension to existing property
18 Nether Green, Eastwood, Nottinghamshire, NG16 3DW

- 5.6 26/00555/REG3 (Pages 93 - 114)
- Conversion and refurbishment former residential care home to provide five self-contained dwellings (C3) - including demolition of existing rear conservatory and construction of replacement single storey rear extension, new side extension to accommodate a new staircase, internal and external alterations, provision of new bin and cycle storage and associated landscaping.
Church Street Care Home. 84 Church Street, Eastwood
- 5.7 26/00564/FUL (Pages 115 - 124)
- Construct two storey side and rear extension and change of use of land to domestic curtilage
Mill Farm, 47 Stoney Lane, Brinsley, NG16 5AL
- 5.8 26/00090/REG3 (Pages 125 - 148)
- Construct 3 buildings (9 units) Use Class E(g)(iii) employment starter units
Land Off Giltway Giltbrook
6. Information Items
- 6.1 Delegated Decisions (Pages 149 - 158)

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PLANNING COMMITTEE

WEDNESDAY, 16 SEPTEMBER 2026

Present: Councillor S P Jeremiah, Chair

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

Apologies for absence were received from Councillors D Bagshaw and G Bunn

106 DECLARATIONS OF INTEREST

There were no declarations of interest.

107 MINUTES

The minutes of the meeting held on 22 July 2026 were confirmed and signed as a correct record.

108 NOTIFICATION OF LOBBYING

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

109 DEVELOPMENT CONTROL

110 26/00404/FUL

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

Councillor P A Smith requested that this proposal come before Committee.

There were no late items.

Mr Michael Start, applicant, and Elizabeth Fowler, objecting, made representation to the Committee prior to the general debate.

The Committee considered all the representations presented to it and opened the debate, which covered that the property required renovation, the roof height was not changing but there remained a potential for overlooking to the surrounding neighbours.

It was noted that the applicant was willing to accept conditions, subject to approval, to regulate the height of the roof, dormer windows and balcony.

RESOLVED 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.**

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

- 2. The development hereby permitted shall be carried out in accordance with the following plans:**

received by the Local Planning Authority on 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)**

- 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.**

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). Reason: For the avoidance of doubt.

- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no roof additions including dormers and external balconies shall be erected.**

Reason: In the interests of protecting the amenity of the occupiers of neighbouring properties, 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).

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.**

111 26/00441/ADV

Display digital screen

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

This application was brought to the Committee as it is a council application.

There were no late items.

There were no public speakers for this item.

The Committee opened the debate, which covered that the site is situated within Beeston Town Centre, and is within a purpose built commercial unit, with similar neighbouring units.

RESOLVED that the Head of Planning and Economic Development be given delegated authority to grant advertisement consent subject to:

- 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 not show any flashing, strobing or swiping content.

Reason: In the interests of amenity and public safety and in accordance with the aims of the NPPF (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 agreed determination timescale.

112 26/00413/FUL

Construct replacement self-build dwelling
The Old Stables, Lamb Close Newthorpe, NG16 3QR

The application was brought before the Committee by Councillor P J Owen.

There were no late items.

The Committee heard from one public speaker, Mr Addison Pie, applicant.

The Committee considered all the representations presented to it and opened the debate, which covered that 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.

RESOLVED that the Head of Planning and Economic Development be given delegated authority to grant advertisement consent subject to:

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

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

2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Proposed Block Plan (1:500) and Proposed Site Layout Plan (1:100) ref: 127.103.B and Proposed Ground Floor Plan and Elevations ref: 127.101.B and Proposed First Floor Plans and Elevations ref: 127.103.B received by the Local Planning Authority on 30 June 2026.

Reason: For the avoidance of doubt.

3. Windows:

Notwithstanding the details shown on the approved plans, no above ground works shall commence until full details of all windows and external doors

have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- Elevations at a scale of not less than 1:20
- Sections through heads, cills and jambs at a scale of not less than 1:5
- Joinery details, including glazing bar profiles (where applicable)
- Method of opening
- Recess depth within the wall reveal

The windows and doors shall be of a consistent traditional side-hung casement design unless otherwise agreed in writing by the Local Planning Authority, and shall be installed in accordance with the approved details and retained as such thereafter.

External Materials:

Notwithstanding the details shown on the approved plans, no above-ground works shall commence until details and samples of all external materials have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- Walling materials, including type, colour, texture, bond and mortar mix
- Roofing materials, including material type, colour and finish
- Details of verge, eaves, ridge, and rainwater goods
- Hard surfacing materials, including extent, finish and boundary treatments

The development shall be carried out in accordance with the approved details and retained as such thereafter.

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

4. Landscaping:

Notwithstanding the approved plans, no landscaping will be take place until details of all external surfacing materials have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- Material type and finish
- Means of enclosure or edging
- Extent of surfacing

The surfacing shall be of an informal, permeable finish (such as gravel or similar) unless otherwise agreed in writing by the Local Planning Authority, and shall be implemented as approved and retained thereafter.

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).

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

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

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

What is a permit and how to get one? - GOV.UK (www.gov.uk)
In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

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

4. 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.

112.1 26/00416/FUL

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

The application was brought before the Committee by Councillor D K Watts.

There were no late items.

There were no public speakers for this item.

The Committee opened the debate, which included that no objection had been received from the surrounding neighbours.

RESOLVED that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

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

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

2. The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 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)**

Reason: For the avoidance of doubt.

- 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.**

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).

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. 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).**

112.2 26/00487/FUL

**Change of Use from Residential (C3) to Residential Children's Home (C2)
12 Carisbrooke Avenue, Beeston NG9 2HW**

The application was brought before the Committee by Councillor S J Carr.

There were late items comprising further comments from the Highways Authority. The Highways Authority commented that the proposed hard standing space is a sub-standard length where a small car parked there cannot be guaranteed, therefore the wall should not be removed to encourage a car to overhang over the public footway in line of pedestrians.

There were public no speakers for this application.

The Committee opened the debate, which covered the information provided by the applicant was not sufficient to make a decision to approve the application. Concern was raised that the applicant did not appear to have engaged with Nottinghamshire County Council Children's Commissioning Team.

Further concern was raised regarding the lack of parking.

RESOLVED that the Planning permission be refused due to the lack of information provided, fails to justify that this development would not have an

adverse impact on the parking issues within the locality and the amenity of neighbouring properties. Therefore, the application is contrary to policies 10 of the Aligned Core Strategy (2014) and 17 of the Part 2 Local Plan.

Notes to Applicant

The Council has acted positively and proactively in the determination of this application by working to obtain sufficient information available to the Local Planning Authority to assess the proposal, but further information was not forthcoming.

112.3 26/00525/FUL

Construct two storey side extension, new detached garage with floor space over and new dropped kerb
10 Church Road Greasley Nottinghamshire NG16 2AB

The application was brought before the Committee by Councillor M Brown.

There were late items comprising further comments from the Highways Authority. The Highways Authority commented that one comments had been received relating to the positioning of the garage and impact of the local wildlife.

There were two public speakers, Mrs Shaw, applicant, and Councillor M Brown, Ward Member.

The Committee considered all the representations presented to it and opened the debate, which covered that the applicant was suitable for the area and would not adversely affect the Green Belt.

RESOLVED that the Head of Planning and Economic Development be given delegated authority to grant advertisement consent subject to:

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

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

- 2. The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 17 August 2026:**

- Site Location Plan Revision A (drawing no.D302)**
- Proposed Block Plan Revision A (drawing no.D301)**
- Proposed Floor Plans and Elevations Revision A (drawing no.D101)**

Reason: For the avoidance of doubt.

3. The proposed development shall be constructed using materials as annotated on the approved plans unless otherwise agreed in writing by the Local Planning Authority

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

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

Reason: In the interests of Highway Safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

5. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.

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

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.

2. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining

Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, noncoal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement-guidance-notes-for-applicants-for-incidental-coal-agreements> If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

3. The proposal makes it necessary to extend a vehicular crossing over a footway of the public highway. These works shall be carried out to the satisfaction of the Highway Authority. You are therefore required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80.
4. The garage existing structure might be constructed using asbestos material that must be tested. Should asbestos be present, the materials have to be removed in an appropriate and safe manner by a fully licensed removal company. Further information is available on the Health and Safety Executive website <https://www.hse.gov.uk/asbestos>

113 INFORMATION ITEMS

113.1 APPEAL DECISIONS

The Committee note the Appeal Decisions.

114 BRIEFING NOTE: BIODIVERSITY NET GAIN (BNG) REFORM

The Committee noted the summary of the proposed reforms to Biodiversity Net Gain.

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.

115 BRIEFING NOTE: PLANNING COMMITTEE REFORM (NATIONAL SCHEME OF DELEGATION)

The Committee noted the summary of the proposed reforms to Planning Committees.

The government had 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'.

RESOLVED that the Interim Director of Planning and Economic Development write to the Broxtowe Members of Parliament to express the Council's concerns regarding the new arrangements to the Planning Committee.

116 DELEGATED DECISIONS

The Committee noted the Delegated Decisions.

Report of the Chief Executive

APPLICATION NUMBER:	26/00581/FUL
LOCATION:	6A Main Street, Eastwood, Nottinghamshire NG16 3JH
PROPOSAL:	Demolish single storey extension and outbuildings and construct two storey extension

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 to demolish a single storey extension and outbuildings and construct a two-storey extension.

2. Recommendation

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

3. Detail

- 3.1 The application seeks planning permission to demolish a single storey extension and outbuildings and construct a two-storey extension at 6A Main Street in Eastwood.

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 to demolish a single storey extension and outbuildings and construct a two-storey extension. The single storey outbuildings are situated in the front garden along the southeastern boundary, are approximately 13m in length and 4m wide, these will be demolished to allow for the proposed development. The existing single storey extension runs across the front of the property from the southeastern boundary with a width of approximately 7m and a depth of approximately 2.3m. The existing extension has windows and a door to the front elevation, a window to the north west and is topped by a lean-two roof with a maximum height of 3.4m and an eaves height of 2.4m. The proposed two-storey extension will follow the northwestern boundary with windows to the front and southeastern side.

2. Site and surroundings

- 2.1 The application site is on Main Street in Eastwood, a built up residential area. Main Street is considerable in length and contains a variety of house sizes and styles. The application site is an L-shape with an access driveway joining Main Street with the remainder of the site sitting behind the Premier Convenience Store to which it is adjoined. The property is a semi-detached two storey building rendered in white with a slate roof, there is an existing single storey extension to the front of the property. The entire garden and access is to the front of the property, with the rear boundary (north east) adjoining an access driveway leading to other properties. The property on the site adjoins the two-storey element of the Premier Convenience Store, with the rear garden of 26 Braemar Avenue to the southeast. The entrance to the site adjoins the boundary of 4 Main Street which is to the southwest with the boundary of 28 Braemar Avenue running along part of the southeastern boundary. The outbuildings to be demolished run along the southeastern boundary of the site.

3. Relevant Planning History

- 3.1 84/00016/FUL – Construct two storey extension to dwelling and make alterations

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. Consultations

5.1 Consultees

Comments received following consultation:

- Cllr K Woodhead - Eastwood St Mary's Ward – no comments received
- Cllr D Bagshaw - Eastwood St Mary's Ward – no comments received
- Cllr M Brown – Greasley Ward - I wish this to be determined by Committee, if recommendation is to allow acceptance. The Application is far beyond the 30% allowed. The application will impinge upon the nearest residents of Braemar avenue, with the proposed windows overlooking their outside seating and Leisure area. Thus, being an unacceptable loss of Amenity. Also, many residents on this Avenue will likewise be inconvenienced by the intrusion of those proposed windows , which would give an uninterrupted view all the way along Braemar Avenue, in both directions. As this Proposal is very close to the Boundary of Number 26 Braemar avenue, there could well be difficulties regarding maintenance, scaffolding etc., to the property at 6a Mainstreet.
- Eastwood Town Council – no comments received
- Ecology – comments below

Ecology comments:

The new 2-storey extension will tie-into the roof of the existing property. The works have the potential to impact bats and their roosts if present. I therefore advise that the minimum of a Preliminary Roost Assessment is required to be carried out by a suitably qualified and licenced ecologist. The PRA assessment can be carried out at any time of year but if further surveys are required we are now out of the main bat activity period which is from May next year.

5.2 Nine neighbours were consulted on the application, one neighbour response was in support of the development and raised no objections; four neighbour responses were received raising objections, these are summarised below:

- Loss of privacy and overlooking from first-floor openings and Juliet balcony, direct and elevated views towards neighbouring properties and rear gardens.
- Reduced levels of privacy currently enjoyed
- Fundamentally alter the long-established relationship between neighbouring properties creating both actual and perceived overlooking
- Overbearing impact
- Increased enclosure

- Overshadowing
- Harm to residential amenity
- Adverse effects on established solar photovoltaic installation
- Conflict with Policy 17; Place-making, Design and Amenity of the Broxtowe Borough Council Part 2 Local Plan in relation to residential amenity
- Conflict with amenity and design objectives and the safety, security and wellbeing objectives of the National Planning Policy Framework.
- Significant reduction of residents' sense of privacy, security and wellbeing – create an intrusive relationship between neighbouring properties contrary to the principles of good design and residential amenity.
- Three windows added to the first floor rear elevation will have elevated views into the rear gardens and driveway of properties
- Objection is not to development in principle
- Application should be refused
- A more modest single-storey extension would significantly reduce overlooking, loss of privacy, visual dominance, overshadowing and the adverse impact upon existing solar infrastructure whilst still allowing applicant to extend home.
- Concerns regarding drainage from adjacent flat roof
- Concern that the completed property will be used as an HMO or 'half-way house' for those in the criminal justice system recently released.
- Very limited information available to the public regarding the applicant Divine Serenity Homes Ltd which has registered office in London. Unlikely a Ltd company will use the property for themselves.
- A formal shadow assessment and daylight study should be undertaken as there is insufficient information to fully assess the impact of the proposal on neighbouring occupiers and existing solar infrastructure.
- Concerns regarding parking at busy junction with four bedroom house having 5 cars plus visitors and the site's unsuitability for this number of cars
- Concerns regarding sightlines when entering or existing the site.
- Neighbour conducted traffic survey between 4pm and 5pm on 12th October 2026 and recorded 595 vehicle movements at the junctions
- Concern raised regarding coal mine draft outlet being located within the site – addressed via Coal NTA.

These points will be addressed below

6. Assessment

6.1 Principle

- 6.1.1 The principle of demolishing a single storey extension and outbuildings and constructing a two storey extension is deemed acceptable in regard to the existing character of the dwelling and of the surrounding area subject to the matters below.

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 seeks to demolish a single storey extension and outbuildings and construct a two storey extension.
- 6.2.3 The current property is modest in size and the application proposes to demolish the existing single storey front extension and outbuildings to allow for a two-storey extension which will be along the north western boundary of the site. This extension will allow for the remodelling of the existing property including moving the stairs and creating a four bedroom house.
- 6.2.4 It is proposed that the extension will project 8.4m from the existing front elevation along the northwestern boundary with a width of 4.5m increasing a further 2m within 2.1m of the existing front elevation. The extension will have a ground floor window and first floor Juliette balcony doors facing to the front overlooking the garden, facing the side (south east) there will be two glazed doors with side lights at ground floor level, a window at half landing level and a bedroom window.
- 6.2.5 The ridge of the main section of the extension is proposed to match the existing ridge height at 6.7m with the eaves also matching the existing property with a height of 5.2m, there will be a gable end facing the front. The section of the extension housing the staircase is proposed to have a lower eaves height of 4m with a catslide roof. The extension will be constructed in matching materials to the existing property including white render and a slate roof. The windows and doors will be triple glazed aluminium and timber.
- 6.2.6 In order to facilitate the remodelling of the property, it is proposed that a door be added to the existing front elevation facing the garden at ground floor level and three windows serving bedrooms be added to the rear at first floor level. The dilapidated single storey outbuildings situated within the front garden will also be demolished
- 6.2.7 The extension proposed is a substantial addition to a modest dwelling however the site is adequately sized to accommodate this. Due to the use of matching materials and the set down roof for the staircase it is considered that the extension will blend with the existing character of the property without appearing overly dominant. Whilst the extension is to the front of the existing dwelling, the front elevation does not face the highway. The side of the extension will be minimally visible from the street scene of Main Street, appearing above the single storey flat roof of the convenience store which fronts the street. It will also be slightly visible from Braemar Avenue between existing properties. Again, due to the replication of materials and style of property it is unlikely to appear over prominent or incongruous in the street scene. It is considered that the design is acceptable.

6.3 Amenity

6.3.1 Policy 10 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 development should be assessed in terms of its impact on the neighbouring properties.

6.3.3 Amenity Impact 6 Main Street

This property is attached to the property to be extended and is to the northwest. No. 6 has been generously extended at ground floor level to accommodate its use as a convenience store. In the two storey section there appears to be a number of residential rooms. The proposed two-storey extension will adjoin the single storey element of no.6 along the southeastern boundary. In terms of loss of privacy and overlooking, as there are no windows facing no.6 it is considered that there is unlikely to be a significant increase in direct overlooking or loss of privacy. In terms of loss of light, the introduction of the two-storey structure will mean there is likely to be some loss of light to upstairs windows early in the morning however given the orientation of the properties it is unlikely that the occupants of no. 6 will experience a significant loss of light.

6.3.4 Amenity Impact to properties to the rear of 6A Main Street

A driveway/access runs directly behind the application site. With gardens and parking of neighbouring properties also to the rear. In order to facilitate the extension and redevelopment of the application property three windows are proposed at first floor level, these will each serve a separate bedroom. It should be noted that the insertion of windows in a rear elevation can be completed under permitted development. These windows will have views to the rear which currently do not exist and as such there will be an increase in overlooking from the rear however the properties behind the application site are a considerable distance away and the new windows would serve bedrooms. In addition, 6 Main Street already has two windows facing the rear (north east) at first floor level as such there is already a degree of overlooking established. It is therefore considered that whilst there will be an increase in overlooking, this should be minimal and not enough to warrant refusal of this application on these grounds alone. The proposed two storey extension will be minimally visible from the properties to the rear and is unlikely to have a significant impact on their amenity due to its position to the front of the existing dwelling.

6.3.5 Amenity impact 26 Braemar Avenue

This property is located to the southeast of the site and is a detached brick and tile house within a wedge shaped plot which increases in width to the rear. 26 Braemar is situated so it looks out from the rear diagonally across its rear garden in a northerly direction. The rear garden of no.26 is generous and

has a boundary fence adjoining the development site. The dilapidated outbuildings are visible on the boundary and the removal of these would be considered to be an improvement on the current outlook. The main area of the proposed two-storey extension is situated 4.6m from the boundary of no.26 with the lower staircase element of the extension situated approximately 2.2m from the boundary. The dwelling of 26 Braemar Avenue is a minimum of 10m from the boundary with the application site with its views diagonally across the garden towards the North. The proposed extension, to the northwest of no. 26, will have two doors with sidelights facing towards the boundary with no. 26 at ground level, there will also be one window at first floor level and one at half-landing level.

The proposed Juliet balcony will look over the application site (southwest) and as such due to the angle of the properties, any overlooking towards no. 26 would be considered to be indirect and at an acute angle.

In terms of loss of light, it is acknowledged that the view from 26 Braemar Avenue will change however given the orientation of the properties (the proposed extension is to the northwest) and the path of the sun, it is considered that any loss of light should be minimal. Due to the distance of the development from no. 26 and the angle of the properties it is unlikely that it will have a significantly overbearing effect upon no. 26. Whilst the views from no. 26 will change it is not considered that the proposal will lead to an unacceptable level of enclosure for the occupiers of no. 26.

6.3.6 Amenity impact 28 Braemar Avenue

28 Braemar Avenue is to the southeast of the application site and angled away from no. 26, such that the rear elevation directly faces the rear of 4 Main Street. It is a detached brick and tile house with an outbuilding to the northeast and the majority of the garden being situated to the south west of the property. No. 28 is side-on to the proposal with the rear corner of no. 28 approximately 12m from the development. No. 28 Braemar is currently directly overlooked by the property behind it to the north west. The proposed Juliet balcony doors in the front elevation at first floor level will look southwest however, given that no. 28 is side on it is unlikely to cause a significant increase in direct overlooking or loss of privacy. The first floor bedroom window in the proposed south east elevation is considered unlikely to cause any significant increase in direct overlooking due to the angle of the extension.

In terms of loss of light to 28 Braemar Avenue, due to the orientation of the properties and the trajectory of the sun, it is considered that any loss of light would be minimal and unlikely to have a significant impact upon the amenity of the occupiers or the ability for the solar panels on the rear roof of no. 28 to generate electricity.

6.3.8 Amenity impact 4 Main Street

This property has its side gable wall facing the front of the application property. It is a white rendered semi-detached property with a slate roof, similar in style and era to the application property. The entrances of the application site and 4 Main street are side by side on Main Street. As the gable end of number 4 has no windows it is considered that the proposed extension is unlikely to have a significant impact on the property in terms of overlooking or loss of privacy. There is also an outbuilding belonging to no. 4 on the boundary with the application site which will mean the proposal will have limited views into their garden. In terms of loss of light, due to the distance of the proposal from no. 4 it is unlikely to cause a significant loss of light.

6.3.9 General amenity concerns

Neighbours have submitted a CAD generated picture which superimposes an image of the proposals onto the existing building, however it is considered that this is misleading and does not accurately reflect the relationship between the proposal and either the existing property or the site.

There were concerns raised regarding drainage from guttering, however this is not a material planning consideration but a civil matter which could potentially be addressed by a Party Wall Act agreement.

Concerns were also raised in relation to the future occupiers of the property, however there is nothing to indicate that it will be used as anything other than a dwelling under Class C3.

6.4 Access

- 6.4.1 Neighbours have raised concerns regarding the entry and exit from the driveway at 6A Main Street and also the provision of parking. Whilst it is acknowledged that the junction is busy, the access already exists with a dropped kerb and driveway parking for at least four cars which is considered ample parking for a four bedroom dwelling. It is therefore considered that the proposed development will have no impact upon access, as it will not affect existing parking arrangements nor will it affect neighbouring parking.

6.5 Biodiversity Net Gain

This is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, therefore is exempt from BNG requirements.

7. Planning Balance

- 7.1 Whilst acknowledging that the building's mass will increase, it is considered that the proposal is 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.

<u>Recommendation</u>	
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 2 September 2026: • Proposed Floor Plans, Block Plan and Roof Plan (DSHPL110 Rev A) • Proposed Elevations and Sections (DSHPL111 Rev A) • Site Location Plan 1:1250 (DSHSV01 Rev A) <i>Reason: For the avoidance of doubt.</i>
3.	The development hereby permitted shall be constructed using the materials annotated on the Proposed Elevations and Sections Plan (DSHPL111 RevA) received by the Local Planning Authority on 2 September 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 eight week 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 outside 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.	The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

4.	The applicant should be aware that on advice received from the Council's Ecologist Advisor, there may be bats present within the application site. As bats are protected under the Wildlife and Countryside Act 1981, the applicant is advised to carry out a survey of the site by a licensed bat surveyor, in advance of any demolition works or felling of trees, to determine their presence.
5.	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.

