



Tuesday, 20 July 2021

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 28 July 2021 in the Council Chamber, Council Offices, Foster Avenue, Beeston NG9 1AB, commencing at 7.00 pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors:	D K Watts (Chair)	G Marshall
	J W McGrath (Vice-Chair)	P J Owen
	D Bagshaw	S Paterson
	L A Ball BEM	D D Pringle
	D Grindell	R S Robinson
	M Handley	R D Willimott
	R I Jackson	

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.

3. MINUTES

(Pages 5 - 20)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 7 July 2021.

Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB

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4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 Application Number 20/00423/FUL (Pages 21 - 64)

Proposed alterations to site access roadway, improvements to main road junction, alterations to existing coal stock yard site entrance and new commercial development comprising B1C, B2 and B8 units with associated roadways, hard-standings and landscaping.

Watnall Disposal Point, Main Road, Watnall,
Nottinghamshire, NG16 1HA

5.2 Application Number 20/00908/FUL (Pages 65 - 74)

Construct two storey side and single storey rear extension
25 Nether Green, Eastwood, Nottinghamshire, NG16 3DW

5.3 Application Number 21/00395/FUL (Pages 75 - 84)

Remove existing flat roof and replace with pitched roof and dormer to front elevation with terrace to rear elevation.

3 Drayman Court, Kimberley, Nottinghamshire, NG16 2TR

5.4 Application Number 21/00040/FUL (Pages 85 - 92)

Retain 1.8m high perimeter fence
St Patricks Church Hall, Back Lane, Nuthall,
Nottinghamshire

5.5 Application Number 21/00358/REG3 (Pages 93 - 100)

Construct single storey toilet block including accessible toilet and create green wall above to rear

Land off Styring Street, Beeston

5.6 Application Number 21/00354/REG3 (Pages 101 - 110)

Construct a single storey rear extension
72 Chilton Drive Watnall Nottinghamshire NG16 1JL

6. INFORMATION ITEMS

- | | | |
|-----|-------------------------------------|-------------------|
| 6.1 | <u>Appeal Decision 19/00791/FUL</u> | (Pages 111 - 112) |
| 6.2 | <u>Appeal Decision 20/00154/FUL</u> | (Pages 113 - 114) |
| 6.3 | <u>Appeal Decision 20/00183/OUT</u> | (Pages 115 - 116) |
| 6.4 | <u>Appeal Decision 20/00538/FUL</u> | (Pages 117 - 118) |
| 6.5 | <u>Appeal Decision 20/00326/FUL</u> | (Pages 119 - 120) |
| 6.6 | <u>Appeal Decision 20/00603/FUL</u> | (Pages 121 - 122) |
| 6.7 | <u>Delegated Decisions</u> | (Pages 123 - 128) |

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PLANNING COMMITTEE

WEDNESDAY, 7 JULY 2021

Present: Councillor D Grindell, in the Chair

Councillors: L A Ball BEM
R I Jackson
G Marshall
P J Owen
D D Pringle
R S Robinson
T Hallam (Substitute)
H G Khaled MBE (Substitute)
J M Owen (Substitute)
J C Patrick (Substitute)
M Radulovic MBE (Substitute)
H E Skinner (Substitute)

Apologies for absence were received from Councillors D K Watts, J W McGrath, D Bagshaw, M Handley, S Paterson and R D Willimott.

11 **ELECTION OF CHAIR**

It was proposed by Councillor G Marshall and seconded by Councillor R S Robinson that Councillor D Grindell be elected as Chair for the meeting.

RESOLVED that Councillor D Grindell be appointed as Chair for the duration of the meeting.

12 **DECLARATIONS OF INTEREST**

Councillor J C Patrick declared a non-pecuniary interest in item 5.3 as her home was close to the proposed development and because she had decided to speak as Ward Member in respect of the application. Minute number 14.3 refers.

Councillor J C Patrick also declared a non-pecuniary interest in item 5.4 because she had decided to speak as Ward Member in respect of the application. Minute number 14.4 refers.

Councillor L A Ball BEM declared a non-pecuniary interest in item 5.6 as her home neighboured the proposed development. Minute number 5.6 refers.

13 **MINUTES**

The minutes of the meeting held on 23 June 2021 were approved as a correct record and signed.

14 NOTIFICATION OF LOBBYING

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

15 DEVELOPMENT CONTROL

15.1 APPLICATION NUMBER 20/00891/FUL

Conversion of existing college building to student accommodation comprising 162 bedrooms including external alterations

Central College Nottingham, High Road, Chilwell, Nottinghamshire, NG9 4AH

This application was brought before the Committee because of the size and scale of the proposed development.

The Committee considered the large number of late items comprised of objections to the proposed development.

Mrs Patricia Greaves (objecting) and Mrs Judith Sleath (objecting) addressed the Committee prior to the general debate.

Members debated the application with particular reference to the derelict state of the site, the inadequacy of the proposed section 106 contributions, the times that work was permitted on site and the shortage of family homes in the area.

The debate progressed on to the number of car parking spaces proposed for the development, which was 15. It was noted that although the site was being promoted as car free this was not possible to enforce. There was also concern about the potential access to the site from surrounding residential streets.

It was proposed by Councillor M Radulovic MBE and seconded by Councillor G Marshall that the item be deferred to allow the developer to discuss the provision of additional car parking spaces, that access to the site be exclusively from High Road for this and future phases and the hours of work for the site.

RESOLVED that the application be deferred.

15.2 APPLICATION NUMBER 21/00049/FUL

Construct 5 dwellings including demolition of kennels, access and landscaping
Babbington Hall, Westby Lane, Babbington, NG16 2SS

Councillor M J Crow had requested that this application be considered by the Committee.

There were two late items comprised of letters from the agent on behalf of the applicant, which were considered by the Committee.

Mr Tony Sanderson (applicant), Councillor M J Crow (Ward Member) and Councillor S Easom (Ward Member) addressed the Committee prior to the general debate.

The Committee noted the good work that the charity operating from this site had done of many years.

Debate progressed on to concerns that the proposal constituted a small scale suburban development out of keeping with the rural character of the hamlet of Babbington. It was considered that the keeping of animals, including dogs represented activity that was acceptable in the Green Belt, whereas the proposed development was not. There was also concern about the size and scale of the development, as the two storey houses would impact on the openness and amenity of the Green Belt more adversely than the existing one storey structures.

RESOLVED that planning permission be refused, with the precise wording of the refusal to be delegated to the Chair of Planning Committee in agreement with the Head of Planning and Economic Development.

Reasons

The proposal, to construct 5 two storey dwellings on site, would create a development that is out of keeping in both scale and design with the character of the locality of Babbington, and would create significant harm upon the character and openness of the Green Belt. Accordingly, the development is contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 8 of the Part 2 Local Plan (2019) and Section 13 - Protecting Green Belt Land of the National Planning Policy Framework 2018 and there are no other material considerations that justify treating this proposal as an exception to these policies.

NOTE TO APPLICANT

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.

15.3 APPLICATION NUMBER 20/00645/FUL

Construct dwelling following demolition of garage
9 Glebe Street, Beeston, Nottinghamshire, NG9 1BZ

This application was called before Committee by Councillor J C Patrick.

The late items were comprised of two letters of objection from residents and were noted by the Committee.

Mr Tom Baker (applicant), Mr Richard Hill (objecting) and Councillor J C Patrick (Ward Member) addressed the Committee prior to the general debate.

Consideration was given to the size of the plot, the design of the proposed house and the variety of architectural styles on this street. It was noted that the conservation area was in place to ensure proposed development was of a high quality, not to prevent development.

The Committee received legal advice.

RESOLVED that planning permission be granted subject to the following conditions.

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

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

2. The development hereby permitted shall be carried out in accordance with drawings:

Received by the Local Planning Authority on 2 June 2021:

- 012 Rev B

Received by the Local Planning Authority on 9 June 2021:

- 010 Rev J

Received by the Local Planning Authority on 10 June 2021:

- 011 Rev E

Reason: For the avoidance of doubt.

3. No development above ground level shall be carried out until samples and full details of the colour, type and texture of respective external facing materials have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.

Reason: Insufficient details were included with the application and to ensure the satisfactory appearance of the development and in accordance with Policies 17 and 23 of the Part 2 Local Plan (2019) and Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014).

4. No development above ground level shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:
 - a. trees, hedges and shrubs to be retained and details of any works to existing;
 - b. numbers, types, sizes and positions of proposed trees, hedges and shrubs;
 - c. planting, seeding/turfing of other soft landscape areas;
 - d. details of boundary treatments and curtilage boundary treatments;
 - e. proposed hard surfacing treatments and
 - f. a timetable for implementation of the scheme.

The landscaping scheme shall be carried out in accordance with the approved timetable. If any trees or plants, which, within a period of 5 years, die, are removed or have become seriously damaged or diseased they shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.

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

5. The dwelling hereby approved, shall not be first occupied until the driveway and parking area has been surfaced in a hard, bound material (not loose aggregate) and designed to prevent the unregulated discharge of surface water onto Glebe Street.

Reason: To ensure surface water from the site is not deposited on Glebe Street, in the interests of highway safety and in accordance with the aims of Policy 14 of the Broxtowe Aligned Core Strategy (2014).

6. The first floor windows in the north east and south west (side) elevations serving a bathroom and en-suite shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the lifetime of the development.

Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

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 a new unit, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address is created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
3. The applicant is advised to contact the Council's Waste and Recycling Section on telephone number: 0115 917 7777 to discuss waste and refuse collection requirements.

Having spoken as Ward Member on the application Councillor J C Patrick did not join in the debate or vote thereon.

15.4 APPLICATION NUMBER 21/00184/FUL

Construct 66 bedroom residential care home and associated external works
Land Between Ellis Grove and Wilmot Lane, Ellis Grove, Beeston, Nottinghamshire

Councillor J C Patrick had requested that this item be determined by Committee.

The Committee noted that there were four late items including a change to condition, an email from a resident objecting, a correction to paragraphs in the report and an amendment to the proposed boundary treatment.

Mrs Karen Whitehead (applicant) and Councillor J C Patrick (Ward Member) addressed the Committee prior to the general debate.

The Committee debated the application and were generally supportive of the proposed development. There were concerns that the glass on the bar terrace should be opaque though, after consideration, it was agreed that the privacy of residents on Barrydale Avenue would not be adversely affected by this glass being clear.

It was proposed by Councillor D Grindell and seconded by Councillor T Hallam that a named liaison for residents be required, as a note to applicant, the start time of hours of working on site be amended to 08:00 and the fence height on the Barrydale Avenue boundary should be increased to 2.5 metres above ground level. On being put to the Committee the amendment was carried.

RESOLVED that planning permission be granted subject to:

- i) the prior signing of a Section 106 Agreement to secure a health contribution for the CCG and**
- ii) 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 drawings (dates in brackets as to when received by the Local Planning Authority):**

- **Proposed site plan 105E (8.6.21)**
- **Proposed colour site plan 106D (28.5.21)**
- **Boundary Treatments as proposed 107D (1.7.21)**
- **Proposed ground floor plan 110C (28.5.21)**
- **Proposed first floor plan 111B (28.5.21)**
- **Proposed second floor plan 112B (8.3.21)**
- **Proposed elevations sheet 1 120E (15.7.21)**
- **Proposed elevations sheet 2 121C (15.7.21)**
- **Proposed elevations in context 122E (15.7.21)**
- **Proposed elevations sheet 1 – Landscape removed 125C (28.5.21)**
- **Proposed elevations sheet 2 – Landscape removed 126B (28.5.21)**
- **External stores as proposed sheet 1 108C (19.5.21)**
- **External stores as proposed sheet 2 109B (28.4.21)**

- Planting plan 383-P-002 Rev B (11.6.21)
- Proposed terrace sections 155A (28.5.21)
- Hard Works Plan 001A (11.6.21)
- Site location plan 100A (8.3.21).

Reason: For the avoidance of doubt.

3. a) No development shall commence 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:-
 - (i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and
 - (ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure the details are satisfactory, in the interests of public health and safety and groundwater protection and in accordance with the aims of Policy 19 of the Broxtowe Local Plan (2019).

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

Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure the details are satisfactory, to ensure nearby occupiers are protected from excessive construction noise and vibration and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policies 17 and 19 of the Broxtowe Local Plan (2019).

5. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The statement shall include:

- a) the means of access for construction traffic;
- b) parking provision for site operatives and visitors;
- c) the loading and unloading of plant and materials;
- d) the storage of plant and materials used in constructing the development;
- e) a scheme for the recycling/disposal of waste resulting from construction works; and
- f) details of dust and noise suppression to be used during the construction phase.

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

Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure the details are satisfactory, in the interests of highway safety, to avoid conflict with the tram and to protect residential amenity 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).

6. Suitable ventilation, odour arrestment and filtration equipment shall be installed to suppress and disperse odour created from food preparation operations on the premises. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Details of the equipment shall be submitted to and approved by the local planning authority prior to the commencement of the development. Equipment shall be installed and in full working order to the satisfaction of the local planning authority prior to the commencement of use.

Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure the details are satisfactory, to ensure nearby occupiers are protected from excessive odour and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policies 17 and 19 of the Broxtowe Local Plan (2019).

7. No development shall be commenced until the retained trees have been protected in accordance with the tree protection measures as detailed in section 3.3 and on the Tree Protection Plan of the Indigo Surveys Tree Survey, Arboricultural Implications Assessment & Method Statement. The development shall be carried out in accordance with the recommendations included in paragraphs 3.3.2, 4.3 and 4.6 and section 5 of this method statement.

Reason: In the interests of retaining the trees on the site boundary with Barrydale Avenue and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Local Plan (2019).

8. No development above slab level shall be carried out until samples of the

materials to be used in the facing walls (including windows and doors) and rainwater goods have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.

Reason: Full details were not submitted, in the interests of the appearance of the development 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).

9. Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment (including design, size and illuminance) scheme in line with the current guidance from the Institute of Lighting Professionals Lighting Guide ref 01/20 guidance note for the reduction of intrusive light, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed in accordance with the agreed details.

Reason: To protect the nearby residents from potential light nuisance and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policies 17 and 19 of the Broxtowe Local Plan (2019).

10. The landscaping as shown on the approved drawings shall be carried out not later than the first planting season following the practical completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.

Reason: To ensure the development presents a more pleasant appearance in the locality 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).

11. The building shall be constructed and the glazing and ventilation installed in accordance with the specification details in the BSP noise report ref: TWBN-BSP-ZZ-RP-C-001-P01_Environmental_Noise_Assessment dated 7 December 2020.

Reason: To protect future occupiers from excessive environmental, commercial and industrial noise and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).

12. The building shall not be first occupied until the boundary treatments and the tea room terrace screen (Pilkington level 4 or 5 obscurity or equivalent) have been provided in accordance with the approved boundary treatments plan and first floor plan and proposed elevations respectively. These boundary treatments and terrace screen shall be retained for the lifetime of the development.

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

13. The building shall not be first occupied until the parking, turning and servicing facilities have been provided in accordance with the approved plans (including the provision of the EVCs) and constructed so as to prevent the unregulated discharge of surface water therefrom onto the public highway. These facilities shall thereafter be retained in the agreed form for the lifetime of the development and shall not be used for any purpose other than the parking/turning/loading and unloading of vehicles.

Reason: In the interests of highway safety to ensure satisfactory access, servicing and parking arrangements are provided, in the interests of sustainability and in accordance with the aims of Policies 17 and 20 of the Part 2 Local Plan (2019).

14. The hereby approved development shall not be brought into use until the site access has been provided in accordance with the approved drawings and constructed with provision to prevent the discharge of surface water from the access road to the public highway. The provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.

Reason: In the interests of highway safety to ensure a satisfactory access is provided and in accordance with aims of Policy 17 of the Part 2 Local Plan (2019).

15. No part of the development hereby permitted shall be brought into use until an application for a Traffic Regulation Order to remove on-street parking from the site entrance along the south western side of Ellis Grove has been made.

Reason: In the interests of highway safety to ensure egress from the site by larger vehicles is not hindered by parked vehicles beside the access and in accordance with aims of Policy 17 of the Part 2 Local Plan (2019).

16. No deliveries or collections by commercial vehicles (excluding the delivery of urgent medical supplies) shall be made to/from the site except between the hours of 07:00 - 22:00 on any day.

Reason: To protect nearby residents from excessive noise 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).

17. The total rating level resulting from the use of any plant, machinery or equipment hereby installed pursuant 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.

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

18. The windows shown on the approved plans as being obscurely glazed and

the south eastern second floor landing window (beside bedroom 43), up to a height of 1.7m above second floor level, shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority). The first floor activity room window in the south east elevation shall be non-opening. These windows shall be retained in this form for the lifetime of the development.

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

19. The outdoor terraces shall only be used between 08:00 and 22:00 on any day.

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

20. 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 Saturday and at no time on Sundays or Bank Holidays. Exceptionally, specific works or operations may be carried out outside these times, but these must be agreed in writing with the Local Planning Authority 7 days in advance of being undertaken.

Reason: To protect nearby occupants from excessive construction noise and vibration and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policies 17 and 19 of the Broxtowe Local Plan (2019).

21. The fence on the south eastern boundary shall be a minimum of 2.5m above natural ground level, as shown on drawing number T0402-122E Proposed Elevations in Context, unless otherwise agreed in writing by the local planning authority.

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

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. This permission has been granted contemporaneously with an Agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.
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 is advised that the proposed use will require a Food Registration. Please contact the Council's Environmental Health Department on Tel: 0115 9173485.
5. The internal layout, design and construction of the premises must meet the current Food Safety and Health and Safety requirements. The applicant must therefore contact the Council's Food and Occupational Safety Section on Tel: 0115 9173485.
6. It is not permitted for any vehicles to obstruct the tramway at any time and consideration should be given to erecting a warning sign at the construction site exit point to warn of overhead lines. Please contact the Nottingham Express Transit (NET) Project Office for further information (0115 876 4095).
7. In order to carry out the off-site works required, you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under section 278 of the Act. Please contact hdc.south@nottsc.gov.uk for details.
8. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.
9. The developer should note the Traffic Regulation Order referred to in condition 15 above can be made on behalf of the developer by Via East Midlands (in partnership with Nottinghamshire County Council) at the developer's own expense. Please contact the Highway Improvements Team on 0300 500 8080 for details.
10. As this permission relates to the creation of a new unit, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address is created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
11. A Liaison Officer for the development should have their contact details made known to local residents so they can be contacted if there are issues during construction and once the home is operational.

Having spoken as Ward Member on the application Councillor J C Patrick did not join in the debate or vote thereon.

15.5 APPLICATION NUMBER 21/00353/REG3

Construct a single storey rear extension
86 Queens Road South, Eastwood

This application was put before Committee because the applicant was the Council.

There were no late items and no public speakers.

The Committee debated the application.

RESOLVED that planning permission be granted subject to the following conditions.

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

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

2. The development hereby permitted shall be carried out in accordance with the Proposed Floor Plan and Proposed Sections received by the Local Planning Authority on 21 April 2021, Proposed Roof Plan received by the Local Planning Authority on 13 May 2021, Site Location Plan, Proposed Block Plan, and Proposed Elevations, received by the Local Planning Authority on 25 May 2021.

Reason: For the avoidance of doubt.

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 a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

15.6 APPLICATION NUMBER 21/00254/FUL

Construct multi use games area (MUGA) facility including fencing
Awsworth Junior and Infant School, The Lane, Awsworth, Nottinghamshire, NG16 2QS

The item had been called before Committee by Councillor D D Pringle.

There were no late items to put before the Committee.

Mr Warren Sanderson (objecting) addressed the Committee prior to the general debate.

There was general support for the proposed development, but consideration was given to concerns regarding drainage on the site and the possibility of a noise disturbance to neighbours.

It was proposed by Councillor P J Owen and seconded by Councillor M Radulovic MBE that the application be deferred to allow the school to consider situating the proposed development away from neighbouring properties beside the road and to clarify drainage. On being put to the meeting the motion was carried.

RESOLVED that the application be deferred.

Having declared an interest in the item Councillor L A Ball BEM did not join in the debate or vote thereon.

15.7 APPLICATION NUMBER 21/00313/FUL

Retain detached single garage
14 Cherry Tree Close, Brinsley, Nottinghamshire, NG16 5BA

This application had been called to Planning Committee by Councillor E Williamson.

There were no late items and no public speakers.

The Committee considered the application.

RESOLVED that planning permission be granted subject to the following condition.

1. **The development hereby permitted shall be retained in accordance with the Site Location Plan, and drawings numbered 1 and 2A; received by the Local Planning Authority on 12 and 22 April 2021.**

Reason: For the avoidance of doubt.

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.**

15.8 APPLICATION NUMBER 21/00291/FUL

Change of use from changing facility to café, add mono-pitched roof, render building, and siting of cabin for changing facility
Pavilion, Long Lane Recreation Ground, Long Lane, Attenborough, Nottinghamshire

This application was brought before Committee as the Council owns the application site.

There were no late items and no public speakers.

The Committee debated the proposal including the provision of additional car parking spaces. It was noted that the car park was outside of the boundary of the proposed development and therefore, beyond the control of the applicant.

RESOLVED that planning permission be granted subject to the following conditions.

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

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

2. The development hereby permitted shall be carried out in accordance with drawing number 3519/01B; received by the Local Planning Authority on 25 May 2021.

Reason: For the avoidance of doubt.

3. The premises shall not be used except between 08.00 and 20.00 Monday to Sunday.

Reason: To protect nearby residents from excessive operational noise.

4. No amplified speech or music shall be operated on the outside area of the café hereby approved at any time.

Reason: To protect nearby residents from excessive operational noise.

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.

16 INFORMATION ITEMS

16.1 DELEGATED DECISIONS

The Committee noted the delegated decisions.

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Report of the Chief Executive

APPLICATION NUMBER:	20/00423/FUL
LOCATION:	Watnall Disposal Point, Main Road, Watnall, Nottinghamshire, NG16 1HA
PROPOSAL:	Proposed alterations to site access roadway, improvements to main road junction, alterations to existing coal stock yard site entrance and new commercial development comprising B1C, B2 and B8 units with associated roadways, hard-standings and landscaping.

This application has been requested to go to Planning Committee by Councillor J M Owen and Councillor R D Willimott.

1 Executive Summary

1.1 The application was first brought before Planning Committee on 23 June 2021 (original report attached at appendix 2). The Committee moved to defer the application to allow for further negotiations with the applicant/agent to review the possibility of a unilateral undertaking or S106 in conjunction with NCC Highways to provide a central pedestrian refuge within Main Road.

1.2 The applicant's agent reiterates that their highways consultants have already been through a long process with Nottinghamshire County Council as the Highway Authority to review the possibility of incorporating a pedestrian refuge, which are summarised below:

- The Highway Authorities initial planning consultation response dated 13.10.2020 requested the provision of refuges within the new bellmouth access and within Main Road.
- The applicant's highways consultants BWB prepared a technical report including options for a crossing point either as a central refuge of 1.2m wide with 3.0m carriageway each side or for dropped kerbs only, within the existing highway boundaries. A refuge was also incorporated into the improved bellmouth access. This proposal was submitted on 11.12.2020 for The Highway Authority NCC to assess under this planning application.
- The Highway Authority responded on the 21.12.2020 to BWB's report requesting the Main Road refuge provision should be 2m wide with 3.2m carriageway lanes each side. For alternative proposals a Road Safety Audit would be required.
- BWB reviewed the feasibility of incorporating a refuge to the requested dimension and concluded a road widening scheme would be required to accommodate such dimensions, extending approximately 60m to the North of the site entrance and utilising third party land. The incorporation of third party land into this application was reviewed internally by the applicant and was

concluded this would not be viable. A Road Safety Audit (RSA) was therefore commissioned by BWB to an independent consultancy (TMS).

- The Road Safety Audit report dated 22.01.2021 raised concerns with a refuge dimension of less than 2m due to the available width of the existing highway. BWB undertook direct discussions with The Highway Authority and advised it would be safer to have no refuge crossing rather than one which is 'substandard' thus they were agreeable to withdraw the requirement for a refuge within Main Road. Other types of crossing were ruled out due to safety issues with forward visibility.
 - In light of this, The Highways Authority withdrew the request for the refuge and raised no objections to the proposal, subject to the conditions attached in appendix 1.
- 1.3 The assessments undertaken conclude that it would be unsafe to incorporate a refuge crossing within the existing width of Main Road and it is not possible for the applicant to widen main road due to land ownership issues. However, a refuge can be safely provided within the new access as proposed.
- 1.4 Following on from the deferral at the 23 June 2021 Committee, clarity was sought from the Highway Authority have further advised that no further works are required to provide a refuge point within Main Road and there are no objections to the proposal subject to the proposed conditions and previous comments still stand.
- 1.5 This access has been in place for several decades now and the works proposed to improve the current junction arrangements with Main Road are considered to improve the current situation. The redevelopment of the site will incorporate a new access arrangement with a single carriageway with controlled signals near the Main Road site entrance (with incoming traffic priority). Within the main site a two way 'loop road' provides efficient access to the existing coal yard and to all the new units designed to mitigate risk of traffic build up.
- 1.6 During the previous meeting a request was made for a condition restricting the provision of goods to be stored within the open areas of the site and this is now recommended.
- 1.7 The Committee is asked to resolve that the full planning permission be approved subject to the conditions outlined in the appendix.

APPENDIX 1

1 Details of the Application

- 1.1 This major application seeks consent to redevelop part of the site for a new commercial development comprising a mixture 22, B1c (light industry, B2 (general industry) and B8 (storage and distribution). The application also proposes alterations to site access roadway, improvements to main road junction, alterations to existing coal stock yard site entrance, hard-standings and landscaping.
- 1.2 In support of the application, the following documents have been submitted:
- Application form
 - Plans (existing and proposed; floor plans; elevation plans; block plan; site location plan; roof plans).
 - Topographic survey
 - Design and Access Statement –
 - Planning Statement – Include Sustainability/ Energy Statement
 - Phase 1 Site Investigation Report
 - Flood Risk and Drainage Assessment
 - Ecology/ Biodiversity Report
 - Arboricultural survey
 - Noise Assessment
 - Transport Assessment
 - Additional Transport Reports

2 Site and Surroundings

- 2.1 The site is located off Main Road in Watnall (B600), which is a 'B' classification road linking Nuthall and Moorgreen, approximately mid-way between Junctions 26 and 27 of the M1 Motorway, and is located within a commercially diverse area with a variety of local mixed use businesses as well as established residential and community areas.
- 2.2 Directly to the front of the site there are existing residential properties and an Industrial building currently occupied by Hovis bakery. To the North runs a bank of mature trees with the Kimberley Railway Cutting also running down the side of the site, which is also designated as a Local Wildlife Site (reference 2/71). Beyond this there is Common Lane which consists of a variety of industrial buildings, further beyond to the side (north) and rear (east) there are open fields which are located within the Green Belt but do not form part of the application site. The site is surrounded by a bank and mature trees to the east and south, with the Buckingham open space are sited further beyond to the south. Directly opposite on Main Road there are existing residential dwellings.
- 2.3 The land is currently owned and occupied by the applicant who operates a coal stocking & distribution business within the site. The current buildings and bay structures which are to be retained on the site are used for incoming goods, sorting, stockpiling, repackaging and goods dispatch. There are existing weighbridge offices used to accommodate staff for operational management and welfare facilities.

3 Relevant Planning History

- 3.1 17/00452/FUL - Installation of a reserve electricity compound with natural gas powered generators and associated plant known as a short term operating reserve (stor) facility, installation of substation and metering compound, erection of gates and 4.5m high acoustic timber fences around stor perimeter and erection of 2.4m high palisade fences around substation perimeter.
- 3.2 08/00979/FUL - 3 No. antennae on new pole (17.3 m high), 2 no. dishes, 3 no. equipment cabinets and associated cabling.
- 3.3 07/00953/FUL - Construct extension to existing industrial building.
- 3.4 04/00282/TEL - Erect telecommunications equipment comprising 15m monopole with associated equipment cabin.
- 3.5 02/00222/FUL - Raise height of existing telecommunications tower to 20m with additional antennae and equipment cabin.
- 3.6 00/00818/TEL - Erect telecommunications equipment comprising 15m high tower with associated equipment housing.
- 3.7 00/00041/FUL - Erect portakabin for temporary period.
- 3.8 93/00069/FUL - Construct new weighbridge and associated building.
- 3.9 92/00343/FUL - Erect lighting tower to provide security lighting and lighting for site operations during hours of darkness.
- 3.10 86/09040/ADV - Display 2 directional signs & 1 company advertisement sign.
- 3.11 86/00112/FUL - Construct two storey office accommodation with vehicle plant & maintenance depot.
- 3.12 85/00294 - Reposition weighbridge and office.
- 3.13 79/01131/FUL - Pump house & concrete slab for water storage tank.
- 3.14 75/00628/FUL - Extension to weigh office to form toilet accommodation.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 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 7: Regeneration
- Policy 10: Design and Enhancing Local Identity
- Policy 14: Managing Travel Demand
- Policy 16: Green Infrastructure, Parks and Open Spaces
- Policy 17: Biodiversity
- Policy 18: Infrastructure

4.2 **Part 2 Local Plan 2019:**

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

- Policy 1: Flood Risk
- Policy 9: Retention of Good Quality Existing Employment Sites
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 20: Air Quality
- Policy 26: Travel Plans
- Policy 30: Landscape
- Policy 31: Biodiversity Assets

4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 6: Building a Strong, Competitive Economy
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.
- Section 14 - Meeting the challenge of climate change, flooding and coastal change.
- Section 15 – Conserving and enhancing the natural environment.

5 Consultations

- 5.1 **Nottinghamshire County Council Lead Local Flood Authority (LLFA)** – No objections.
- 5.2 **Nottinghamshire County Council Highways** – No objections subject to conditions.
- 5.3 **Nottinghamshire County Council Rights of Way Officer** – No objections.
- 5.4 **Environment Agency** – No objections subject to conditions.
- 5.5 **Ministry of Defence (MOD)** – No objections.
- 5.6 **Natural England** – No objections subject to conditions relating to the submission of a Construction Environmental Management Plan, a SuDs scheme and a Landscaping scheme to deliver Biodiversity Net Gains.

5.7 **Environmental Health** – No objections subject to conditions.

5.8 **The Coal Authority** – Refers to standing advice.

5.9 9 neighbouring properties were consulted during the processing of the planning application along with the posting of 5 site notices, with 5 letters having been received objecting on the grounds of:

- Highway Safety,
- Potential for trade/retail counter uses generating more traffic,
- Dust and noise.

6 **Assessment**

6.1 The issues for consideration are the principle of development, highway safety, visual amenity/design, amenity and local environment/biodiversity.

6.2 **Principle**

6.2.1 The site is allocated in the adopted Part 2 Local Plan (2019) as an employment site. Policy 9 states that permission will be granted for the redevelopment of land and premises for employment purposes on allocated sites provided it is in the B class employment uses and the redevelopment provides the necessary quality of design, landscaping, parking and amenity, having regard to the local environment and the amenity of nearby and adjoining occupiers.

6.2.2 From the supporting information submitted it is evident that there has been a significant fall in demand for coal storage and therefore a large part of the site is no longer required for this use. It is important to encourage the efficient use of land and the principle of diversifying the site through offering other employment uses, which will both retain existing jobs and also provide new jobs. A mixture of unit sizes focussing on medium and small units is also considered to be acceptable and there is no objection to the proposed B class uses. The principle of development is therefore considered acceptable.

6.3 **Highway Safety**

6.3.1 The National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. It also advises that opportunities to promote walking, cycling and public transport use are identified and pursued.

6.3.2 Policy 14 of the Aligned Core Strategy (ACS) states that new development should be secured in accessible locations for walking, cycling and public transport to reduce use of the private car. 'The effective operation of the local highway network and its ability to provide sustainable transport solutions or support economic growth should not be compromised.'

6.3.3 The submitted transport Assessment concludes that there will be no detrimental impact on the local highway network. This assumes that the development is

- restricted to Use Classes B1c (light industry), B2 (general industry) and B8 (storage and distribution), which will be secured by a suitably worded condition.
- 6.3.4 ACS Policy 14.1 aims to reduce the reliance on private cars through the delivery of sustainable transport networks. ACS Policy 14.3 aims to ensure the delivery of sustainable Beck Haynes Associates Planning Statement - Page 14 of 18 transport networks to serve new development. This includes site specific and area wide travel demand management, improvements to public transport services. Policy 26 of the Part 2 Local Plan requires all developments with a floorspace of 1000 square metres or more to submit a travel plan. A suitably worded planning condition would be sufficient to allow the details of travel plans to be submitted.
- 6.3.5 The Highways Authority advise the application site is served from a priority controlled T-junction on the east side of the B600 Main Road, approximately 17m south of its junction with Newdigate Street. The access measures c.10 metres wide for the first 17m behind the public highway, narrowing to a single lane width thereafter. Drawing 1846 PO2 shows the access will be reconfigured to measure 39m wide where it meets the public highway. Its geometry will be sufficient to accommodate two-way flows for a distance of up to 44.5m from Main Road. Beyond this point, signals will control traffic by prioritising those entering the site.
- 6.3.6 It is further advised that Table 13 of the Transport Assessment shows the proposed development will generate up to 32 two-way trips routing through the Watnall Road /Kimberley Road junction which has recently been upgraded with signals. This equates to 1 vehicle every 2 minutes, which is not envisaged will severely change the existing situation. Similarly, the number of trips heading to/from the mini island at the B600/B6009 junction does not trigger the requirement for further assessment.
- 6.3.7 In addition, local concerns have been expressed regarding the propensity for development traffic to cut through residential areas to reach their destination. Section 5 of the Transport Assessment considers likely traffic distribution based on 2011 Journey to Work Census Data. Whilst the results do show a nominal amount of traffic taking place on nearby streets, it is likely these journeys will already be on the network and so there is no material change in this respect. Furthermore, an environmental weight limit operates within the Kimberley/Nuthall area to deter vehicles over 7.5 tonnes from utilising roads within the controlled zone. Drivers contravening the restrictions will be subject to enforcement action.
- 6.3.8 In respect of the provision of a crossing within the carriageway when travelling to/from the site, third party land would be required to construct a suitable crossing, and the Highway Authority advise on this occasion it would not be appropriate to relax current highway design standards to provide this type of feature.
- 6.3.9 Drawing 1846 P01 Revision A shows an overflow parking area for 23 additional vehicles which is sufficient to address regarding the required number of spaces for the development.

6.3.10 In view of the above, the Highway Authority raise no objections to the proposal subject to various conditions. It is considered there are no highway safety issues relating to this application.

6.4 Visual Amenity/Design

6.4.1 Policy 17 of the Part 2 Local Plan requires new development to integrate into its surroundings and to take advantage of existing topography and landscape features. The proposed units will be steel framed with a light grey external metal cladding finish and profiled roof cladding coloured mild grey. Due to the location of the units, positioned a significant distance from Main Road, it is considered that this design is acceptable. The existing bund and vegetation provides along the boundaries of the site provide a screen ensuring the development would not have an unacceptable visual impact upon the area or the character/openness of the Green Belt.

6.4.2 In addition to the above, a proposed replacement customer collection canopy for the remainder of the coal yard is proposed. This building will consist of an open frontage with an overall height of 4.5m and will consist of cladding to the roof and external elevations. Whilst this building will be located closer to the site entrance, views will be limited from within the street scene of Main Road due to the location of the existing buildings from Main Road and trees, limiting the impact upon the visual amenity of the area.

6.4.3 In terms of landscaping, the existing bund landscaping screen/tress along the perimeter of the site to the north, east and south are to remain, with the provision of a balancing pond with the site and a variety of landscaped areas surrounding the proposed commercial units, which will be secured through a landscaping condition.

6.5 Residential Amenity

6.5.1 Whilst there are residential properties in the wider vicinity and the Watnall bunker, directly to the north west of the site, which has also been partially converted into residential use but not occupied, due to the vegetation cover and the buffer surrounding the site, and taking into consideration the existing use of the site and the adjacent Hovis bakery, it is not considered that the development would result in an unacceptable loss of amenity to existing residential properties.

6.5.2 The Council's Environmental Health Officer raises no objections to the proposal subject to conditions restricting the total rating level resulting from the use of any plant, machinery or equipment being installed exceeding the existing background sound levels and no development commencing prior to details of any necessary piling or penetrative foundation design being submitted and approved.

6.6 Local Environment/Biodiversity

- 6.6.1 Directly to the north of the site there is a Local Wildlife Site and a SSSI “Kimberley Railway Cutting”. The area is identified as “A disused railway with valuable wood and grassland vegetation”. There are also trees surrounding the boundaries of the site. A Biodiversity/ Ecology Survey has been undertaken to assess the impact of the development on protected species and on the designated sites in close proximity to the site which demonstrates that the development will not result in any harm.
- 6.6.2 Natural England have been consulted on the application and advise that there are no objections to the proposal subject to conditions requiring a Construction Environmental Management Plan, a SuDs scheme and a Landscaping scheme to deliver Biodiversity Net Gains.

7 **Planning Balance**

- 7.1 The principle of the development has been considered acceptable through the allocation of the site as an employment within the Part 2 Local Plan. A mixture of unit sizes focussing on medium and small units as previously mentioned in paragraph 1.2 is considered to be acceptable and there is no objection to the proposed B class uses. There are no objections from The Highway Authority to the works proposed to improve the current junction arrangements with Main Road, which are considered to improve the current situation. In addition, there are no impact upon residential amenity and any impact upon ecology can be mitigated against through the required Constructions Environmental Management Plan, Suds features and Landscaping scheme.

8 **Conclusion**

- 8.1 Recommend that planning permission be granted, subject to conditions.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to 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.	<p>The development hereby permitted shall be carried out in accordance with Site Location Plan 1: 1250 1846 (P03), Roof Plan 1846 (P08), Coal Yard Customer Collection Canopy Elevation, 1846 (P09), Elevations Units 7 – 10 1846 (P06), Elevations Units 1 -6 & 15 – 20 1846 (P05), Elevations Units 11 – 14 1846 (P04) Elevations Units 21 & 22 1846 (P07) received by the Local Planning Authority 02 July 2020, Proposed Site Plan 1846 (P01A) and Proposed Site Access 1846 (P02A) received by the Local</p>

	<p>Planning Authority 11 December 2020.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. 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.</p> <p>b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-</p> <p>(i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and</p> <p>(ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.</p> <p><i>Reason: In the interest of public health and safety</i></p>
4.	<p>The total rating level resulting from the use of any plant, machinery or equipment hereby installed pursuant 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.</p> <p><i>Reason: To protect existing residents from excessive plant noise.</i></p>
5.	<p>No development shall commence until details of any necessary piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented on accordance with the approved details.</p> <p><i>Reason: To protect nearby occupants from excessive construction noise and vibration.</i></p>
6.	<p>No part of the development hereby permitted shall be brought into use until the site access arrangement as shown for indicative purposes only on drawing number MRW-BWB-GEN-XX-DR-TR-110 Revision P5 has been provided.</p> <p><i>Reason: In the interest of highway safety.</i></p>
7.	<p>No part of the development hereby permitted shall take place until the measures to control two-way vehicular flows along the</p>