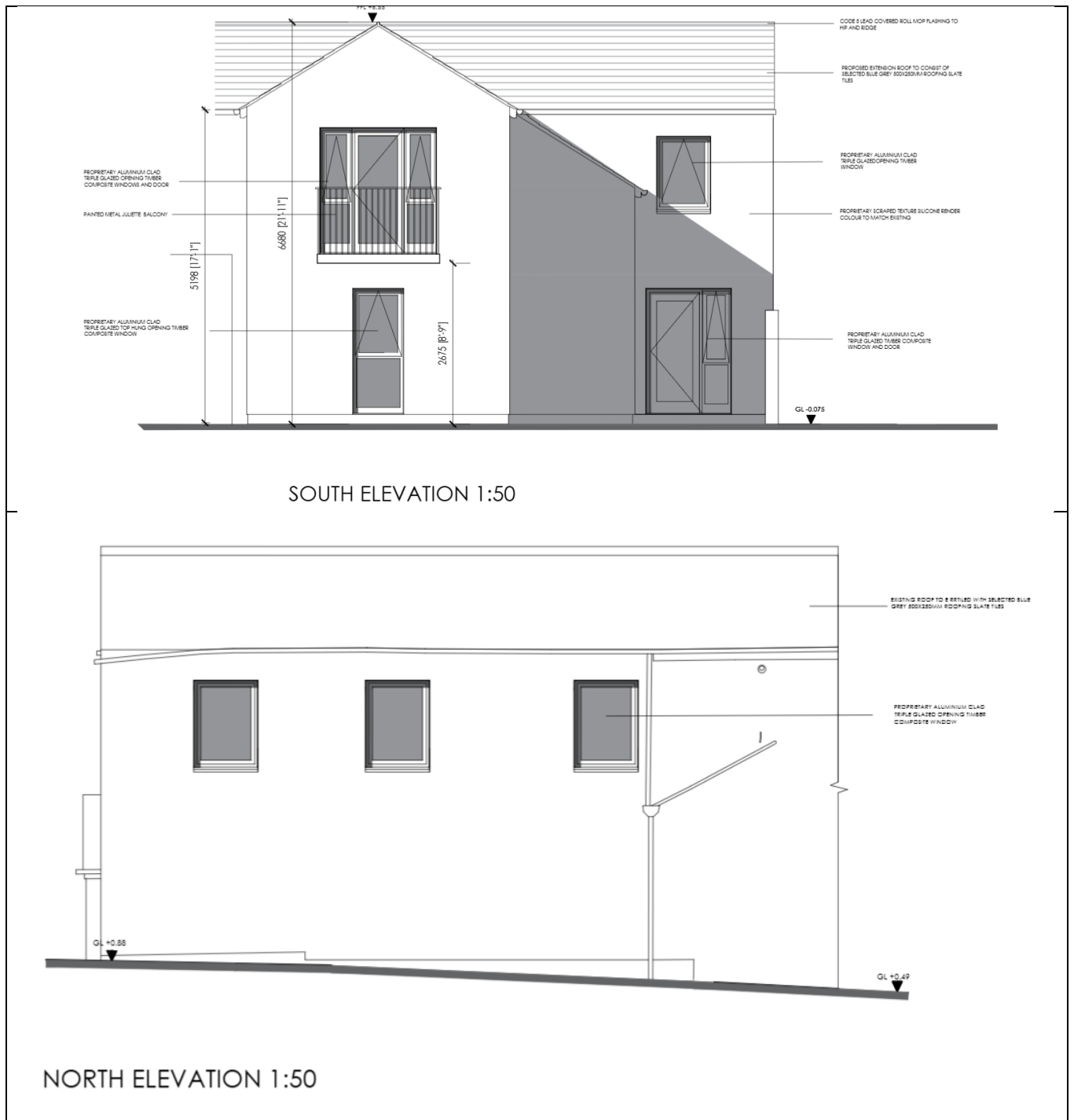
Existing Plans and Existing Elevations

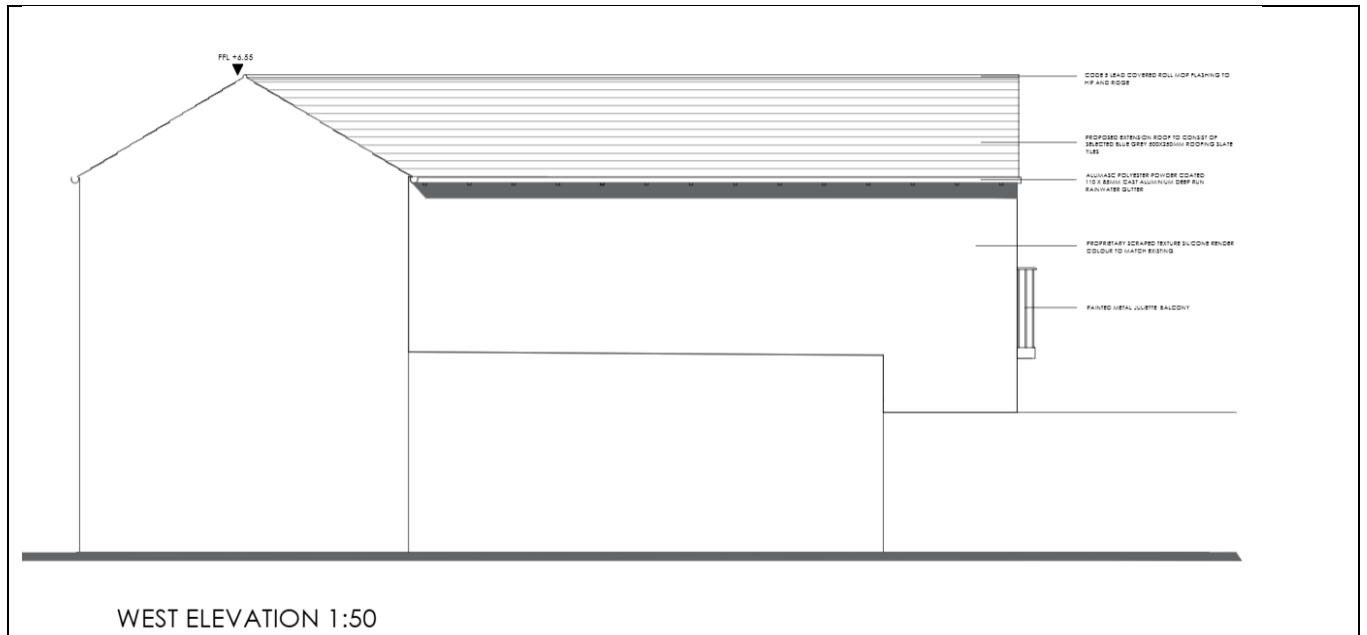




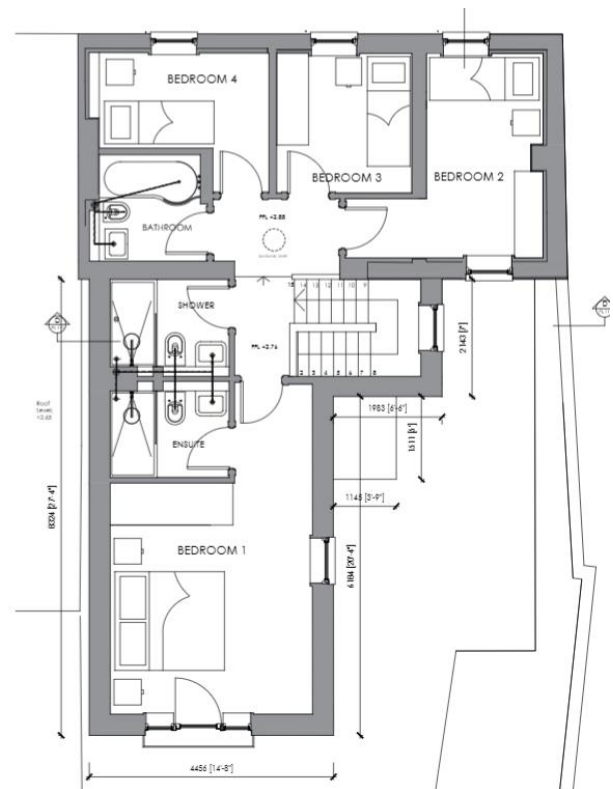
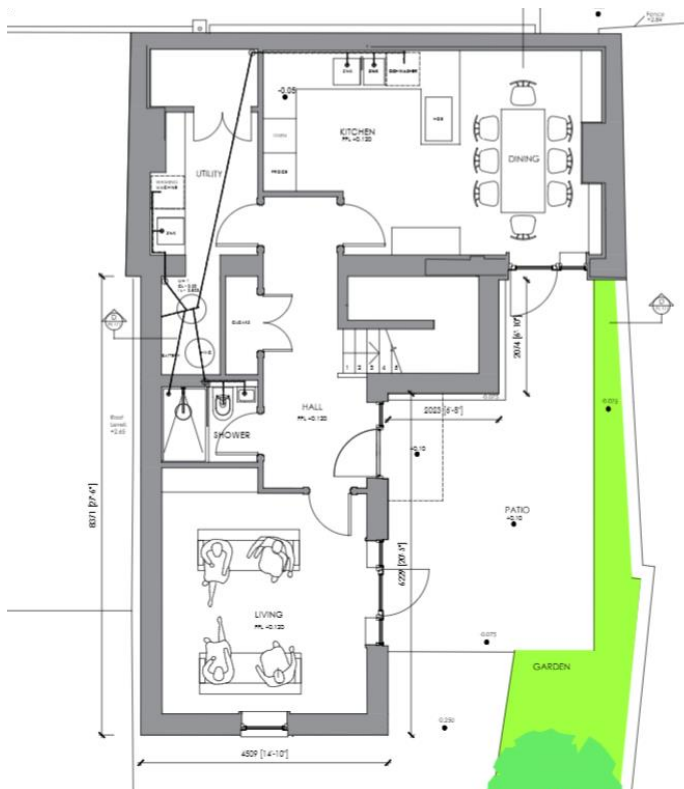
Proposed Elevations



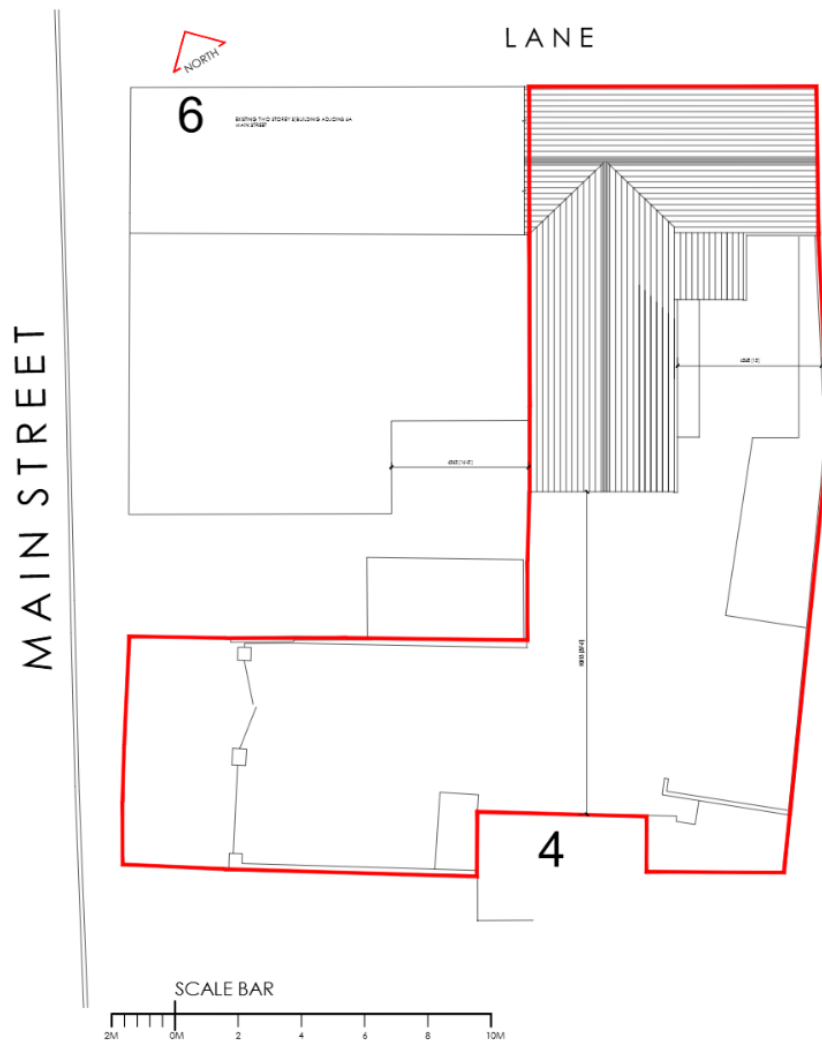




Proposed Floor Plans



Proposed Block Plan



BLOCK PLAN 1:200

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Report of the Chief Executive

APPLICATION NUMBER:	26/00554/REG3
LOCATION:	Land off Cross Street, Eastwood
PROPOSAL:	Construct 3 storey building with 6 no. apartments, associated landscaping and access

The application is brought to the Committee as the applicant is Broxtowe Borough Council.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the construction of a three-storey building containing 6 apartments including association parking, landscaping and access.

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 permission the development as described in paragraph 1.1 above.
- 3.2 The proposed development would provide 6 social rent Council flats (4 x 1 bedroom and 2 x 2 bedroom).
- 3.3 The site lies close to Eastwood town centre. The site is in walking distance to shops, green spaces and regular bus service connections to Nottingham city centre.
- 3.4 The main issues relate to whether the principle of the development is acceptable; the impact on the character and appearance of the area; the impact on living conditions of neighbouring and future occupiers and the impact on highway safety.
- 3.5 The development would result in wholesale changes to vacant land; therefore, the proposal would have an impact on the character and appearance of the area. The development would also have some impact on amenity and traffic. Notwithstanding this, it is considered any negative impacts have been mitigated by design and by way of planning condition. The proposal would deliver affordable housing for the borough in the form of 6 social rent Council flats in a sustainable location. These matters carry significant weight in line with the aims of the NPPF (2026), and subject to compliance with conditions listed below, it is considered that overall, the benefits of the development would outweigh any negative impacts.

4. Financial Implications

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

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

5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers:

7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks full planning permission for the construction of a three-storey building with 6 apartments including association parking, landscaping and access. The proposed housing tenure would be social rent Council flats comprising 4 x 1 bedroom and 2 x 2-bedroom dwellings.

2. Site and surroundings

- 2.1 The site is 500m walking distance from the town centre of Eastwood and in close distance to several bus services including the Rainbow One service that provides regular connectivity to Nottingham city centre.
- 2.2 The land levels of the site fall north to south and currently comprises vacant grassland. The site is an infill plot between a commercial car park which serves a vets and supermarket; and an existing mixed-use building comprising residential and commercial.
- 2.3 The area consists of a mixture of commercial and residential uses nearby. Cross Street where the vehicle access is proposed from is predominantly residential properties.

3. Relevant Planning History

- 3.1 Outline planning permission was granted for 4 flats above a ground floor retail unit in 2014 (14/00437/OUT), this permission lapsed.
- 3.2 Full planning permission was granted for a three-storey building contained 8 flats including car parking in 2019 (19/00600/FUL). A Section 73 application (22/00165/ROC) was approved in 2022 for the variation of conditions 2, 3 and 5 of reference 19/00600/FUL to allow amendments to the height of the building, removal of steps, change position of the bin store, creation of office space and retain existing fencing. The foundations of this proposal started being built on the site but were never completed.

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 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 8: Housing, size, mix and choice
- Policy 10: Design and Enhancing Local Identity
- Policy 17: Biodiversity

4.2 **Part 2 Local Plan 2019:**

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

- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-Making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground conditions
- Policy 31: Biodiversity Assets

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

- Section 4 - Achieving sustainable development (S3, S4)
- Section 6 - Delivering a sufficient supply of homes (HO7, HO8)
- Section 12 - Making effective use of land (L2, L3)
- Section 14 - Achieving well-designed places (DP3, DP4)
- Section 15 - Promoting sustainable transport (TR3, TR4)
- Section 17 - Pollution, public protection and security (P2, P3)
- Section 18 – Managing flood risk and coastal change (F8)
- Section 19 - Conserving and enhancing the natural environment (N2, N3)

5. Consultations

5.1 **Broxtowe Borough Council - Refuse and Waste** – None provided.

5.2 **Broxtowe Borough Council Environmental Health** – No objections subject to conditioning contaminated land investigation / remediation, operation noise and construction mitigation measures.

5.3 **Broxtowe Borough Council Ecology Officer** - The development site area is below the 0.2 hectares threshold for BNG and as such BNG does not apply to this application.

5.4 **Broxtowe Borough Council Tree Officer** – Two highway trees will likely be affected by the proposal; the Council's tree officer has requested an Arboricultural Impact Assessment is submitted. The AIA is due to follow and will be reviewed by the Council's tree officer. The findings will be reported at Planning Committee as a late item.

5.5 **NCC Highways** - No objections subject to conditioning the implementation of a dropped vehicular crossing, surface water drainage, parking/turning area surfaced in a bound material and bin store.

5.6 **Resident comments** – 1 objection and a supporting parking survey received raising the following objections:

- Access.
- Increased traffic during construction and operation.
- Lack of parking provided and on street parking availability is limited.

- Mitigation measures should be used such as a Construction Traffic Management Plan, restricted construction hours and cleaning facilities during the construction period.
- Residents' parking permit scheme should be considered.

6. Assessment

6.1 Principle

6.2 The site is located in the built-up area of Eastwood, as such the general principle of residential development is considered to be acceptable in this location. Furthermore, the principle of residential development in this location has been established by previous planning permissions for flats on this site under permission reference numbers 14/00437/OUT (retail development and 4 flats) and 19/00600/FUL (8 flats).

6.3 Policy 8 of the Aligned Core Strategy (2014) states in paragraph 4 that the appropriate mix of house size, type, tenure and density within housing development will be informed by:

- c) local demographic context and trends;
- d) local evidence of housing need and demand;
- e) the need to redress the housing mix within areas of concentration of student households and Houses in Multiple Occupation;
- f) area character, site specific issues

6.4 Policy 15 of the Part 2 Local Plan (2019) states in Section 6 that developments should provide an appropriate mix of house size, type, tenure and density to ensure that the needs of the residents of all parts of the Borough. The Council is currently undertaking a review of housing land availability to identify the five-year housing land supply position. However, based on the existing analysis, the Council will not have a five-year housing land supply. As such, it is considered that weight should be afforded to the benefits of 6 dwellings to assist the Council housing land supply.

6.5 Section 4 of the NPPF highlights the importance of sustainable patterns of development by maximising the potential for growth on suitable land within settlements. Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

6.6 In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

- a. Have a substantial adverse impact in relation to:

- i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.
- 6.7 In light of the above, the location of the site in the built-up area should be afforded weight. The proposal will be assessed against the following material considerations.
- 6.8 Design
- 6.9 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials, architectural style and detailing. Policy 17 of the Part 2 Local Plan 2019 states permission will be granted for development which integrates into its surroundings and creates a place with a locally-inspired or otherwise distinctive character.
- 6.10 Within the vicinity of the site, build heights are predominantly up to 2 storey in height. To the west along Nottingham Road includes a three-storey block of flats with ground floor commercial units named Elevation Place.
- 6.11 The proposed development would introduce a three-storey building measuring approximately 11m in ridgeline height and 8.5m to the eave's height. The nearest neighbouring property fronting Nottingham Road to the north-west includes a two-storey block consisting of ground floor commercial units and first floor residential accommodation. The proposal would be greater in height than this property. Notwithstanding this, the layout of proposed block is set back from the edge of the footway which is consistent with the existing building line in this location. Land levels drop significantly lower to the rear of the site where the layout shows amenity space, cycle storage, parking and bin storage.

- 6.12 The design features gable roofs to the front and rear elevation. The proposal includes balconies at second and third floor to the front and rear elevation. A contemporary materials palette is proposed using contrasting brick colours and a modern standing seam roof material. Conditioning materials would ensure a sympathetic and high-quality appearance is secured. The scheme includes soft landscaping proposals to the front of the site to positively integrate the front elevation with the street scene. The rear of the site would be predominantly hard standing for off street parking provision and bin storage. Conditioning landscaping would ensure high quality hard / soft landscaping and boundary treatments are used.
- 6.13 It is considered that the proposal is acceptable with regards to design related policy 10 of the Part 1 Local Plan and policy 17 of the Part 2 Local Plan. Furthermore, it is considered the proposed design would comply with national policy DP3 and DP4 of the NPPF.
- 6.14 Amenity
- 6.15 Policy 10 of the Aligned Core Strategy states that the impact of a development on neighbour amenity will be a consideration. Policy 17 of the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties. Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Part 2 Local Plan states that permission will not be granted for development that would result in an unacceptable level of pollution or contamination of groundwater resources.
- 6.16 The site lies in a mixed commercial and residential area. Directly to the west is residential accommodation at ground floor and first floor approximately 2.7m away from the side elevation of the proposal. At lower land level located to the south-west, 1 and 3 Cross Street is a pair of semi-detached two storey dwellings approximately 14m away. To the south, on the opposite side of Cross Street includes two storey dwellings 2 to 12 Cross Street, approximately 30m separation distance from the rear elevation balconies. Directly to the east, includes a commercial car park serving a single storey vets and supermarket. To the north, the properties fronting Nottingham Road would be approximately 25m away from the front elevation balconies. The development is separated by Nottingham Road, as such it is considered this would be an acceptable separation to reduce any significant amenity impacts.
- 6.17 Two windows would be situated at first and second floor of the west side elevation, both windows would light non-habitable rooms. Four windows at first and second floor on the east side elevation would overlook the commercial car park.

- 6.18 Amended plans were requested to enclose the side elevation of the rear balconies to reduce any potential loss of privacy on neighbouring residential properties to the west of the proposal.
- 6.19 All flats proposed meet the minimum internal floor space standards in accordance with Technical housing standards – nationally described space standard (2015). All flats have been designed to ensure acceptable living conditions for future occupiers in terms of daylight and outlook is secured. The proposal includes outside courtyard spaces for the two ground floor flats. No shared amenity garde space is provided for the development. Notwithstanding this, the site is approximately 100m walk from Coronation Park open space to provide easily accessible opportunities for recreation and leisure.
- 6.20 It is considered that construction impact could be limited by use of conditions to reduce noise, disturbance and dust. The Council Environmental team raise no objections to the proposed development. It is recommended that to mitigate potential contamination on site, a site investigation and if necessary, scheme of remedial works is conditioned. Furthermore, a construction method statement and construction hours have been conditioned to protect the amenity of neighbouring residential properties. Further to this, a condition has been recommended for a noise assessment to be submitted to ensure acceptable living conditions for future occupiers is secured.
- 6.21 It is considered that the proposal is acceptable with regards to amenity related policy 10 of the Part 1 Local Plan and policy 17 of the Part 2 Local Plan. Furthermore, it is considered the proposal would comply with national policy L2 and P3 of the NPPF.
- 6.21 Access
- 6.22 NPPF policy TR6 (4) states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.
- 6.23 One objection was received from a neighbouring property highlighting concerns regarding highways issues during the construction phase and during operation. Furthermore, concerns have been raised regarding the quantity of off-street parking provided for the development. A request was made for a resident parking scheme to be implemented; however, this would not be enforceable as part of a planning condition. Should local residents seek to apply for a resident parking scheme, this should be sought through the County Council separately.

- 6.24 NCC Highways guidance indicates for developments of less than 10 dwellings, 1-bedroom dwellings should provide 1 space, and two-bedroom dwellings should provide 2 spaces. However, failure to meet these standards does not warrant refusal of the application. NCC guidance also indicates that on smaller developments it is expected that visitor parking is absorbed within the overall parking provision.
- 6.25 Given the modest scale of the proposal, it is considered that a construction traffic management plan would not be required. NCC Highways have reviewed the proposal and have provided no objections. The proposed layout demonstrates acceptable access width to allow a two-way flow of traffic in and out the site, 6 parking spaces that meet the minimum space dimensions, turning facilities and a pedestrian footway to allow safe exit/access for pedestrians via Cross Street. Pedestrian access is also provided fronting the site via Nottingham Road.
- 6.26 The site is 500m walking distance from the town centre of Eastwood and in close distance to several bus services including the Rainbow One service that provides regular connectivity to Nottingham city centre.
- 6.27 The site is in a sustainable location; therefore, no evidence has been provided to substantiate any concerns that the proposed development would result in an unacceptable impact on highway safety or the residual cumulative impact on highway network.
- 6.28 Biodiversity Net Gain, Ecology and Trees
- 6.29 The application is exempt from BNG requirements due to the site being less than 0.2 hectares in area in accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024.
- 6.30 The Council's ecology officer has reviewed the application and has provided no concerns.
- 6.31 Broxtowe tree officer has requested an impact assessment to be submitted. There are two highway trees fronting Nottingham Road, near the application site.

7. Planning Balance

- 7.1 The development would result in wholesale changes to vacant land; therefore, the proposal would have an impact on the character and appearance of the area. The development would also have some impact on amenity and traffic. Notwithstanding this, it is considered any negative impacts have been mitigated by design and by way of planning condition. The proposal would deliver affordable housing for the borough in the form of 6 social rent Council flats in a

sustainable location. These matters carry significant weight in line with the aims of the NPPF (2026), and subject to compliance with conditions listed below, it is considered that overall, the benefits of the development would outweigh any negative impacts.

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 planning permission be granted subject to conditions outlined in the appendix	
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 drawings received by the Local Planning Authority on the following dates: • Proposed cycle store No. 10 P01 • Roof GA plan No. 104 P01 • Site Location Plan No. 01 P01 (Received by the Local Planning Authority 10/08/26) • Level 00 GA plan No. 101 P02 (Received by the Local Planning Authority 21/08/26) • Proposed Site Plan No. 05 P03 • Level 01 GA plan No. 102 P02 • Level 02 GA plan No. 103 P02 • Proposed bin store No. 09 P02 • Proposed Elevations No. 201 P02 (Received by the Local Planning Authority 15/09/26) <i>Reason: For the avoidance of doubt.</i>

3.	No development hereby approved shall take place until: • An updated site investigation strategy in accordance with the submitted Desk Study report Ref MI-26-061, has been submitted to and approved in writing by the Local Planning Authority. • The submitted site investigation strategy shall be undertaken by a competent person in accordance with the current UK requirements for sampling and analysis. Where the site investigation identifies unacceptable levels of contamination, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted. The submitted scheme shall have regard to relevant current guidance. The approved scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria and site management procedures. • The developer shall give at least 14 days' notice to the Local Planning Authority (Environmental Health Division) prior to commencing works in connection with the remediation scheme. • If during the construction and/or demolition works associated with the development hereby approved any suspected areas of contamination are discovered, then all works shall be suspended until the nature and extent of the contamination is assessed and a report submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved site investigation strategy and any required remediation measures. <i>Reason: To protect future occupiers from land contamination in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
4.	No development hereby approved shall take place until an environmental noise assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall rate and assess sound from any relevant commercial and manufacturing processes; fixed installations comprising mechanical and electrical plant; and from the loading and unloading of goods and material in accordance with the methodology in British Standard (BS) 4142:2014 + A1:2019

	‘Methods for rating and assessing industrial and commercial sound’. <i>Reason: To protect future occupants from excessive environmental noise in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
3.	No development hereby approved shall take place until a Construction/Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include: a) The means of access for construction traffic; b) Parking provision for site operatives and visitors; c) The loading and unloading of plant and materials; d) The storage of plant and materials used in construction/demolition of the development; e) A scheme for the recycling/disposal of waste resulting from construction/demolition works; f) Details of dust and noise suppression to be used during the construction phase and; The approved statement shall be adhered to throughout the demolition/construction period. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
4.	No above ground works shall commence until samples of external facing and materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details. <i>Reason: To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
5.	No development above slab level shall commence until a landscaping scheme has been submitted to and approved by the

	Local Planning Authority. This scheme shall include the following details: (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development (b) numbers, types, sizes and positions of proposed trees and shrubs (c) proposed boundary treatments (d) proposed hard surfacing treatment (e) proposed external lighting details (f) planting, seeding/turfing of other soft landscape areas The approved scheme shall be carried out strictly in accordance with the agreed details. <i>Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policies 10 and 17 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 31 of the Broxtowe Part 2 Local Plan (2019).</i>
6.	No part of the development hereby permitted shall be brought into use until: - Any approved remediation works have been carried out in full compliance with the approved methodology and best practice. - Upon completion of any required remediation works, a validation report prepared by a competent person shall be submitted to and approved in writing by the local planning authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation shall be included. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
6.	No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use

	and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority. <i>Reason: In the interests of highway safety and in accordance with the aims of Policy 17 Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i>
7.	No part of the development hereby permitted shall be brought into use until the access/parking area is constructed with provision to prevent the unregulated discharge of surface water from the access/parking area to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development. <i>Reason: In the interests of highway safety and in accordance with the aims of Policy 17 Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i>
8.	No part of the development hereby permitted shall be brought into use until the parking and turning areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 6988-SSA-00-XX-DR-A-0005-P03. The parking and turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking and turning of vehicles. <i>Reason: In the interests of highway safety and in accordance with the aims of Policy 17 Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i>
6.	No part of the development hereby permitted shall be brought into use until the bin store/collection point has been constructed and positioned in accordance with drawing number 6988-SSA-00-XX-DR-A-0005-P03. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
7.	No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00

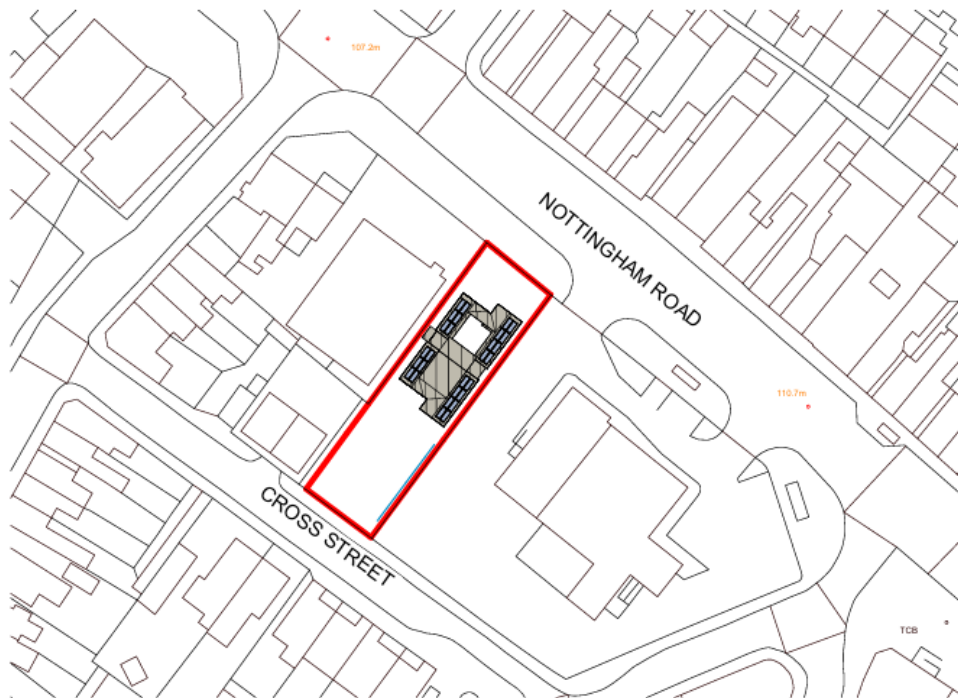
	Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or Bank Holidays. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
	NOTES TO 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.	As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address or addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
3.	The proposal makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80.to arrange for these works to be carried out, or alternatively the application process can be found at: http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities

Map



Site

Site Location Plan



The site plan illustrates the proposed development at 11992 Nottingham Road. The building footprint is shown with internal room divisions and elevations such as +109.1, +107.3, +106.9, and +106.4. A red boundary line outlines the site area, which is 555.6 sqm (0.14 Acres). The plan includes a parking area with two car spaces, a cycle storage area for 110 bikes, and a bin storage area for 300 1100litre bins. Landscaping features include external planting to soften the front elevation, a planting area to the front of Nottingham Road, and a dropped kerb along the front of the access driveway. The plan also shows the indicative location of the ACO drain along the front of the access driveway. Surrounding streets are Nottingham Road and Cross Street. A north arrow is located in the top right corner.