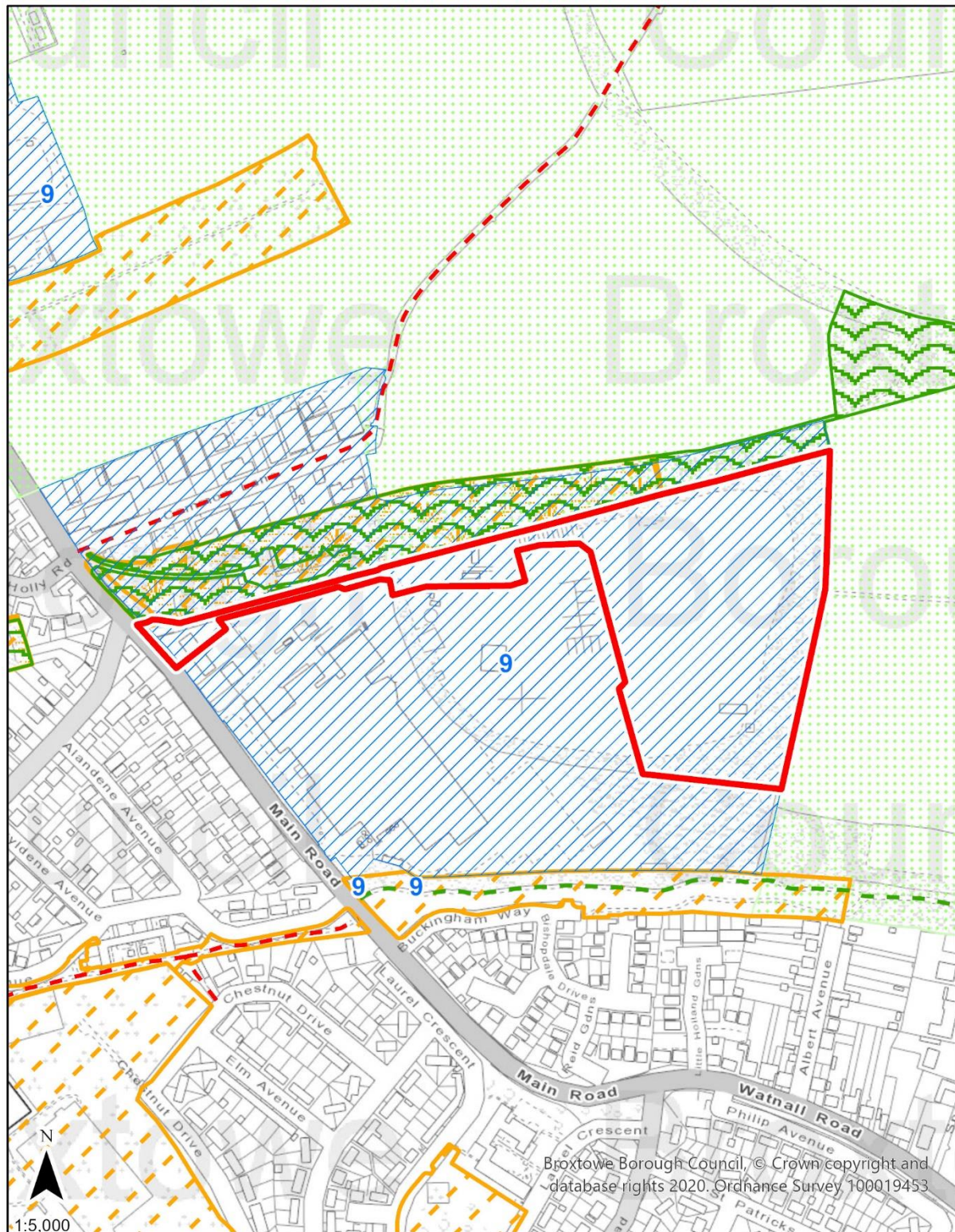
	<p>site access road as shown for indicative purposes on drawing numbers 1846 P01A and 1846 P02A have been provided. The method of controlling two-way vehicular flows along the site access road shall then be maintained in accordance with the approved details for the lifetime of the development.</p> <p><i>Reason: In the interest of highway safety.</i></p>
8.	<p>The new driveway to the retained dwelling shall be surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be constructed with provision to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p> <p><i>Reason: In the interest of highway safety.</i></p>
9.	<p>No part of the development hereby permitted shall be brought into use until the parking and turning areas shown on drawing number 1846 P01 Revision A have been provided. The parking and turning areas shall be maintained in accordance with the approved details and shall not be used for any purpose other than the parking and turning of vehicles.</p> <p><i>Reason: In the interest of highway safety.</i></p>
10	<p>No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To promote sustainable travel.</i></p>
11.	<p>No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan should include the following:</p> <ul style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities b) Identification of 'biodiversity protection zones'. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during

	<p>construction (may be provided as part of a set of method statements).</p> <ul style="list-style-type: none"> d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecologist clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.</p> <p><i>Reason: To ensure the impact on ecology is minimised during construction and in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.</i></p>
12.	<p>No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <ul style="list-style-type: none"> 1. A preliminary risk assessment which has identified: <ul style="list-style-type: none"> . all previous uses . potential contaminants associated with those uses . a conceptual model of the site indicating sources, pathways and receptors . potentially unacceptable risks arising from contamination at the site 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

	<p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p><i>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</i></p>
13.	<p>No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.</p> <p><i>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.</i></p>
14.	<p>The development hereby permitted shall not be commenced until such time as a scheme to install oil and petrol separators has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.</p> <p><i>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</i></p>
15.	<p>No development or site clearance shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:</p> <ul style="list-style-type: none"> (a) Numbers, types, size and positions of trees and shrubs and existing trees to be retained; (b) Measures for the protection of retained trees; (c) A detailed plan which demonstrates biodiversity net gains across the site (based on the recommended Biodiversity Metric provided in the submitted Preliminary Ecological Appraisal) (ECUS March 2020); (d) Planting, seeding/turfing of other soft landscape areas; (e) Details of site boundary treatments; (f) A timetable for implementation of the scheme. <p>The landscaping scheme shall be carried out in accordance with the approved timetable and the tree protection measures shall be in place before any site clearance/development commences. If</p>

	<p>any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased they shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.</p> <p><i>Reason: In the interests of visual amenity and of enhancing biodiversity, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 31 of the Part 2 Local Plan (2019).</i></p>
16	<p>The premises shall be used for Class E Business, B2 and B8 and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).</p> <p><i>Reason: For the avoidance of doubt.</i></p>
17.	<p>The open areas of the site shall not be used for any form of storage of goods, merchandise or materials of any description without the prior written approval of the Local Planning Authority.</p> <p><i>Reason: In the interests of visual amenity, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 of the Part 2 Local Plan (2019).</i></p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	<p>Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. It is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:</p> <p>https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property</p>
3.	In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact

	hdc.south@nottsc.gov.uk for details.
4.	<p>The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority.]</p>
5.	<p>As this permission relates to the creation of a new unit(s), please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address(es) is(are) created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</p>



Legend

- | | |
|---|--|
| Site Outline | Open Spaces |
| Bridleway | SSSI |
| Footpath | Green Belt |
| Local Wildlife Site | Existing Employment Sites |

Photographs



Existing access to be improved at Main Road junction.



View from within site looking back forwards Main Road.

Views of structures within the site to be removed.





Northern Boundary of Site



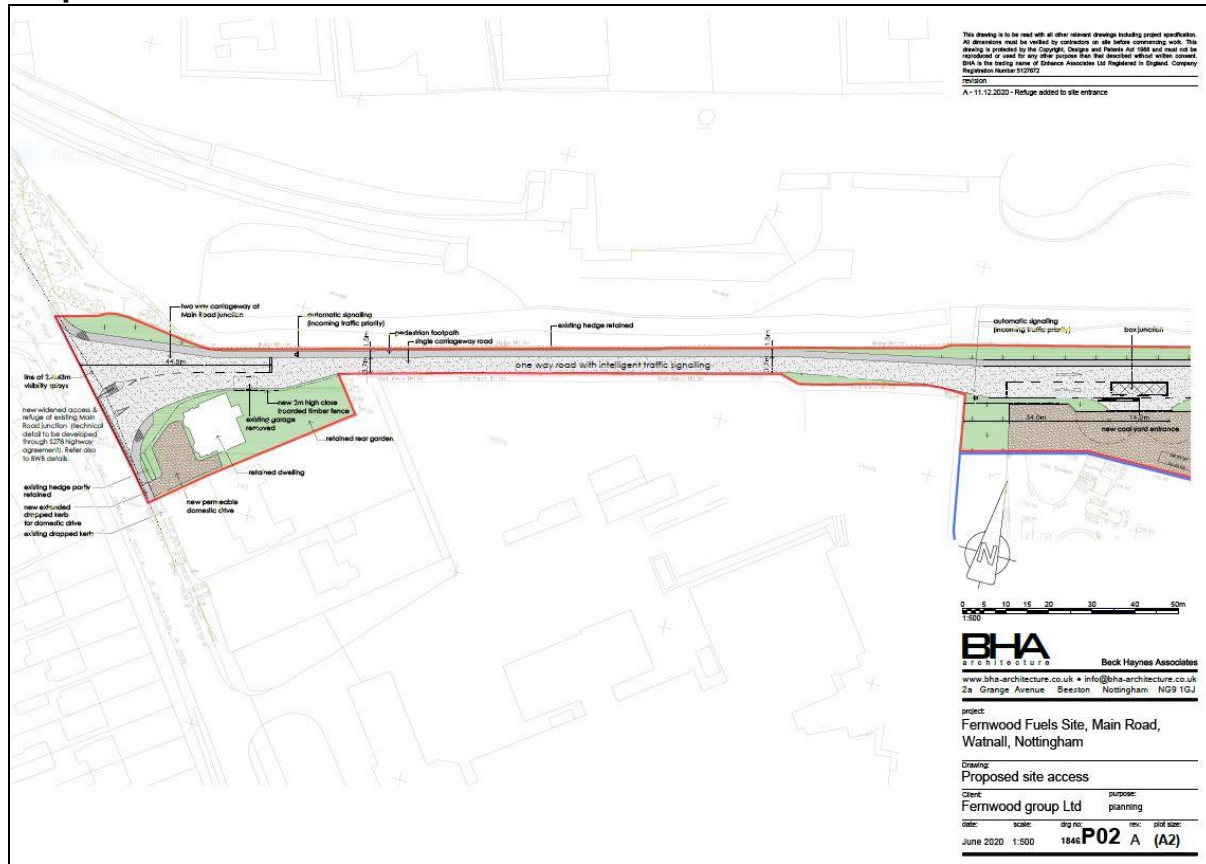
East and Southern Boundary of Site



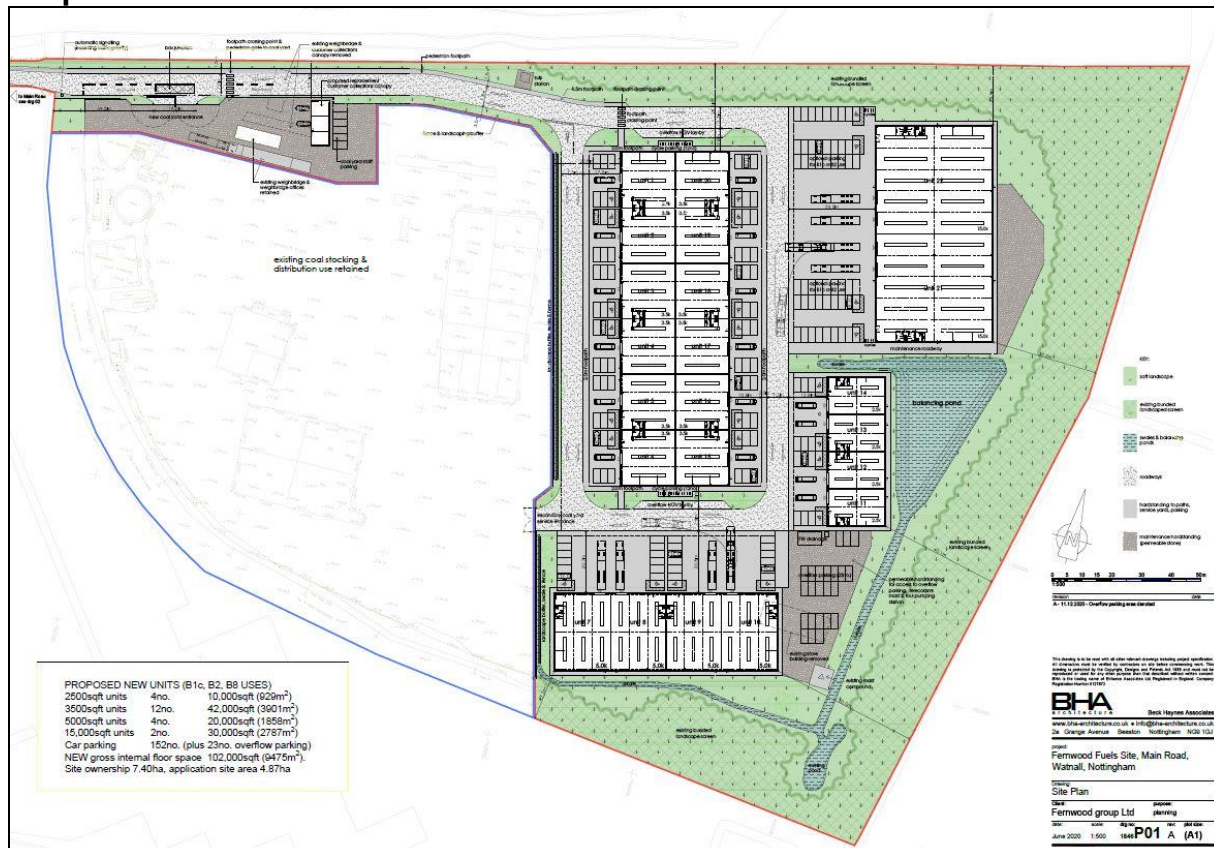
West boundary of site

Plans (not to scale)

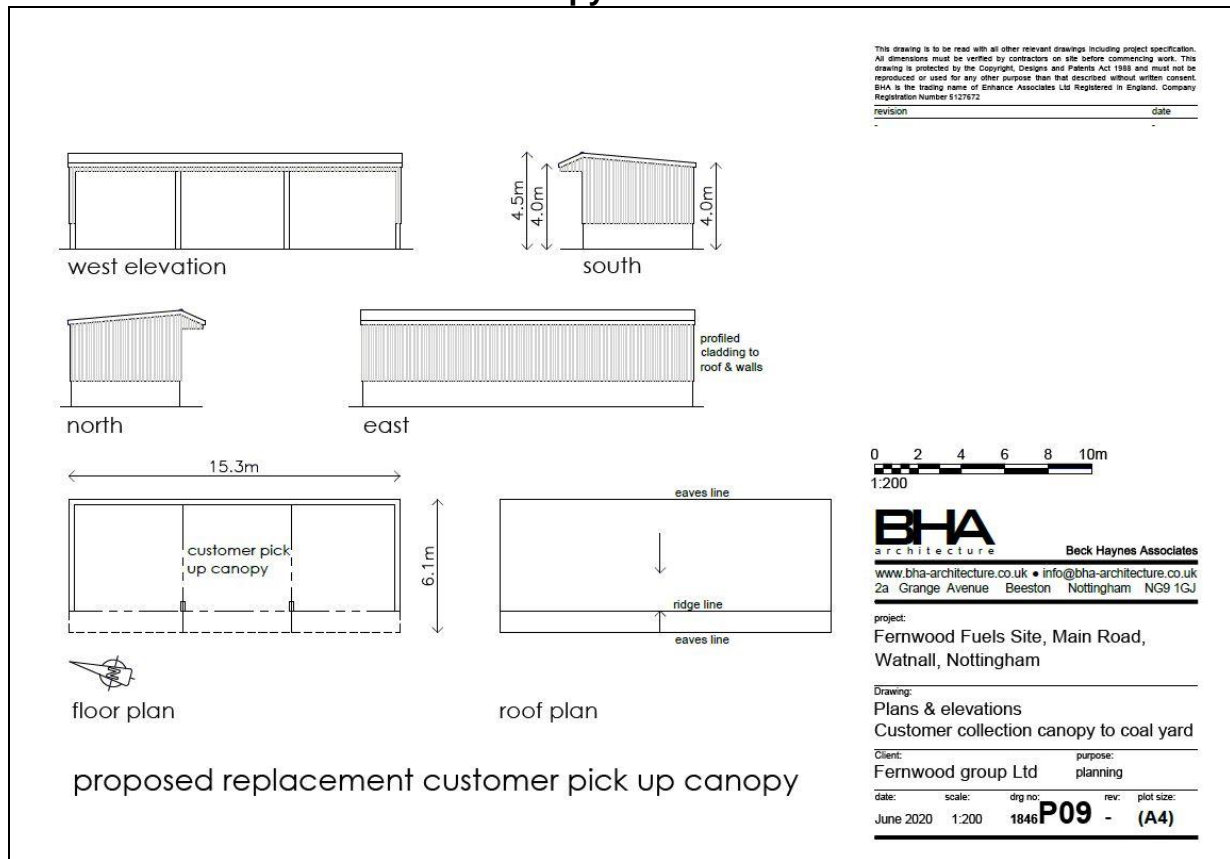
Proposed Site Access



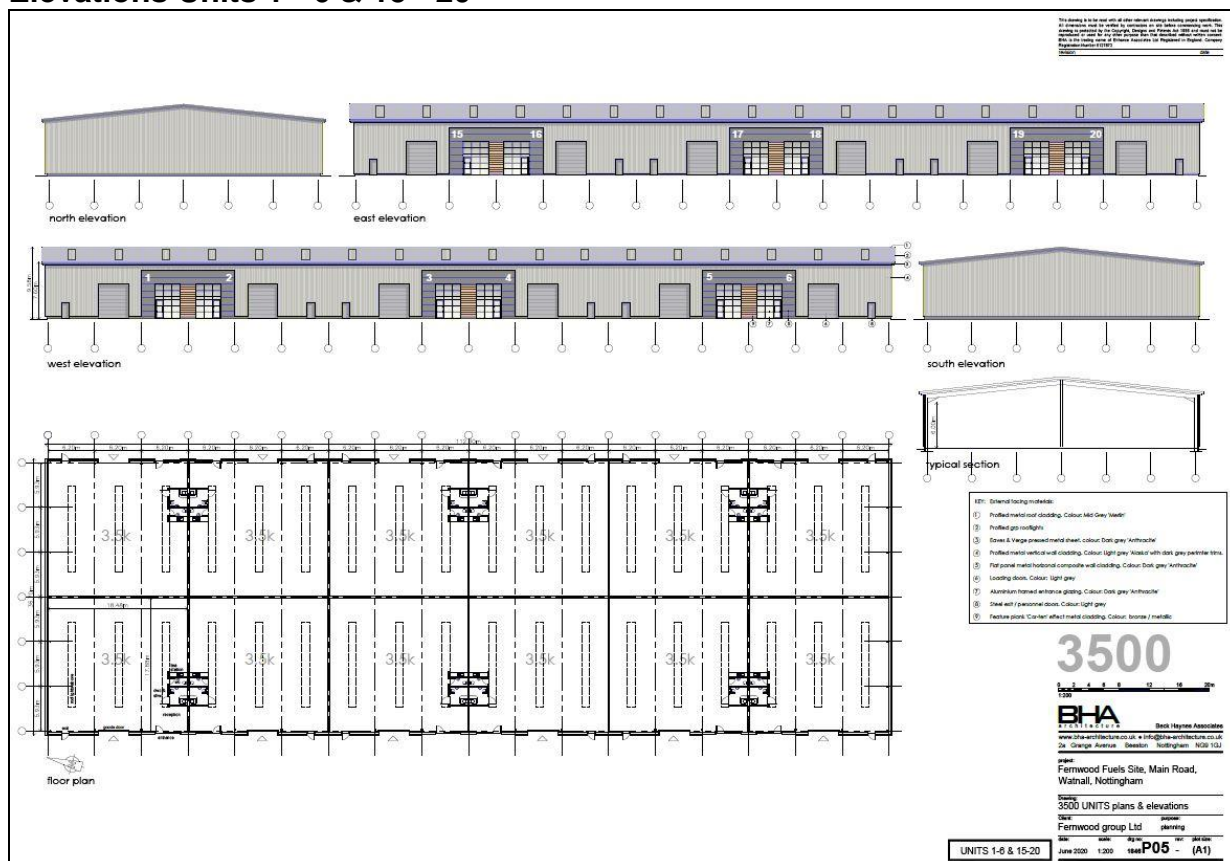
Proposed Site Plan



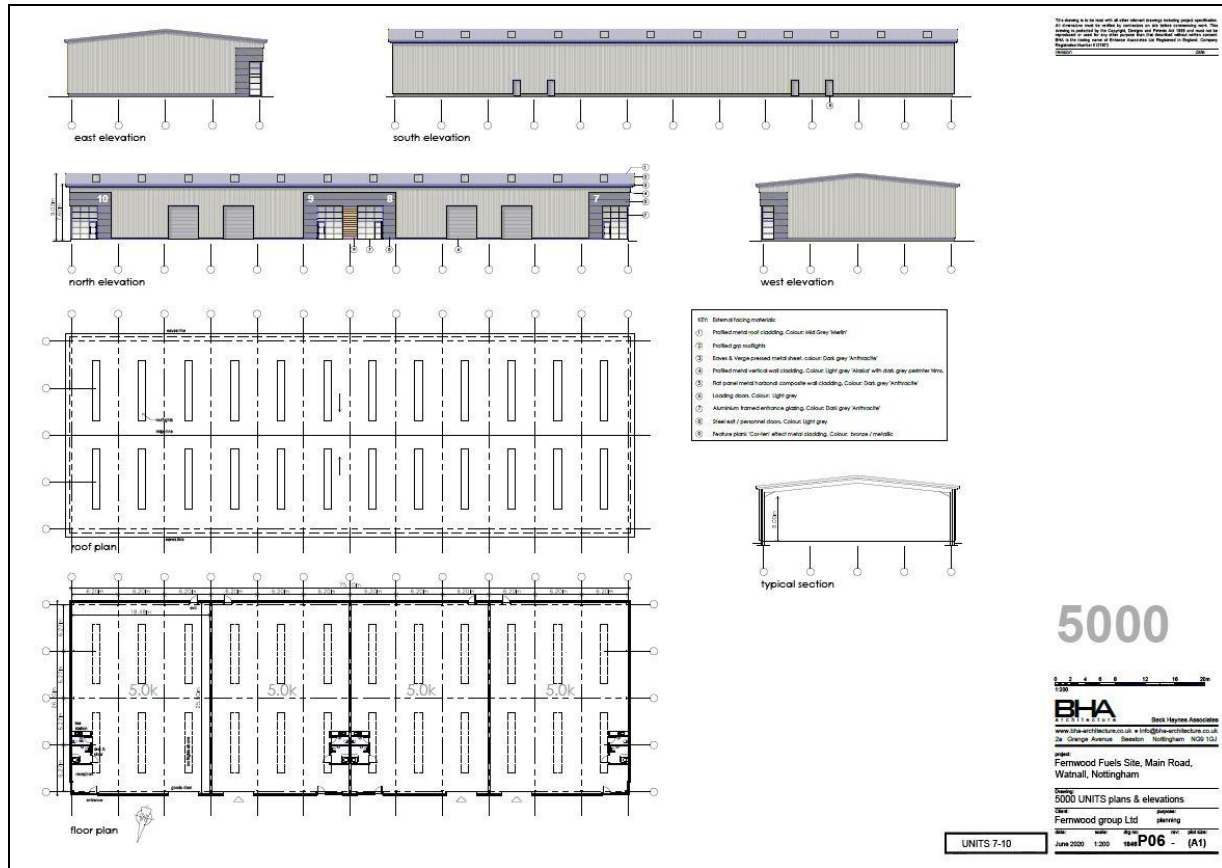
Coal Yard Customer Collection Canopy Elevation



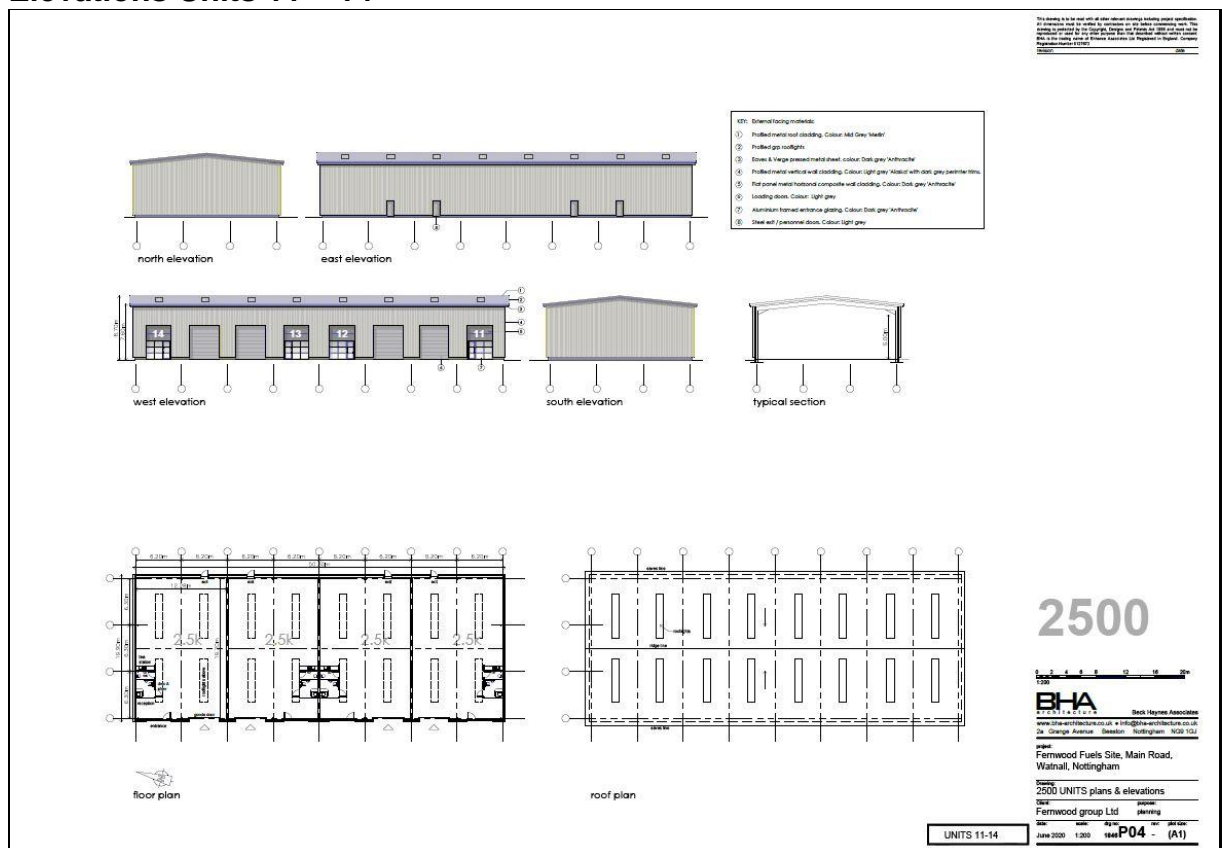
Elevations Units 1 - 6 & 15 - 20



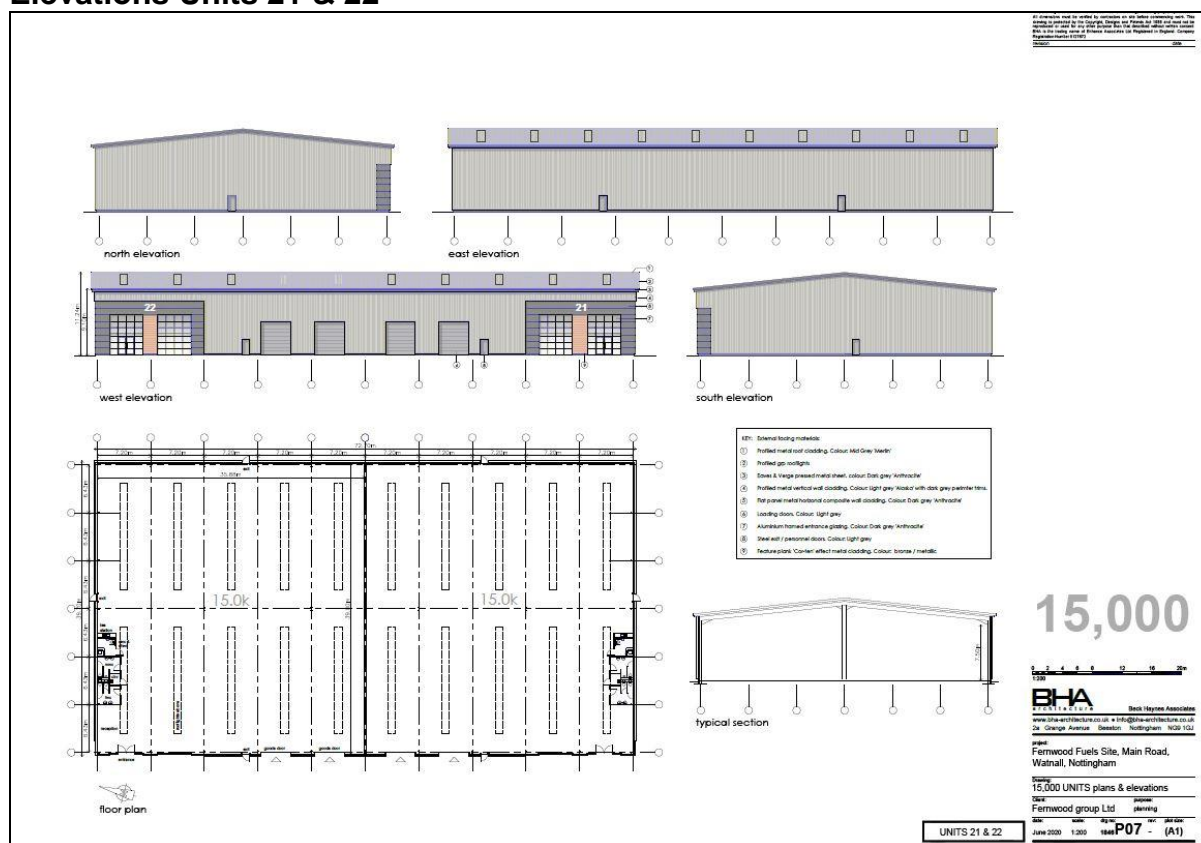
Elevations Units 7 - 10



Elevations Units 11 - 14



Elevations Units 21 & 22



APPENDIX 2

Report of the Chief Executive

APPLICATION NUMBER:	20/00423/FUL
LOCATION:	Watnall Disposal Point, Main Road, Watnall, Nottinghamshire, NG16 1HA
PROPOSAL:	Proposed alterations to site access roadway, improvements to main road junction, alterations to existing coal stock yard site entrance and new commercial development comprising B1C, B2 and B8 units with associated roadways, hard-standings and landscaping.

This application has been requested to go to Planning Committee by Councillor J M Owen and Councillor R D Willimott.

1 Executive Summary

1.1 This major application seeks consent to redevelop part of the site for a new commercial development comprising a mixture 22, B1c (light industry, B2 (general industry) and B8 (storage and distribution). The application also proposes alterations to site access roadway, improvements to main road junction, alterations to existing coal stock yard site entrance, hard-standings and landscaping.

1.2 The new commercial units will consist of the following gross internal floor area:

- 4no x 232.25 = 929.0 m²
- 12no x 325.08 = 3901.0 m²
- 4no x 464.5 = 1858.0 m²
- 2no x 1393.5 = 2787.0 m²
- Total new gross internal floor area (GIA) 9475.0 m²

In addition, the Existing weighbridge reception building (60.0 m) will remain and a new proposed 'cash & carry' open sided canopy (90.0 m²) is proposed in the existing coal yard area.

1.3 The redevelopment of the site will incorporate a new access arrangement with a single carriageway with controlled signals near the Main Road site entrance (with incoming traffic priority). Within the main site a two way 'loop road' provides efficient access to the existing coal yard and to all the new units designed to mitigate risk of traffic build up.

1.4 The main considerations in the determination of this application are the principle of this type of development, highway safety, quality of design, landscaping, and amenity, having regard to the local environment and the amenity of nearby and adjoining neighbouring properties. These will be discussed in the attached appendix.

- 1.5 The principle of the development has been considered acceptable through the allocation of the site as existing employment site within the Part 2 Local Plan. Policy 9 states that permission will be granted for the redevelopment of land and premises for employment purposes on allocated sites provided it is in the B class employment uses. A mixture of unit sizes focussing on medium and small units as previously mentioned in paragraph 1.2 is considered to be acceptable and there is no objection to the proposed B class uses.
- 1.6 There are no objections from The Highway Authority to the works proposed to improve the current junction arrangements with Main Road, which are considered to improve the current situation.
- 1.7 The Committee is asked to resolve that the full planning permission be approved subject to the conditions outlined in the appendix.

APPENDIX**1 Details of the Application**

1.1 This major application seeks consent to redevelop part of the site for a new commercial development comprising a mixture 22, B1c (light industry, B2 (general industry) and B8 (storage and distribution). The application also proposes alterations to site access roadway, improvements to main road junction, alterations to existing coal stock yard site entrance, hard-standings and landscaping.

1.2 In support of the application, the following documents have been submitted:

- Application form
- Plans (existing and proposed; floor plans; elevation plans; block plan; site location plan; roof plans).
- Topographic survey
- Design and Access Statement –
- Planning Statement – Include Sustainability/ Energy Statement
- Phase 1 Site Investigation Report
- Flood Risk and Drainage Assessment
- Ecology/ Biodiversity Report
- Arboricultural survey
- Noise Assessment
- Transport Assessment
- Additional Transport Reports

2 Site and Surroundings

2.1 The site is located off Main Road in Watnall (B600), which is a 'B' classification road linking Nuthall and Moorgreen, approximately mid-way between Junctions 26 and 27 of the M1 Motorway, and is located within a commercially diverse area with a variety of local mixed use businesses as well as established residential and community areas.

2.2 Directly to the front of the site there are existing residential properties and an Industrial building currently occupied by Hovis bakery. To the North runs a bank of mature trees with the Kimberley Railway Cutting also running down the side of the site, which is also designated as a Local Wildlife Site (reference 2/71). Beyond this there is Common Lane which consists of a variety of industrial buildings, further beyond to the side (north) and rear (east) there are open fields which are located within the Green Belt but do not form part of the application site. The site is surrounded by a bank and mature trees to the east and south, with the Buckingham open space are sited further beyond to the south. Directly opposite on Main Road there are existing residential dwellings.

2.3 The land is currently owned and occupied by the applicant who operates a coal stocking & distribution business within the site. The current buildings and bay structures which are to be retained on the site are used for incoming goods, sorting, stockpiling, repackaging and goods dispatch. There are existing weighbridge offices used to accommodate staff for operational management & welfare facilities.

3 Relevant Planning History

- 3.1 17/00452/FUL - Installation of a reserve electricity compound with natural gas powered generators and associated plant known as a short term operating reserve (stor) facility, installation of substation and metering compound, erection of gates and 4.5m high acoustic timber fences around stor perimeter and erection of 2.4m high palisade fences around substation perimeter.
- 3.2 08/00979/FUL - 3 No. antennae on new pole (17.3 m high), 2 no. dishes, 3 no. equipment cabinets and associated cabling.
- 3.3 07/00953/FUL - Construct extension to existing industrial building.
- 3.4 04/00282/TEL - Erect telecommunications equipment comprising 15m monopole with associated equipment cabin.
- 3.5 02/00222/FUL - Raise height of existing telecommunications tower to 20m with additional antennae and equipment cabin.
- 3.6 00/00818/TEL - Erect telecommunications equipment comprising 15m high tower with associated equipment housing.
- 3.7 00/00041/FUL - Erect portakabin for temporary period.
- 3.8 93/00069/FUL - Construct new weighbridge and associated building.
- 3.9 92/00343/FUL - Erect lighting tower to provide security lighting and lighting for site operations during hours of darkness.
- 3.10 86/09040/ADV - Display 2 directional signs & 1 company advertisement sign.
- 3.11 86/00112/FUL - Construct two storey office accommodation with vehicle plant & maintenance depot.
- 3.12 85/00294 - Reposition weighbridge and office.
- 3.13 79/01131/FUL - Pump house & concrete slab for water storage tank.
- 3.14 75/00628/FUL - Extension to weigh office to form toilet accommodation.

4 Relevant Policies and Guidance

4.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:

4.1.1 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 7: Regeneration

- Policy 10: Design and Enhancing Local Identity
- Policy 14: Managing Travel Demand
- Policy 16: Green Infrastructure, Parks and Open Spaces
- Policy 17: Biodiversity
- Policy 18: Infrastructure

4.2 **Part 2 Local Plan 2019:**

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

- Policy 1: Flood Risk
- Policy 9: Retention of Good Quality Existing Employment Sites
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 20: Air Quality
- Policy 26: Travel Plans
- Policy 30: Landscape
- Policy 31: Biodiversity Assets

4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 6: Building a Strong, Competitive Economy
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.
- Section 14 - Meeting the challenge of climate change, flooding and coastal change.
- Section 15 – Conserving and enhancing the natural environment.

5 Consultations

- 5.1 **Nottinghamshire County Council Lead Local Flood Authority (LLFA)** – No objections.
- 5.2 **Nottinghamshire County Council Highways** – No objections subject to conditions.
- 5.3 **Nottinghamshire County Council Rights of Way Officer** – No objections.
- 5.4 **Environment Agency** – No objections subject to conditions.
- 5.5 **Ministry of Defence (MOD)** – No objections.
- 5.6 **Natural England** – No objections subject to conditions relating to the submission of a Construction Environmental Management Plan, a SuDs scheme and a Landscaping scheme to deliver Biodiversity Net Gains.
- 5.7 **Environmental Health** – No objections subject to conditions.

5.8 **The Coal Authority** – Refers to standing advice.

5.9 9 neighbouring properties were consulted during the processing of the planning application along with the posting of 5 site notices, with 5 letters having been received objecting on the grounds of:

- Highway Safety,
- Potential for trade/retail counter uses generating more traffic,
- Dust and noise.

6 **Assessment**

6.1 The issues for consideration are the principle of development, highway safety, visual amenity/design, amenity and local environment/biodiversity.

6.2 **Principle**

6.2.1 The site is allocated in the adopted Part 2 Local Plan (2019) as an employment site. Policy 9 states that permission will be granted for the redevelopment of land and premises for employment purposes on allocated sites provided it is in the B class employment uses and the redevelopment provides the necessary quality of design, landscaping, parking and amenity, having regard to the local environment and the amenity of nearby and adjoining occupiers.

6.2.2 From the supporting information submitted it is evident that there has been a significant fall in demand for coal storage and therefore a large part of the site is no longer required for this use. It is important to encourage the efficient use of land and the principle of diversifying the site through offering other employment uses, which will both retain existing jobs and also provide new jobs. A mixture of unit sizes focussing on medium and small units is also considered to be acceptable and there is no objection to the proposed B class uses. The principle of development is therefore considered acceptable.

6.3 **Highway Safety**

6.3.1 The National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. It also advises that opportunities to promote walking, cycling and public transport use are identified and pursued.

6.3.2 Policy 14 of the Aligned Core Strategy (ACS) states that new development should be secured in accessible locations for walking, cycling and public transport to reduce use of the private car. 'The effective operation of the local highway network and its ability to provide sustainable transport solutions or support economic growth should not be compromised.'

6.3.3 The submitted transport Assessment concludes that there will be no detrimental impact on the local highway network. This assumes that the development is restricted to Use Classes B1c (light industry), B2 (general industry) and B8 (storage & distribution), which will be secured by a suitably worded condition.

- 6.3.4 ACS Policy 14.1 aims to reduce the reliance on private cars through the delivery of sustainable transport networks. ACS Policy 14.3 aims to ensure the delivery of sustainable Beck Haynes Associates Planning Statement - Page 14 of 18 transport networks to serve new development. This includes site specific and area wide travel demand management, improvements to public transport services. Policy 26 of the Part 2 Local Plan requires all developments with a floorspace of 1000 square metres or more to submit a travel plan. A suitably worded planning condition would be sufficient to allow the details of travel plans to be submitted.
- 6.3.5 The Highways Authority advise the application site is served from a priority controlled T-junction on the east side of the B600 Main Road, approximately 17m south of its junction with Newdigate Street. The access measures c.10 metres wide for the first 17m behind the public highway, narrowing to a single lane width thereafter. Drawing 1846 PO2 shows the access will be reconfigured to measure 39m wide where it meets the public highway. Its geometry will be sufficient to accommodate two-way flows for a distance of up to 44.5m from Main Road. Beyond this point, signals will control traffic by prioritising those entering the site.
- 6.3.6 It is further advised that Table 13 of the Transport Assessment shows the proposed development will generate up to 32 two-way trips routing through the Watnall Road /Kimberley Road junction which has recently been upgraded with signals. This equates to 1 vehicle every 2 minutes, which is not envisaged will severely change the existing situation. Similarly, the number of trips heading to/from the mini island at the B600/B6009 junction does not trigger the requirement for further assessment.
- 6.3.7 In addition, local concerns have been expressed regarding the propensity for development traffic to cut through residential areas to reach their destination. Section 5 of the Transport Assessment considers likely traffic distribution based on 2011 Journey to Work Census Data. Whilst the results do show a nominal amount of traffic taking place on nearby streets, it is likely these journeys will already be on the network and so there is no material change in this respect. Furthermore, an environmental weight limit operates within the Kimberley/Nuthall area to deter vehicles over 7.5 tonnes from utilising roads within the controlled zone. Drivers contravening the restrictions will be subject to enforcement action.
- 6.3.8 In respect of the provision of a crossing within the carriageway when travelling to/from the site, third party land would be required to construct a suitable crossing, and the Highway Authority advise on this occasion it would not be appropriate to relax current highway design standards to provide this type of feature.
- 6.3.9 Drawing 1846 P01 Revision A shows an overflow parking area for 23 additional vehicles which is sufficient to address regarding the required number of spaces for the development.
- 6.3.10 In view of the above, the Highway Authority raise no objections to the proposal subject to varies conditions. It is considered there are no highway safety issues relating to this application.

6.4 Visual Amenity/Design

6.4.1 Policy 17 of the Part 2 Local Plan requires new development to integrate into its surroundings and to take advantage of existing topography and landscape features. The proposed units will be steel framed with a light grey external metal cladding finish and profiled roof cladding coloured mild grey. Due to the location of the units, positioned a significant distance from Main Road, it is considered that this design is acceptable. The existing bund and vegetation provides along the boundaries of the site provide a screen ensuring the development would not have an unacceptable visual impact upon the area or the character/openness of the Green Belt.

6.4.2 In addition to the above, a proposed replacement customer collection canopy for the remainder of the coal yard is proposed. This building will consist of an open frontage with an overall height of 4.5m and will consist of cladding to the roof and external elevations. Whilst this building will be located closer to the site entrance, views will be limited from within the street scene of Main Road due to the location of the existing buildings from Main Road and trees, limiting the impact upon the visual amenity of the area.

6.4.3 In terms of landscaping, the existing bund landscaping screen/tress along the perimeter of the site to the north, east and south are to remain, with the provision of a balancing pond with the site and a variety of landscaped areas surrounding the proposed commercial units, which will be secured through a landscaping condition.