11992

NOTTINGHAM ROAD

Planting area to the front of Nottingham Road

External planting to soften the front elevation, etc by landscape consultant

Site Area = 555.6sqm, 0.14 Acres

+109.1

+109.1

+109.1

+109.1

+107.3

+106.9

+106.4

1:21

1:21

6000

2000

1190 external steps to main entrance from Cross Street

Cycle storage for 110 bikes, to be located underneath ground floor terrace in secure enclosure
(see drawing no. 6088-SSA-ZZ-XX-DR-A-0010 for details)

Bin storage for 300 1100litre bins
(see drawing no. 6088-SSA-ZZ-XX-DR-A-009 for details)

Dropped kerb along front of the access driveway

Indicative location of ACO drain along the front of the access driveway detail design by engineers

CROSS STREET

Proposed Elevations



SOUTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100

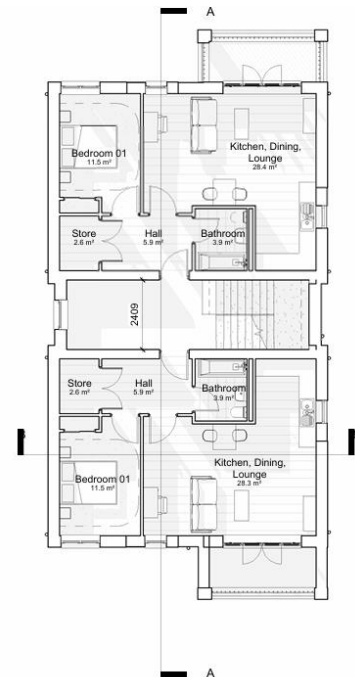
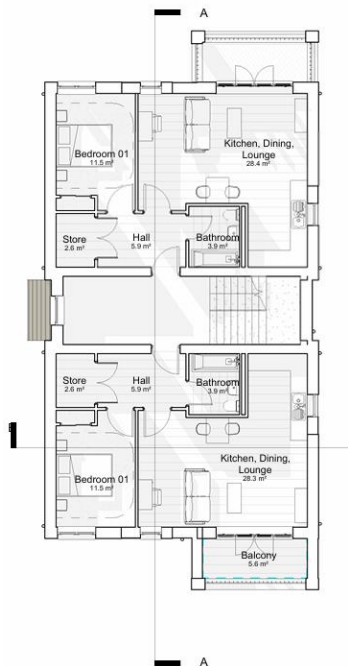
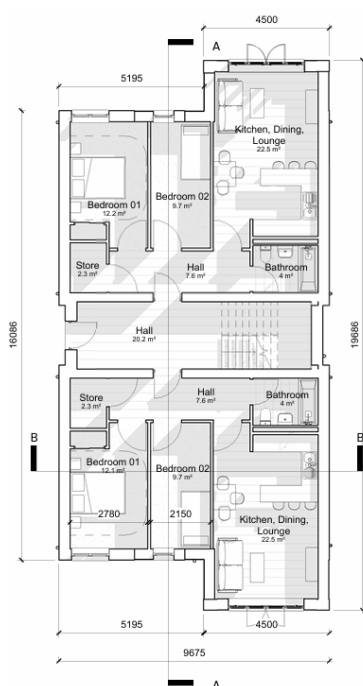


NORTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100

Proposed Ground, First and Second Floors



Report of the Chief Executive

APPLICATION NUMBER:	26/00495/FUL
LOCATION:	4 Knowle Hill, Kimberley, Nottinghamshire NG16 2PZ
PROPOSAL:	Demolish dwelling and construct replacement four-bedroom detached dwelling and alter rear dormer of detached garage

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

1. Purpose of the Report

- 1.1 The application seeks planning permission to demolish a dwelling and construct a replacement four-bedroom detached dwelling and alter the rear dormer of the detached garage.

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 to demolish a dwelling and construct a replacement four-bedroom detached dwelling and alter the rear dormer of the detached garage at 4 Knowle Hill, Kimberley.

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 to demolish a dwelling and construct a replacement four-bedroom detached dwelling and alter the rear dormer of the detached garage.

2. Site and surroundings

- 2.1 The application site is on Knowle Hill in Kimberley, a built up residential area. Knowle Hill is a steep cul-de-sac rising uphill from north to south. There are a variety of house sizes and styles running along the eastern side of the road with Kimberley Cemetery and allotments on the western side. The application site contains a modest detached property with a detached garage to the rear with a generous garden. The applicant has advised that the property is suffering from subsidence and needs to be demolished, there are significant cracks and sloping floors visible within the property. To the north of the site is a driveway which leads to The Coppice which sits behind the application site, the applicant has advised they have a right of access over the driveway so they can reach their detached garage. The other side of the driveway is 2 Knowle Hill which is a modest bungalow sitting at a lower level due to the slope of the hill. To the south of the site is 6 Knowle Hill which is an extended semi-detached property also in the ownership of the applicant.

3. Relevant Planning History

- 3.1 15/00426/FUL – Construct single storey rear extension and detached garage
3.2 10/00202/FUL – Construct Dwellinghouse – refused

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.
- Policy 31 – Biodiversity Assets

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

- Section 3: Decision-making
- Section 4: Achieving Sustainable Development
- Section 14: Achieving Well-designed places

5. Consultations

5.1 **Consultees**

Comments received following initial consultation:

- Cllr C Carr - Kimberley Ward – no comments received
- Cllr A Cooper - Kimberley Ward – asked for the application to be considered at Planning Committee due to concerns regarding damage to utility services under the driveway and possible damage to the interior of 2 Knowle Hill.
- Cllr W Mee - Kimberley Ward – no comments received
- Kimberley Town Council – no comments received
- Ecology – no comments received
- Environmental Health – no objections requested informatives
- Highways – no objections subject to conditions

Comments received following re-consultation due to the receipt of a new Site Location Plan to include driveway/access to the north:

- Cllr C Carr - Kimberley Ward – no comments received
- Cllr A Cooper - Kimberley Ward – no further comments received
- Cllr W Mee - Kimberley Ward – no comments received
- Kimberley Town Council – no comments received
- Ecology – comments below in Ecology section
- Environmental Health – no further comments received
- Highways – no further comments received

5.2 Ecology comments: 'I have reviewed the submitted Preliminary Ecological Appraisal Report (PEAR) prepared by Elton Ecology, issued 7 July 2026.

The PEAR presents the results of a site walkover survey and Preliminary Roost Assessment of buildings conducted on the 7 November 2025. The site comprises a dwelling a garage, a shed and a glasshouse together with areas of modified grassland, bramble scrub and vegetated garden. There are 2 native hedgerows (Priority Habitat) and 2 non-native hedgerows.

The existing dwelling and garage building were assessed as having some suitability for roosting bats and in-line with current best practice guidance were subsequently subjected to dusk emergence surveys on the 14/05/2026 and 8/06/2026 no bats were recorded emerging from the buildings during the surveys from which I am satisfied that roosting bats are unlikely to be present and should not present a constraint to development.

The buildings and habitats on-site present suitable opportunities for nesting birds and the brash pile on-site provides suitable hibernacula/refugia for reptile, common amphibians and hedgehog. The brash pile needs to be removed under a precautionary method working statement to be secured by planning condition as part of a Construction Environment Management Plan. A number of non-native invasive plants were identified on the site including Montbretia, variegated

Yellow Archangel and Cotoneaster. These schedule 9 species need to be removed from site in-line with an approved control and eradication strategy as part of a CEMP to be secured by a planning condition.

The development area is below the 0.2 hectare threshold for BNG and so BNG does not apply.'

The Broxtowe Borough Council Ecologist recommended conditions for biodiversity enhancement and a Construction Environmental Management Plan (CEMP)

5.3 Eight neighbours were consulted on the application, three neighbour responses were received raising objections, these are summarised below:

- Reduced daylight due to rearward projection of new dwelling.
- Loss of privacy from first floor window on the side being able to see into garden
- Concerns regarding the extent of the Site Location Plan
- If Planning Permission is granted would at a minimum require a Construction Method Statement and a Construction Environmental Management Plan
- Would like application to be refused.
- Development is out of character and for profit.
- Object to noise and dust of construction
- *Demolition* – what is the process? What measures will be put in place to protect our property from damage or falling materials and any Plant used? How will materials be removed from site as the access road to the side is not suitable for heavy vehicles as experience during the construction of the double garage?
- Objection to Piling if it is to be used for the foundations
- The construction of the double garage created problems with the side access road which is of poor quality, the retaining wall for this is 2/3 feet lower than the service road and has considerable cracking and falling bricks as a result of this construction which was reported to applicant at the time.
- There were also cracked/sunken pipes under the side access which cost the owners of the Coppice a considerable amount of money to repair.
- Neighbours experienced cracking at their properties as a result of the piling and heavy vehicles used in the construction of the garage.
- Will the contractor or applicant provide insurance details prior to any approved demolition/ construction?
- Had to repair cracks following previous construction of garage
- Concerns regarding access alongside driveway/access and use of this access being required at all times by The Coppice
- Concerns about the garden boundaries of 4 and 6 Knowle Hill altering
- No explanation of why it is necessary to demolish the existing property
- Insufficient information regarding land stability risk

5.4 Eight neighbours were re-consulted on the application following the receipt of an amended Site Location Plan and ownership certificate B. There was one further objection which is summerised below:

- The same objections still stand and should still be considered

- The first floor side window should be removed or obscurely glazed

These points will be addressed below

6. Assessment

6.1 Principle

- 6.1.1 The principle of the demolition of a dwelling and the construction of a replacement four-bedroom detached dwelling and the alteration of the rear dormer of a detached garage 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 seeks to demolish an existing detached dwelling and replace it with a four-bedroom detached dwelling, it also seeks to alter the rear dormer of the detached garage.

6.2.3 Construction of new dwelling

The proposed three-storey replacement dwelling will be approximately 5.6m from the highway and project 13.7m to the rear on the ground floor with a width of 7.6m. On the ground floor to the rear on the southern side will be a flat roofed plant room which will project a further 2.2m to the rear with a width of 3.5m and projecting 1.3m beyond the southern elevation it will have a maximum height of 2.5m. The single storey roof to the rear will have an eaves height of 2.5m and a ridge height of 3.7m. To the front of the property there will be a single storey element containing the front door with an eaves height of 2.5m and a ridge height of 3.3m

- 6.2.4 At first floor level the property has a front facing gable to the southern side of the front elevation with an eaves height of 5.6m and a ridge height of 7.3m. The rearward projection will be a maximum of 11m to the south and 10.1m to the north. The roof will have a maximum height to the eaves of 5.6m and to the ridge of 9.3m. The proposal will have two gable ended dormers containing a window to the rear, each with a height of 2.1m and a maximum width of 1.9m, these are set down from the main ridge of the property by 0.7m and up from the eaves 0.9m.

- 6.2.5 The new dwelling will have four skylights within the rear single storey element, patio doors with sidelights to the rear, a door from the utility and a door from

the plant room. The single storey element will be 3.6 from the rear of the detached garage. To the rear at first floor level there will be two windows at the first floor and two dormer windows within the roof. It is proposed that there will be four windows to the side elevation (north) three at ground floor level and one at first floor level. To the front at ground floor level will be a front door with side lights and a window. At first floor level there will be two windows and three skylights within the roof.

- 6.2.6 The proposed new dwelling will be constructed from red facing brick with a grey tiled roof and UPVC windows.
- 6.2.7 Whilst acknowledging that the property will be larger than the existing property, the plot it sits within is generous. The overall height of the property when measured to the top of the current chimney will be the same as the existing dwelling (9.3m) and it will be set back approximately 0.5m further from the road. As a result it will project 6.7m further to the rear, with 3.4m of this being single storey.
- 6.2.8 The style of the new dwelling and use of materials will ensure that it blends in well with the other properties on Knowle Hill, the new property will be approximately 1m wider than the existing property and should not appear over prominent in the street scene. By replicating the style and materials of the properties in the vicinity the proposed development is unlikely to have a significant impact upon the character of Knowle Hill. It is therefore considered that the design is acceptable.
- 6.2.9 Alterations to the detached garage to the rear
- 6.2.10 It is proposed to alter the rearward facing dormers by removing the two gable ended dormers and replacing them with a single flat roofed dormer containing two windows to the rear. The dormer will have a height of 1.3m and a width of 5.6m. The dormer will be set down from the ridge, up from the eaves and in from the sides of the roof. It is also proposed to block up the pedestrian access door to the south and insert new pedestrian access doors to the rear of the garage and the front of the garage adjacent to the double vehicular access door.
- 6.2.11 The change in the dormer is relatively modest and will allow the applicant to enjoy a view of their garden from the room above the garage. The insertion of the new pedestrian doorways will allow the applicant to access their garage and garden beyond from the rear of the newly constructed property. The flat roofed dormer will not be visible from the street scene and is not considered to dominate the existing detached garage. It is therefore considered that this element of the 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 replacement dwelling and alterations to the existing garage should be assessed in terms of their impact on the neighbouring properties.

6.3.3 Amenity Impact 2 Knowle Hill

This property is situated to the north/north east of the proposed development site and is a modest bungalow. It is separated from the application site by an access driveway which serves the property behind. No. 2 will be approximately 3.5m away from the side wall of the proposal however is situated 0.9m lower. In terms of loss of light, it is considered that there may be some loss of light late in the day however it is not considered that there will be a significant loss of light or overshadowing due to the siting of the properties and their orientation. In terms of loss of privacy and overlooking, no.2 has no windows facing the proposed development however the proposed development has four windows in the northern side. Given the distance and siting of the windows it is considered that there will be minimal direct overlooking as a result of the insertion of these windows however the first floor window will be conditioned to be obscurely glazed and non-opening below 1.7m to prevent incidental overlooking into the garden of no.2 and minimise any potential loss of privacy.

6.3.4 Amenity Impact The Coppice

This property is situated to the rear of the proposed new dwelling and it is understood from the applicant that the side driveway access is owned by The Coppice. In terms of increased overlooking, loss of privacy or loss of light it is considered that there should not be any significant impact on The Coppice due to its distance from the proposed new dwelling and alterations to the garage. In terms of the driveway/access any agreement regarding the use of this is a civil matter.

6.3.5 Amenity impact 6 Knowle Hill

This property is located to the south of the site and may experience some loss of light due to the erection of the new dwelling however this is not considered to be significantly more overshadowing than is currently caused by the existing property. In terms of loss of privacy and overlooking, there are no windows proposed in the southern elevation and whilst first/ second floor windows will be able to see into the garden, these are bedroom windows and should not increase the level of direct overlooking above that already present. Given that the amended dormer windows in the detached garage are beyond the rear boundary of no. 6 it is considered that it is unlikely that this will have a significant impact on their amenity.

6.3.6 Amenity of properties on Nottingham Road (64-68)

The properties on Nottingham Road have their rear gardens adjoining the northern side of the side driveway access road. In terms of any impact of loss of light, given their distance from the development it is considered that this will be minimal. In terms of direct overlooking and loss of privacy, due to the distance from the development it is likely that any impact will be minimal.

6.3.8 Amenity impact on residents of 4 Knowle Hill

Following the Planning Officer's site visit concerns were raised with the Agent regarding the proximity of the rear of the proposed new dwelling and the rear wall of the garage (3.6m). The officer invited changes to address this however was advised that no changes would be made. It is considered that the plot on which the new property will sit is very generous however the outlook from the ground floor of the new property will be limited by the proximity of the garage. Given the size of the garden it is considered that there is sufficient outdoor amenity space for the size of the property. It is also considered that given the height and orientation of the garage and the use of skylights in the rear of the proposed ground floor element the proximity of the garage to the rear elevation should not cause a significant loss of light.

6.3.9 General amenity

Neighbours have raised concerns about the creation of dust and the impact this may have on their amenity during the demolition and building. Neighbours are also concerned regarding the impact of the demolition, construction and land instability on their properties. Whilst understandable these are not material planning considerations and will be part of Building Control assessments. A Construction Method Statement will be conditioned to ensure that disturbance would be kept to a minimum. The Environmental Health Department have also provided informatives regarding the burning of commercial waste. 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.

6.4 Access

6.4.1 There is a driveway/access road to the northern side of the property which is the sole access to The Coppice which sits behind the application site. It is understood that the applicant has a right to use part of this in order to access the detached garage. Any agreements regarding this access route are a civil matter and not a material planning consideration.

6.4.2 As part of this application the applicant seeks to create off street parking to the front of the property with retaining walls either side. The plans indicate that this would provide two car parking spaces. Highways have requested conditions to ensure that the driveway is constructed and the kerb dropped

prior to use. It is considered that these additional spaces plus the existing parking inside/outside the detached garage provide ample off street parking.

7. Planning Balance

- 7.1.1 On balance, whilst acknowledging that a property will be demolished 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.

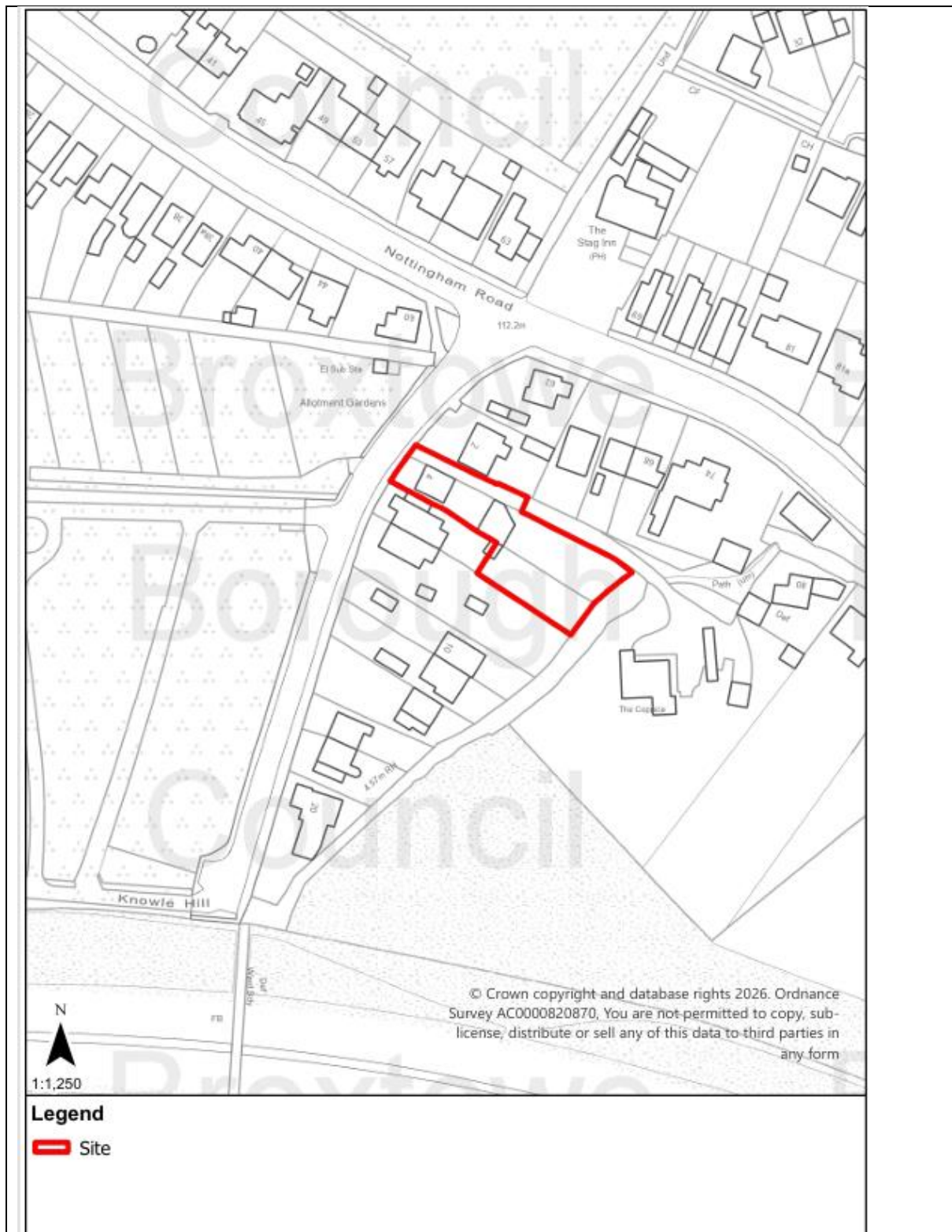
<u>Recommendation</u>	
The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to: (i) the following conditions:	
1.	The development hereby permitted shall be commenced before the expiration of three years 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 29 July 2026: • Proposed Floor Plans, Block Plan and Roof Plan (JG/DE/2025/199/02) • Proposed Elevations, Street Scene and Sections (JG/DE/2025/199/02) received by the Local Planning Authority on 25 August 2026: • Site Location Plan Rev A (1:1250) <i>Reason: For the avoidance of doubt.</i>
3.	No building operations (above ground works) shall be carried out until samples of the materials to be used in facing external walls and roofs have been submitted to and approved in writing by the

	Local Planning Authority, and the development shall be constructed only in accordance with those details. <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>
4.	No development shall take place until a Construction Method Statement (CMS) / Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Borough Council. The statement shall include: a) the means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction of the development; e) a scheme for the recycling and disposal of waste resulting from construction/demolition works; and f) details of dust and noise suppression to be used during the construction phase. The approved statement shall be adhered to through the construction period. <i>Reason: To protect the amenity of neighbouring residents.</i>
5.	Prior to construction above foundation level, a Biodiversity Enhancement Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum: • Integrated bat roosting features; • Integrated bee nesting features; • Integrated swift nesting features; and • Hedgehog gaps within garden boundary fencing. The approved scheme shall be implemented during construction and completed prior to first occupation of the development. <i>Reason: To minimise the impact of the development on protected species within the site and in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</i>
6.	No development, including groundworks or vegetation clearance, shall commence until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include: • A risk assessment of construction activities that may affect biodiversity; • Identification of biodiversity protection zones;

	• Measures to avoid or minimise impacts on biodiversity during construction, including lighting controls; • Details of the location and timing of sensitive works; • Arrangements for ecological supervision, including when specialist ecologists will be present on site; • Roles, responsibilities and communication procedures for biodiversity management; • Details of the Ecological Clerk of Works (ECoW) or other suitably qualified person; and • Protective fencing, exclusion barriers and warning signage where required. The approved CEMP shall be implemented and adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority. <i>Reason: To minimise the impact of the development on protected species within the site and in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</i>
7.	No part of the development hereby approved shall be used until the dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification. The driveway surface must be constructed of hard-bound material and designed to prevent the unregulated discharge of surface water to the public highway. <i>Reason: In the interests of Highway safety and in accordance with Policy 17 of the Part 2 Local Plan 2019.</i>
8.	The first floor side window situated on the northern elevation shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been approved in writing by the Local Planning Authority) and non-opening unless the parts of the windows that can be opened are more than 1.7m above the floor of the room in which it is installed and retained in this form for the lifetime of the development. <i>Reason: In the interests of residential amenity and in accordance with the aims of Policy 17 of the Broxtowe 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 proposal makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer

	Services on telephone 0300 500 80 80 to arrange for these works to be carried out, or alternatively the application process can be found at: http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities
3.	Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
4.	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 outside 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).
5.	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.
6.	The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Map



Plans (not to scale)

Existing Plans, Existing Elevations and Existing Block Plan

EXISTING FLOOR PLANS
SCALE 1:100



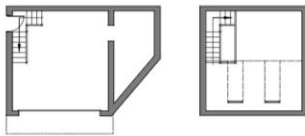
GROUND FLOOR

FIRST FLOOR

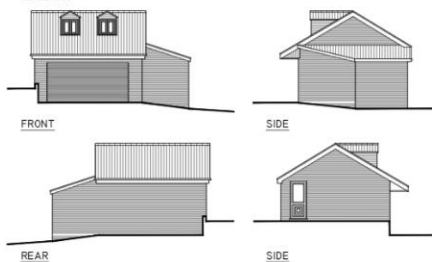
EXISTING ELEVATIONS
SCALE 1:100



EXISTING GARAGE FLOOR PLANS
SCALE 1:100



EXISTING GARAGE ELEVATIONS
SCALE 1:100



FRONT

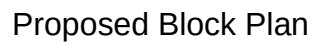
SIDE

REAR

SIDE



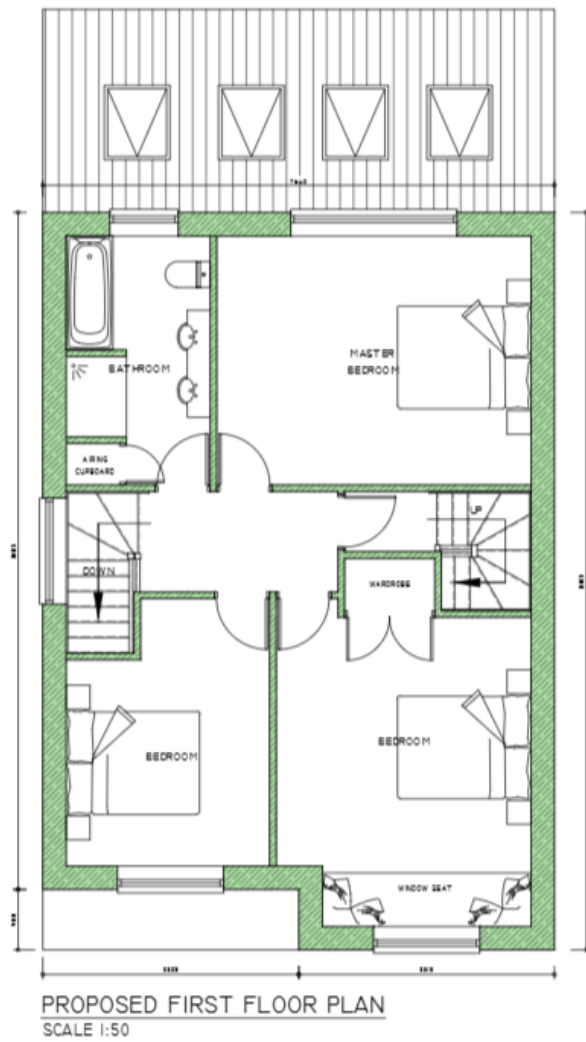
PROPOSED ELEVATIONS
SCALE 1:50 & 1:100



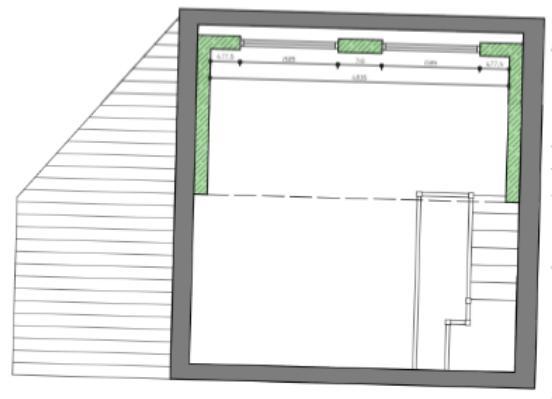
PROPOSED GARAGE GROUND FLOOR PLAN
SCALE 1:50



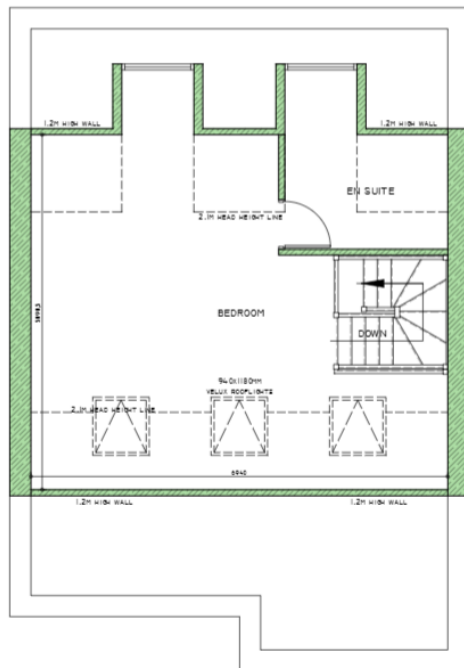
Proposed First Floor Plans



PROPOSED GARAGE FIRST FLOOR PLAN
SCALE 1:50



Proposed Second Floor Plans



PROPOSED SECOND FLOOR PLAN
SCALE 1:50

Report of the Chief Executive

APPLICATION NUMBER:	26/00335/REG3
LOCATION:	Stapleford Community Pavilion, Hickings Lane Stapleford, NG9 8PB
PROPOSAL:	Retention of lighting to padel court

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

1. Purpose of the Report

- 1.1 The application seeks planning permission for the retention of lighting to the padel court at Stapleford Community Pavillion on Hickings Lane.

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 retain the lighting to the padel court.

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 retention of lighting to the padel courts.

2. Site and surroundings

- 2.1 The application site is within the Hickings Lane recreation ground, with Hickings Lane access from the north, skatepark and play area to the west and residential area to the south and east. Numbers 15 and 16 West Cross Avenue are adjacent to the east. Numbers 10-12 Tevery Close are to the south-east.

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 4: Employment Provision and Economic Development
- Policy 10 - Design and Enhancing Local Identity.
- Policy 12: Local Services and Healthy Lifestyles

4.2 **Part 2 Local Plan 2019**

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

- Policy 17 - Place-making, design and amenity.
- Policy 19: Pollution, Hazardous Substances and ground conditions
- Policy 25: Culture, tourism and sport
- Policy 27: Local Green spaces

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

- Section 3: Decision-making policies
- Section 4: Achieving sustainable development
- Section 12: Making effective use of land
- Section 14: Achieving well designed places
- Section 17: Pollution, public protection and security

5. Consultations

5.1 **Consultees**

- Environmental Health – no objection, comment below
- Cllr K A Harlow - Stapleford South East Ward – no comment
- Councillor Sarah Camplin – no comment
- Stapleford Town Council – no comment

5.2 12 Neighbours were consulted on the application. A site notice was also placed at the site. No objections/responses were received in regard to the application.

6. Assessment

6.1 Principle

6.1.1 The principle of retaining the lighting to the padel courts on Hickings Lane is deemed acceptable subject to matters below.