6.5 Residential Amenity

6.5.1 Whilst there are residential properties in the wider vicinity and the Watnall bunker, directly to the north west of the site, which has also been partially converted into residential use but not occupied, due to the vegetation cover and the buffer surrounding the site, and taking into consideration the existing use of the site and the adjacent Hovis bakery, it is not considered that the development would result in an unacceptable loss of amenity to existing residential properties.

6.5.2 The Council's Environmental Health Officer raises no objections to the proposal subject to conditions restricting the total rating level resulting from the use of any plant, machinery or equipment being installed exceeding the existing background sound levels and no development commencing prior to details of any necessary piling or penetrative foundation design being submitted and approved.

6.6 Local Environment/Biodiversity

6.6.1 Directly to the north of the site there is a Local Wildlife Site and a SSSI "Kimberley Railway Cutting". The area is identified as "A disused railway with valuable wood and grassland vegetation". There are also trees surrounding the boundaries of the site. A Biodiversity/ Ecology Survey has been undertaken to assess the impact of the development on protected species and on the designated sites in close proximity to the site which demonstrates that the development will not result in any harm.

- 6.6.2 Natural England have been consulted on the application and advise that there are no objections to the proposal subject to conditions requiring a Construction Environmental Management Plan, a SuDs scheme and a Landscaping scheme to deliver Biodiversity Net Gains.

7 Planning Balance

- 7.1 The principle of the development has been considered acceptable through the allocation of the site as an employment within the Part 2 Local Plan. A mixture of unit sizes focussing on medium and small units as previously mentioned in paragraph 1.2 is considered to be acceptable and there is no objection to the proposed B class uses. There are no objections from The Highway Authority to the works proposed to improve the current junction arrangements with Main Road, which are considered to improve the current situation. In addition, there are no impact upon residential amenity and any impact upon ecology can be mitigated against through the required Construction Environmental Management Plan, SuDs features and Landscaping scheme.

8 Conclusion

- 8.1 Recommend that planning permission be granted, subject to conditions.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to 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.	<p>The development hereby permitted shall be carried out in accordance with Site Location Plan 1: 1250 1846 (P03), Roof Plan 1846 (P08), Coal Yard Customer Collection Canopy Elevation, 1846 (P09), Elevations Units 7 – 10 1846 (P06), Elevations Units 1 -6 & 15 – 20 1846 (P05), Elevations Units 11 – 14 1846 (P04) Elevations Units 21 & 22 1846 (P07) received by the Local Planning Authority 02 July 2020, Proposed Site Plan 1846 (P01A) and Proposed Site Access 1846 (P02A) received by the Local Planning Authority 11 December 2020.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. 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.</p> <p>b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-</p> <p>(i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and</p> <p>(ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.</p> <p><i>Reason: In the interest of public health and safety</i></p>
4.	<p>The total rating level resulting from the use of any plant, machinery or equipment hereby installed pursuant this permission, shall not exceed the existing background sound level when measured</p>

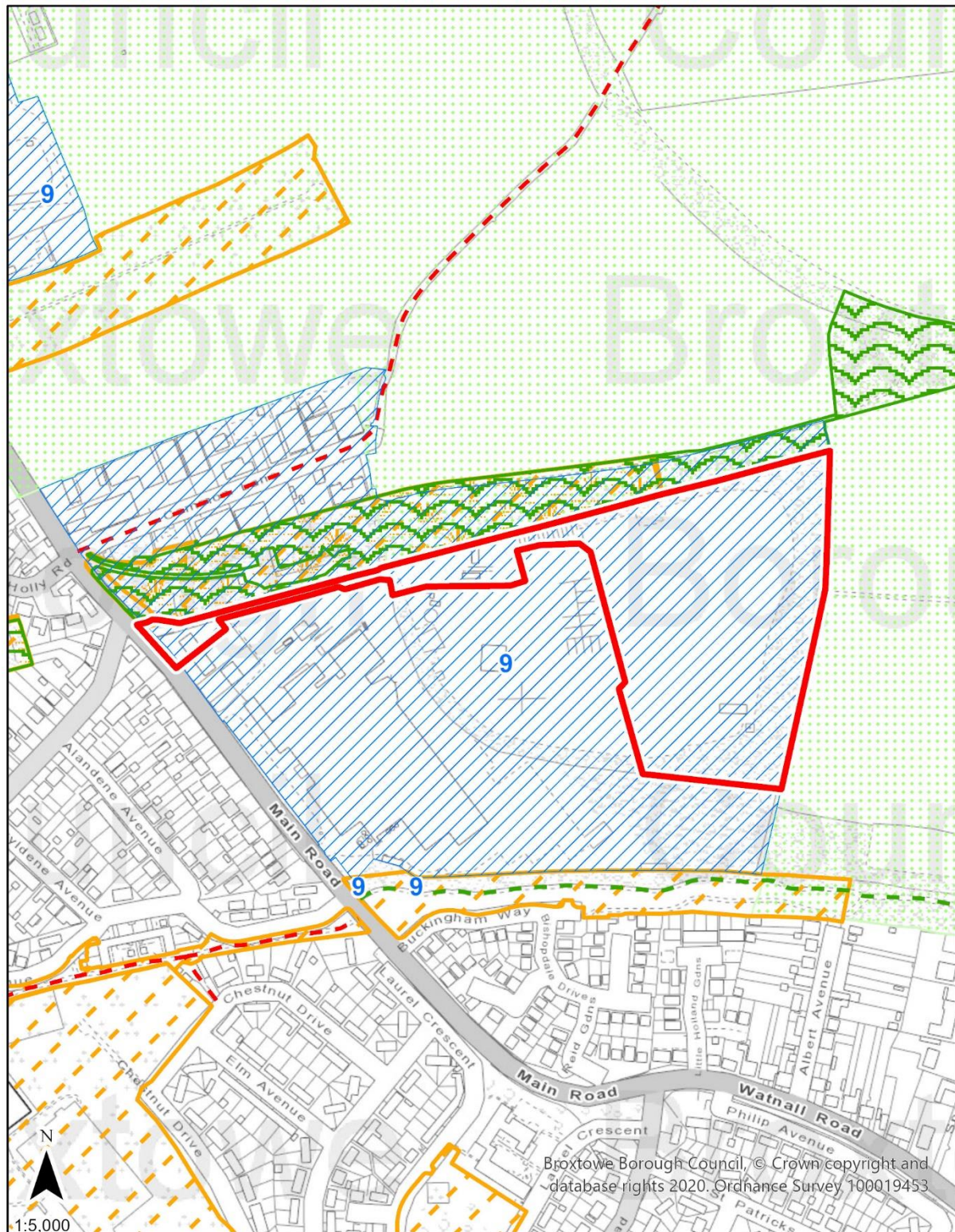
	<p>according to British Standard BS4142:2014, at a point one metre external to the nearest noise sensitive premises.</p> <p><i>Reason: To protect existing residents from excessive plant noise.</i></p>
5.	<p>No development shall commence until details of any necessary piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented on accordance with the approved details.</p> <p><i>Reason: To protect nearby occupants from excessive construction noise and vibration.</i></p>
6.	<p>No part of the development hereby permitted shall be brought into use until the site access arrangement as shown for indicative purposes only on drawing number MRW-BWB-GEN-XX-DR-TR-110 Revision P5 has been provided.</p> <p><i>Reason: In the interest of highway safety.</i></p>
7.	<p>No part of the development hereby permitted shall take place until the measures to control two-way vehicular flows along the site access road as shown for indicative purposes on drawing numbers 1846 P01A and 1846 P02A have been provided. The method of controlling two-way vehicular flows along the site access road shall then be maintained in accordance with the approved details for the lifetime of the development.</p> <p><i>Reason: In the interest of highway safety.</i></p>
8.	<p>The new driveway to the retained dwelling shall be surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be constructed with provision to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p> <p><i>Reason: In the interest of highway safety.</i></p>
9.	<p>No part of the development hereby permitted shall be brought into use until the parking and turning areas shown on drawing number 1846 P01 Revision A have been provided. The parking and turning areas shall be maintained in accordance with the approved details and shall not be used for any purpose other than the parking and turning of vehicles.</p> <p><i>Reason: In the interest of highway safety.</i></p>

10	<p>No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To promote sustainable travel.</i></p>
11.	<p>No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan should include the following:</p> <ul style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities b) Identification of 'biodiversity protection zones'. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as part of a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecologist clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. <p>The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.</p> <p><i>Reason: To ensure the impact on ecology is minimised during construction and in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.</i></p>
12.	<p>No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <ul style="list-style-type: none"> 1. A preliminary risk assessment which has identified: <ul style="list-style-type: none"> . all previous uses

	<ul style="list-style-type: none"> . potential contaminants associated with those uses . a conceptual model of the site indicating sources, pathways and receptors . potentially unacceptable risks arising from contamination at the site <p>2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.</p> <p>3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</p> <p>4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p><i>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</i></p>
13.	<p>No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.</p> <p><i>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.</i></p>
14.	<p>The development hereby permitted shall not be commenced until such time as a scheme to install oil and petrol separators has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.</p> <p><i>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by,</i></p>

	<i>unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</i>
15.	<p>No development or site clearance shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:</p> <ul style="list-style-type: none"> (a) Numbers, types, size and positions of trees and shrubs and existing trees to be retained; (b) Measures for the protection of retained trees; (c) A detailed plan which demonstrates biodiversity net gains across the site (based on the recommended Biodiversity Metric provided in the submitted Preliminary Ecological Appraisal) (ECUS March 2020); (d) Planting, seeding/turfing of other soft landscape areas; (e) Details of site boundary treatments; (f) A timetable for implementation of the scheme. <p>The landscaping scheme shall be carried out in accordance with the approved timetable and the tree protection measures shall be in place before any site clearance/development commences. If any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased they shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.</p> <p><i>Reason: In the interests of visual amenity and of enhancing biodiversity, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 31 of the Part 2 Local Plan (2019).</i></p>
16	<p>The premises shall be used for Class E Business, B2 and B8 and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).</p> <p><i>Reason: For the avoidance of doubt.</i></p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and

	<p>safety implications. Failure to obtain permission will result in trespass, with the potential for court action. It is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:</p> <p>https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property</p>
3.	<p>In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact hdc.south@nottscg.gov.uk for details.</p>
4.	<p>The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority.]</p>
5.	<p>As this permission relates to the creation of a new unit(s), please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address(es) is(are) created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</p>



Legend

- | | |
|---|--|
| Site Outline | Open Spaces |
| Bridleway | SSSI |
| Footpath | Green Belt |
| Local Wildlife Site | Existing Employment Sites |

Photographs



Existing access to be improved at Main Road junction.



View from within site looking back forwards Main Road.

Views of structures within the site to be removed.





Northern Boundary of Site



East and Southern Boundary of Site

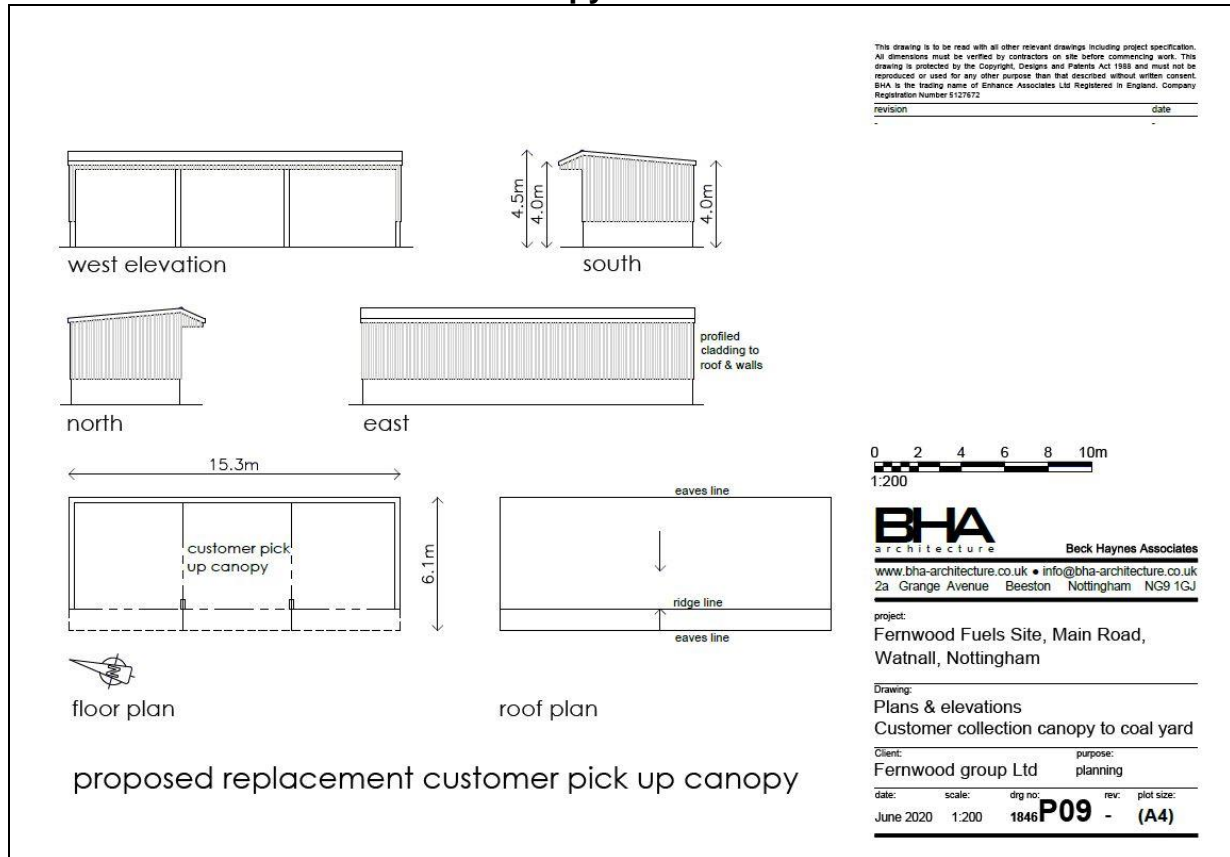


West boundary of site

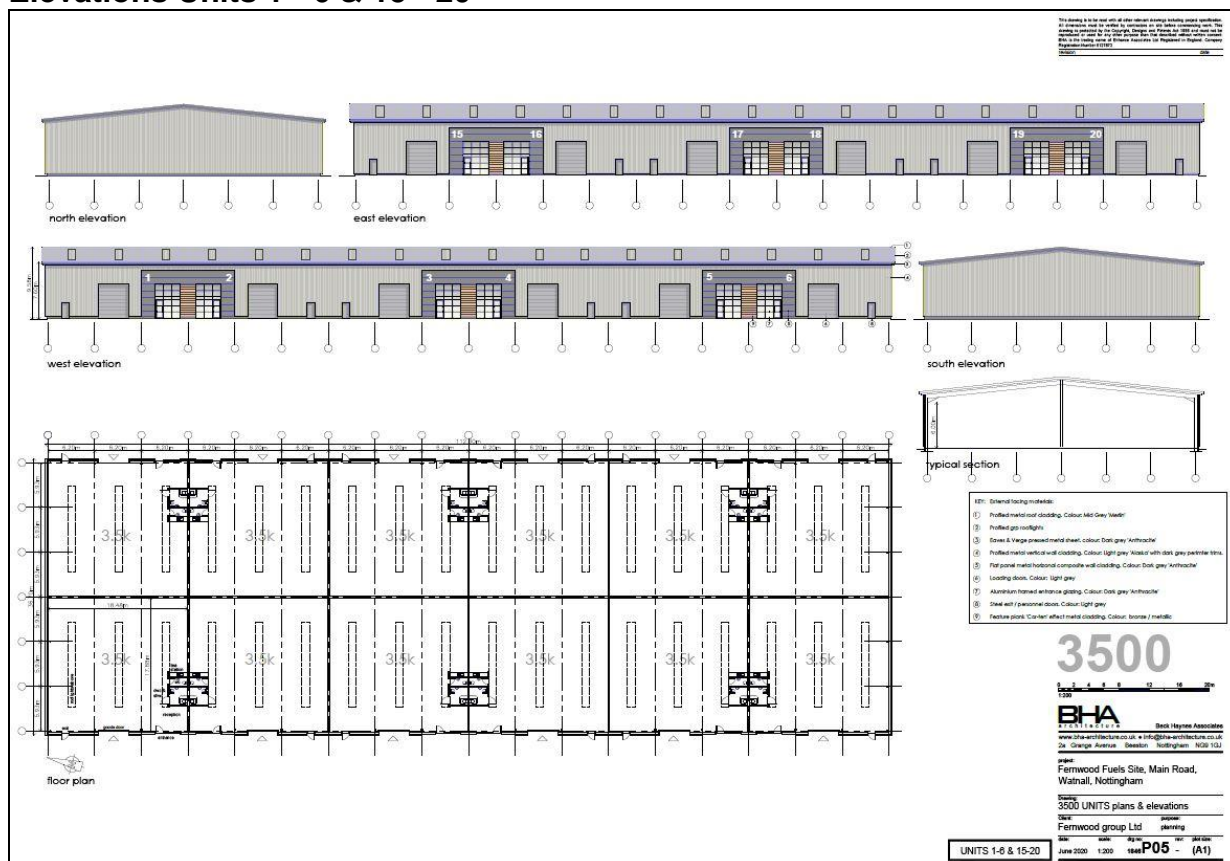
Proposed Site Access



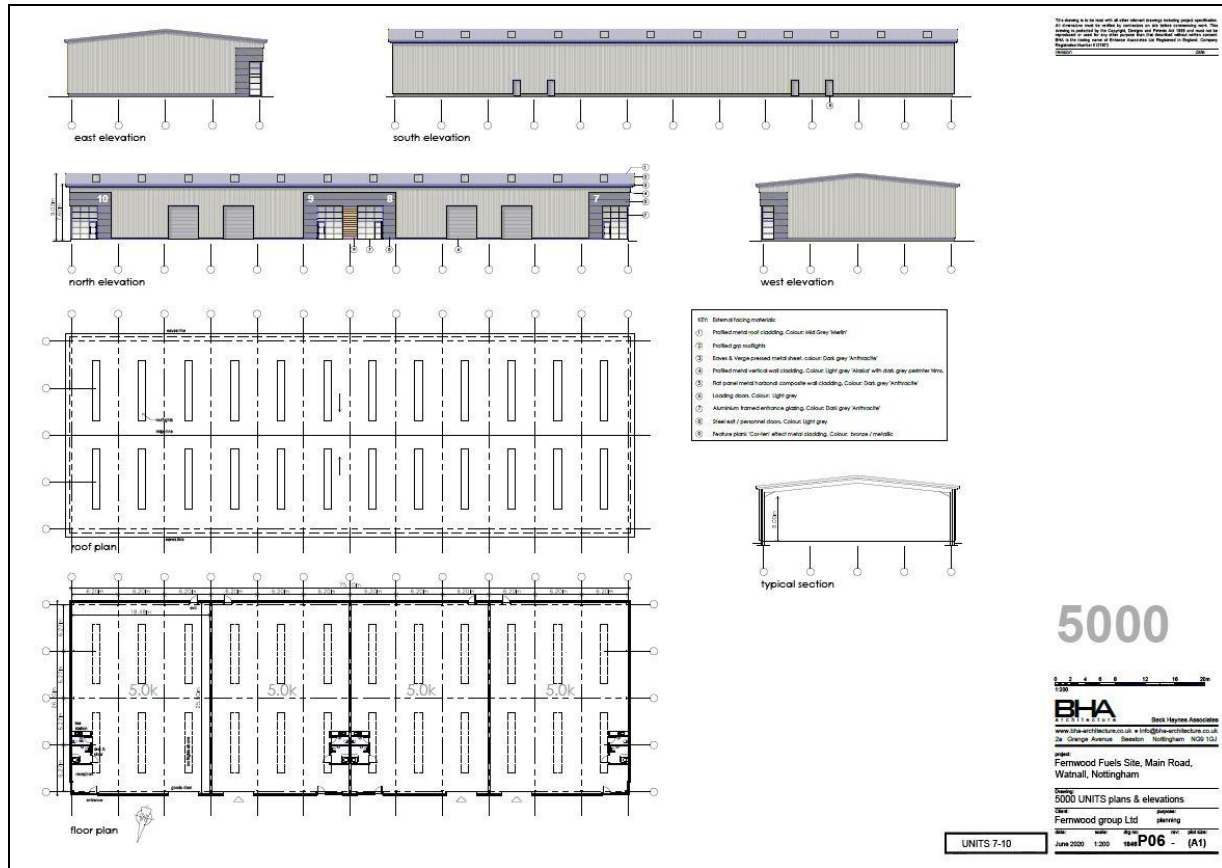
Coal Yard Customer Collection Canopy Elevation



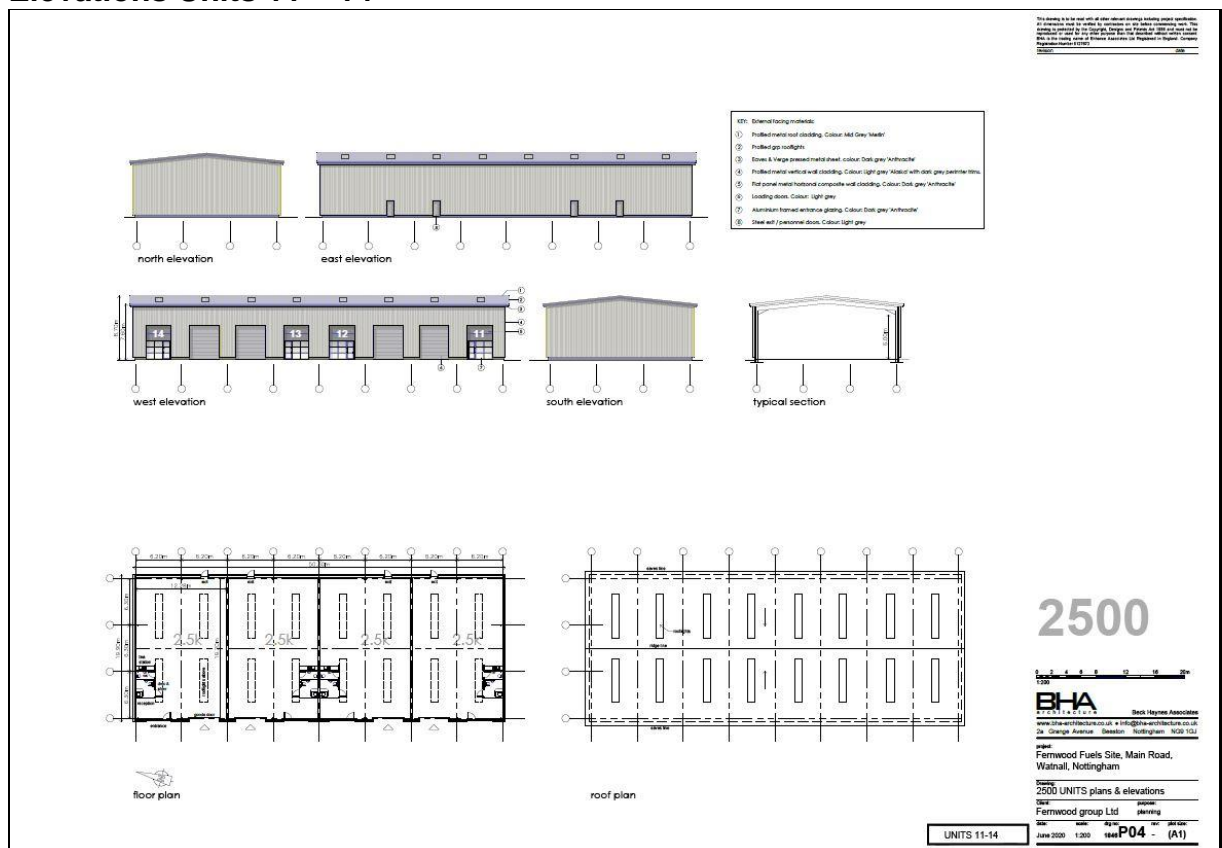
Elevations Units 1 - 6 & 15 - 20



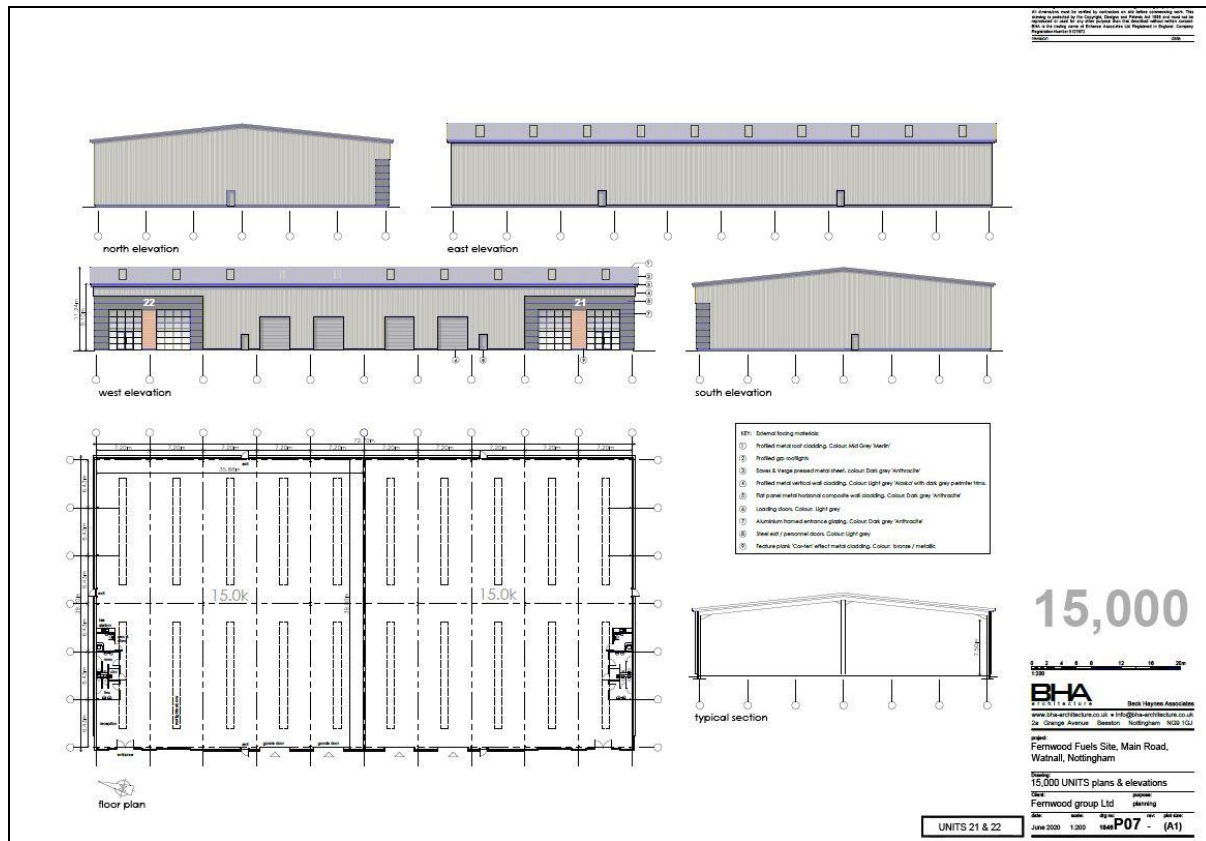
Elevations Units 7 - 10



Elevations Units 11 - 14



Elevations Units 21 & 22



Report of the Chief Executive

APPLICATION NUMBER:	20/00908/FUL
LOCATION:	25 Nether Green, Eastwood, Nottinghamshire, NG16 3DW
PROPOSAL:	Construct single storey side and single storey rear extension

This application has been called to Planning Committee by Councillor J P T Parker.

1 Executive Summary

- 1.1 The application seeks planning permission for extensions to a domestic property.
- 1.2 The site contains an end of terrace two storey dwelling in a semi-rural location, and within the Nottinghamshire Green Belt.
- 1.3 The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity.
- 1.4 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers. The negative impacts are the inappropriateness of the development in a Green Belt and the scale and design of the proposed side extension on the character and appearance of the building and the area.
- 1.5 The Committee is asked to resolve that planning permission be refused for the reasons set out in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks permission to construct a single storey extension to the north side of the existing dwelling, and a single storey rear extension.

2 Site and surroundings

- 2.1 The application property is an end terraced dwelling with a brick finish to the front, render to the side and rear elevations and tiled roof. The property is located in a semi-rural location with neighbouring residential dwellings to the south, open fields to the west behind the property, and agricultural and equestrian land to the north. The application site is in the Nottinghamshire Green Belt.

3 Relevant Planning History

- 3.1 There are no historic planning applications for the application property. However, it has a single storey rear extension which appears to have been constructed around the 1980s.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity

4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 13 – Protecting Green Belt Land

5 Consultations

- 5.1 No comments from technical consultees are required for this application.
- 5.2 One property adjoining the site was consulted and a site notice was displayed. No responses were received.

6 Assessment

- 6.1 The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt, the design and appearance of the proposal, and its impact on neighbouring amenity.

6.2 **Principle**

- 6.2.1 The application site is washed over by Green Belt, and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, although an exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.
- 6.2.2 As stated in the Planning History section of this report, the original dwelling has been extended to the rear. The volume of the original dwelling has been calculated to be circa 377.5m³, with the existing extension being 74.7m³, which is a 19.8% increase in the volume of the original dwelling. Part of the existing kitchen will be demolished which is 13.5m³ and also a shed which is 10.6m³ to facilitate the proposed side extension. The calculation for the side extension is 139.5m³, which would be an increase of 34.1% of the original volume of the dwelling.
- 6.2.3 The proposed extension would exceed the 30% volume increase which would be considered a limited addition to the original dwelling and therefore an exception to inappropriate development in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in the Green Belt.

6.3 **Design and Appearance**

- 6.3.1 The width of the proposed single storey side extension is half the width of the existing frontage and reads as a later addition.
- 6.3.2 The proposed single storey extension is a more modest extension which incorporates the existing utility room, and extending sideways to the rear of the proposed two storey element and which would measure 4m in length by a maximum of 3.6m. It would have a pitched roof with feature gable entrance on the side elevation. In itself, it is considered that the design of the extension is acceptable, and of an acceptable scale. The proposal would also see the flat roof of the remaining single storey extension raised by 300mm and this would be acceptable given the location of the extension to the rear and being not highly visible from the public domain.

6.4 **Amenity**

- 6.4.1 As the proposed single storey side and single storey rear extensions would be to the north side of the dwelling, away from the closest neighbouring property (no.

23), with only the raising in height of the kitchen extension being directly adjacent to the common boundary, it is considered that the proposed development would not have a significant impact on neighbour amenity.

6.5 Access

- 6.5.1 Access into the site would not be affected by the development and as such it is considered that the development would not have a significant impact on highway safety.

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 a significant impact on neighbour amenity.
- 7.2 The negative impacts are that the development would be inappropriate within the Green Belt and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%, and that the proposed side extension represents an overly prominent addition that would be out of keeping with the character of the surrounding area.
- 7.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

8 Conclusion

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

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension, in conjunction with the existing 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 significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2019 and there are no other material considerations that justify treating this proposal as an exception.

	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.

25 Nether Green Eastwood Notts NG16 3DW



7/6/2021, 12:58:09 PM

- Green Belt
- Site



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Photographs



Front elevation and site of proposed side extension



Existing drive access



Side elevation



Rear elevation and existing extensions



Side view of extensions



View to rear of 24 Nether Green



View north to boundary from side of the house

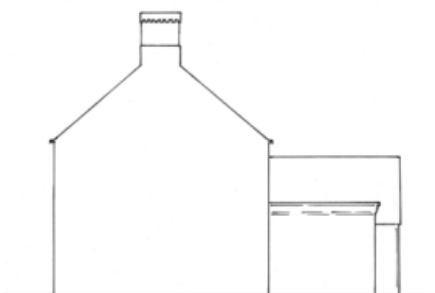


View to rear (east) boundary

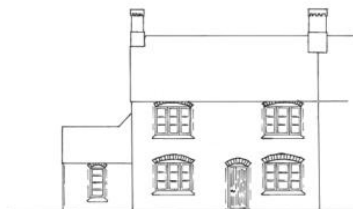


View across the road, opposite the site

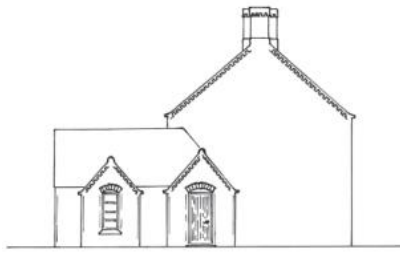
Plans (not to scale)



Proposed side elevation



Proposed front elevation



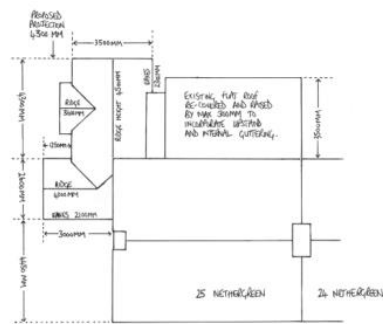
Proposed side elevation



Proposed rear elevation



Proposed ground floor layout



Proposed roof plan

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Report of the Chief Executive

APPLICATION NUMBER:	21/00395/FUL
LOCATION:	3 Drayman Court, Kimberley, Nottinghamshire, NG16 2TR
PROPOSAL:	Remove existing flat roof and replace with pitched roof and dormer to front elevation with terrace to rear elevation.

Councillor R S Robinson has requested that the application is determined by the Committee.

1 Executive Summary

- 1.1 This application seeks planning permission to create a four storey dwelling by removing the flat roof arrangement and the creation of an additional floor with a pitched dormer to the south east (front) elevation and a second terrace to the rear elevation. The plans do not annotate what the additional level will be used for.
- 1.2 The existing dwelling forms part of the Drayman Court development, created as a result of the conversion of the old brewery buildings into residential properties. The development is situated within the Kimberley Conservation Area, and forms part of the wider historical brewery area.
- 1.3 As part of the conversion of the brewery yard to residential properties, limited external alterations to the existing buildings were made, with the importance of retaining the historical integrity of the industrial style buildings being of particular significance. To ensure no inappropriate changes were made to the dwellings, permitted development rights were removed to allow the Local Planning Authority to control any changes. The scale and design of the proposed development is considered to cause harm to the character and appearance of the Kimberley Conservation Area as it is not in keeping with the style of the individual building or group of buildings forming Drayman Court.
- 1.4 Accordingly, the proposal is recommended for refusal, in line with the resolution set out in the appendix.

APPENDIX**1 Details of the Application**

- 1.1 The proposal seeks to remove the existing flat roof arrangement and to replace it with an additional floor and pitched roof, along with a second terrace on the north west (rear) elevation and a pitched dormer window to the south east (front) elevation. This will create a four storey dwelling, but the submitted plans do not annotate what the newly created level will serve.
- 1.2 The existing height of the mid terrace dwelling is approximately 5.8m to the flat roof arrangement and the proposal will have an eaves height of 5.8m and ridge height of 8.2m (increase of 2.4m). The application form states the extension and alteration will use matching materials as the main dwelling for the elevations (bricks) and slate tiles (roofing materials) to match the neighbouring conversions. The application form states that the existing windows are timber double glazed windows but the applicant wishes to install slim line UPVC double glazed windows.

2 Site and Surroundings

- 2.1 The property is a three storey flat roof conversion set back within the site, which is gated and has an open courtyard to the south east elevation. It is a brick building with a first floor north west (rear) terrace.
- 2.2 The conversions around the site are all unique and have varying heights, of which some are four storeys high.
- 2.3 The site lies within Kimberley Conservation Area, is identified as a local interest building and backs onto a local wildlife site and SSSI.
- 2.4 The conversion complex was constructed using a mixture of salvaged or matching materials to blend with the existing structures, largely using existing or former openings to limit the amount of changes and retain the character of the former brewery buildings.

3 Relevant Planning History

- 3.1 An application was approved and implemented for the conversion of the former brewery buildings into nine dwellings (reference 17/00021/FUL, approved 14 July 2017), along with demolition of a detached brick storage unit to the west of the site.

4 Relevant Policies and Guidance**4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:****

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

- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

4.2 Part 2 Local Plan 2019 (P2LP):

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

- Policy 17: Place-making, Design and Amenity
- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets

4.3 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.
- Section 16 – Conserving and enhancing the historic environment.

5 Consultation

5.1 **Council's Conservation Officer – OBJECTS:** The proposal does not positively add a new layer to the building. The front elevation is somewhat confusing in style. Understands the desire to 'match' the surroundings but this design does not achieve this; the 1920s extension clearly added a new style to the range, and this proposed design aims to delete or confuse it. The proposed roof height is substantially higher than the surrounding existing buildings on the range, and would dominate the range.

5.1.1 The previous use of the building was industrial, and the surviving architectural form remains readable as a former industrial site. Its architectural interest is the range of buildings (particularly how the land levels were used to accommodate the use), their patina, functionality and link to the former neighbouring industrial site at Kimberley Brewery and the former railway line.

5.1.2 The existing arrangement is a positive feature and there is a clear functionality to this section of the building and it characterises the architecture of its time. Original sections and older (circa 1920s) extensions are clearly defined and neither obstruct nor detract from one another or their surroundings.

5.1.3 The style of extension proposed would result in less than significant harm to the character and appearance of the Building of Local Interest. This is a valuable building within the Conservation Area, and therefore the character and appearance would also be negatively affected. The significance of the building is the full site, not the individual address created by the conversion. Therefore, the application cannot be considered based on how the proposal would affect No. 3 Drayman Court. It is considered that the proposal would affect No. 3 Drayman Court negatively, as the proposed style of extension does not take account of the context of the building, and therefore the significance of the evolution of the site is confused. In addition, the proposal would negatively dominate the range and introduce a style that is incongruent to the rest of the site.

- 5.1.4 However, a flat roof contemporary extension, set back from the existing outside wall on the front elevation (and similar to the proposed on the rear) might be appropriate. This would create a parapet wall arrangement to the front and would be contemporary, use recessive colours or lots of glazing, with a flat roof and enable the contemporary style to clearly define the evolution of the site, and that would remain in context to the previous infill. The amended scheme would still have an industrial feel, rather than domestic.
- 5.1.5 Acknowledges the issue of light and damp in this building has arisen on another address on this range. This building is built into the land levels, and there are sections that are subterranean. It had been left vacant for many years, and damp is very likely and normal. The building needs time to dry out naturally, and natural ventilation is the key. It will take time, and an extension on the upper floor is not going to alleviate this. The flow of air is important, so if this progresses into further discussions, it would be worth checking which windows can be opened on the railway embankment side.
- 5.2 Four properties either adjoining or within close proximity to the site were notified, along with a site notice and a press notice. One letter of support has been received.

6 Assessment

- 6.1 The main issues for consideration are the impact of the proposal on the character and appearance of the conservation area and residential amenity.

6.2 **Heritage/Conservation Area**

- 6.2.1 Policy 11 of the CS states that proposals and initiatives will be supported where the historic environment and heritage assets and their setting are conserved and/or enhanced in line with their interest and significance. Policy 23 of the P2LP states the proposal should conserve and enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of details.
- 6.2.2 Paragraph 184 of the NPPF states that heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 6.2.3 Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 6.2.4 The dwelling lies within a conversion scheme, with the importance of retaining the historical integrity of the industrial style buildings that retains the historical integrity of the industrial style buildings at the heart of the scheme.
- 6.2.5 The existing arrangement is a positive feature, with a clear functionality to the section of the building and architecture of its time. Each addition is clearly defined and neither obstruct or detract from one another or their surroundings.
- 6.2.6 The proposed addition of the pitched roof to the existing building would represent a significant addition to the original building and the increase in roof height is substantially higher than the surrounding existing buildings within the conversion scheme and would result in harm to the character and appearance of the Building of Local Interest, which is a valuable building within the Kimberley Conservation Area.
- 6.2.7 The significance of the building is on the conversion complex as a whole and not just the individual address. The proposal fails to conserve or enhance the heritage asset and also fails to understand the importance of the Building of Local Interest and Conservation Area and would result in less than substantial harm, as defined in the NPPF. The public benefit of the additional accommodation for the applicant is not considered to outweigh the harm which would be caused to the building and Conservation Area.
- 6.2.8 The proposal fails to take into account the significance of the original buildings within Drayman Court and is harmful to the character of the building which forms part of the historic brewery yard and Kimberley Conservation Area and is therefore contrary to Policy 11, Policy 23 and the NPPF.

6.3 **Amenity**

- 6.3.1 Policy 10 states that the impact of a development on neighbour amenity will be a consideration. Policy 17 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 Given the nature and location of the extension within the conversion complex and the existing terrace, it is considered there would not be any significant impact on residential amenity.

7 Planning Balance

- 7.1 The benefits of the proposal are the increase in living accommodation for the applicant only there is no public benefit.
- 7.2 The negative impact would be that the proposal would not conserve and enhance the character of the Kimberley Conservation Area, causing less than substantial harm to this heritage asset.

8 Conclusion

- 8.1 Overall, the proposal is considered harmful to the Kimberley Conservation Area and is contrary to Policies 10 and 11 of the Aligned Core Strategy (2014), Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and the NPPF and it is therefore considered that the proposal is unacceptable and that planning permission should be refused.

Recommendation

The Committee is asked to RESOLVE that planning permission be refused for the following reason:

The proposed extension and alteration fails to conserve and enhance the character and appearance of the building and the wider conversion complex, resulting in less than substantial harm to the Kimberley Conservation Area, which is not outweighed by the public benefits of the proposal. The proposed extension would therefore be contrary to Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014), Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.