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 three padel courts, which are enclosed by a canopy, are surrounded by 10 lighting columns, each with a height of 6.2m.

6.2.3 The courts are open at present, but with the lighting not having been switched on yet. The hours of opening will be 09:00am-21:00pm Monday-Friday with weekends being 09:00am-18:00pm.

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 A site notice was placed at the site and 12 neighbours were consulted, there were no objections or responses received.

6.3.3 Environmental Health were consulted on the application and they responded to state that: Having reviewed the submitted documentation in support of the application, particularly with regards to the lighting impact assessment report, I can confirm we have no objections or comments to make in relation to the retention of lighting to the padel courts.

6.3.4 The dwellings closest to the lighting will be 15 West Cross Avenue, which will be 60m away and those at the end of Tevery Close which will be 67m away.

6.3.5 The submitted lighting assessment undertaken by Noise Air states that: The proposed installation has been designed in accordance with the recommendations of the Institution of Lighting Professionals Guidance Note 01/21 (GN01/21) for the control of obtrusive light. The inclusion of a canopy over the padel courts provides a significant mitigation measure in reducing potential impacts on surrounding receptors. In comparison to an uncovered arrangement, the canopy acts as a physical barrier that limits the lateral and upward distribution of light, thereby reducing light spill and sky glow. The proposed lighting scheme is therefore likely to comply with all relevant British Standards and the Institution of Lighting Professionals lighting guidelines and will serve to ensure safety and security of all areas of the development can be effectively maintained.

6.4 Access

6.4.1 It is considered that the retention of the lighting to the padel court will have no impact on the existing access arrangements.

7. Planning Balance

7.1 On balance, whilst acknowledging the introduction of an additional light source, close to a residential area, the lighting will be in accordance with standards and is deemed acceptable in terms of design, amenity and access.

8. Conclusion

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

Recommendation

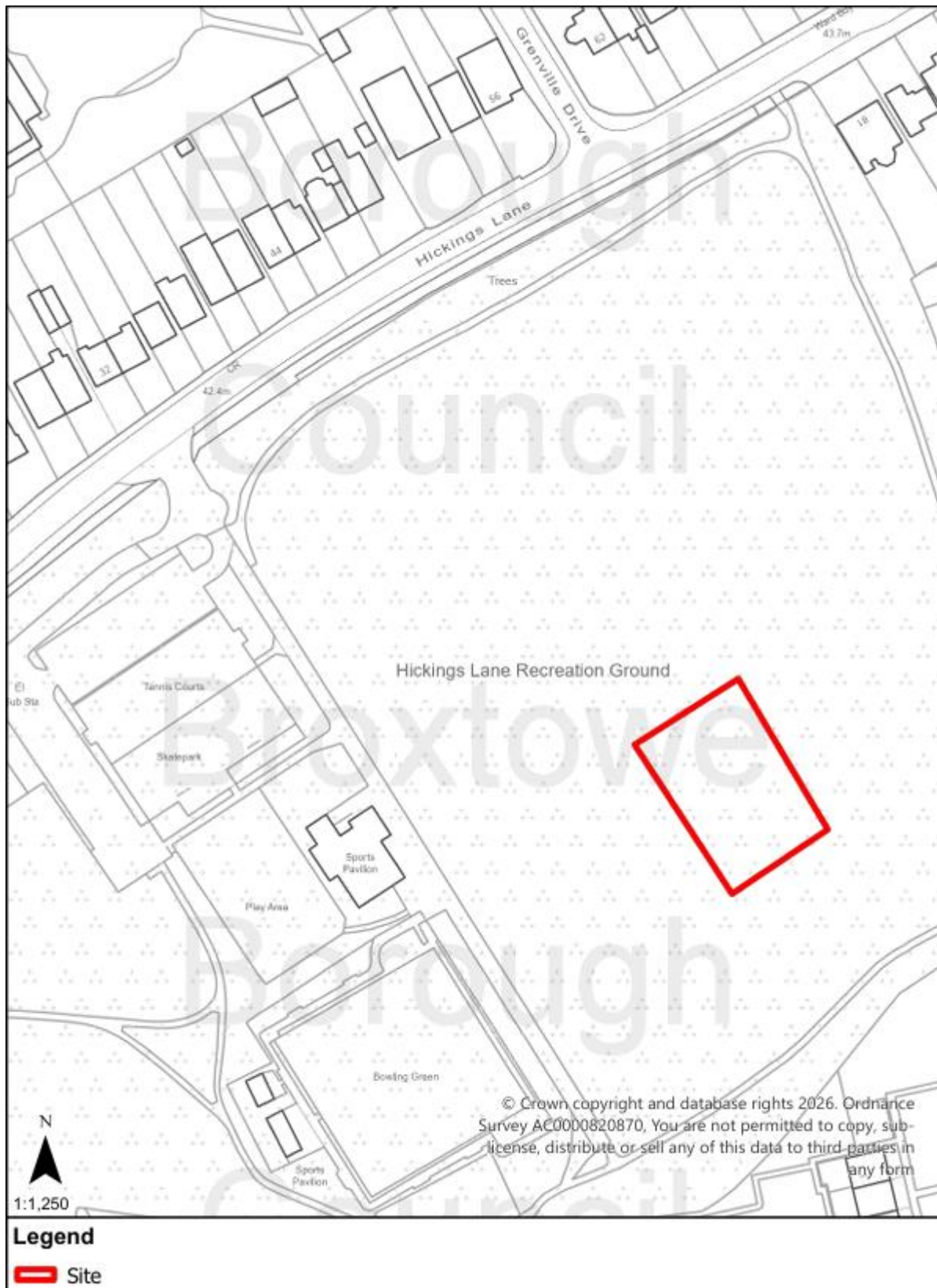
The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

(i) the following conditions:

1.	The development hereby permitted shall be retained in accordance with the Site Location Plan (1:1250), Block Plan (1:500) and Planning Bundle received by the Local Planning Authority on 3 June 2026 and in accordance with the Site Plan ref:
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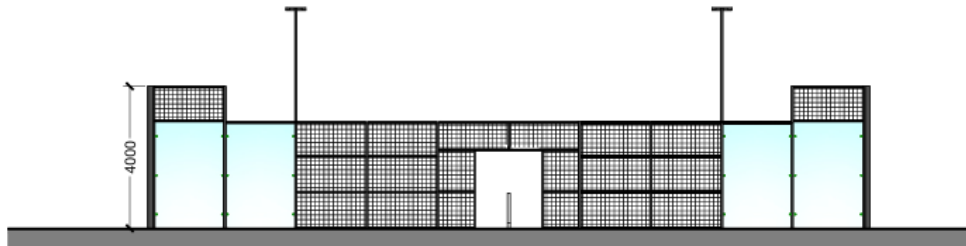
	002A, Elevations ref: 003A, Ducting Plan ref: 100H, Design and Access Statement and Lighting Impact Assessment Report received by the Local Planning Authority on 11 August 2026. <i>Reason: For the avoidance of doubt.</i>
2.	The lighting shall not be used except between: Monday to Friday 9:00 – 21:00, Saturday 9:00 – 18:00, Sunday/Bank Holidays 9:00 – 18:00 Reason: To protect nearby residential amenity, in accordance with policy 17 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.
2.	The proposed new lighting should cause no significant increase in existing light levels, attributable to the lighting scheme, at the boundary of any nearby residential properties.

Map

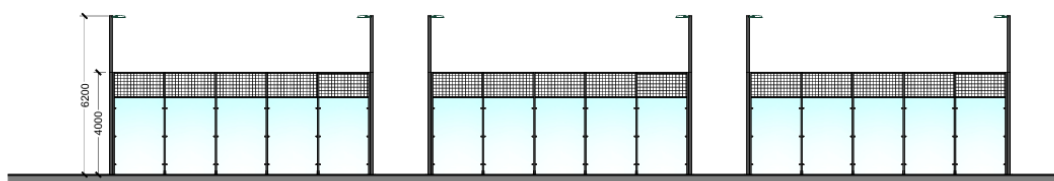
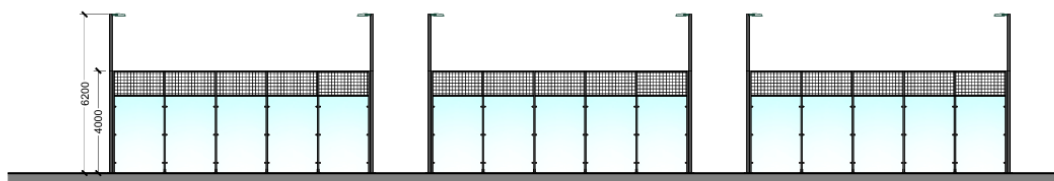
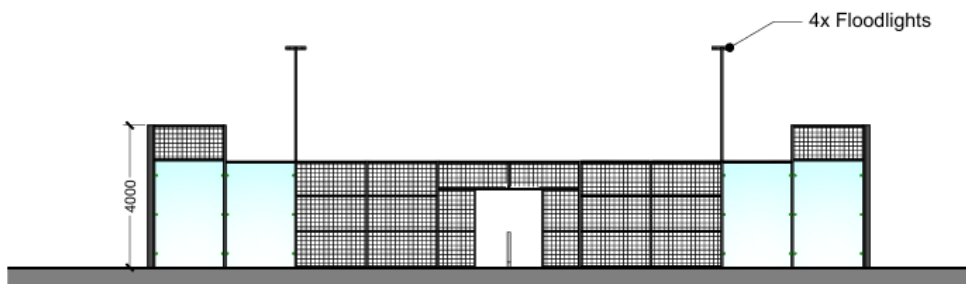


Plans (not to scale)

02 | NORTH ELEVATION
1:100



03 | SOUTH ELEVATION
1:100



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Report of the Chief Executive

APPLICATION NUMBER:	26/00516/FUL
LOCATION:	18 Nether Green, Eastwood Nottinghamshire, NG16 3DW
PROPOSAL:	Convert and extend detached garage to create new dwelling (ancillary to main property). Construct single-storey rear extension to existing property

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

1. Purpose of the Report

- 1.1 The application seeks permission to convert and extend the existing detached garage to create an ancillary dwelling and to construct a single storey rear extension to the existing house at 18 Nether Green in Eastwood.

2. Recommendation

The Committee is asked to resolve that planning permission be refused.

3. Detail

- 3.1 The application seeks permission to convert and extend the existing detached garage to create an ancillary dwelling and to construct a single storey rear extension to the existing house at 18 Nether Green in Eastwood.

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 to convert and extend the existing detached garage to create an ancillary dwelling and to construct a single storey rear extension to the existing house at 18 Nether Green in Eastwood.

2. Site and surroundings

- 2.1 The application site consists of a two storey semi-detached white rendered dwelling, with detached garage to the north. The principal access route of Mansfield Road is to the west and number 17 Nether Green is adjacent to the south. East of the site is open fields and Brinsley Brook to the north. The site is washed over by Green Belt and also lies within Flood Zones 2 and 3.

3. Relevant Planning History

- 3.1 80/00063/FUL - DET DOUBLE GARAGE WITH WC & STORE 2 STOREY EXTN – PERC
- 3.2 15/00012/FUL - Construct single storey rear and side extension to create an open plan kitchen / family living area – REFUSE
- 3.3 15/00150/CLUE - Application for Certificate of Lawfulness for existing development of a conservatory – APPROVE
- 3.4 17/00198/PNH - Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3 metres, and an eaves height of 3 metres - REFUSE

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 1: Climate Change
- Policy 3: Green Belt
- Policy 8: Housing Mix, Size and Choice
- Policy 10: Design and enhancing local identity

4.2 **Part 2 Local Plan 2019**

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

- Policy 1: Flood Risk
- Policy 8: Green Belt
- Policy 15: Housing Mix, Size and Choice

- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous substances and ground conditions
- Policy 20: Air Quality
- Policy 31: Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2026

- Section 3: Decision making policies
- Section 6: Delivering a sufficient supply of homes
- Section 13: Green Belt
- Section 14: Achieving well designed places
- Section 18: Managing flood risk and coastal change

5. Consultations

5.1 Consultees

- Cllr B Bullock - Eastwood Hall – called to committee
- Eastwood Town Council – no comment
- NCC Highways – no objection, comment below.
- NCC - LLFA (Flood Risk) – no objection, comment below.

5.2 1 Neighbour was consulted on the application. A site notice was also placed to the front of the site. There was one objection received which was on Scale, Height & Visual Impact of the proposed new dwelling and concern that additional surface water run-off from this development will increase flows and pressure on neighbouring property.

6. Assessment

6.1 Principle

6.1.1 The site is washed over by Green Belt and the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open and the essential characteristics of Green Belt are their openness and their permeance.

6.1.2 Policy 8 of the Part 2 Local Plan states that: Disproportionate additions to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

6.1.3 The volume of the existing house including conservatory is 484.25m³. The volume of the house following the removal of conservatory and construction of the extension would be 507.78 which is acceptable as this is a 4.75% increase.

6.1.4 The existing garage has a volume of 152.9m³ and after the proposed extensions and alterations to turn the outbuilding into an ancillary dwelling the volume would be 302.32m³, which results in a 97% increase – therefore the proposal would be refusable on green belt terms as it would represent a disproportionate increase.

6.2 Design

- 6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.
- 6.2.2 The proposed rear extension to the existing dwelling, will replace an existing conservatory. It will protrude from the rear by 3m, with a total length along the rear of 5.8m, creating space for a dining room and snug off the existing kitchen. No side elevation windows are proposed, with one window and a set of bi-fold doors to the rear elevation. The proposed extension will have a flat roof, with a height of 2.7m. It will be partially rendered in off-white with a timber cladding (RW006 profile) natural grey.
- 6.2.3 It is considered that the proposed rear extension is acceptable, it will not dominate the existing dwelling nor will it be visible from the street scene. There are no neighbouring properties to the rear so the extension will be largely unseen.
- 6.2.4 The proposal would see the existing detached garage extended to create a separate dwelling for a family member. The applicant describes this as being ancillary to the main dwelling.
- 6.2.5 The existing detached garage measures 7.4m in length and 6m in width and is subdivided into an office and garage. The existing garage has an eaves height of 2.3m and ridge height of 4.2m with a garage door and entrance door both to frontage.
- 6.2.6 The proposed ground floor of the new dwelling would measure 7.8m in length by 8m in width and would be set at an angle. To the ground floor there would be a bedroom, wardrobe, boot room, bathroom, kitchen, living/dining room. This would have bi-fold doors on to a proposed composite decking area on top of where the existing hardstanding is. The entrance would have a ramp with adjacent planters. The first floor above would measure 5.5m in width and have a length of 9.7m, set at an angle from the ground floor rather than being directly above, resulting in a stacked design. The first floor would have a living room, bedroom and ensuite - with a balcony leading off the living area facing west.
- 6.2.7 The proposed new dwelling would have an eaves height of 4.6m and ridge height of 6.9m. The roof would be clad in larch (RW006 natural grey) with the ground floor being silicone render in champagne to match the existing dwelling and would have aluminium thin line windows and a glazed balustrade to balcony. A small element of the ground floor adjacent to the entry door would be reclaimed Derbyshire stone facing.
- 6.2.8 The proposed separate dwelling would have a composite decking to the rear, accessed via doors from the living area. This decking would measure 4m in length and 6m in width. The composite decking would sit above an existing paved

area. It is considered that the contemporary design, whilst distinct from the existing dwelling, would achieve an acceptable standard of design and would not conflict with Policy 17 of the Part 2 Local Plan or Policy DP3 in the National Planning Policy Framework.

6.2.9 It is considered that the increase in massing, scale and height of the new dwelling, alongside it being completely self-contained with two bathrooms, two bedrooms, balcony/decking and kitchen/dining and living rooms – that it could not be considered to be ancillary to the main dwelling.

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 plot is spacious and it is considered that the mass, scale and height of the proposed single storey rear extension will result in a minimal amenity impact to any neighbouring dwellings.

6.3.3 The proposed separate dwelling will also have no amenity impact on any neighbours.

6.4 Access

6.4.1 Policy 17 states that planning permission will be granted for new development that provides sufficient, well-integrated parking and safe and convenient access.

6.4.2 Highways: The proposal is to extend the garage to an ancillary dwelling and single storey extension to the main dwelling.

The Highways Authority would have no concerns, subject to the following condition.

The ancillary dwelling (building) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential (for close family) use of the dwelling known as 18 Nether Green.

Reason: To restrict the number of car movements using the existing site access.

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 house including conservatory is 484.25m³. The volume of the house following the extension would be 507.78 which is acceptable as this is a 4.75% increase.
- 6.5.6 The existing garage has a volume of 152.9m³ and after the proposed extensions and alterations to turn the outbuilding into an ancillary dwelling the volume would be 302.32m³, which results in a 97% increase – therefore the proposal would be refusable on green belt terms.
- 6.5.7 It is considered that a new dwelling has been created through the conversion of the garage into a separate dwelling. The construction of a new dwelling does not fall within any of the exceptions in the Framework. As such, it is inappropriate development.

7. Flooding

- 7.1 The Sequential Test, set out in NPPF paragraphs 173 to 175 and amplified in PPG and EA standing advice, requires the LPA to be satisfied that there are no reasonably available sites in areas with a lower probability of flooding (i.e. Flood Zone 1 or 2) that would be appropriate for the proposed development. It is acknowledged at the outset that the proposed development creates a new self-contained Class C3 dwelling and is therefore NOT exempt from the Sequential Test as a householder development would be. EA standing advice (last updated 22 October 2025) and PPG are clear that the creation of a separate dwelling within the curtilage of an existing dwelling falls outside the householder exemption.

- 7.2 The Sequential Test is therefore engaged and is addressed below.

The proposal involves the conversion and extension of an existing detached garage on an established residential curtilage in single private ownership.

The development:

- Is site-specific in nature, intrinsically tied to the existing garage structure and the existing curtilage of 18 Nether Green, which is in single private ownership.
- Cannot reasonably be relocated to land in Flood Zones 1 or 2: the proposal is dependent on the existing built structure and curtilage of this specific plot, which the client owns. The applicant does not own, and cannot reasonably acquire, alternative land at lower flood risk that could deliver the same proposal.
- Reuses an existing built structure on previously developed land within an established settlement — a sustainability outcome favoured by the NPPF (paragraph 11).
- Does not introduce a new principal residential planning unit onto undeveloped land; the new dwelling is created entirely within an existing residential plot, on an existing built footprint, with no encroachment into greenfield land or undeveloped floodplain.

On the basis that the proposal is site-specific to the applicant's existing curtilage and existing built structure, and that no reasonably available alternative sites at lower flood risk could deliver the same proposal, the Sequential Test is considered to be satisfied.

- 7.3 Local Flood Authority - As a statutory consultee the LLFA should only be consulted on major developments with regards to surface water drainage. Having considered the scale of this application the LLFA believes it is not required to respond to this application, as such, we will not be making any bespoke comments.

8 Planning Balance

- 8.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupier and for the occupier of the additional dwelling and would not have significant impact on neighbouring amenity.
- 8.2 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%. Additionally, the proposed extensions to the garage would result in the creation of a separate dwelling, which would have enough facilities and separation that it could not be classed as ancillary to the main dwelling.
- 8.3 On balance, the negative impacts, in respect of Green Belt policy, are considered to carry sufficient weight to outweigh the benefits of the proposal.

9. Conclusion

- 9.1 Recommend that planning permission for the development is refused.

Recommendation

The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to refuse the development for the following reason:

- | | |
|----|---|
| 1. | <p>The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of 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: Protecting Green Belt Land of the NPPF 2024</p> |
|----|---|

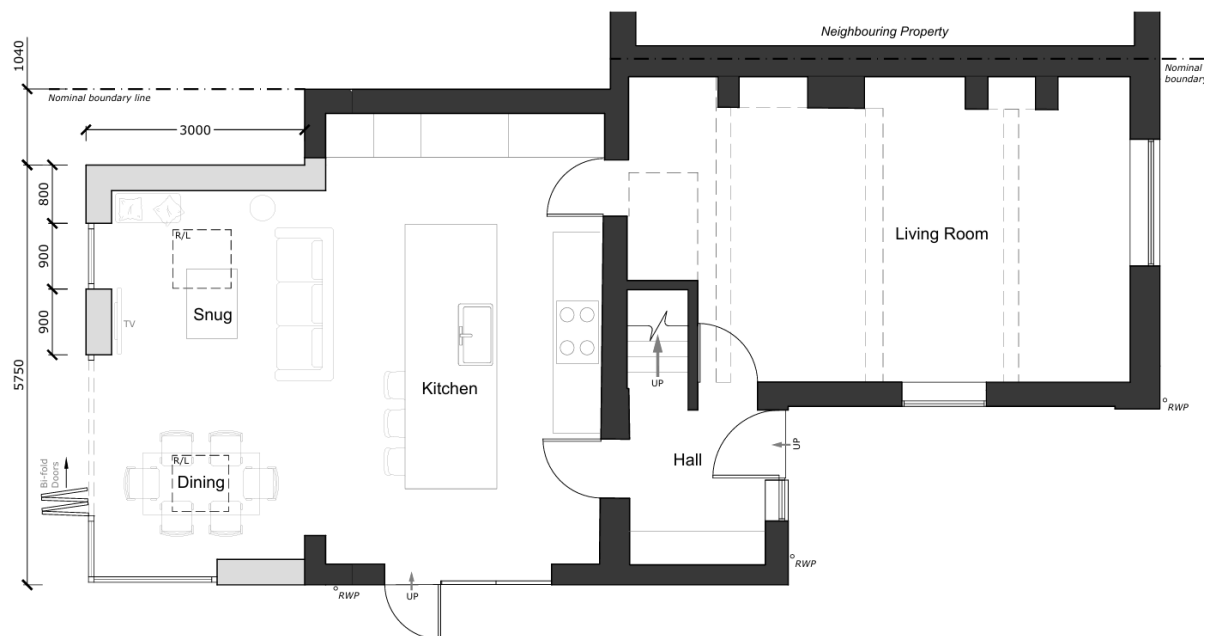
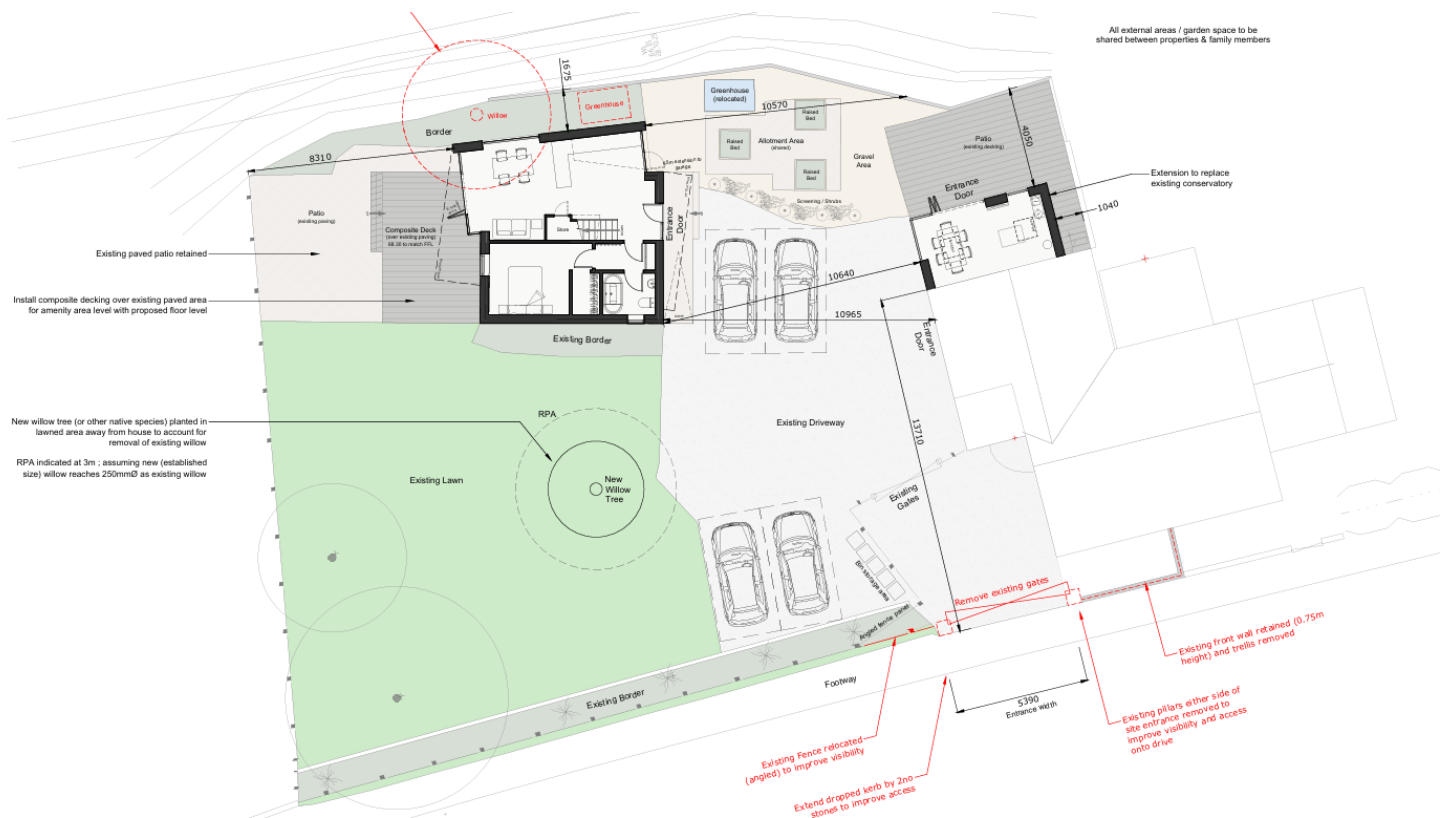
2.	and there are no other material considerations that justify treating this proposal as an exception. The proposal would, by virtue of the full range of accommodation to be provided, result in the creation of a separate living unit. This would represent inappropriate development within the Green Belt, contrary to Policy 3 of the Part 2 Local Plan and Part 13 of the NPPF (2026).
	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.