NOTE TO APPLICANT

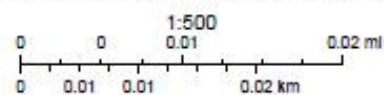
- | | |
|-----------|--|
| 1. | The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale. |
|-----------|--|

3 Drayman Court Kimberley



7/14/2021, 9:52:35 AM

- | | |
|---|---|
|  Ancient Woodland |  Local Nature Reserves |
|  Local Geological Sites |  Local Wildlife Site |
|  Local Interest Building |  SSSI |
|  Conservation Area |  Site |



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Photos of the site



South east elevation



North west (rear) elevation

Plans (not to scale)



Existing Plans 1:100:



Existing Elevations 1:100:

Existing elevations and floor plans



Proposed elevations and floor plans

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Report of the Chief Executive

APPLICATION NUMBER:	21/00040/FUL
LOCATION:	St Patricks Church Hall, Back Lane, Nuthall, Nottinghamshire
PROPOSAL:	Retain 1.8m high perimeter fence

This application has been called to Planning Committee by Councillor J M Owen.

1 Executive Summary

- 1.1 This application seeks permission to retain a 1.8m high mesh fence that has been erected around the south and east boundaries of the application site.
- 1.2 The application site is not covered by any site specific planning policy, although it is located adjacent to the Nuthall Conservation Area which is to the west of the site.
- 1.3 The applicant states that the fence is required to deter anti-social behaviour and vandalism at the church hall and car park. Whilst the fence has been designed for functional reasons over its appearance, it has an open nature and as it is situated outside the Conservation Area is not considered to be harmful to the character and appearance of the Conservation Area.
- 1.4 The fence is not considered to result in an unacceptable loss of amenity for the residents of any neighbouring properties.
- 1.5 On balance it is considered that the benefits of the proposal outweigh the limited harm, and that planning permission should be granted in accordance with the recommendation in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks permission to retain the 1.8m high wire mesh fence that has been erected along the south boundary of the application site, adjacent to Back Lane.

2 Site and surroundings

- 2.1 The application site comprises the St Patricks Church Hall and car park. The church hall is a bricks built building used by church organisations and hired out to local groups. The land around the church hall is reasonably open, with an ancillary building on the east side of the site. The application site is located in a largely residential location with residential dwellings to the north and south of the site. To the east of the site is a paddocks with the Basil Russell playing fields being to the west along with some larger dwellings. The application site is not within the Green Belt, the boundary for which abuts the east boundary of the site. The applicate site also sits just outside the Nuthall Conservation Area, which abuts the west boundary of the site. The application site is relatively flat, although it is slightly raised from Watnall Road. There is thick vegetation along the west boundary of the site, which also wraps around a small part of the south boundary of the site on the west side.

3 Relevant Planning History

- 3.1 The Church Hall was granted permission for an extension in 2002, in accordance with planning reference 02/00863/FUL.
- 3.2 There is no further relevant planning history for the application site.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

4.2 **Part 2 Local Plan 2019**

- Policy 17: Place-making, Design and Amenity
- Policy 23: Proposal affecting designated and non-designated heritage assets.

4.3 **Nuthall Neighbourhood Plan**

- Policy 5: Design and the historic environment

4.4 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

5 Consultations

5.1 **Council's Conservation Officer:** The fence is not preferable in this location, although is unconvinced that replacements or alterations would necessarily improve the final appearance/impact on the character and appearance of the Conservation Area. May have suggested setting the fence back, alternative colours/manufacturers, alteration to planting and landscape maintenance to improve road side appearance, would have questioned evidence need. However, it is noted that there is a need to the area and buildings to be secured, the land is adjacent to the Conservation Area, not within it, and the harm to the Conservation Area is less than significant and there are benefits to the protection of the buildings and the users. On balance the Conservation Officer cautiously does not object to the scheme.

5.2 **HS2:** No objections raised.

5.3 Nine properties either adjoining or opposite the site were consulted and a site notice was displayed. Nine responses were received, eight of which raise objections and one of which supports the development. The reasons for objection can be summarised as follows:

- Looks like a prison fence.
- Is scruffy and not maintained.
- Causes traffic issues as no passing places and people will have difficulty parking.
- Looked fine without the fence.
- Dangerous for emergency services.
- The fence was erected without permission and without consulting the residents.
- It's not necessary.
- Out of keeping with the character of the area.
- It was not erected by professionals.
- Rubbish accumulates at the fence which is an eyesore.
- Will make houses nearby harder to sell.

The reasons for support can be summarised as follows:

- Stops vandalism and late night cars.
- Stops football in the car park.
- Has resulted in less litter in the area.
- Has led to the area being more peaceful.

6 Assessment

- 6.1 The main issues for consideration are whether the design and appearance of the fence is acceptable and whether or not it has an unacceptable impact on the amenity of neighbouring residents.

6.2 **Design and Appearance**

- 6.2.1 The fence is of a fairly typical design for this type of enclosure. It has an open mesh appearance with metal 1.8m high posts. Whilst the design fence has been designed more with functionality in mind over appearance, the applicant has justified the need for the fence, highlighting historical vandalism and anti-social behaviour at the church hall as the reason for securing the site. Any alternative design such as a close boarded timber fence or metal rail fence which may also achieve the required security are not considered likely to be an improvement on the current proposal in terms of impact on the area.
- 6.2.2 The fence is located just outside the Nuthall Conservation Area, which is located to the west of the site. Whilst the fence is visible from the Conservation Area, the site is screened to some extent by large hedgerow along the west boundary of the site. The hedgerow and vegetation wraps around the south boundary of the site providing some element of screening of the fence from the Conservation Area. Taking into account the screening and the open design of the fence, as well as its location outside of the Conservation Area, it is considered that the proposal does not result in a harmful impact on the character and appearance of the Conservation Area.
- 6.2.3 Whilst additional vegetation for screening along the south boundary of the site has been considered, this is not practical given the surface is concrete and therefore does not provide the required ground conditions for additional planting. The grey colour of the fence is a neutral colour and it is not considered any alternative colour scheme would result in an appearance that is more beneficial to the character of the area.
- 6.2.4 Overall, it is considered that the need for the fencing to provide security to the site has been justified and that the design and appearance is not of such significant harm to outweigh the benefits of the proposal. It is therefore considered that an acceptable standard of design has been achieved.

6.3 **Amenity**

- 6.3.1 Taking into account the size, style and siting of the fence, it is considered that it will not result in an unacceptable loss of light or sense of enclosure for the residents of any neighbouring properties.
- 6.3.2 The fence secures the church hall and car park and will therefore deter any potential anti-social behaviour issues including vandalism to the church hall and the unlawful gathering of people in the car park that can result in noise nuisance for nearby residents.

6.3.3 Overall it is considered that the proposal will not result in an unacceptable loss of amenity for the residents of any neighbouring properties.

6.4 Access

6.4.1 The fence is set back from the road, to the other side of the pavement along Back Lane. The fence has therefore not impacted the width of the existing road, which is still sufficiently wide to allow vehicles to pass each other. The open design of the fence also allows for clear visibility along the lane when accessing and egressing the site.

6.4.2 Taking this into account it is considered that the proposal does not result in an unacceptable impact on highway safety.

7 Planning Balance

7.1 The benefits of the proposal are that it provides security to the church hall and car park to protect it from anti-social behaviour. Whilst the appearance may not be of the highest standard, the need for it is justified, it is located outside the Conservation Area, and partially screened from the Conservation Area by the existing vegetation. On balance it is considered that the benefits of the proposal outweigh the limited harm, and that planning permission should therefore be granted.

8 Conclusion

8.1 The proposal is considered to be in accordance with the aims of the Local Plan and the NPPF. It is therefore considered that the proposal is acceptable subject to the recommended condition below.

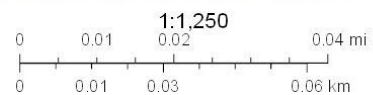
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following condition.	
1.	The development hereby permitted shall be retained in accordance with the Site Location Plan, Elevation Plans and Block Plan; received by the Local Planning Authority on 29 January and 1 March 2021. <i>Reason: For the avoidance of doubt.</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.

21/00040/FUL - St Patrick's Church Hall



6/22/2021, 1:23:57 PM

-  Conservation Area
-  Site



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Photographs



Fence along Back Lane (south boundary).

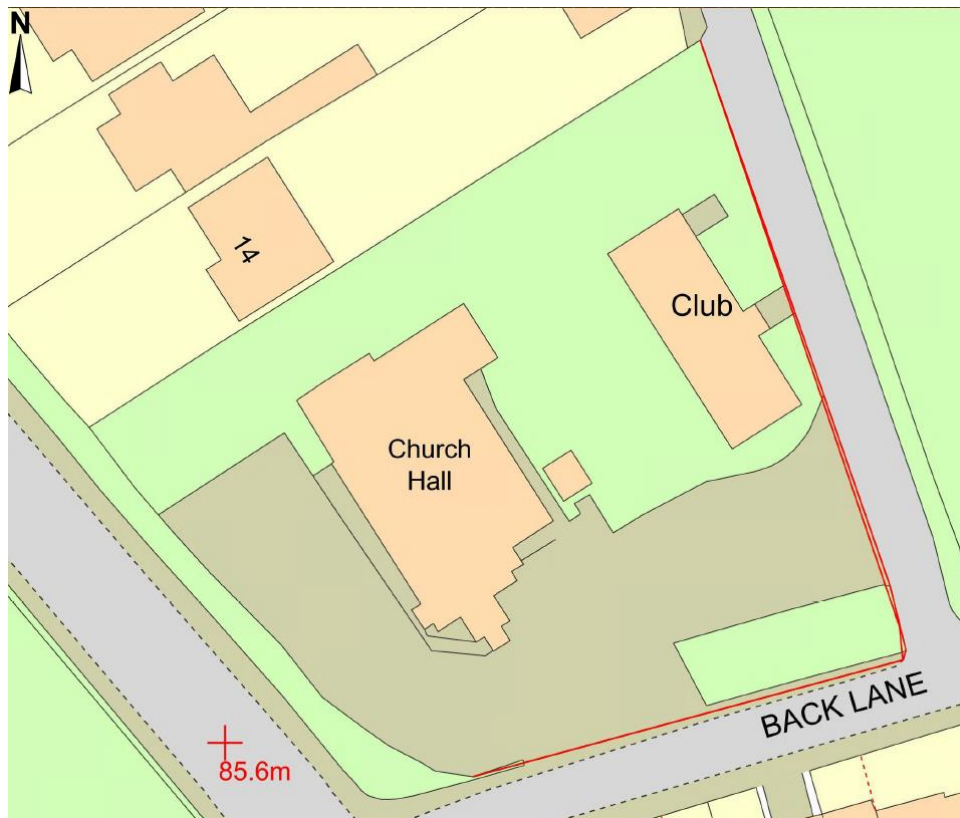


Fence along east boundary.



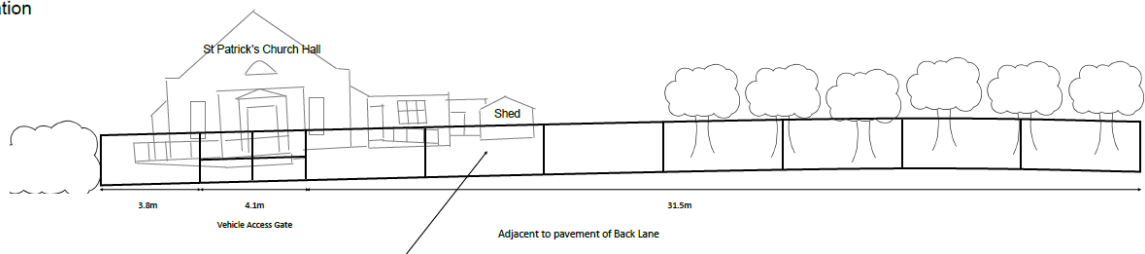
Relationship between fence and dwellings on Back Lane (south of site).

Plans (not to scale)

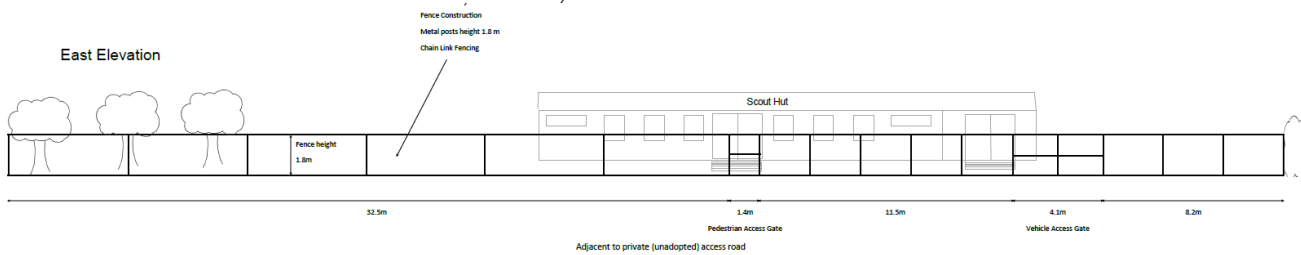


Block Plan

South Elevation



East Elevation



Elevation Plans

Report of the Chief Executive

APPLICATION NUMBER:	21/00358/REG3
LOCATION:	Land off Styring Street, Beeston
PROPOSAL:	Construct single storey toilet block including accessible toilet and create green wall above to rear

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

1 Executive Summary

- 1.1 The application proposes the construction of a toilet block incorporating a changing places toilet, an accessible toilet and two further toilet cubicles. A green wall is proposed behind the toilets, to be affixed to the existing brick wall.
- 1.2 It is considered the design of the building is acceptable and the incorporation of the green wall will have sustainability benefits. The proposal is considered to cause no harm to the setting of the nearby heritage assets of the Church of St. John the Baptist and the West End Beeston Conservation Area. The proposed development will provide a facility for the public in the town centre.
- 1.3 The Committee is therefore asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 The application proposes the construction of a single storey, flat roofed, toilet block incorporating a changing places toilet, an accessible toilet and two unisex toilet cubicles. It will have brick side elevations (with inset courses and bricks to match the wall behind), hexagonal honey coloured tiles on the front elevation and a sedum roof with artstone coping and a black hexagonal fence surround (1.5m high). There will be glass bricks set within the two of the upper recessed courses in both side elevations and four stainless steel doors in the south east (front) elevation.
- 1.2 The green wall will extend above the toilet block for a width of 4m to just below the parapet wall of the building immediately to the north west. It is proposed to be a series of pockets/troughs hung from a framework attached to the existing brick wall.
- 1.3 During the course of the application, the plans were amended to change the two individual male and female cubicles to unisex.

2 Site and surroundings

- 2.1 The site is located in Beeston town centre beside a pedestrian thoroughfare to the interchange. It is paved and has the south eastern brick wall of the Explore Learning building to the rear. The site is open and slopes down slightly towards Styring Street and the tram tracks. There are electricity cabinets to the south west of the proposed building and an OLE pole for the tram. A row of cycle stands are located to the south east.
- 2.2 To the north east of the site are commercial units occupied by Pure Gym and Wilkos, with B & M and the new cinema beyond to the east. The grade II listed St. John the Baptist's Church and churchyard (including Grade II listed war memorial) are located to the south west, as is the West End Beeston Conservation Area. To the south, there are residential apartments (Bromley House – Local Interest Building) and the Grade II listed Village Cross on Church Street and to the south east, is the tram and bus interchange. A service yard and other commercial units are located to the north west.

3 Relevant Planning History

- 3.1 The site was formerly occupied by commercial units which were demolished to accommodate the tram tracks and new interchange.

4 Relevant Policies and Guidance**4.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 6: Role of Town and Local Centres

- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

4.2 **Part 2 Local Plan 2019:**

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

- Policy 10: Town Centre and District Centre Uses
- Policy 11: The Square Beeston
- Policy 17: Place-making, Design and Amenity
- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets

4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 7 – Ensuring the vitality of town centres.
- Section 12 – Achieving well-designed places.
- Section 16 – Conserving and enhancing the historic environment.

5 Consultations

5.1 **Council's Conservation Officer:** No objection – notes the application site is in close proximity to the boundary of the Beeston West End Conservation Area and opposite, and in close proximity to the Grade II Listed Church of St John the Baptist, the Grade II Listed Village Cross and the Local Interest Building of the former Board School. Agrees with the contemporary approach to the design of the building which is a simple construction, with additional detailing to provide visual interest. States the toilet block is of modest size, and provides a functional space that is required. Whilst there are a number of heritage assets in close proximity, considers that the proposal would not result in a change in character to the area in which the block is proposed, and therefore does not consider that there will be a negative impact or harm resulting to the heritage assets.

5.2 **Council's Environmental Health Officer:** no objection.

5.3 **Council's Town Centre & Regeneration Officer:** no objection. Observations regarding plans and position of building in relation to tram cables and electrical cabinets.

5.4 **NET:** no operational concerns. Confirms applicant has been in contact with operator (NTL) regarding drain that passes behind the electrical cabinets and that permit to work will be required.

5.5 Four properties either adjoining or opposite the site were consulted and a site notice was displayed. Seven observations were received, summarised as follows:

- two individual male/female cubicles should be made unisex/non-specific to ensure inclusivity
- queried how toilets will be kept clean and maintained to high standard
- changing places toilet should be provided.

6 Assessment

- 6.1 The main issues for consideration are the impact of the proposal on designated heritage assets and the design of the building.

6.2 **Principle**

- 6.2.1 The proposed building will be located in Beeston town centre and will provide a facility for the public to use, in a sustainable location beside the bus and tram interchange. The green wall will provide a sustainable feature and enhance biodiversity in a predominately hard landscaped and built-up area. Subject to consideration of the matters below, the proposal is considered to be acceptable in principle.

6.3 **Heritage**

- 6.3.1 The proposed building is fairly modest in scale and will be viewed from the south and west with buildings behind it. When viewed from the east, the building will be seen with the grade II listed St. John the Baptist's Church and the West End Beeston Conservation Area in the background. The building, by its nature, will have a functional design with flat roof but will have bricks to match the wall behind, a sedum roof and hexagonal tiles to add interest to the front elevation. Given the intervening wide road (which includes tram tracks and associated paraphernalia), the modest scale of the building and as the building would not result in a change to the character of the area in which it is proposed, it is considered the building will cause no harm to the setting of nearby heritage assets.

- 6.3.2 It is considered the green wall will cause no harm to heritage assets and will help to link the application site with the soft landscaped (predominantly grassed) church yard.

6.4 **Amenity**

- 6.4.1 The building will be located over 30m away from the nearest residential property (Bromley House) and across Styring Street which includes tram lines. Given the town centre location of the site, it is considered the development will cause no significant harm to residential amenity.

6.5 **Access**

- 6.5.1 The toilets will all have level access and include a changing places facility which is a specialist facility for those who cannot use a standard accessible toilet e.g. those in a powered wheelchair or a wheelchair with additional head/leg supports and also provides room for a carer(s) as it is usually larger than a standard accessible toilet cubicle. Such a facility will ensure Beeston town centre is accessible for all users and as a result, be of benefit to the vitality and viability of the town. In response to the observations raised, the plans have been amended so as to include two unisex cubicles rather than separate male/female cubicles.

6.6 **Other issues**

- 6.6.1 The toilets will be maintained by the Council and cleaned regularly.
- 6.6.2 The Council will liaise with the tram operator regarding any works in the vicinity of the tram lines/structures.