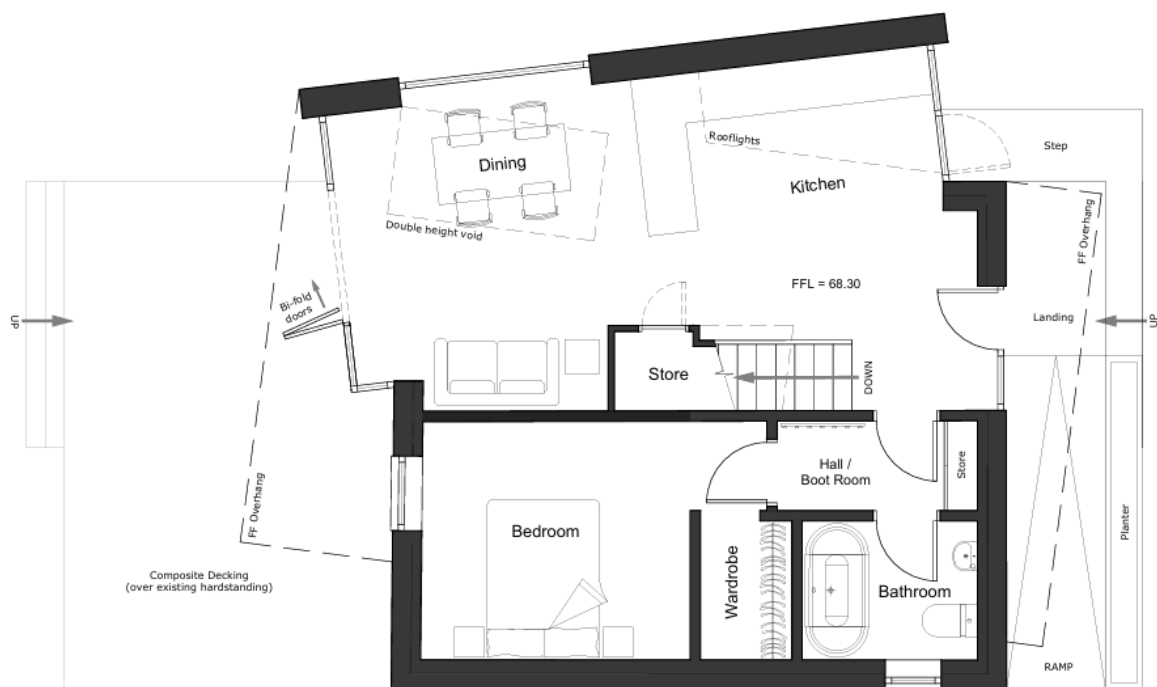
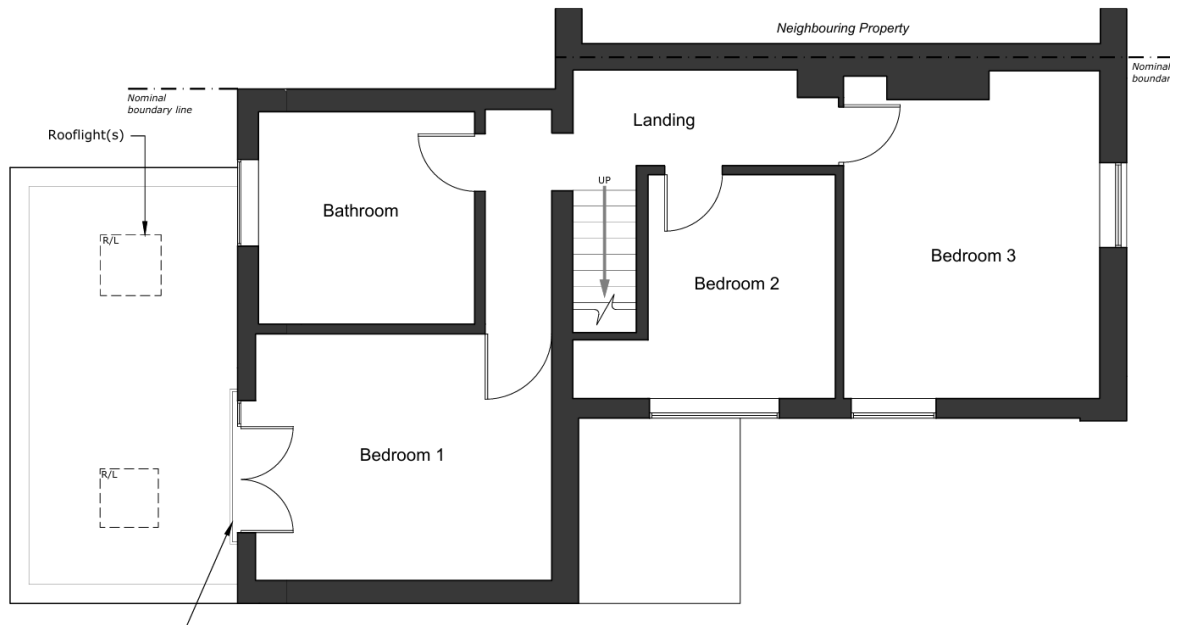
Map

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Plans (not to scale)

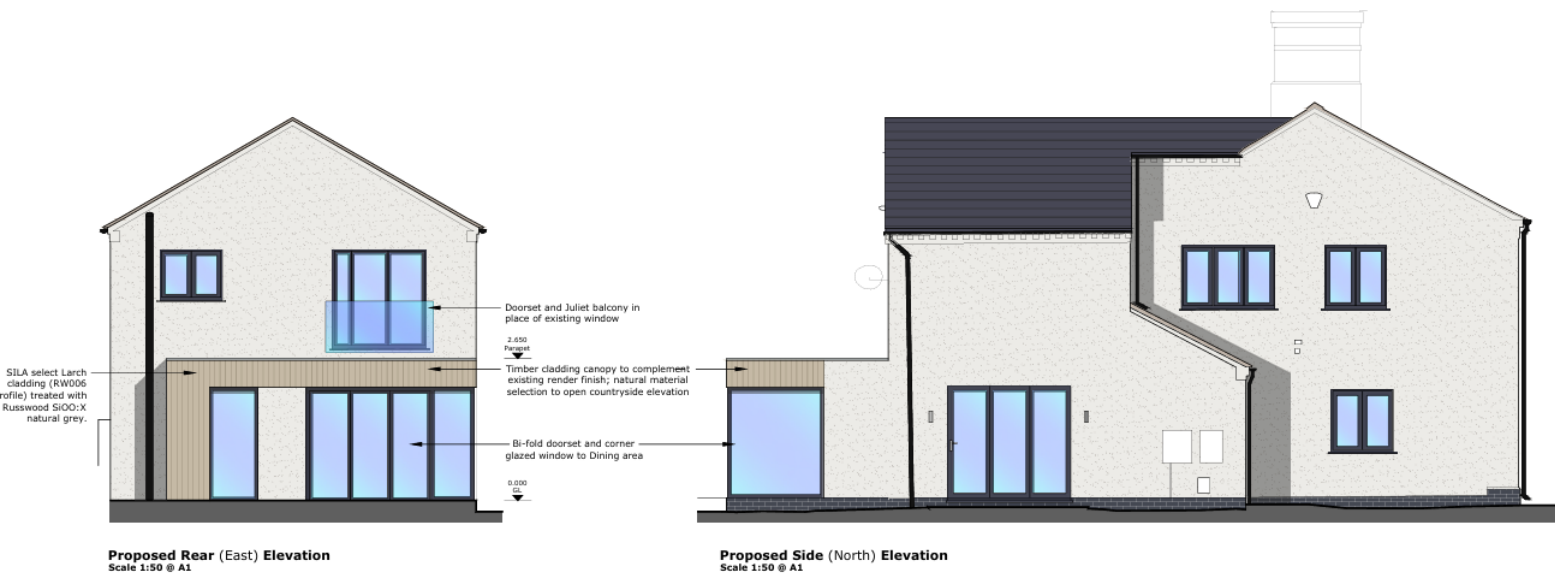




Ground Floor Plan
Scale 1:50 @ A2



First Floor Plan
Scale 1:50 @ A2



Proposed Rear (East) Elevation
Scale 1:50 @ A1

Proposed Side (North) Elevation
Scale 1:50 @ A1



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Report of the Chief Executive

APPLICATION NUMBER:	26/00555/REG3
LOCATION:	Church Street Care Home. 84 Church Street, Eastwood
PROPOSAL:	Conversion and refurbishment former residential care home to provide five self-contained dwellings (C3) - including demolition of existing rear conservatory and construction of replacement single storey rear extension, new side extension to accommodate a new staircase, internal and external alterations, provision of new bin and cycle storage and associated landscaping.

The application is brought to the Planning Committee as the Council is the applicant.

1. Purpose of the Report

- 1.1 The application seeks planning permission to convert the former care home to provide five self-contained dwellings and associated works.

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 conversion and refurbishment of a former residential care home to provide five self-contained dwellings (C3). The application involves the construction of a single storey rear extension following the demolition of the existing conservatory, the construction of a two storey side extension to accommodate a new staircase, internal and external alterations, the provision of a new bin and cycle storage and associated landscaping. Five parking spaces are proposed, one of them would be accessible.
- 3.2 The site consists of a two storey and single storey building located within a residential area. To the north of the site are located nos. 76 and 82 Church Street, detached and semi-detached dwellings. To the south, on the other side of Peacock Drive is located 86 Church Street, a semi-detached two storey dwelling. 22 Peacock drive a detached two storey dwelling is located to the west of the application site, and to the north west is located Springbank Academy, a single storey detached school.
- 3.3 The main issue relates to whether the principal of conversion into residential units is acceptable, whether the layout and design of the development is acceptable, whether there would be a detrimental impact on highway safety, or any impact on neighbour amenity.

- 3.4 The benefits of the proposal would be five additional family homes, one of them accessible, within a sustainable, urban location with access to shops, schools and public open spaces which would be in accordance with policies contained within the development plan and which is given significant weight. The proposed dwellings would contribute to the local economy by providing jobs during the construction process. There would be a loss of a care home facility but this is considered to be outweighed by the benefits of the scheme.

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 conversion and refurbishment of the former Church Street Care Home to provide five self-contained residential dwellings. The application also involves the construction of a single storey rear extension following the demolition of the existing rear conservatory and the construction of a two storey side extension to accommodate a new staircase, internal and external alterations, the provision of a new bin and cycle storage and provision of five parking spaces to the front of the building.
- 1.2 The two storey side extension would project 3.2m from the north (side) elevation for a length of 5.4m. The extension would have a gable roof with a height to ridge of 7.1m and an eaves height to match the existing building, the front and side elevations would be blank, the rear elevation would have a door and a window. The single storey extension would be to the rear of unit 1 and would have a width of 5.1m and would project 3.6m beyond the rear elevation. This extension would have a gable roof with a ridge height of 4.9m and an eaves height of 2.3m.
- 1.3 The ground floor layout would be comprised of three dwellings: 1 x one bedroom flat and 2 x two bedrooms flats, being one of the dwellings accessible. There would be 2 x one bedroom flats at first floor level. Five parking spaces have been proposed with electric vehicle chargers for each space as well as the installation of five Air Source Heat Pump units.
- 1.4 Details of the materials have been submitted, being brick and tile to match the existing. The ground floor dwellings would have a private enclosed courtyard to the rear (Units 2 and 3) and to the side (unit 1). There would be an enclosed communal garden, as well as a cycling storage, which would be located to the rear, and the bin storage that would be within the parking area.

2. Site and surroundings

- 2.1 The application site consists of a two storey/single storey detached building last in use as a care home for eight persons. The property has a rear conservatory and parking space for 10 vehicles.
- 2.2 In regards to neighbouring properties, the site is located in a built up residential area of Eastwood. Nos. 76 and 82 Church Street are detached and semi-detached two storey dwellings located to the north of the application site, no.76 has a rear window at first floor level facing the application site's rear garden. To the south of the application site is located 86 Church Street, a semi-detached two storey dwelling with a side window at first floor level facing the site's parking area. 22 Peacock Drive is a detached two storey property located to the west of the application site. This property has two windows in

the front elevation facing the application site's rear garden. To the north west is located Springbank Academy, a primary school.

3. Relevant Planning History

- 3.1 Planning permission was granted on 27 March 1991 under reference 91/00018/REG4 to construct an 8 person two storey residential unit for persons with learning difficulties. Planning permission was granted in 2021 under reference 21/00455/CCR for the erection of a conservatory and canopy to the rear, a new entrance canopy and a new disable parking line marking.

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy 8: Housing Size, Mix and Choice
- Policy 10 - Design and Enhancing Local Identity.

4.2 **Part 2 Local Plan 2019**

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

- Policy 15: Housing Size, Mix and Choice
- Policy 17 - Place-making, Design and Amenity.
- Policy 31: Biodiversity Assets

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

- Section 2 – Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
 - Policy S4: Principle of development within settlements
 - Policy S5: Principle of development outside settlements
- Section 3 – Decision-making policies:
 - Policy DM3: Determining development proposals
 - Policy DM5: Development viability
- Section 5 – Meeting the challenge of climate change
 - Policy CC2: Mitigation of Climate Change
- Section 6 – Delivering a sufficient supply of homes.
 - Policy HO8: Providing affordable homes
 - Policy HO9: Specialist forms of accommodations
- Section 12 – Making effective use of land
 - Policy L2: Making effective use of land
 - Policy L3: Achieving appropriate densities
- Section 14 – Achieving well-designed places
 - Policy DP3: Key principles for well-designed places
- Section 15 – Promoting sustainable transport
 - Policy TR2: Local Parking Standards

- Policy TR3: Locating development in sustainable locations

5. Consultations

5.1 Consultees

- Cllr D Bagshaw – no comments received
- Cllr K Woodhead – no comments received
- Eastwood Town Council – no comments received
- **NCC Highway Authority** – Initial comment:

The proposal is to change the use of the redundant Care Home into 5no apartments. The scheme will need to be brought up to today's current Highway standards and will need the access widening to 5.8m in width for the first 8.0m to allow 2no cars to pass side by side at the entrance point and preventing cars reversing back onto the public highway. A revised plan showing this requirement will need to be submitted, before the Highways Authority can comment further.

Following the receipt of the amended site plan, the Highway Authority is satisfied that all outstanding issues with regards to the parking areas and width of the access have been resolved. In view of this, the Highway Authority considers that the proposal is now satisfactory, and has no objections subject to the following conditions:

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

Reason: In the interests of Highway safety.

- ✓ No part of the development hereby permitted shall be brought into use until the access is surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced access drive shall then be maintained in such hard-bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.)

No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area (s) is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

No part of the development hereby permitted shall be brought into use until the parking and turning areas are surfaced in a bound material with the parking bays

clearly delineated in accordance with drawing number 7060-SSA-90-V1-DR-A-001-A3-CO3. The parking and turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

- **Conservation Adviser** – Having reviewed the submitted plans, the application site lies outside the Eastwood Conservation Area. There are no designated or non-designated heritage assets in close proximity - the southern extent of the Eastwood conservation area is approx. 100m to the north of the site, with intervening modern development along Church Street and Peacock Drive. There are no listed buildings in close proximity - the nearest are 10 Church Street, over 200m away and The Grove and adjoining stables, Church Street, also over 200 meters. There are no non-designated heritage assets recorded on the site on the Nottinghamshire HER.

The existing building is a purpose-built residential care unit granted permission in 1991 and is of no heritage interest. The proposed works are modest in scale, retain the form of the building, and use materials to match the existing. Given the separation distance and the absence of any intervisibility with the conservation area or nearby listed buildings, the proposal would have no impact on the significance of any designated or non-designated heritage asset, including through development within their setting. In summary I identify no impact and the works are deemed acceptable, in accordance with local and national heritage policies.

- **Coal Authority** – Having reviewed the site location plan, the proposals and supporting information submitted and available to view on the LPA website, I can confirm that the majority of the application site falls within the defined Development High Risk Area (DHRA). However, we note that the application is proposing the conversion of an existing building to form self-contained dwellings and whilst a side extension is proposed, this lies outside of the DHRA i.e. falls within the Development Low Risk Area. The single storey rear extension largely falls within the DHRA however this is a small-scale extension that would not appear to require significant groundworks or foundations. Finally, the other external alterations and additions proposed fall under Part B (Exempt by Nature of Development) on the Coal Authority's Exemption List. Therefore, taking into account the above, the Coal Authority's Planning & Development Team does not consider that a Coal Mining Risk Assessment is required to support the proposal in this particular case, and we DO NOT OBJECT to this planning application. Recommends a NTA.
- **Environmental Health** – raised no objections to the proposed development subject to the following conditions being applied:

a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and

approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.

b) No building to be erected pursuant to this permission shall be occupied or brought into use until: -

- ✓ All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and
- ✓ It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

As the proposal is to introduce five air source heat pumps at the side and rear of the building, which is near to existing residential properties and occupiers may be adversely impacted by noise associated with the air source heat pumps:

- ✓ Prior to installation, an assessment of the potential noise impacts at the nearby residential premises arising from the use of five air source heat pumps, shall be carried out using the methodology described within BS 4142:2014. Where this assessment indicates that the noise rating level will exceed the background noise level by 5dB(A) or more, details of the noise mitigation measures to be taken shall be submitted to the local planning authority for prior approval.

Following approval, the approved noise mitigation measures shall be implemented before the equipment is first operated and shall thereafter be maintained.

Reason: To protect existing residents from excessive plant noise

- ✓ No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.

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

- ✓ No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:

- a) The means of access for construction traffic;
- b) parking provision for site operatives and visitors;
- c) the loading and unloading of plant and materials;

- d) the storage of plant and materials used in construction / demolition the development;
- e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and
- f) details of dust and noise suppression to be used during the construction phase.
- g) Details of a scheme for the identification and safe removal of asbestos containing material

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

Reason To protect the amenity of neighbouring residents.

- **Environment – Bins** – comments regarding the number of bins required, their capacity, and location of bins on the day of collection
- **Tree Officer** – no objections raised. However, given the presence of trees subject to Trees Preservation Orders, it will definitely require some access facilitation for pruning as a minimum, and potentially some removal of smaller trees, but I am happy to consider this. There is a high value, large horse chestnut at the front of site, so it would be good to have an Arboricultural Method Statement with details of tree protection.

5.2 11 neighbours were consulted on the application and a site notice was posted on 8 September 2026. One response was received raising no objections to the proposed development.

6. Assessment

6.1 The main issues for consideration are whether the proposed development is acceptable in terms of design and layout, has sufficient parking, has an acceptable relationship with neighbouring properties and would provide an adequate standard of amenity for future occupants.

7 Principle

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

7.2 The proposed conversion will provide five residential dwellings within an existing settlement in a sustainable location. It is considered the proposed dwellings will not have an adverse effect on neighbour amenity and the design, scale and appearance are considered to be acceptable. The principle of the development is therefore considered to be acceptable.

8.2 Design

- 8.2.1 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 permission will be granted for development which, b) Provides, or is close to, community facilities; c) Has good access to public transport; l) Ensures a satisfactory degree of amenity for occupiers of the new development and neighbouring properties; m) Enables convenient use by people with limited mobility; and n) Encourages walking and cycling.
- 8.2.2 The proposed extensions are considered to be of an acceptable design as they reflect the design of the existing building. Whilst no openings have been proposed on the front elevation of the two storey side extension, this element will be set back by 3m from the principal elevation and will be largely screened from view by the existing mature trees which will be retained.
- 8.2.3 In respect to the scale of the proposed extensions, the scale of development is considered to be acceptable and would not constitute overdevelopment of the site as adequate communal space will be retained.
- 8.2.5 The submitted plan indicates that the extensions will be constructed using brick and roof tiles both to match those used on the existing building. The proposed materials are considered acceptable and would be conditioned.
- 8.2.6 All dwellings would have a designated parking space, and would have level access. Unit 1's rear bedroom would have an additional external access facing Peacock Drive. A privacy screen has been proposed to protect the amenity of the future occupier.
- 8.2.7 Overall, the design, scale and layout are considered to be acceptable, making best use of the available space whilst providing adequate private amenity space and sufficient parking areas.

8.3 Amenity

- 8.3.1 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.
- 8.3.2 In regard to the proposed layout, it is considered that proposed extensions and conversion of the former care home into five dwellings would not have a significant impact on neighbour amenity. Whilst no. 76 Church Street has a first floor window in the rear elevation, this window mainly faces the side (north) elevation of the proposed two storey extension, and no openings have been proposed on this elevation.

- 8.3.3 Internally, the future occupiers would have good access to natural light. The amount of internal space provided is considered to be acceptable and complies with the Nationally Described Space Standards, the proposed dwellings would have the following gross internal floor area:

Unit 1 (2 bedroom flat): 89.4 m²

Unit 2 (1 bedroom): 50.3 m²

Unit 3 (2 bedroom flat): 54.9 m²

Unit 4 (1 bedroom): 52.7 m²

Unit 4 (1 Bedroom): 42.8 m²

- 8.3.4 In respect of the amenities of the occupiers of the proposed development, each property would have access to a private or shared communal enclosed garden area, with bike and bin storage contained within. There is level access throughout the site. Unit 1, which would be accessible, will have the existing handrail replaced to comply with current Building Regulation.

- 8.3.5 Overall, it is considered that the proposed development would not have a significant impact on the amenities of neighbouring properties in terms of loss of light, outlook and privacy. It is also considered the future occupiers of the dwellings would have a satisfactory degree of amenity.

9. Access

- 9.1 The former use of the buildings as a care home provided parking to the front of the existing building and consisted of 10 parking spaces. As the proposed development would provide a total of 5 off-street parking spaces, it is considered that the development would not have a significant impact on highway safety.

- 9.2 There are no proposals for the creation of a dropped kerb as requested by NCC Highway. The agent has advised that the existing access to the site is constrained by BT utility boxes and has considered that no additional lowering of the kerb is required to facilitate site access. Therefore it has been considered that it would not be reasonable to request the extension of the existing dropped kerb through the granting of planning permission for this development.

10. Biodiversity Net Gain

- 10.1 Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun. The proposed development will be carried out under developments where the site area within the red line boundary is 0.2 hectares or below.

- 10.2 The proposed two storey side extension would occupy an area of 17.28 m² and the single storey rear extension would occupy an existing hardstanding area.

11. Sustainability and Climate Change

- 11.1 The scheme has been designed to reduce energy requirements through the provision of EV chargers for each parking space and the provision of air source heat pumps for all dwellings and would be in accordance with the policies contained within the development plan and sections 5 and 15 of the NPPF.

- 11.2 The site is in a sustainable location, close to school and health facilities, and within walking distance to open areas (Jubilee Recreation Park) and shops.

12. Planning Balance

The benefits of the proposed development would be that it would bring a currently vacant site back into use and would provide five new dwellings. The dwellings would have an acceptable design, layout and access and would provide an appropriate density for this residential area. There would be no significant impact on neighbour amenity. The negative aspect is that it would see the loss of a care home facility, however it is noted that the use of the building as a care home stopped in May 2024. On balance, the scheme is considered acceptable.

13. 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. | <p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p> |
|----|--|

2.	The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 19 August 2026: • Site Location Plan Revision CO2 (Drawing no. 7060-SSA 01-V1 DR-A-000 A3) • Ground Floor Demolition Revision C02 (Drawing no. 7060-SSA 05-V1 DR-A-100 A3) • First Floor Demolition Revision C02 (Drawing no. 7060-SSA 05-V1 DR-A-102 A3) • Proposed First Floor Layout revision C02 (Drawing no. 7060-SSA 20-V1 DR-A-101 A3) • Proposed Roof Plan Revision C02 (Drawing no. 7060-SSA 20-V1 DR-A-102 A3) The Drainage Strategy Revision P01 (Drawing no. 26113-HWC-26-00-DR-C-2000 received by the Local Planning Authority on 21 August 2026 The following plans received by the Local Planning Authority on 24 August 2026: • The Proposed Elevations Revision C03 (Drawing no. 7060-SSA 20-V1 DR-A-200 A3) • Proposed Bin Storage and Bicycle Shelter Plan Revision C03 (Drawing no. 7060-SSA 90-V1 DR-A-002 A3), and The following plans received by the Local Planning Authority on 25 September 2026: • Proposed Block Plan Revision C02 (Drawing no. 7060-SSA 01-V1 DR-A-002 A3) • Proposed ground Floor Plan Revision C04 (Drawing no. 7060-SSA 20-V1 DR-A-100 A3) • Proposed Site Plan Revision C03 (Drawing no. 7060-SSA 90-V1 DR-A-001 A3) <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>
4.	No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground

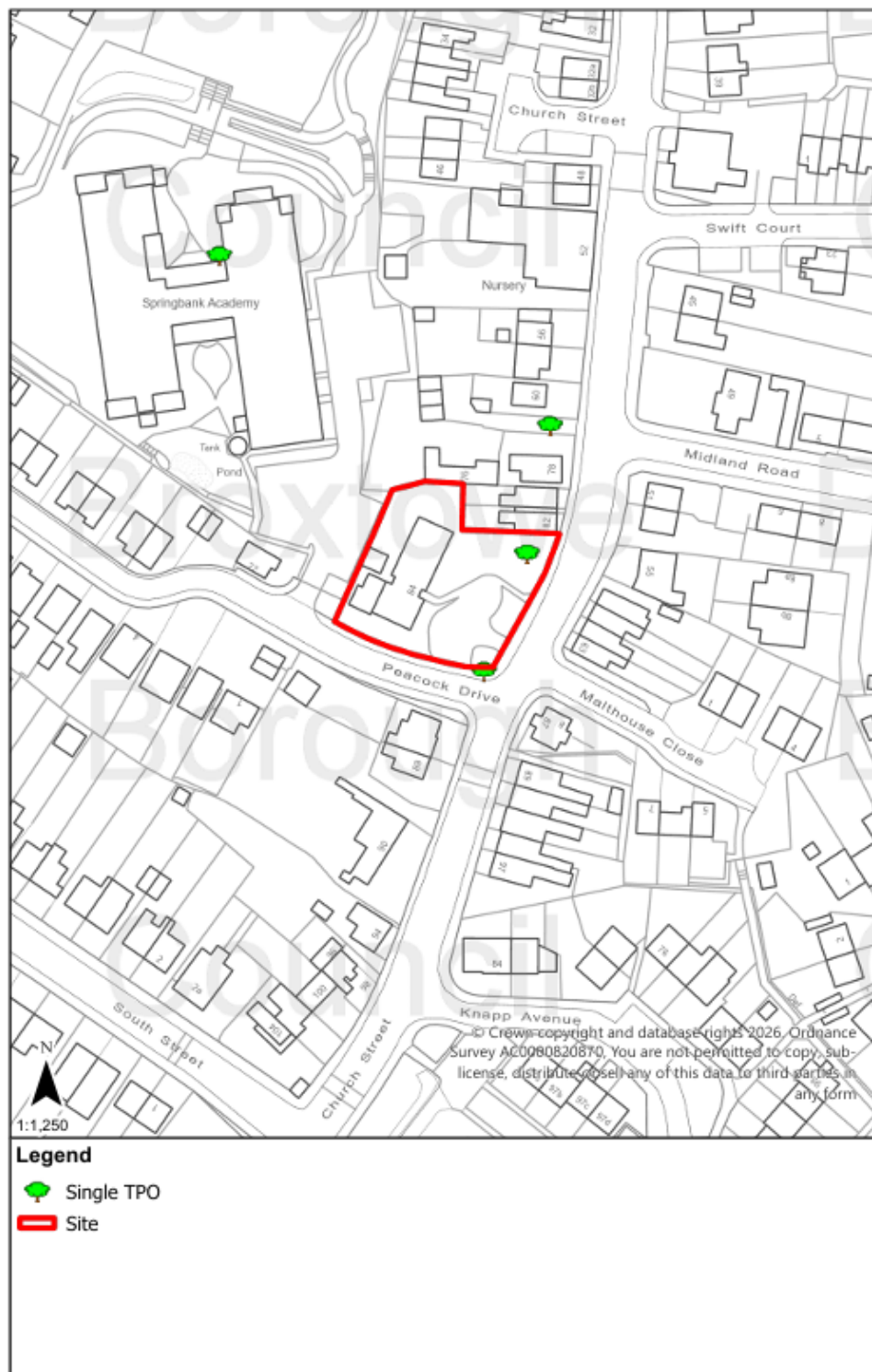
	and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems. b) No building to be erected pursuant to this permission shall be occupied or brought into use until: - All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified. <i>Reason: in the interest of public health and safety, in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i>
5.	No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include: a) The means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction / demolition the development; e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and f) details of dust and noise suppression to be used during the construction phase. g) Details of a scheme for the identification and safe removal of asbestos containing material The approved statement shall be adhered to throughout the construction period. <i>Reason To protect the amenity of neighbouring residents and in accordance with the aims of Policies 17 and 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
6.	During the construction works, no materials, equipment, machinery, temporary buildings or surplus soil shall be placed or

	stored beneath the branches of the trees protected by a Tree Preservation Order, and no oil, bitumen, cement or other materials likely to be injurious to a tree shall be discharged within 10 metres of the trunk. If any trenches for services are required within the canopy areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 25mm (1 inch) or more shall be left unsevered. <i>Reason: To ensure that trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 31 of the Broxtowe Part 2 Local Plan (2019).</i>
7.	The erection of fencing for the protection of the preserved trees shall be undertaken and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. <i>Reason: To ensure that trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 31 of the Broxtowe Part 2 Local Plan (2019).</i>
8.	No part of the development hereby permitted shall be brought into use until the access, parking and turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary and the parking bays clearly delineated in accordance with drawing number 7060-SSA-90-V1-DR-A-001-A3-CO3. The surfaced access drive shall thereafter be maintained in such hard-bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles. <i>Reason: In the interests of 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).</i>
9.	No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning areas have been constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development. <i>Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users and in</i>

	<i>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>
10.	Prior to installation, an assessment of the potential noise impacts at the nearby residential premises arising from the use of five air source heat pumps shall be carried out using the methodology described within BS 4142:2014. Where this assessment indicates that the noise rating level will exceed the background noise level by 5dB(A) or more, details of the noise mitigation measures to be taken shall be submitted to the local planning authority for prior approval. Following approval, the approved noise mitigation measures shall be implemented before the equipment is first operated and shall thereafter be maintained. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
11.	No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturday and at no time on Sundays or Bank / public holidays. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</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 proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land

	stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, noncoal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK
3.	Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.

4.	The applicant should be aware that the requirement for limiting the transmission of noise between each residential unit of accommodation and/or any other part of the building which is not exclusively used as a unit of accommodation, shall comply with the current Approved Document E.
5.	As this permission relates to the creation of new residential units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
6.	Notice will be served on the developer to purchase the first time provision of bins. The resident will need to place bins at the curtilage of the property for collection. For more information please email recycling@broxtowe.gov.uk

Map

Site Location Plan

[illegible]

Proposed Floor Plans

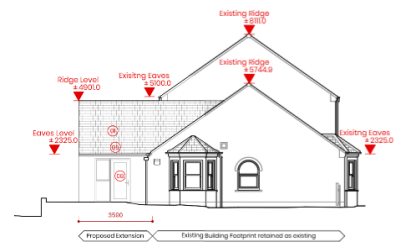


Ground Floor Plan

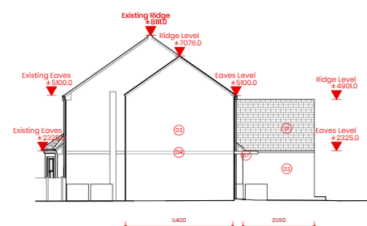
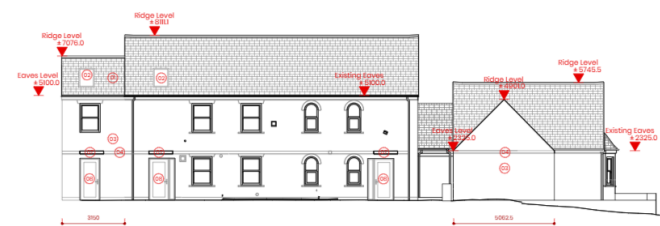


Proposed First Floor Plan

Proposed Elevations

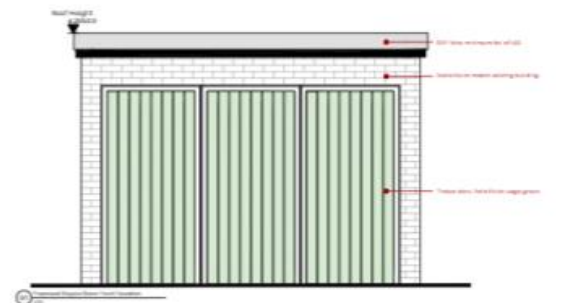
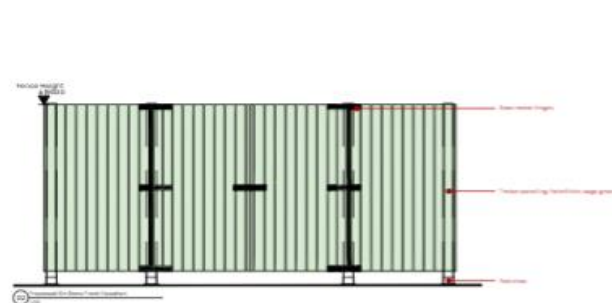
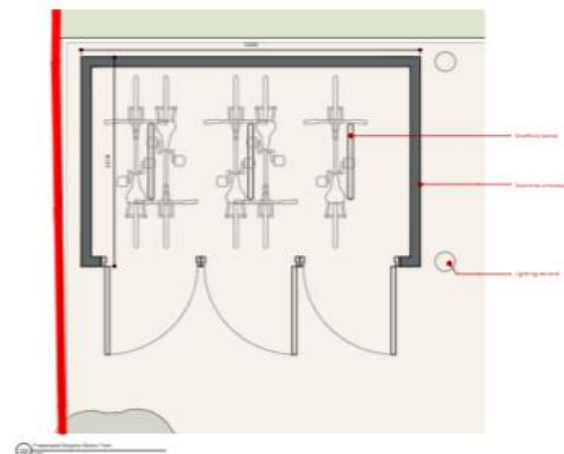
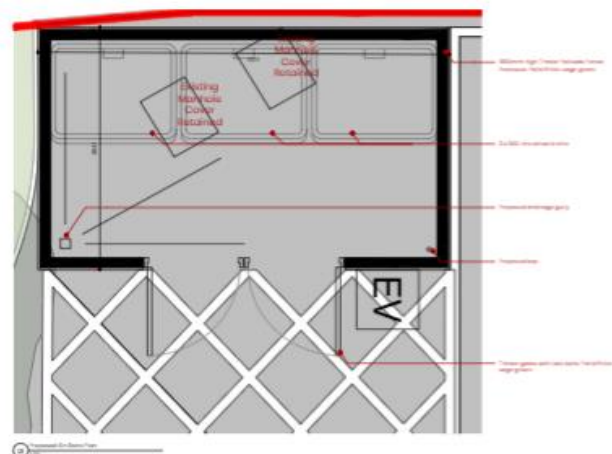


Proposed Front and side (south) elevations

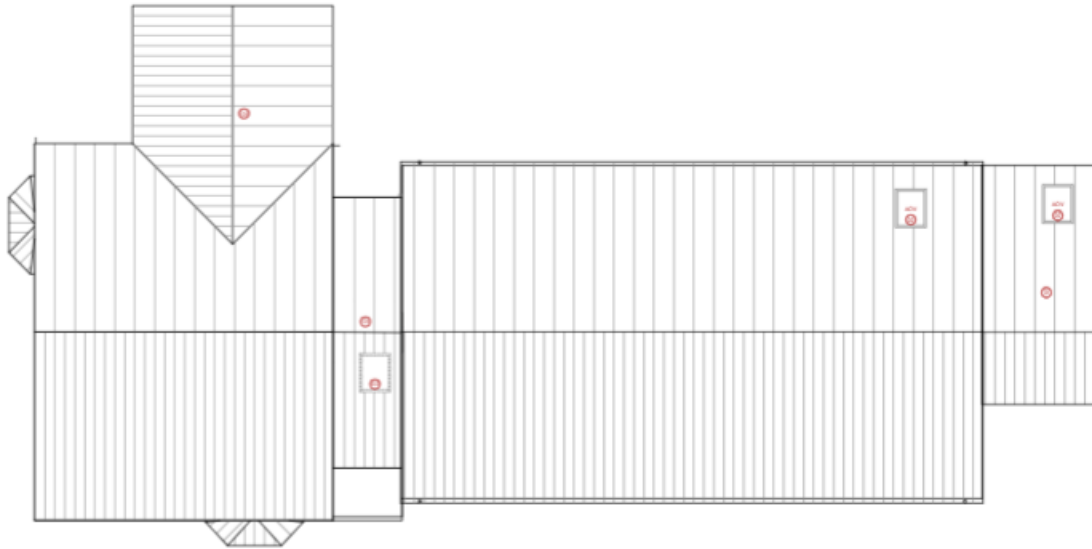


Proposed Rear and side (north) elevations

Proposed Bins Store and Bicycle Shelter



Proposed Roof Plan



Report of the Chief Executive

APPLICATION NUMBER:	26/00564/FUL
LOCATION:	Mill Farm, 47 Stoney Lane, Brinsley, NG16 5AL
PROPOSAL:	Construct two storey side and rear extension and change of use of land to domestic curtilage

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

1. Purpose of the Report

- 1.1 The application seeks planning permission for a two storey side and rear extension and change of use of land to domestic curtilage

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 two storey side and rear extension and change of use of land to domestic curtilage.
- 3.2 The site is located within the Green Belt and the proposed extension is considered as disproportionate addition as it is over the 30% rule.

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 a two storey side and rear extension and change of use of land to domestic curtilage, which would be located to the northeast side of the existing dwelling.

2. Site and surroundings

- 2.1 The application site contains a detached bungalow. The site is washed over by the Green Belt. To the northwest of the site is the principal access to the application site, connecting to Stoney Lane. To the east is an open field, and barns and outbuildings which support the applicant's livestock business are to the north / northwest of the bungalow.
- 2.2 When approaching the site from Mansfield Road, from Eastwood, it is noted that there are some developments alongside Hall Lane and Stoney Lane, which is the built-up area in Brinsley. After passing 21 Stoney Lane heading towards the application site, the area provides a more rural and open character.
- 2.3 The application site sits at a higher position, separated from Stoney Lane by the main access. It also has a separation distance from the residential developments to the northeast. To the northwest is Cockerhouse Farm, 61 Stoney Lane. To the south is the Mill Farm which has an open view.

3. Relevant Planning History

- 3.1 74/00584/FUL - Construct 2 bed bungalow – conditional permission
- 3.2 77/00545/FUL - Renovate & extend existing house & construct garage (Mill Farm) - conditional permission
- 3.2 86/00378/OUT - Construct detached bungalow (approx 0.045ha) - refused
- 3.3 86/00648/FUL - Site mobile home – refused
- 3.4 95/00419/FUL - Demolish existing and construct new bungalow – refused

4. Relevant Policies and Guidance**4.1 Broxtowe Aligned Core Strategy 2014:**

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

- Policy 3 – 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
- Section 4 - Achieving sustainable development
- Section 13 – Protecting Green Belt land
- Section 14 - Achieving well-designed and beautiful places

5. Consultations

5.1 **Consultees**

- Cllr E Williamson - Brinsley Ward – no comments received
- Brinsley Parish Council – no comments received

5.2 Due to the isolation of the site, no contribution letters were sent to the neighbours. However, a site notice was posted on 9th September 2026 and no comments were received.

6 Assessment

6.1 Principle

6.1.1 The principle of a two storey side and rear extension and change of use of land to domestic curtilage is considered acceptable in regard to the existing character of the dwelling and the surrounding area. However, the proposal must comply with Green Belt policy.

6.2 Design

6.2.1 Policy 10 of Broxtowe Aligned Core Strategy 2014 states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of Part 2 Local Plan 2019 further states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

6.2.2 The proposed extension would be two storeys and would protrude from the existing rear elevation by 6.7m, with the side extension extending to the southeast by 12.7m. It would provide three bedrooms, a living area, office, utility room and bathrooms. The existing ridge height of the dwelling is 5.6m, with an eaves height of 3.5m. The proposed extension would have a gabled roof with a ridge height of 8.4m and an eaves height of 5.3m.

- 6.2.3 To the front, the existing porch would be removed and replaced with three windows. To the southeast side, there would be a bi-fold door connecting to the dining area on the ground floor. A balcony is proposed on the first floor, connecting to the doors serving two bedrooms.
- 6.2.4 To the rear, facing northeast, there would be six windows and two doors, replacing the existing bathroom window. The door on the ground floor would serve the utility room, while the door on the first floor would serve a bedroom and have a Juliet balcony.
- 6.2.5 Although the proposed extension is considered significant and would not be subservient to the host dwelling, the plot is substantial and therefore the massing and scale are considered acceptable. It would not appear overly prominent in the street scene of Stoney Lane because the application property has a separation distance from the road.
- 6.2.6 Based on the information provided, part of the extension would have a white render finish, while part would have a grey stone cladding finish. The materials would not match the existing but the proposed finish would provide a modern appearance and would not significantly harm the rural character of Brinsley.

6.3 Amenity

- 6.3.1 Policy 10 (F) of Broxtowe Aligned Core Strategy 2014 states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 No contribution letters were sent to the neighbours due to the substantial separation distance from the residential properties. However, a site notice was posted on 9th September 2026 for public consultation and no comments were received.

6.4 Access

- 6.4.1 The access route and existing parking arrangements would not be affected, as the proposed extension would not have an impact on access to and from the application site.

6.5 Impact on Green Belt

- 6.5.1 NPPF 2026 Section 13 sets out the objective of Green Belt policy, which is to prevent urban sprawl by keeping land permanently open. It also emphasises that the Government attaches great importance to Green Belts, the essential characteristics of which are their openness and permanence.

- 6.5.2 NPPF 2026 Policy GB6 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Policy GB7 (1b) further indicates that development considered inappropriate in the Green Belt includes an extension or alteration that results in a disproportionate increase in the size compared to the original building. It is required to demonstrate a very special circumstances outweighs the harm to Green Belt.
- 6.5.3 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, which state that 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.
- 6.5.4 It is acknowledged that the proposal involves a change of use of land to domestic curtilage. The change of use would potentially harm the openness of Green Belt but this alone does not warrant a refusal.
- 6.5.5 The applicant has confirmed that the existing volume of the dwelling is 310m³ and the proposed development would result in a total volume of approximately 775m³, representing an increase of approximately 150%. This increase in volume would be considered to be a disproportionate addition and would therefore be contrary to Policy 8 of the Part 2 Local Plan 2019. It would also be considered as an inappropriate development which would be harmful to Green Belt under NPPF Policy GB6 and GB7.
- 6.5.6 A statement setting out Very special circumstances has been submitted by the applicant. The supporting statement indicates that the proposal is to provide suitable accommodation for an independent relative who experiences mobility difficulties and to accommodate growing family requirements, and support an established rural business. These benefits are not considered to amount to very special circumstances because they are private interests rather than public interests. They are insufficient to outweigh the harm to the Green Belt and therefore warrant a refusal.

7. Planning Balance

- 7.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers and would not have significant impact on neighbouring amenity. It also would not significantly harm the openness of the rural character in Brinsley.
- 7.2 The negative impact is that the development would be an inappropriate development within the Green Belt, and the applicant has not demonstrated strong arguments to establish very special circumstances which would allow development over and above the 30% threshold.

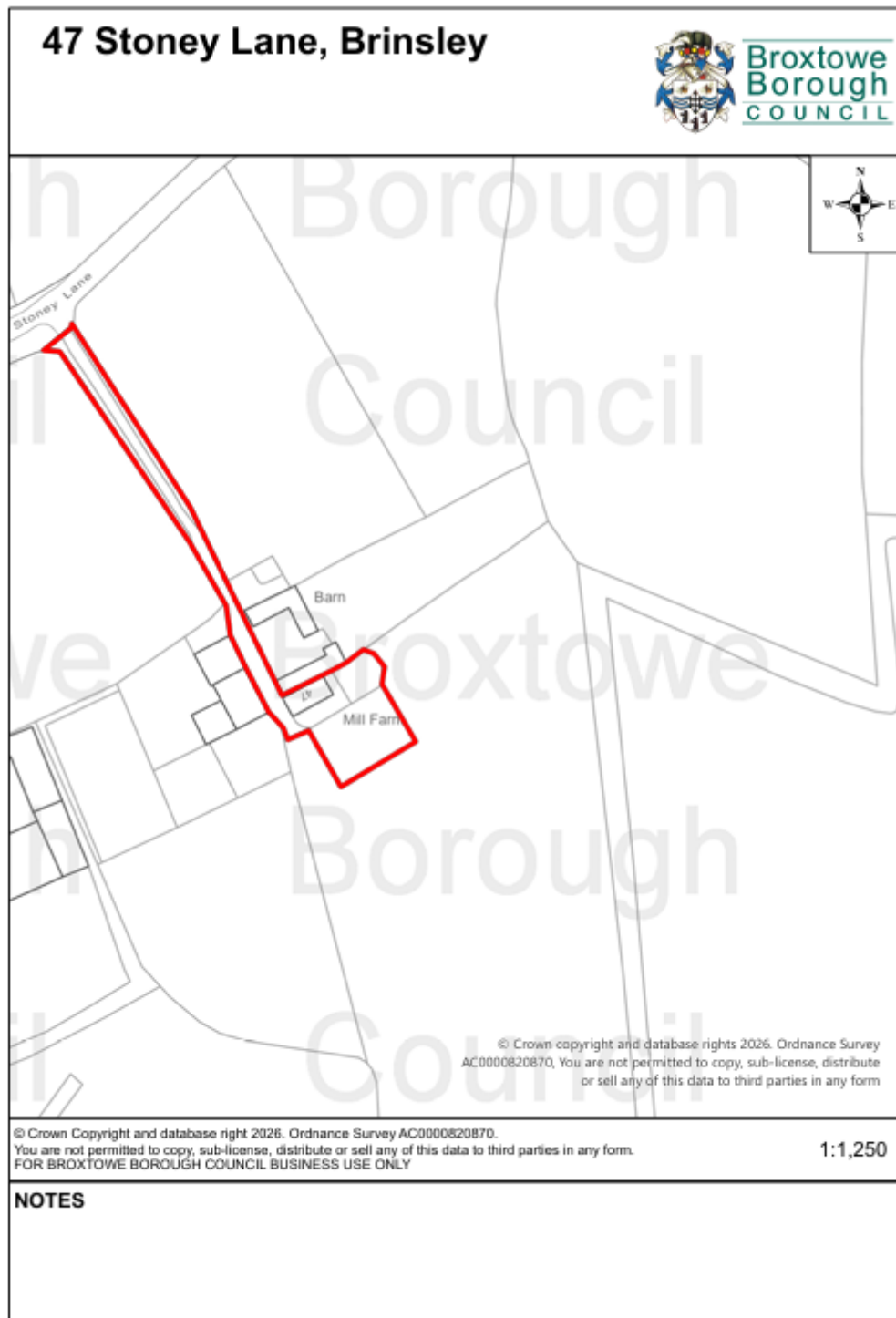
- 7.3 On balance, the negative impacts, in respect of Green Belt policy, are considered to carry sufficient weight to outweigh the benefits of the proposal.

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 given delegated authority to refuse the development for the following reason:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extensions represent a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of 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: Protecting Green Belt Land of the NPPF 2026 and there are no other material considerations that justify treating this proposal as an exception.

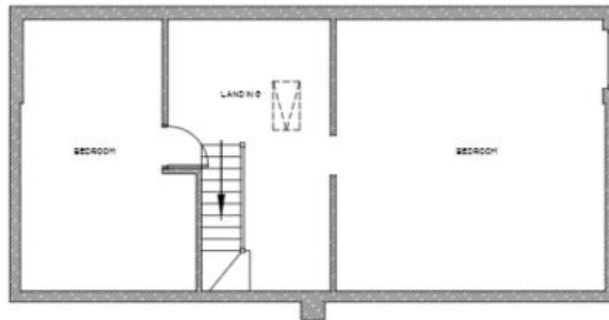
Map



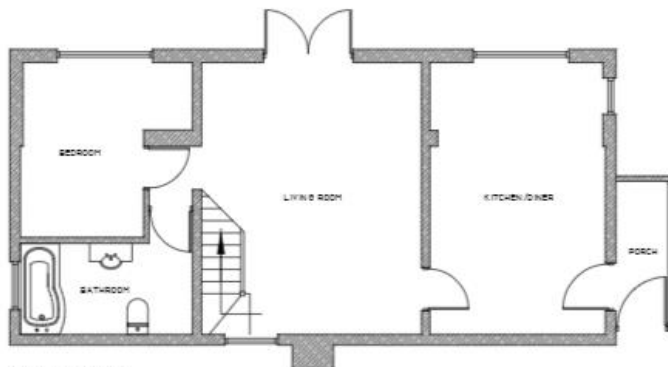
Plans (not to scale)

Existing Floor Plan

EXISTING LAYOUTS
SCALE 1:50



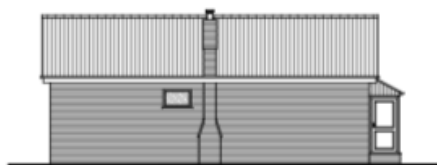
FIRST FLOOR



GROUND FLOOR

Existing Elevations

EXISTING ELEVATIONS
SCALE 1:100



SIDE



FRONT

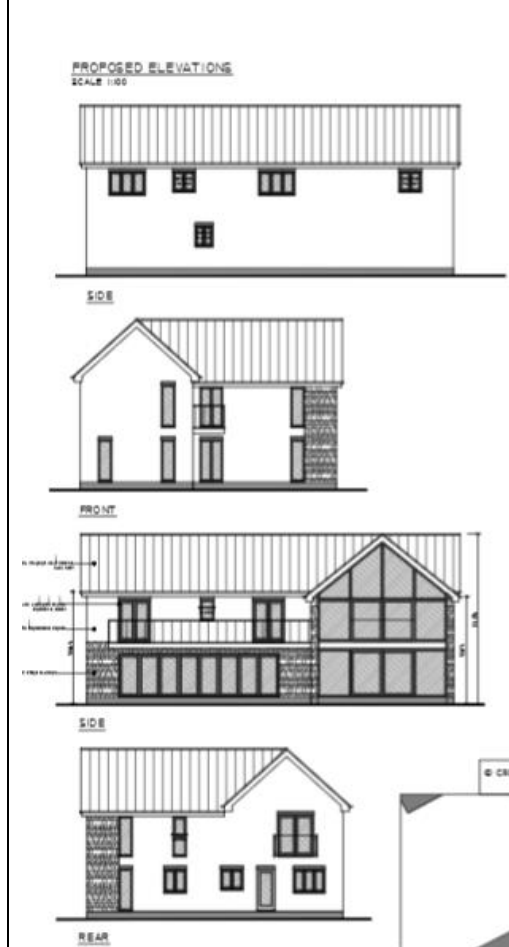


SIDE



REAR

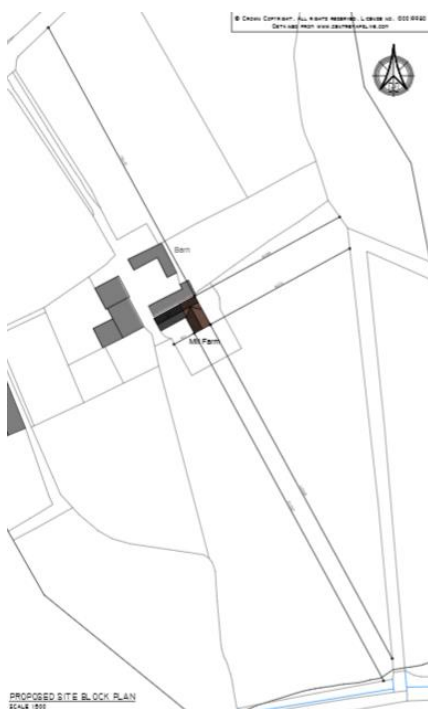
Proposed Elevations



Proposed Floor Plan



Proposed Block Plan



Report of the Chief Executive

APPLICATION NUMBER:	26/00090/REG3
LOCATION:	Land Off Giltway Giltbrook
PROPOSAL:	Construct 3 buildings (9 units) Use Class E(g)(iii) employment starter units

The application is brought to the Committee as the applicant is Broxtowe Borough Council.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the construction of three buildings (9 units) Use Class E(g)(iii) employment starter units.

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 permission for the development as described in paragraph 1.1 above.
- 3.2 Broxtowe Borough Council applied for and was successful in being awarded £16.5 million in January 2023 for government funding for a project called 'Kimberley Means Business' (formerly known as 'Levelling Up Fund'). Part of the bid is based on the need to deliver new business premises to increase opportunities in response to local levels of socio-economic deprivation. The Levelling Up Funding (LUF) must be spent by March 2028.
- 3.3 The site is situated on a strip of land between Essentra Giltbrook Industrial Park to the north and A610 to the south. To the north-west includes existing residential properties off Davenport Drive and to the east a private commercial access which serves Ikea. The site is in the built-up area of Giltbrook. The site currently is vacant land, previously the site was used as storage associated with the housing development accessed off Smithurst Road which was completed approximately in 2019-2020. Part of this funding has been spent on the first industrial site project which was granted permission and has been constructed at Viaduct Industrial Park off Shile Way, Awsworth. Funding for this second industrial project has been supplemented by a Greening Growth grant from the East Midlands Combined County Authority. In broad terms, approximately £3 million has been allocated for the proposed units at Giltway.
- 3.4 The main issues relate to whether the principle of the development is acceptable; the impact on the character and appearance of the area; the impact on living conditions of neighbouring properties; the impact on highway safety and biodiversity.

- 3.5 The development would result in wholesale changes to vacant land; therefore, the proposal would have an impact on the character and appearance of the area. The development would also have some impact on amenity, highway safety and short-term disruption relating to the formal re-routing of a public footpath (Greasley FP81). Notwithstanding this, it is considered any negative impacts have been mitigated by design and by way of planning condition. The development would make effective use of vacant land delivering three light industrial buildings for the borough to support local starter businesses. These matters carry significant weight in line with the aims of the NPPF (2026), and subject to compliance with conditions listed below, it is considered that overall, the benefits of the development would outweigh any negative impacts.

4. Financial Implications

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

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

5. Legal Implications

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

6 Data Protection Compliance Implications

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

7. Background Papers:

- 7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks full planning permission for the construction of three light industrial buildings including 9 units Use Class E(g)(iii).
- 1.2 The revised drawings submitted include minor changes to the positioning of the proposed units to improve the layout allowing for adequate roadway and pavement widths. The amended and enlarged application site boundary includes the formal re-routing of a public footpath north of the units on a higher land level. The proposed layout includes three linear blocks occupying the southern side of the site. This leaves a continuous servicing corridor north of the units. The existing access off Giltway is retained.
- 1.3 Further amended drawings were submitted 9th October demonstrating a revised design for the construction of the new footpath including a retaining wall, rather than gabion wall construction.

2. Site and surroundings

- 2.1 The site is situated on a strip of land between Essentra Giltbrook Industrial Park to the north and A610 to the south. To the north-west includes existing residential properties off Davenport Drive and to the east a private commercial access which serves Ikea. The site is land which is in the built-up area of Giltbrook. The site currently is vacant, previously it was used as storage in association with the adjacent housing development which was completed approximately 2019-2020.
- 2.2 The land levels of the site fall north to south. An existing vehicle access serves the site from Giltway to the north-east. The existing legal route of a public footpath runs through the site, however the site currently has been enclosed by temporary mesh fencing and the public footpath has been informally re-routed around the southern boundary of the site.
- 2.3 The site is situated close to residential properties and heavy industrial / commercial units.

3. Relevant Planning History

- 3.1 The site has no recent planning history.

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 1: Climate Change
- Policy 2: The Spatial Strategy

- Policy 4: Employment Provision and Economic Development
- Policy 10: Design and Enhancing Local Identity
- Policy 14: Managing Travel Demand
- Policy 17: Biodiversity
- Policy 19: Developer Contributions

4.2 **Part 2 Local Plan 2019:**

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

- Policy 1: Flood Risk
- Policy 17: Place-Making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground conditions
- Policy 20: Air Quality
- Policy 21: Unstable Land
- Policy 31: Biodiversity Assets
- Policy 32: Developer Contributions

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

- Section 4 - Achieving sustainable development (S3, S4)
- Section 7 - Building a strong, effective economy (E2)
- Section 12 - Making effective Use of Land (L2)
- Section 14 - Achieving well-designed places (DP3, DP4)
- Section 15 - Promoting sustainable transport (TR3, TR4, TR6, TR8)
- Section 17 - Pollution, public protection and security (P2, P3)
- Section 18 – Managing flood risk and coastal change (F4, F8)
- Section 19 - Conserving and enhancing the natural environment (N2, N3)

5. Consultations

- 5.1 **Broxtowe Borough Council - Refuse and Waste** – Recommended bin provision.
- 5.2 **Broxtowe Borough Council Environmental Health** – No objections subject to conditioning foundation design, construction noise, construction method statement, operational noise and external lighting; in the interests of protecting the amenity of neighbouring properties.
- 5.3 **Broxtowe Borough Council Ecology Officer** – The application fails to demonstrate 10% biodiversity net gain. The revised submitted BNG metric shows a net biodiversity loss of minus -49.87%. It is recommended that precautionary working measures are conditioned.
- 5.4 **Broxtowe Borough Council Tree Officer** – No objections.
- 5.5 **NCC Lead Local Flood Authority** – No objections subject to conditioning a detailed surface water drainage scheme based on the principles contained in the submitted drainage strategy in support of the application.

5.6 **NCC Planning Policy** – No comments.

5.7 **NCC Highways** – No objections subject to conditioning parking / turning areas to be provided and laid in a hard bound material prior to the use commencing and wheel washing facilities are used during the construction phase.

5.8 **NCC Public Rights of Way** – No objections.

5.9 **Coal Authority** – No objections.

5.10 **Resident comments:**

First consultation: 1 objection received raising the following objections:

- Encroachment of neighbours land caused by proposed security fencing.
- Noise impact during construction and operation.
- Loss of light caused by the proposed buildings.
- Loss of privacy.
- Proximity of units causes security risk to existing adjacent housing.

Second consultation: 0 comments received.

6. Assessment

6.1 Principle

6.2 The site is located in the built-up area of Giltbrook, as such the general principle of commercial development is considered to be acceptable in this location.

6.3 Section 4 of the NPPF highlights the importance of sustainable patterns of development by maximising the potential for growth on suitable land within settlements. Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

6.4 In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

- a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

- ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.
- 6.5 In light of the above, the location of the site in the built-up area should be afforded weight. The proposal will be assessed against the following material considerations.
- 6.6 Design
- 6.7 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials, architectural style and detailing. Policy 17 of the Part 2 Local Plan 2019 states permission will be granted for development which integrates into its surroundings and creates a place with a locally-inspired or otherwise distinctive character.
- 6.8 The site is a long, narrow strip between Giltway and Davenport Drive. The A610 lies immediately to the south, with industrial premises and a landscaped margin to the north. Residential properties lie to the west and north-west, with the nearest neighbouring property being 1 Davenport Drive.
- 6.9 The revised drawings submitted include minor changes to the positioning of the proposed units to allow for adequate roadway and pavement widths. The amended and enlarged application site boundary includes the formal re-routing of a public footpath north of the units on a higher land level. The proposed layout includes three linear blocks occupying the southern side of the site. This leaves a continuous servicing corridor to the north of the units. The existing access off Giltway is retained.
- 6.10 Block 3 is at the west, Block 2 in the centre and Block 1 at the east. The proposal comprises three single-storey commercial blocks containing nine separately accessed premises. Block 1 (east) would provide approximately 285m², Block 2 (centre) 429m² and Block 3 (west) 340m²; totalling 1,054m². The overall roof heights are 7.844m for Block 1, 8.045 m for Block 2 and 8.225 m for Block 3. Three separate blocks break the long frontage and retain turning space between buildings. The mono-pitch profile and consistent

material palette relate to the adjoining industrial setting. The proposed materials would be red brick lower walls and metal cladding above.

- 6.11 The landscape strategy combines the raised northern path and a retaining wall. Security fencing would be installed between the operational yard and revised public footpath.
- 6.12 It is considered that the proposal is acceptable with regards to design related policy 10 of the Aligned Core Strategy and policy 17 of the Part 2 Local Plan. Furthermore, it is considered the proposed design would comply with national policy DP3 and DP4 of the NPPF.
- 6.13 Amenity
- 6.14 Policy 10 of the Aligned Core Strategy states that the impact of a development on neighbour amenity will be a consideration. Policy 17 of the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties. Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Part 2 Local Plan states that permission will not be granted for development that would result in an unacceptable level of pollution or contamination of groundwater resources.
- 6.15 The nature of the proposal is such that it is likely to generate noise associated with the operation of the employment units and comings and goings linked with the site. The proposed use is for light industrial (Use Class E (g)(iii), which includes industrial processes which can be carried out in any residential area without causing detriment to the amenity of the area. The closest sensitive receptor to the site is 1 Davenport Drive approximately 15m from the nearest end unit. It is understood that the development would be served by vehicles smaller than a HGV which would have a lower level of noise emission.
- 6.16 Environmental Health have provided no objections subject to conditions including foundation design, construction and operational noise. Environmental Health have recommended conditions to help reduce noise and disturbance associated with the construction and operation of the development.
- 6.17 Amended drawings were submitted demonstrating an enlarged application site to the north of the proposed units. The purpose of the larger site area was to create additional space for vehicular access to the units and to re-route the existing public footpath that currently runs through the site east to west. Due to the varying land levels of the site, it is proposed that the revised route of the public footpath be positioned at a higher land level by approximately 2m in relation to the finished floor level of the industrial unit premises. The new

proposed re-route of the public footpath has been assessed in terms of any potential loss of privacy impact on the nearest residential property caused by the difference in land levels. Due to the separation distance of the public footpath and the rear garden of 1 Davenport, subject to the installation of a timber fence to screen any potential loss of privacy concerns; it is considered that the amenity of neighbouring occupiers would not be adversely impacted.

- 6.18 Having regard to the above and subject to the aforementioned conditions, it is considered that the impact on residential amenity would be acceptable in accordance with policy 10 of the Aligned Core Strategy, policy 17 of the Part 2 Local Plan and policy L2 and P3 of the NPPF.

6.19 Access

- 6.20 NPPF policy TR6 (4) states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.
- 6.21 The existing eastern access from Giltway would be retained leading to the north-facing unit entrances. Gaps between the blocks provide the turning/loading areas required. This also includes for deliveries and servicing. Those spaces will be retained for that purpose and kept clear of informal parking and storage. Parking is arranged mainly at the eastern end, with a smaller western group. Fourteen parking spaces and two accessible spaces are identified, one at each end, and two EV charging locations are shown. This would meet the minimum parking requirements for the floorspace proposed. NCC Highways have provided no objections subject to conditioning parking areas to be provided prior to the use commencing in a hard bound material and wheel washing facilities used during the construction period. A revised site plan has been provided which demonstrates two bin store locations. Given the commercial nature of the proposal, it is intended private refuse collection would be used.
- 6.22 The submitted PRow plan distinguishes the route currently walked from the recorded legal lines of Greasley Footpath 81 and Greasley Bridleway 105. The application has been designed to incorporate a revised route for the public footpath. The siting of the new public footpath has been carefully considered to ensure adequate natural surveillance of the pedestrian route in the interests of public safety and anti-social behaviour deterrent. A 2m clear-width northern footpath is proposed, with an eastern connection to the existing pavement and western connections to the adjoining public rights of way network. Its alignment is outside the operational yard. The level change,

retaining wall construction, fencing and planting provide physical separation from loading and vehicle movements. A condition has been added requiring details of the design, floor levels and maintenance responsibilities of the new footpath and retaining wall.

- 6.23 The applicant will progress the necessary public path order with the Nottinghamshire County Council's Rights of Way service. However, the formal re-routing process would follow after planning permission is granted. NCC PRow have agreed in principle to the re-routing and have provided no objections to the application.
- 6.24 The site is in a sustainable location. Having regard to the location of the site, the retention of the existing access, the proposed parking and turning arrangements and the absence of an objection from the Highway Authority, the development is not considered to result in an unacceptable impact on highway safety or a severe cumulative impact on the highway network. As such it is considered the proposal would comply with policy 17 of the Part 2 Local Plan and policy TR3, TR4, TR6, TR8 of the NPPF.
- 6.25 Biodiversity Net Gain, Ecology and Trees
- 6.26 The application has been supported by Preliminary Ecological Appraisal Report and Biodiversity Net Gain report. Broxtowe ecology officer provided no objections subject to conditioning pre-cautionary working measures to restrict any clearance works between 1st March and 31st August inclusive in the interests of limiting disruption to nesting birds. There are no trees on site that would be affected. As such, the Council's tree officer has provided no objections.
- 6.27 The assessment of the development proposed for the site, would result in a net loss of biodiversity units across the site area from 0.84 units to 0.42 units resulting in -49.87 onsite BNG. The applicant has confirmed an intention to meet the biodiversity gain objective through registered off-site biodiversity gains. The precise off-site provision and allocation would be addressed through the Biodiversity Gain Plan, which must be approved before development commences. Subject to the biodiversity net gain planning condition, the development would achieve 10% in the form offsite enhancements. As such, it is considered that the application would comply with Schedule 7A of the Town and Country Planning Act 1990.
- 6.28 Other matters
- 6.29 The site partly lies in a high-risk coal mining risk area. The Coal Authority notes the submitted coal mining risk assessment and is satisfied that the issue of the potential for coal mining legacy to affect the proposed development has

been adequately investigated. As such, no further investigation secured by planning condition would be necessary.

- 6.30 The site lies within Flood Zone 1 and therefore is at a low risk of flooding. Nottinghamshire County Council Lead Local Flood Authority have confirmed no objections to the proposed development subject to conditioning a detailed surface water strategy be submitted for approval prior to the commencement of the development.
- 6.31 Developer contributions have not been sought for this development as it is a Council application.
- 6.32 The concern regarding possible encroachment onto neighbouring land is noted. Land ownership and boundary disputes are private civil matters and do not alter the planning assessment. The applicant is responsible for ensuring that development is undertaken only on land under its control or with the relevant landowner's agreement.
- 6.32 Planning Balance
- 6.33 The development would result in wholesale changes to vacant land; therefore, the proposal would have an impact on the character and appearance of the area. The development would also have some impact on amenity, highway safety and short-term disruption relating to the formal re-routing of a public footpath (Greasley FP81). Notwithstanding this, it is considered any negative impacts have been mitigated by design and by way of planning condition. The development would make effective use of vacant land delivering three light industrial buildings for the borough to support local starter businesses. These matters carry significant weight in line with the aims of the NPPF (2026), and subject to compliance with conditions listed below, it is considered that overall, the benefits of the development would outweigh any negative impacts.

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 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.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix	
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 drawings received by the Local Planning Authority on the following dates: • Location plan No. 13 • Proposed site section E-E No. 05 • Proposed plans and section unit 1 No. 07 • Proposed elevations unit 1 No. 08 • Proposed plans and section unit 2 No. 09 • Proposed elevations unit 2 No. 10 • Proposed plans and section unit 3 No. 11 • Proposed elevations unit 3 No. 12 (Received by the Local Planning Authority 24/09/26) • Proposed site plan No. 01 A • Proposed site plan (public right of way and levels) No. 03 B • Proposed site section D-D No. 04 C • Proposed site plan - northern path levels & gradients No. 14 (Received by the Local Planning Authority 09/10/26) • Proposed site-scale elevations No. 06 C (Received by the Local Planning Authority 13/10/26) <i>Reason: For the avoidance of doubt.</i>
3.	No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in

	accordance with the approved details prior to completion of the development. The scheme to be submitted shall: • Demonstrate that the development will use Sustainable Drainage Systems (SuDS) as a primary means of surface water management. Design should be in accordance with CIRIA C753, Policy F8 of the National Planning Policy Framework (2026) and the National Standards for Sustainable Drainage Systems (SuDS) 2025, applying a 'SuDS approach', so that: - The surface water drainage system should incorporate attenuation at multiple points across the development, rather than a single attenuation feature located prior to the point of discharge, unless justification is provided. - At least the first 5mm of rainfall for the majority of rainfall events does not result in runoff from the site to surface waters or piped drainage systems. - Surface water and groundwater is protected by managing the quality of the surface water runoff to adequately address water quality risks from the development. - Benefits are maximised for amenity through the creation of multi-functional places and landscapes. - Benefits are maximised for biodiversity throughout the development lifecycle. Evidence shall be provided that the approach to managing runoff from 'everyday' rainfall has been developed alongside and in support of the management of runoff quality and the delivery of amenity and biodiversity benefits. Note: The LLFA does not consider oversized pipes or box culverts as sustainable drainage. • Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area. • Provide details of a proven outfall from site in accordance with the drainage hierarchy. The following options should be considered in order of preference, as stated in the National Standards for Sustainable Drainage Systems (SuDS) 2025: - Priority 1: collected for non-potable use - Priority 2: infiltrated to ground - Priority 3: discharged to an above ground surface water body - Priority 4: discharged to a surface water sewer, or another piped surface water drainage system - Priority 5: discharged to a combined sewer
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	• Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets. • Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods. - No surcharge shown in a 1 in 1 year. - No flooding shown in a 1 in 30 year. - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm. • Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site. • Details of STW approval for connections to existing network and any adoption of site drainage infrastructure. • Evidence of approval for drainage infrastructure crossing third party land where applicable. • Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site. • Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness. <i>Reason: To ensure the development has sufficient surface water management in accordance with the aims of policy 1 of the Part 2 Local Plan (2019), Policy 1 of the Aligned Core Strategy (2014) and the NPPF (2026).</i>
4.	Statutory Biodiversity - Deemed Condition Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021. The effect of the relevant paragraphs of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

	a. a Biodiversity Gain Plan has been submitted to the planning authority, and b. the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Broxtowe Borough Council. Key Requirements: A Biodiversity Gain Plan (BGP) must be submitted to the Local Planning Authority, in writing no earlier than the day after planning permission has been granted and should be in accordance with the BNG Metric received by the Local Planning Authority on 21 September 2026, prepared by Elton Ecology Ltd. The biodiversity gain plan must include: (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; (b) the pre-development biodiversity value of the onsite habitat; (c) the post-development biodiversity value of the onsite habitat; (d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development; (e) any biodiversity credits purchased for the development; and (f) any such other matters as the Secretary of State may by regulations specify. When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant. Template available here; https://www.gov.uk/government/publications/biodiversity-gain-plan <i>Reason: To ensure the development delivers a biodiversity net gain on or off site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.</i>
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5.	No development shall commence until details of any necessary ground compaction, piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented in accordance with the approved details. <i>Reason: To protect nearby occupants from excessive construction noise and vibration in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
6.	Details of floodlighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be constructed only in accordance with the approved details. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
7.	No development hereby permitted shall commence until wheel washing facilities have been installed on the site in accordance with details first submitted to and approved in writing by the LPA. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road. <i>Reason: In the interests of highway safety and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019).</i>
8.	No development within the full planning permission phase hereby approved shall take place until a Construction Method Statement (CMS) / Construction Environmental Management plan (CEMP)

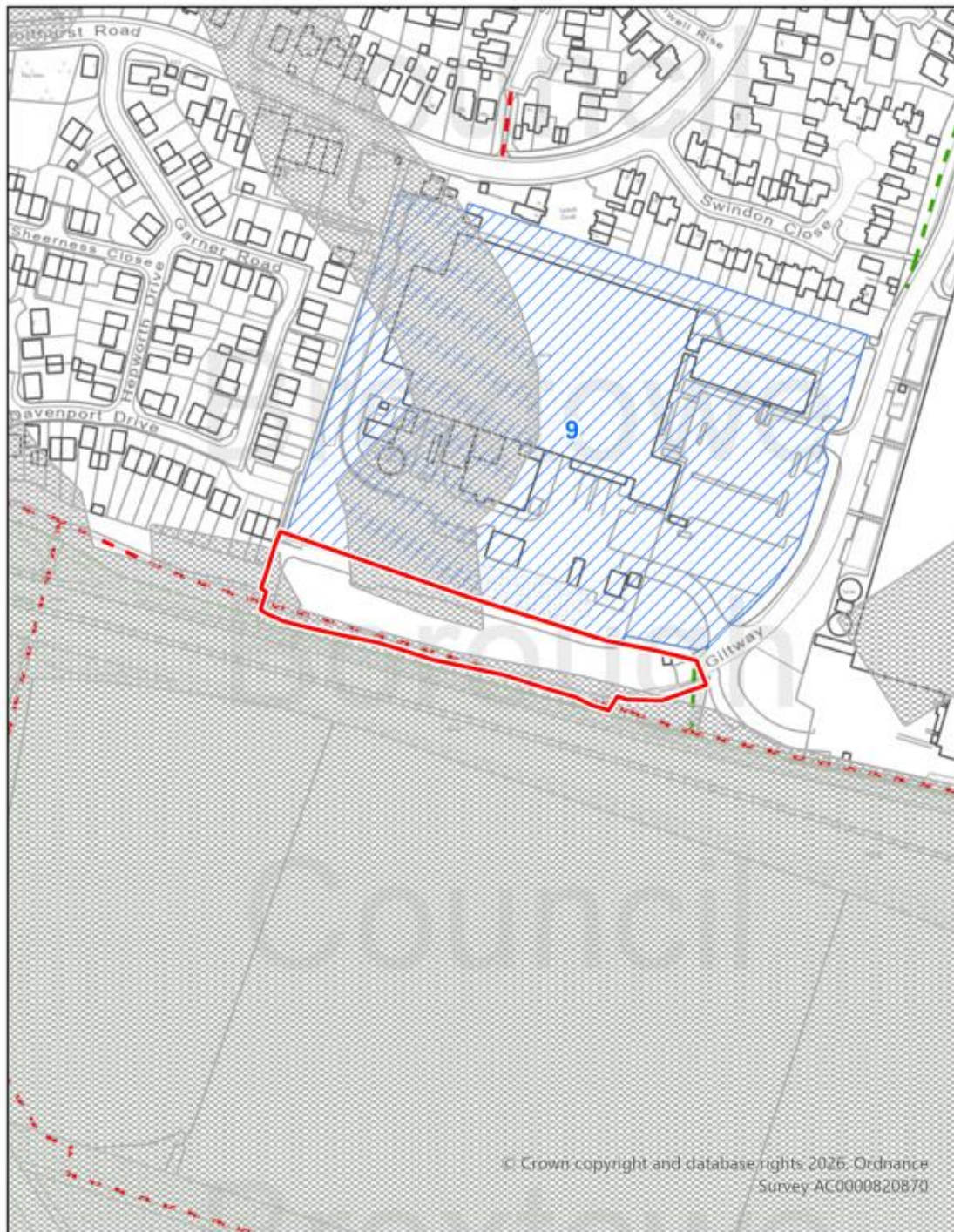
	has been submitted to and approved in writing by the Borough Council. The statement shall include: a) The means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction / demolition of the development; e) a scheme for the recycling/disposal of waste resulting from construction works; and f) details of fugitive dust and construction noise control to be used during the construction phase. The approved statement shall be adhered to throughout the construction period. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
9.	No development above slab level shall commence until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details: (a) numbers, types, sizes and positions of proposed trees and shrubs (b) proposed boundary treatments (c) proposed hard surfacing treatment (d) proposed external lighting details (e) planting, seeding/turfing of other soft landscape areas The approved scheme shall be carried out strictly in accordance with the agreed details. <i>Reason: In the interests of visual amenity and in accordance with Policies 17 and 31 of the Part 2 Local Plan (2019) and Policies 10 and 17 of the Aligned Core Strategy (2014).</i>
10.	No development above slab level shall commence until written and illustrative details of the siting, design and finished levels of the new footpath and retaining wall have been submitted to and approved in writing by the Local Planning Authority. Details must include the proposed surfacing and long-term maintenance of the new footpath. No commercial unit shall be occupied until the new

	footpath has been provided in accordance with the approved details. <i>Reason: To ensure the construction of the new footpath is safe for future users in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and policy TR8 of the NPPF (2026).</i>
11.	Prior to any construction above foundations level, a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum, the incorporation of features within the development for roosting bats, bees and nesting swifts. The enhancement scheme shall be implemented in accordance with the agreed details as construction proceeds and completed prior to the first occupation of the development. <i>Reason: In the interests of securing biodiversity enhancements in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy Part 1 Local Plan (2014).</i>
12.	No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 2026-2198 02a. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles. <i>Reason: In the interests of highway safety and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019).</i>
13.	No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or Bank Holidays. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
14.	No removal of shrubs and scrub shall take place between 1st March and 31st August inclusive unless a survey to assess the nesting bird activity on the site during this period and a scheme to protect the nesting birds has first been submitted to and approved in writing by the Local Planning Authority. No shrubs or scrub shall be removed between 1st March and 31st August inclusive

	other than in accordance with the approved bird nesting protection scheme. <i>Reason: In the interests of securing the protection of protected species in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy (2014).</i>
15.	All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or beyond the red line of the application site to which the application refers. <i>Reason: To protect the amenity of neighbouring residents in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
16.	The total rating level resulting from the use of any plant, machinery or equipment hereby installed pursuant to this permission, shall not exceed the existing background sound level when measured according to British Standard BS4142:2014, at a point one metre external to the nearest noise sensitive premises. <i>Reason: To protect existing residents from excessive plant noise in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
17.	The premises shall not be used except between 07.30-21.00 hours Monday to Saturday and at no time on Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority. <i>Reason: To protect the amenity of neighbouring residents in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
18.	Deliveries by commercial vehicles shall not be permitted except between 07.30-21.00 hours Monday to Saturday and at no time on Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority. <i>Reason: To protect the amenity of neighbouring residents in accordance with the aims of Policy 19 of the 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.	As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address or addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
3.	If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Map

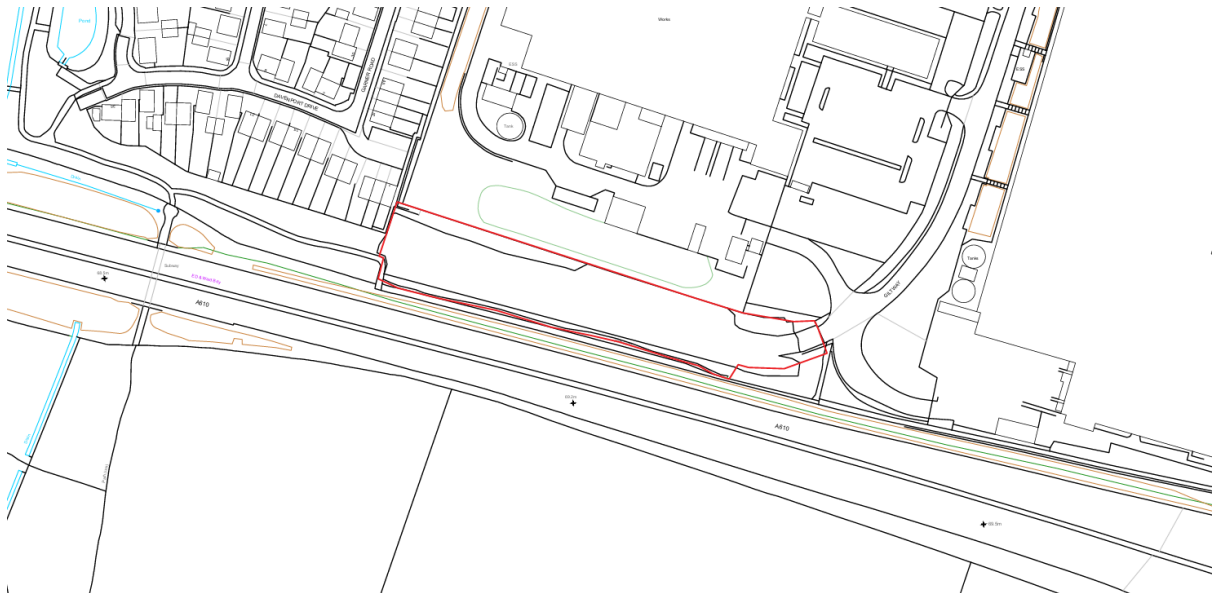


- Site
- Green Belt
- Byway open to all traffic
- Bridleway
- Footpath
- Coal Referral Area
- Existing Employment Sites

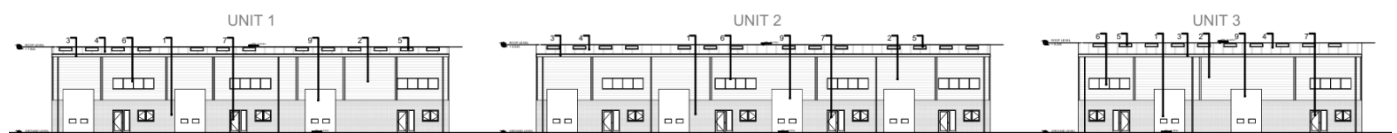
Policy 9

Plans (not to scale)

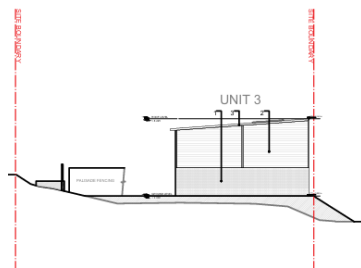
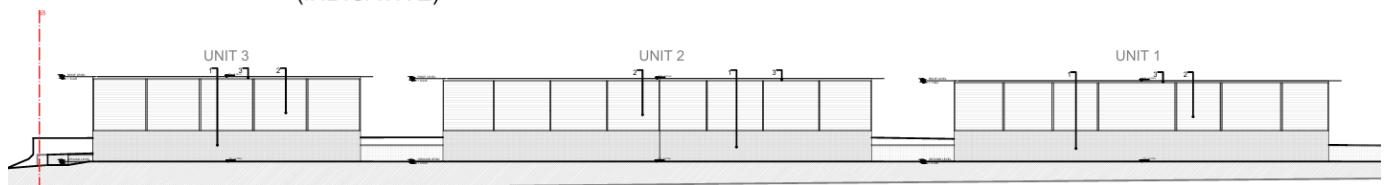
Site Location Plan



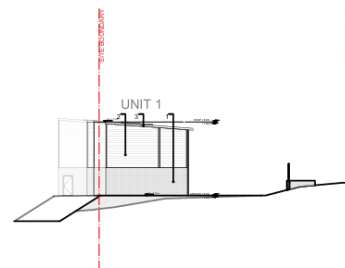
Proposed Elevations



PROPOSED NORTH ELEVATION
(INDICATIVE)



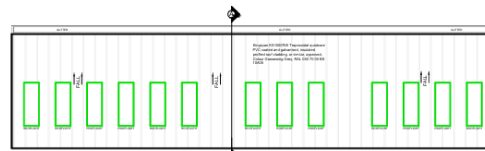
PROPOSED WEST ELEVATION
(INDICATIVE)



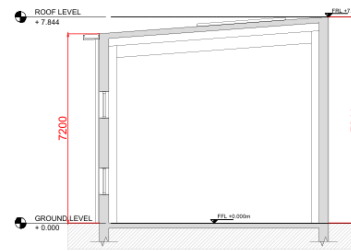
PROPOSED EAST ELEVATION
(INDICATIVE)

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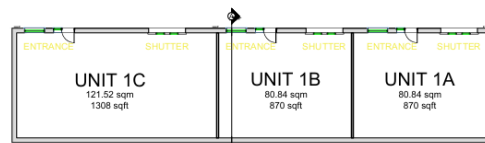
Proposed Floor Plans and Sections



PROPOSED ROOF PLAN - UNIT 1
SCALE: 1:200



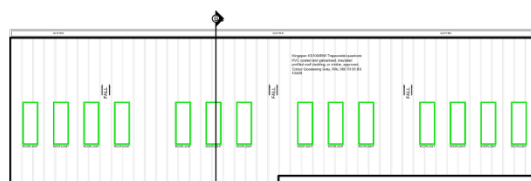
PROPOSED SECTION A-A - UNIT 1
SCALE: 1:100



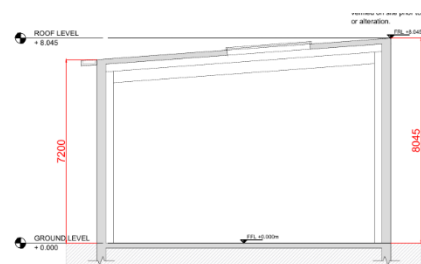
PROPOSED FLOOR PLAN - UNIT 1
SCALE: 1:200



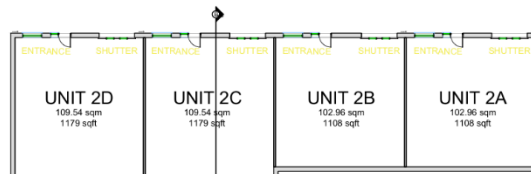
SITE PLAN KEY
SCALE: 1:1250



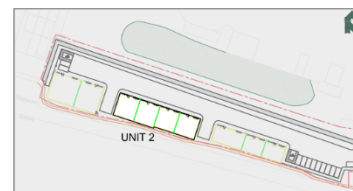
PROPOSED ROOF PLAN - UNIT 2
SCALE: 1:200



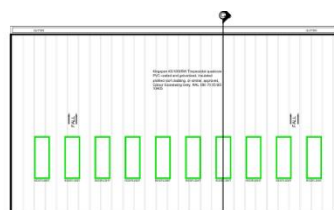
PROPOSED SECTION B-B - UNIT 2
SCALE: 1:100



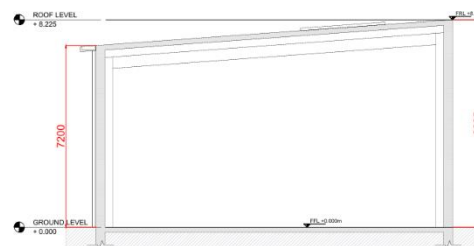
PROPOSED FLOOR PLAN - UNIT 2
SCALE: 1:200



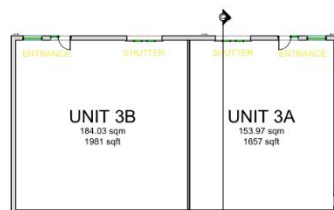
SITE PLAN KEY
SCALE: 1:1250



PROPOSED ROOF PLAN - UNIT 3
SCALE: 1:200



PROPOSED SECTION C-C - UNIT 3
SCALE: 1:100

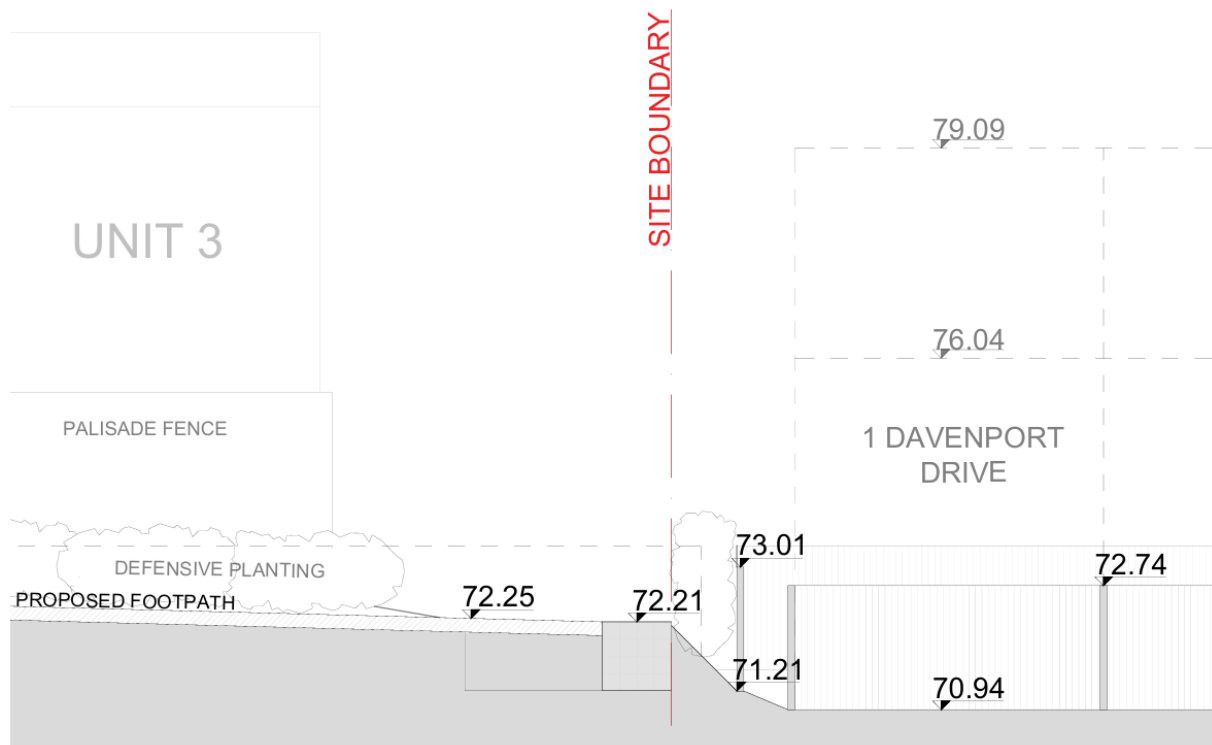
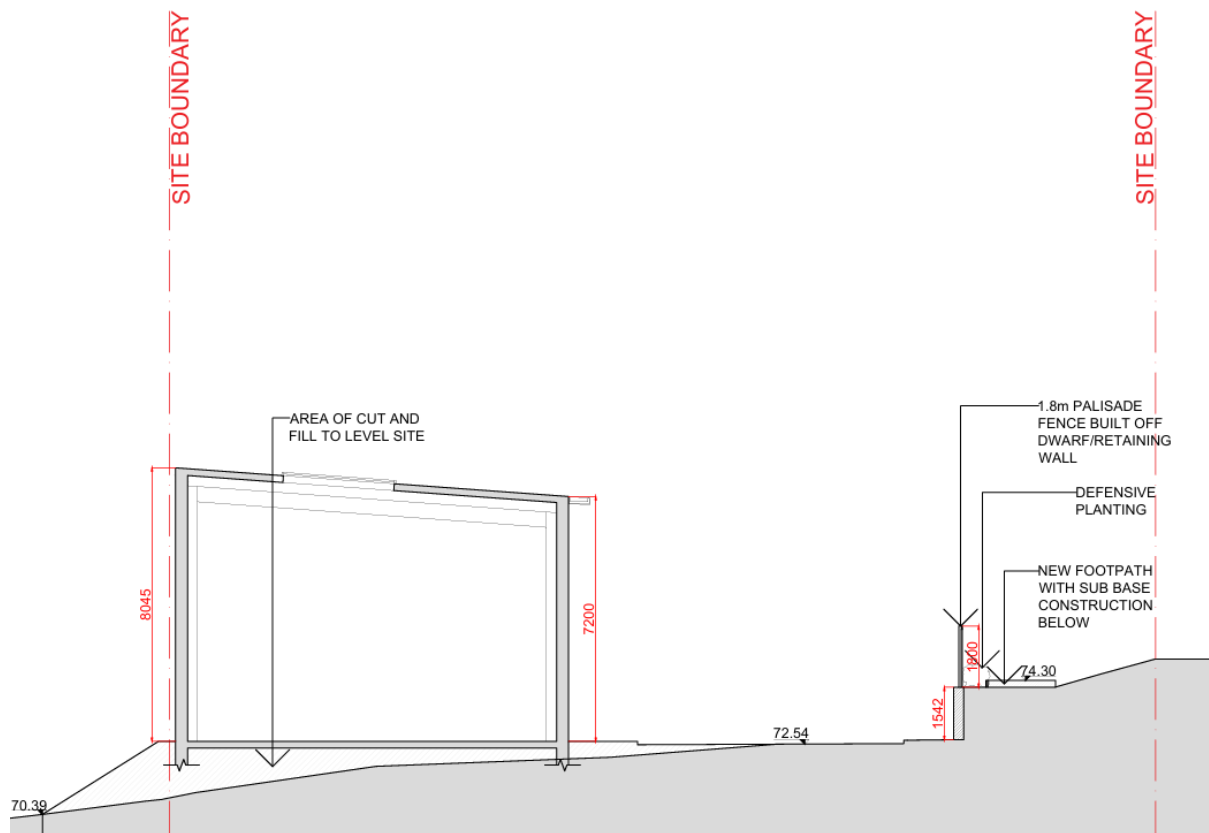


PROPOSED FLOOR PLAN - UNIT 3
SCALE: 1:200



SITE PLAN KEY
SCALE: 1:1250

100 Metres
Scale of 1:1250, 1:2500, 1:5000
North Arrow



BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
31 August 2026 to 2 October 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 Paul Wilkinson Nottinghamshire Wildlife Trust	26/00246/FUL
Site Address	:	Bridleway Bridge Attenborough Nature Reserve Barton Lane Attenborough Nottinghamshire NG9 6DY	
Proposal	:	Demolish defunct bridleway bridge and foundations and erect new, replacement bridge.	
Decision	:	Conditional Permission	
Applicant	:	Mr Mohammad Hassan Azad	26/00396/CLUP
Site Address	:	Flat 1 14 Ireton Grove Attenborough Nottinghamshire NG9 6BJ	
Proposal	:	Certificate of Lawfulness for Proposed Use to combine 2 flats into one dwelling,	
Decision	:	Approval - CLU	
Applicant	:	Mr & Mrs Northmore	26/00491/FUL
Site Address	:	5 Karen Gardens Chilwell Nottinghamshire NG9 5DX	
Proposal	:	Construct two storey rear extension, single storey side extension and boundary fencing to front elevation.	
Decision	:	Conditional Permission	
Applicant	:	Mr Greg Rudman Zombie Infection Ltd	26/00496/FUL
Site Address	:	2 Tissington Close Chilwell Meadows Business Park Attenborough Nottinghamshire NG9 6QG	
Proposal	:	Change of use of an existing Class B8 (Storage and Distribution) building to a Sui Generis indoor immersive leisure attraction (Zombie Checkpoint). Internal alterations. Retention of parking, servicing and access.	
Decision	:	Conditional Permission	
Applicant	:	Dr M Amaning	26/00498/VOC
Site Address	:	9 Cator Lane Chilwell Nottinghamshire NG9 4AX	
Proposal	:	Variation of condition 2 (drawings) of planning reference 22/00709/FUL	
Decision	:	Conditional Permission	
Applicant	:	Mr Ben Parks	26/00502/FUL
Site Address	:	8 Karen Gardens Chilwell Nottinghamshire NG9 5DX	
Proposal	:	Construct first floor rear extension	
Decision	:	Refusal	
Applicant	:	Mr Richard Greene	26/00522/CAT
Site Address	:	Ireton House 15 Church Lane Attenborough Nottinghamshire NG9 6AS	
Proposal	:	Sycamore - Cut back several lower branches to clear drive	
Decision	:	No Objection	
Applicant	:	Mrs Maria Iacolino	26/00535/CAT
Site Address	:	212 High Road Chilwell Nottinghamshire NG9 5DB	
Proposal	:	Yew tree: Reduce to sit 1 metre below BT cable and shape sides accordingly. Beech tree: Reduce height by up to 2m, and laterals by 1m. Crown lift to 4m.	
Decision	:	Conditional Permission	
Applicant	:	Mr P Betts	26/00538/TPOW
Site Address	:	184 High Road Chilwell Nottinghamshire NG9 5BB	
Proposal	:	TPO/CHI/01/G17 - Silver Birch Tree - Removal of rotting branch overhanging Woodland Grove	
Decision	:	Conditional Permission	

Applicant	:	Mr Rod Hepburn	26/00575/CAT
Site Address	:	39 Hallams Lane Chilwell Nottinghamshire NG9 5FH	
Proposal	:	T1 Conifer- fell to ground level, T2 Conifer- fell to ground level, T3 Ash- fell to ground level	
Decision	:	No Objection	

AWSWORTH, COSSALL & TROWELL WARD

Applicant	:	Mr Michael Fravolini	26/00330/DOC
Site Address	:	Field At Grid Reference 448482 343449 Westby Lane Babbington Village Nottingham Nottinghamshire	
Proposal	:	Discharge of Condition 3 (gate details) of planning permission 23/00201/FUL	
Decision	:	Partial Discharged	

Applicant	:	Mr Michael Fravolini	26/00666/DOC
Site Address	:	Field At Grid Reference 448482 343449 Westby Lane Babbington Village Nottingham Nottinghamshire	
Proposal	:	Discharge of Condition 5 (ground and water contamination) of planning permission 23/00201/FUL	
Decision	:	Refused Discharge	

Applicant	:	Mrs. A. Gray	26/00366/FUL
Site Address	:	Station House The Forge Trowell Nottinghamshire NG9 3PT	
Proposal	:	Replace conservatory with flat roofed single storey extension including balcony above	
Decision	:	Conditional Permission	

Applicant	:	Jennifer Hingley	26/00463/CLUP
Site Address	:	Bakers Cottage 77 Nottingham Road Trowell Nottinghamshire NG9 3PJ	
Proposal	:	Certificate of Lawfulness for the proposed use of land to site a mobile home for ancillary use to the main dwellinghouse	
Decision	:	Refusal	

Applicant	:	Mr Gurjit Mahal Taylor Reed Homes Ltd	26/00500/DOC
Site Address	:	Willoughby Almshouses Church Lane Cossall Nottinghamshire	
Proposal	:	Discharge of condition 4 (Statutory Biodiversity) of application reference 26/00070/FUL	
Decision	:	Partial Discharged	

Applicant	:	Mr Chris Walters	26/00511/NMA
Site Address	:	Football Recreation Ground Pit Lane Trowell Nottinghamshire	
Proposal	:	Non material amendment to 23/00269/FUL for a refurbished shipping container instead of a portacabin	
Decision	:	Unconditional Permission	

Applicant	:	Bernadette Morris	26/00574/NMA
Site Address	:	30 Wychwood Drive Trowell Nottinghamshire NG9 3RB	
Proposal	:	Non material amendment to planning reference 24/00528/FUL - render to elevation changed to brick to match existing	
Decision	:		

BEESTON CENTRAL WARD

Applicant	:	Mr Alex Jenkins Patroclus Ltd	26/00166/FUL
Site Address	:	74 Broadgate Beeston Nottinghamshire NG9 2FW	
Proposal	:	Renovation of existing cottage (C3 use class)	
Decision	:	Conditional Permission	

Applicant	:	Mr Alex Jenkins Patroclus Ltd	26/00167/LBC
Site Address	:	74 Broadgate Beeston Nottinghamshire NG9 2FW	
Proposal	:	Renovation of existing cottage (C3 use class)	
Decision	:	Conditional Permission	

Applicant	:	Mrs S L Herbert	26/00233/CLUE
Site Address	:	47 Fletcher Road Beeston Nottinghamshire NG9 2EL	
Proposal	:	Currently a 5 Bedroom HMO - Certificate of Lawfulness required	
Decision	:	Refusal	
Applicant	:	Mr S Ahmed	26/00398/CLUE
Site Address	:	80 Lower Road Beeston Nottinghamshire NG9 2GT	
Proposal	:	Certificate of Lawfulness for existing HMO (Use Class C4)	
Decision	:	Approval - CLU	
Applicant	:	Jag Randhawa 211ABC Ltd	26/00435/CLUE
Site Address	:	Queens Road Convenience Store 211 Queens Road Beeston Nottinghamshire NG9 2BT	
Proposal	:	Certificate of Lawfulness for existing use to sub-divide retail unit into two units with existing using Class E	
Decision	:	Approval - CLU	
Applicant	:	Key Trust	26/00442/CLUP
Site Address	:	26 Albert Road Beeston Nottinghamshire NG9 2GU	
Proposal	:	Certificate of Proposed Lawfulness to change use from C3 dwelling house to C2 residential children's home	
Decision	:	Approval - CLU	
Applicant	:	Mr Xuemin Xu	26/00512/CLUE
Site Address	:	24 Princess Avenue Beeston Nottinghamshire NG9 2DH	
Proposal	:	Certificate of Lawful Use for an existing HMO within Use Class C4	
Decision	:	Approval - CLU	
Applicant	:	Sophie Wilkinson	26/00524/ADV
Site Address	:	Nottingham Building Society 32 - 34 High Road Beeston Nottinghamshire NG9 2JP	
Proposal	:	Replacement fascia and projecting signage	
Decision	:	Conditional Permission	
Applicant	:	Mr Rhys Wright	26/00545/CLUE
Site Address	:	1 Fletcher Road Beeston Nottinghamshire NG9 2EL	
Proposal	:	Certificate of Lawfulness for existing use as a 6 bedroom HMO (C4 use)	
Decision	:	Approval - CLU	
Applicant	:	Mr Rhys Wright	26/00546/CLUE
Site Address	:	3 Fletcher Road Beeston Nottinghamshire NG9 2EL	
Proposal	:	Certificate of Lawfulness for existing use as a 5 bedroom C4 HMO	
Decision	:	Approval - CLU	
Applicant	:	Mr Rhys Wright	26/00547/CLUE
Site Address	:	70 Middle Street Beeston Nottinghamshire NG9 2AR	
Proposal	:	Certificate of Lawfulness for existing use as a 4 bedroom HMO (C4 use)	
Decision	:	Approval - CLU	
Applicant	:	Mr Rhys Wright	26/00548/CLUE
Site Address	:	41 Fletcher Road Beeston Nottinghamshire NG9 2EL	
Proposal	:	Certificate of Lawfulness for existing use as a 6 bedroom HMO (C4)	
Decision	:	Approval - CLU	
BEESTON NORTH WARD			
Applicant	:	Mrs Jayne Humbert-Iles	26/00450/VOC
Site Address	:	48 Warwick Avenue Beeston Nottinghamshire NG9 2HQ	
Proposal	:	Variation of condition 2 (plans) and 3 (materials) of 24/00644/FUL	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Greg Thompson	26/00454/FUL
Site Address	:	29 Middleton Crescent Beeston Nottinghamshire NG9 2TH	
Proposal	:	Construct single storey side extension, first floor rear extension and alterations to existing fenestration.	
Decision	:	Conditional Permission	

BEESTON RYLANDS WARD

Applicant	:	Aine Ni Chonchuir Consensus Community Support Ltd	26/00475/DOC
Site Address	:	Meadow Lodge 23 Meadow Road Beeston Nottinghamshire NG9 1JP	
Proposal	:	Discharge of Condition 4 (BNG) of 25/00308/FUL	
Decision	:	Partial Discharged	

Applicant	:	Mr Louis Deeley Gristwood and Toms Limited	26/00488/TPOW
Site Address	:	10 County Close Beeston Nottinghamshire NG9 1GD	
Proposal	:	Fell T1 of TPO/BEE/22 to ground level	
Decision	:	Conditional Permission	

Applicant	:	Mr Christopher Beardsmore	26/00541/TPOW
Site Address	:	5 Station Villas Beeston Nottinghamshire NG9 1JH	
Proposal	:	G1 Group: TPO Tree 1 and Tree 2 - fell	
Decision	:	Conditional Permission	

Applicant	:	Mr Peter Treagus 2nd Beeston Sea Scouts	26/00607/DOC
Site Address	:	Sea Scout Headquarters Lilac Grove Beeston Nottinghamshire NG9 1PF	
Proposal	:	Discharge of Condition 3 (materials), Condition 4 (Demolition/construction statement) and Condition 5 (bat/bird boxes) of 26/00201/VOC	
Decision	:	Partial Discharged	

BEESTON WEST WARD

Applicant	:	Mr A Taylor	26/00344/FUL
Site Address	:	38 Grove Avenue Chilwell Nottinghamshire NG9 4DZ	
Proposal	:	Replacement windows and doors	
Decision	:	Conditional Permission	

Applicant	:	Mr Oliver Langford Blueprint Spaces Ltd	26/00436/CLUP
Site Address	:	2 - 4 Kent Avenue Chilwell Nottinghamshire	
Proposal	:	Certificate of Lawfulness for change of use of an existing dwellinghouse (Use Class C3) to a House in Multiple Occupation (Use Class C4) providing accommodation for up to six unrelated residents.	
Decision	:	Approval - CLU	

Applicant	:	Mr & Mrs Paul & Kathryn Harrison	26/00447/FUL
Site Address	:	49 Park Road Chilwell Nottinghamshire NG9 4DD	
Proposal	:	Convert and extension to the existing garage / storage building into self-contained annex	
Decision	:	Conditional Permission	

Applicant	:	Mr Tony Pearson	26/00490/TPOW
Site Address	:	14 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	:	Two lime trees (T103 & T104) to repollard both back to original pollard knuckle point	
Decision	:	Conditional Permission	

Applicant	:	Mr Peter Croydon	26/00508/CLUP
Site Address	:	3 Bramcote Drive Beeston Nottinghamshire NG9 1AT	
Proposal	:	Certificate of Lawfulness for proposed construction of a single storey side extension and construction of detached outbuilding	
Decision	:	Approval - CLU	

Applicant	:	Ms Chloe Source HSBC Corporate Real Estate	26/00531/CLUP
Site Address	:	HSBC 3 - 5 High Road Beeston Nottinghamshire NG9 2AN	
Proposal	:	Certificate of Lawfulness for proposed installation of automatic access barrier	
Decision	:	Refusal	
Applicant	:	Mr Colin Horton	26/00542/TPOW
Site Address	:	167 Wollaton Road Beeston Nottinghamshire NG9 2NQ	
Proposal	:	Prune T5 (Pine) overhanging branches	
Decision	:	Conditional Permission	
BRAMCOTE WARD			
Applicant	:	Mr Bruce Hall	26/00439/FUL
Site Address	:	The Vicarage Moss Drive Bramcote Nottinghamshire NG9 3NF	
Proposal	:	Conversion of existing coach house into self-contained annex and associated facilities serving the main dwelling	
Decision	:	Conditional Permission	
Applicant	:	Mr Ali Qader	26/00455/FUL
Site Address	:	11 Ilkeston Road Bramcote Nottinghamshire NG9 3JP	
Proposal	:	Erection of two storey and single storey extensions.	
Decision	:	Conditional Permission	
Applicant	:	Mr Russell Bentley	26/00506/FUL
Site Address	:	29 Bridle Road Bramcote Nottinghamshire NG9 3DH	
Proposal	:	Construct garden room	
Decision	:	Conditional Permission	
Applicant	:	Ms Manuela Schwart	26/00507/CAT
Site Address	:	6 Hensons Square Bramcote Nottinghamshire NG9 3DN	
Proposal	:	T1 - Apple Tree - Reduce the apple tree up to 2m on all sides, and remove the deadwood, crossing and rubbing branches	
Decision	:	Conditional Permission	
Applicant	:	Mr James Macdonald The White Hills Park Trust Ltd	26/00523/DOC
Site Address	:	Former Site Of Bramcote Park Comprehensive School Derby Road Bramcote Nottinghamshire NG9 3GD	
Proposal	:	Discharge of condition 4 (Construction Method Statement) and 5 (Drainage Details) of 26/00165/FUL	
Decision	:	Partial Discharged	
Applicant	:	Jakob Doran Broxtowe Borough Council	26/00583/CAT
Site Address	:	King Georges Park Town Street Bramcote Nottinghamshire	
Proposal	:	T1556 Oak X2 Remove T1548 Ash Reduce to below height of BT wire T1549 Elm Remove G468 Mixed broadleaf Lift entire group to 6m over the road. Ensure 2m clearance from building at North of group. Clear 2m of ground level vegetation back from highway edge. G468 2 x Oak - Reduce lowest major limbs by 1-2m.	
Decision	:	Conditional Permission	
Applicant	:	Broxtowe Borough Council	26/00619/DOC
Site Address	:	Bramcote Leisure Centre Derby Road Bramcote Nottinghamshire NG9 3GF	
Proposal	:	Discharge of Conditions 5 (Construction & Environmental Management Plan) of 25/00006/REG3	
Decision	:	Partial Discharged	
Applicant	:	Broxtowe Borough Council	26/00639/DOC
Site Address	:	Bramcote Leisure Centre Derby Road Bramcote Nottinghamshire NG9 3GF	
Proposal	:	Discharge of Conditions 7 (BNG Standard condition) of 25/00006/REG3	
Decision	:	Partial Discharged	

BRINSLEY WARD

Applicant	:	Mr Thamid Khan Brinsley Pharmacy	26/00621/NMA
Site Address	:	Pharmacy 1 Brynsmoor Road Brinsley Nottinghamshire	
Proposal	:	Non Material Amendment to planning reference 26/00020/FUL Relocating the Medpoint prescription collection machine to the right hand window as opposed to the left hand side. To increase the width of the side extension by 1.1 meters and by 1.9 metres in length	
Decision	:	Unconditional Permission	

EASTWOOD HALL WARD

Applicant	:	Mrs Elena Gorman	26/00457/FUL
Site Address	:	1 Brandyline Gardens Newthorpe Nottinghamshire NG16 3TS	
Proposal	:	Application for Retention of a detached single-storey outbuilding	
Decision	:	Conditional Permission	

Applicant	:	Mrs Ruth Smith	26/00492/FUL
Site Address	:	1 Thorpe Road Eastwood Nottinghamshire NG16 3DT	
Proposal	:	Construct Single storey side and rear extension and garage conversion	
Decision	:	Conditional Permission	

EASTWOOD HILLTOP WARD

Applicant	:	Mr Jerry O'Shea	26/00486/OUT
Site Address	:	Land Adjacent 89A Plumtre Way Eastwood Nottinghamshire NG16 3LQ	
Proposal	:	Outline application with all matters reserved to construct a commercial unit with flat above	
Decision	:	Refusal	

EASTWOOD ST MARY'S WARD

Applicant	:	Mr Zack Harrison	26/00371/FUL
Site Address	:	53 Old Derby Road Eastwood Nottinghamshire NG16 3SF	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	

Applicant	:	Mrs Samantha Coxon-Smith	26/00469/FUL
Site Address	:	Churchill House 9 - 11 Nottingham Road Eastwood Nottinghamshire NG16 3AP	
Proposal	:	Change of use of ground floor to operate as Education provision	
Decision	:	Conditional Permission	

GREASLEY WARD

Applicant	:	Matthew Severn & Rob Rafferty	26/00051/FUL
Site Address	:	Land To The Rear Of 67 Moorgreen Newthorpe Nottinghamshire NG16 2FD	
Proposal	:	Convert and extend barn/farm building to create dwelling	
Decision	:	Conditional Permission	

Applicant	:	Mr gregory elkin Greasley Castle Archers	26/00315/FUL
Site Address	:	Land At Greasley Castle Farm 120 Church Road Greasley Nottinghamshire NG16 2AB	
Proposal	:	Retain use of agricultural field for recreational use (expiration of 19/00418/FUL) and an addition of a further building	
Decision	:	Conditional Permission	

Applicant	:	Mr Jaswinder Singh	26/00361/FUL
Site Address	:	72 Acorn Avenue Giltbrook Nottinghamshire NG16 2UF	
Proposal	:	Construct outbuilding with surrounding terrace, raise and lower ground level and construct retaining wall with balustrade and steps. Increase height of fence panel	
Decision	:	Conditional Permission	

Applicant	:	Matt Town	26/00419/FUL
Site Address	:	23 Glen Avenue Newthorpe Nottinghamshire NG16 2AL	
Proposal	:	Construct single storey side extension with render	
Decision	:	Conditional Permission	

Applicant	:	Joseph Baldwin	26/00478/OUT
Site Address	:	437 Nottingham Road Giltbrook Nottinghamshire NG16 2GB	
Proposal	:	Outline application to construct 2 semi detached dwellings (access, appearance, layout, scale) with some matters reserved (landscaping)	
Decision	:	Conditional Permission	

Applicant	:	Mr Chris Johnson	26/00485/FUL
Site Address	:	10 Alton Drive Giltbrook Nottinghamshire NG16 2WN	
Proposal	:	Construct outbuilding	
Decision	:	Conditional Permission	

KIMBERLEY WARD

Applicant	:	Mr G Shaw	26/00302/FUL
Site Address	:	Critchys Yard Industrial Units Brewery Street Kimberley Nottinghamshire	
Proposal	:	Change of use from office to dwelling and re-build existing storage building	
Decision	:	Conditional Permission	

Applicant	:	Mrs J Darbyshire Kimberley Town Council	26/00346/ADV
Site Address	:	Garden Area 64 Main Street Kimberley Nottinghamshire NG16 2LY	
Proposal	:	Erect LED digital screen in garden area adjacent to Kimberley precinct	
Decision	:	Conditional Permission	

Applicant	:	Mrs J Darbyshire Kimberley Parish Council	26/00348/ADV
Site Address	:	War Memorial And Corner Of Greens Lane And Main Street Kimberley Nottinghamshire	
Proposal	:	Erect digital LED screens and banners	
Decision	:	Refusal	

Applicant	:	Mrs J Darbyshire	26/00349/ADV
Site Address	:	Kimberley Parish Hall Newdigate Street Kimberley Nottinghamshire NG16 2NJ	
Proposal	:	Erect banner	
Decision	:	Conditional Permission	

Applicant	:	Mrs J Darbyshire Kimberley Town Council	26/00350/ADV
Site Address	:	Toll Bar Square Newdigate Street Kimberley Nottinghamshire NG16 2NJ	
Proposal	:	Erect LED digital screens and banners	
Decision	:	Conditional Permission	

Applicant	:	Mr Jeff Dickman N/A	26/00569/CLUE
Site Address	:	Long Close Babbington Lane Kimberley Nottinghamshire NG16 2PT	
Proposal	:	Certificate of Lawfulness to establish the existing lawful use of the residential curtilage.	
Decision	:	Approval - CLU	

STAPLEFORD NORTH WARD

Applicant	:	Mr Andrew Bartrop	26/00514/CLUE
Site Address	:	24 Egerton Drive Stapleford Nottinghamshire NG9 8HE	
Proposal	:	Certificate of Lawful Use for existing use of internal integral garage to a room to be used as a day nursery	
Decision	:	Approval - CLU	

STAPLEFORD SOUTH EAST WARD

Applicant	:	Mr Olorunfemi Divine UK Properties Ltd	26/00467/FUL
Site Address	:	88 Nottingham Road Stapleford Nottinghamshire NG9 8AQ	
Proposal	:	Construct detached bungalow to rear	
Decision	:	Conditional Permission	

STAPLEFORD SOUTH WEST WARD

Applicant	:	Mrs L Lam	26/00501/CLUE
Site Address	:	139 Derby Road Stapleford Nottinghamshire NG9 7AS	
Proposal	:	Certificate of Lawfulness for existing use as a hot food take-away	
Decision	:	Approval - CLU	

Applicant	:	Mr L Billson	26/00565/VOC
Site Address	:	43 Church Street Stapleford Nottingham Nottinghamshire NG9 8GA	
Proposal	:	Variation of Condition 2 (approved drawings) of Application Reference Number: 25/00891/FUL	
Decision	:	Conditional Permission	

TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mrs Andrea Mckenzie	26/00403/FUL
Site Address	:	25 Stapleford Lane Toton Nottinghamshire NG9 6FZ	
Proposal	:	Extend dropped kerb	
Decision	:	Conditional Permission	

Applicant	:	Mr Steve Binch	26/00483/FUL
Site Address	:	43 Sandown Road Toton Nottinghamshire NG9 6JW	
Proposal	:	Construct front, side and rear extensions and convert garage into annexe	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Statham	26/00493/FUL
Site Address	:	75 Spinney Rise Toton Nottinghamshire NG9 6JL	
Proposal	:	Construct pitched roof to existing detached garage. Form raised patio area and construct pergola in rear garden.	
Decision	:	Conditional Permission	

Applicant	:	Mr Achi Tem	26/00527/FUL
Site Address	:	30A Cleve Avenue Toton Nottinghamshire NG9 6JH	
Proposal	:	Construct two storey side and single storey rear extensions. Juliet balcony to front elevation	
Decision	:	Conditional Permission	

Applicant	:	Mr Michael Sharples	26/00543/CLUP
Site Address	:	14 Woodstock Road Toton Nottinghamshire NG9 6JR	
Proposal	:	Certificate of Lawfulness for the proposed extension of an existing dropped kerb	
Decision	:	Approval - CLU	

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