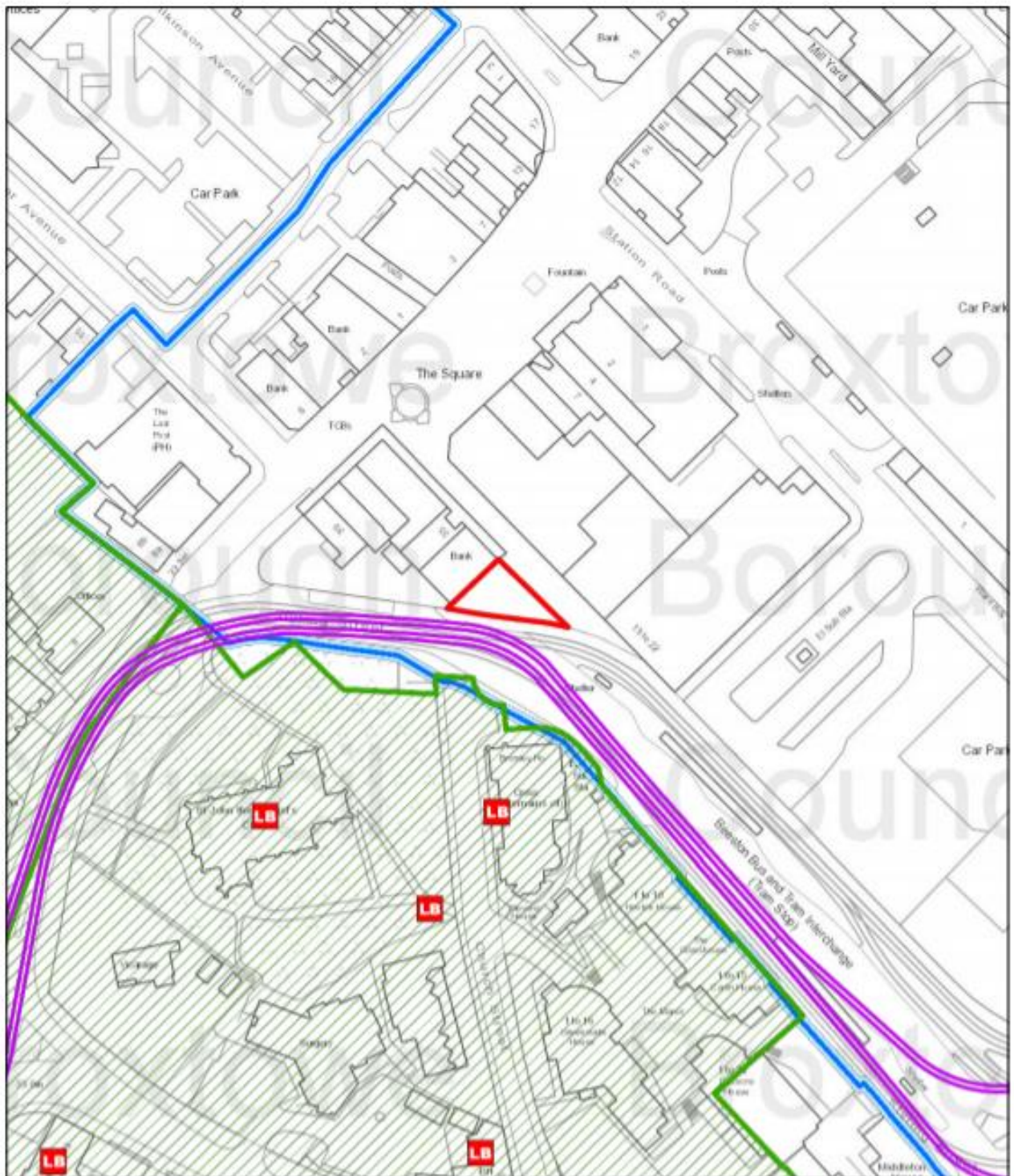
7 Planning Balance

- 7.1 The benefits of the proposal are the provision of a facility for the public (including a changing places toilet) and the associated increase in accessibility of the town centre for all users.
- 7.2 There are considered to be no negative impacts so on balance, the development is considered to be acceptable.

8 Conclusion

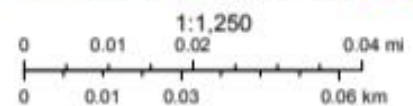
- 8.1 It is recommended planning permission be granted subject to conditions as the application is considered to comply with Policies A, 6, 10 and 11 of the Aligned Core Strategy (2014), Policies 10, 11, 17 and 23 of the Broxtowe Local Plan 2019 and the National Planning Policy Framework.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <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 site location plan received by the local planning authority on 24.5.21, elevations CW22.001.04 received by the local planning authority on 14.5.21 and proposed block and floor plan CW22.001.02 received by the local planning authority on 5 July 2020. <i>Reason: For the avoidance of doubt.</i>
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The applicant should liaise with NTL (the tram operator) regarding any required work permits.



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- Conservation Area
- Site
- Tram Route
- Town Centre Boundaries
- LB Listed Building



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Photographs



Site from south



Looking across site towards St. John's Church

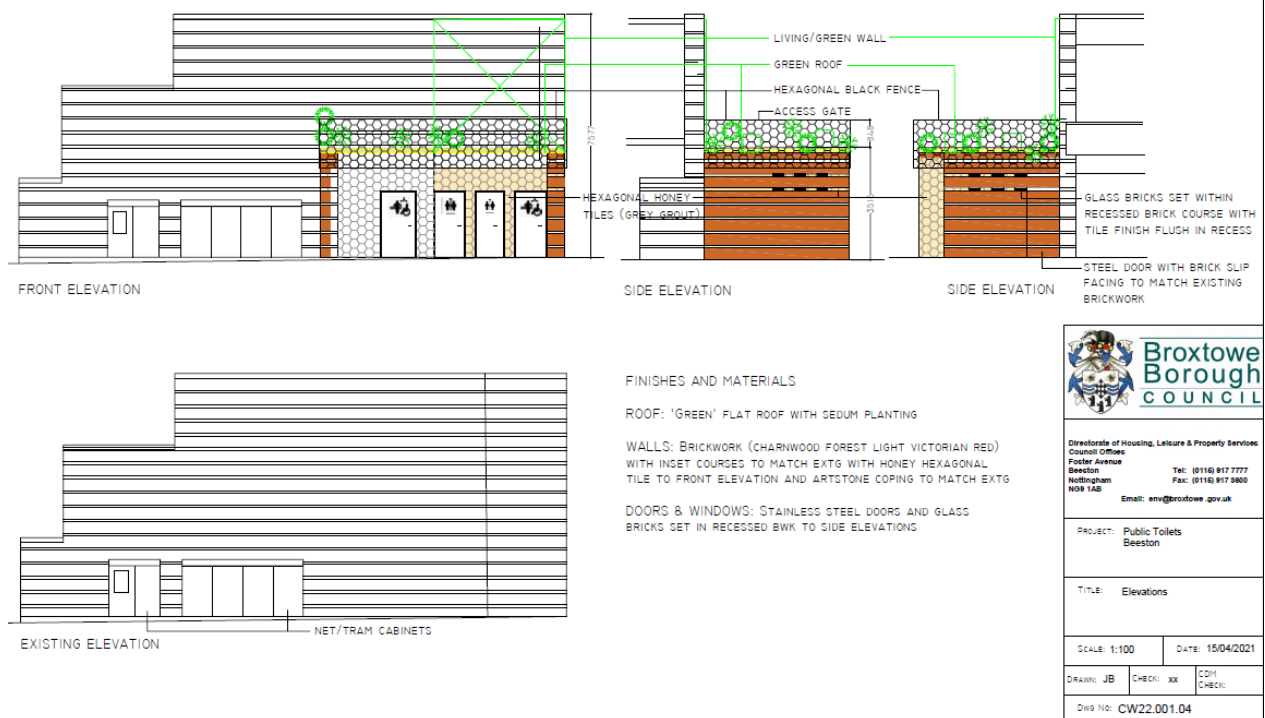


Site from south west

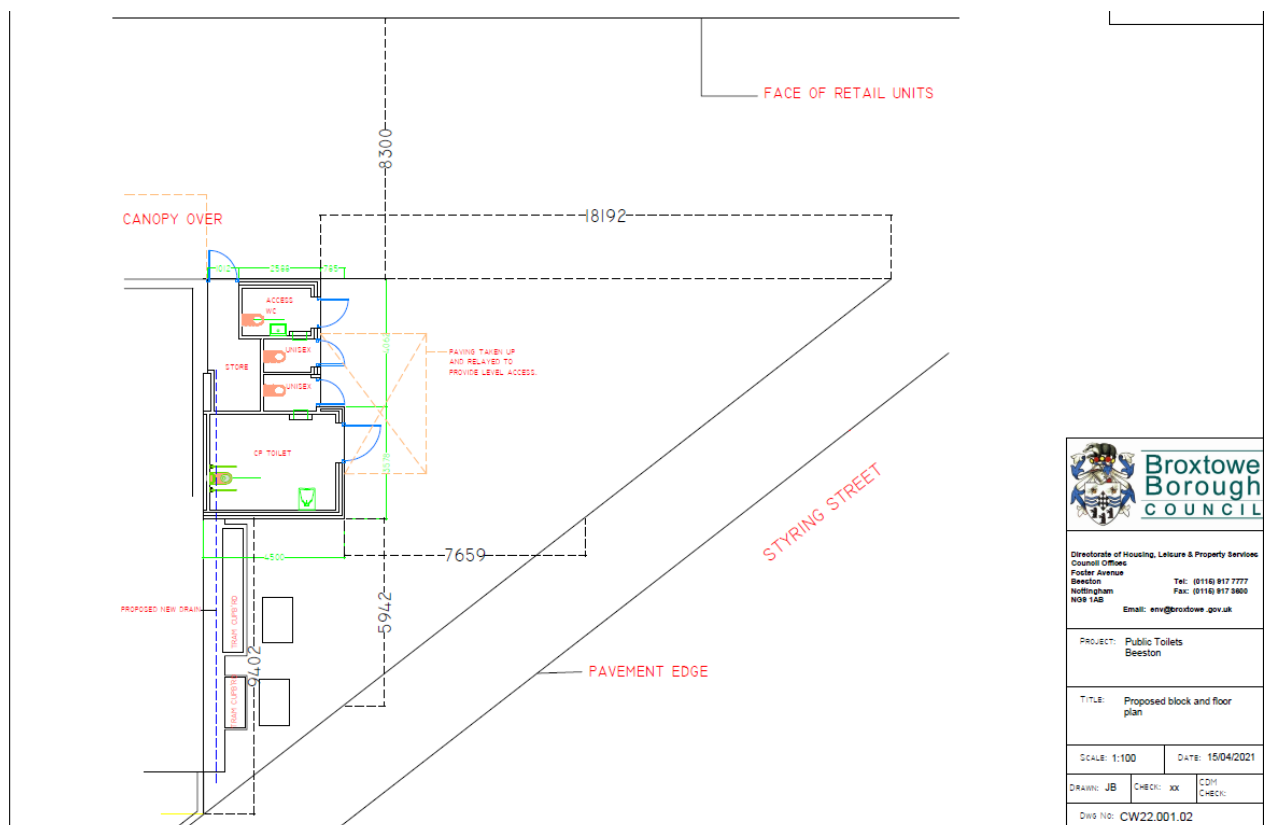


Site from west (with new cinema to RHS)

Plans (not to scale)



Elevations



Proposed floor plan

Report of the Chief Executive

APPLICATION NUMBER:	21/00354/REG3
LOCATION:	72 Chilton Drive Watnall Nottinghamshire NG16 1JL
PROPOSAL:	Construct a single storey rear extension

This application is brought before the Committee as it is a Council application.

1 Executive Summary

- 1.1 This application seeks planning permission to construct a single storey rear extension.
- 1.2 The proposed single storey extension would have a depth of 4.7m and a width of 5m. It would have a flat roof with a maximum height of 2.8m. The extension will create a living room, with the existing living room converted for disabled use (bedroom and connected wet room).
- 1.3 The benefit of the development is that it would make the property suitable for disabled occupants.
- 1.4 The design of the proposed extension is considered to be basic but acceptable, as it is to the rear, partial width and single storey. Due to its position and access (and the removal of the store), it is considered that the proposal will have some amenity impact on no. 74 and an impact on the occupiers of the application property (due to the loss of private garden space, which is relatively small). However, the need to provide a mixture of housing types especially adapted for disabled use provides significant weight.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX**1 Details of the Application**

- 1.1 The application seeks planning permission to construct a single storey flat roofed rear extension with a maximum height of 2.8m and a depth of 4.7m. It would have a window facing the rear garden and on the north east (side) facing no. 70. Facing into the garden and no. 74 there would be a door. At a width of 5m, it would extend the partial width of the rear elevation, set 2.6m off the boundary with no.74. The proposal would involve the demolition of a brick shed (on the boundary with no. 74), with the area replaced by paving.
- 1.2 The extension would have a felt roof and pebble dash render (to match the existing pebble dash house). Internally, the extension would be used for a living room, with the existing living room converted into a bedroom and bathroom (with shower).

2 Site and Surroundings

- 2.1 The application property is an end of terrace (three properties form terrace) house with a side facing gable roof, dark pantiles and a cream pebbledash finish.
- 2.2 The site is located on a residential cul-de-sac with similar neighbouring dwellings and garages to the south western end of the street. It is connected to no. 74, with no. 70 (to the north east) having no side windows facing the site and set forward of the application property. At the front of the site, there is a picket fence (on three sides) and wooden gate (with a driveway for one car). There is various greenery in the front garden (with hedging along the side boundaries with neighbouring properties). In the rear, with no. 74 there is a 2m high wall by the house, then a store (to be removed), then a 1.8m to 2m high fence around the boundary (and two small greenhouses). With no. 70 there is a wall, then 1.4m to 1.8m high fencing. No. 74 has a conservatory near the boundary and no. 70 has a brick store (next to the side access). Beyond the rear boundary, there are trees and the rear garden is relatively small.
- 2.3 There is a slight slope down from the highway and then a slight rise towards the rear of the site.

3 Relevant Planning History

- 3.1 There is no relevant planning history for this site post 1974.

4 Relevant Policies and Guidance**4.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity

4.2 Part 2 Local Plan

4.2.1 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

4.3 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

5 Consultation

5.1 **Council's Environmental Health Officer** – Development is located with 250m of a historic landfill site. As the development may be subjected to migrating ground gases, recommend conditioning gas prevention measures.

5.2 2 neighbouring properties were consulted, with 1 response received with the following observations:

- Had new fence installed - with brick shed being removed, wants matching fencing to be installed.
- Concerned about positioning of back door because of smells coming into garden and through windows (drugs).

6 Assessment

6.1 The main issues for consideration are the design of the proposal and the impact on neighbour amenity.

6.2 Design

6.2.1 The single storey rear extension is a simple design with a flat roof, a side door into the garden and windows facing the rear and side (NE). It has been designed for purpose as a living room, (with the existing living room providing a bedroom and additional facilities to the ground floor). Providing functional facilities for an occupant with medical condition/disability needs is a material planning consideration which carries significant weight. Due to the gap between the application property and no. 70, there would be some sight of the proposal from the street scene, though the materials would match existing.

6.2.2 Overall, it is considered that the proposed design and materials would be functional but acceptable and due to its size and situation, the extension would have no significant impact on the street scene.

6.3 Amenity

6.3.1 The proposal would provide an additional bedroom and facilities for the occupiers, providing the needed internal ground floor space for the occupiers. The rear

garden would be reduced in size (due to the length of the extension), to a depth of 3.6m and a width of 8.8m. The removal of the brick store by no. 74 would partially mitigate this loss, though increase visibility of the proposal from no. 74.

6.3.2 Attached to the south west, no. 74 has a relatively small conservatory just off the boundary. The proposal would be single storey, have a flat roof at a height of 2.8m and be set off the boundary by 2.6m. The proposed extension access (from the living room) would face this boundary but the existing fence provides some screening. It will be conditioned that a fence to match the style and height of the existing is erected where the store is removed from beside this boundary. Odour is not considered to be an issue which would warrant refusal and there is other legislation to deal with this issue. It is considered that the proposal would have no significant impact on no. 74's amenity given its scale.

6.3.3 To the north east is no. 70 and side access from the front to the rear would be retained along this boundary. This neighbour also has a brick store beside the boundary which will provide some screening of the development therefore it is considered that the extension would have no significant impact on this neighbour.

6.4 Ground Gas

6.4.1 Environmental Health have stated there is an historic landfill site within 250m of the site. The applicant has confirmed the use of gas mitigation methods in the extension to protect against all ground gases. The method stated is considered sufficient and a condition to secure these measures will be used accordingly.

7 Planning Balance

7.1 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would improve the property to the benefit of a disabled person, would have a functional but acceptable design, would be in accordance with the policies contained within the development plan, the negative impact would be the loss of rear garden amenity space and some impact on neighbour amenity (no. 74). On balance, the proposal is considered to be acceptable given the need for the extension and as it is to the rear.

8 Conclusion

8.1 Overall, it is considered that the proposal is acceptable and that planning permission should be granted.

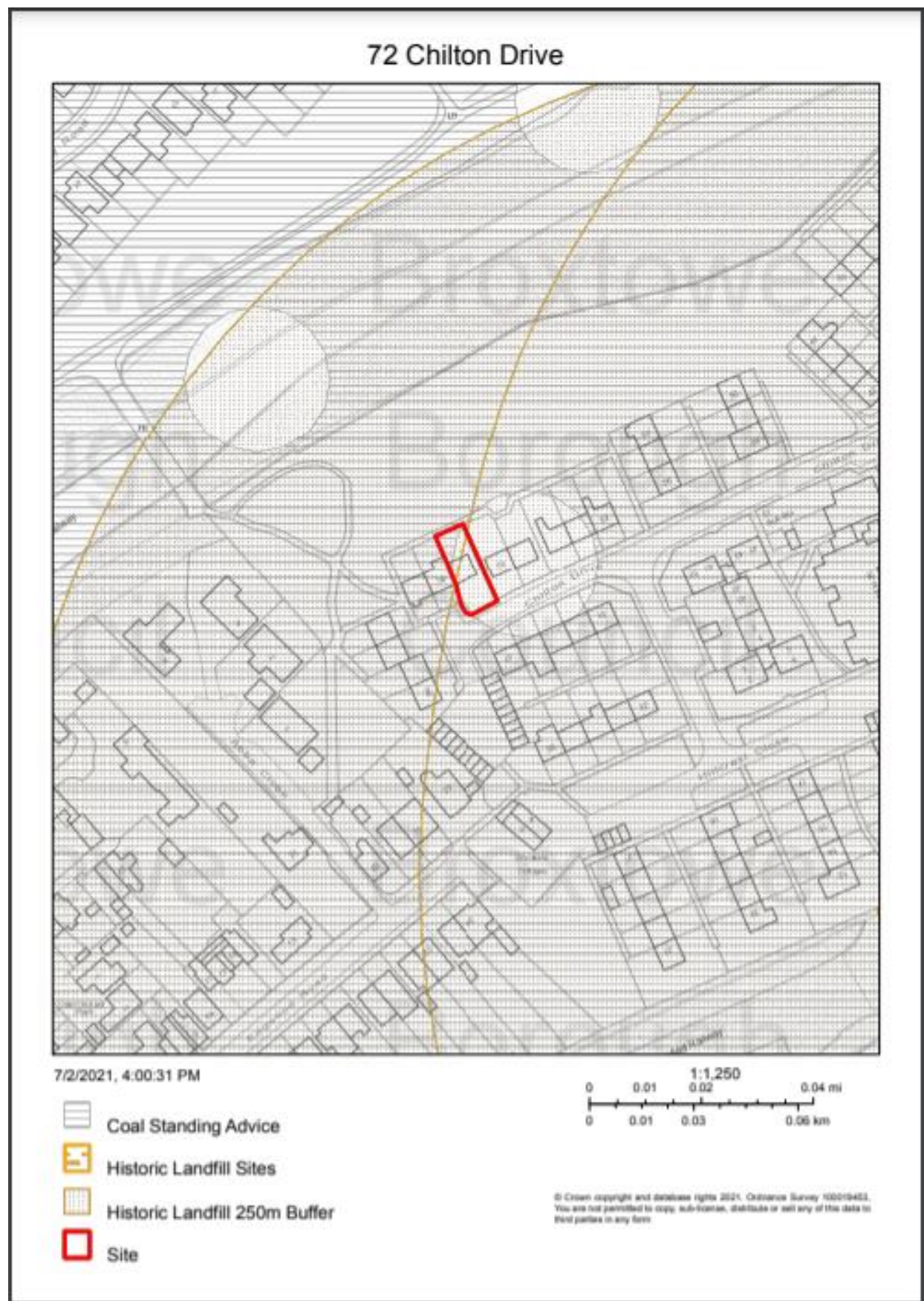
Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.

1.	The development hereby permitted shall be carried out in accordance with the Proposed Floor Plan and Proposed Sections received by the Local Planning Authority on 21 April 2021, Proposed Roof Plan received by the Local Planning Authority on
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	<p>13 May 2021, Site Location Plan, Proposed Block Plan, and Proposed Elevations, received by the Local Planning Authority on 25 May 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
2.	<p>The hereby approved extension shall be constructed with appropriate gas prevention measures, in accordance with the current version of BS 8485 and the email from the applicant received on 21 June 2021.</p> <p><i>Reason: In the interests of public health and safety and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 19 of the Part 2 Local Plan (2019).</i></p>
3.	<p>Upon removal of the external store, the existing brickwork on the boundary with no. 74 shall be retained or replaced with a fence to match the style and height of the existing boundary fence.</p> <p><i>Reason: To ensure a satisfactory standard of neighbour amenity and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
	NOTES TO APPLICANT
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the extended determination timescale.</p>
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
3.	<p>Gas prevention measures will require approval and inspection during installation by Building Control.</p>

Site Map



Photographs



Front (south east) elevation
no.



Front and side (north east) elevation and
70.



Rear (north west) elevation.



Rear boundary.



Boundary with no. 70.

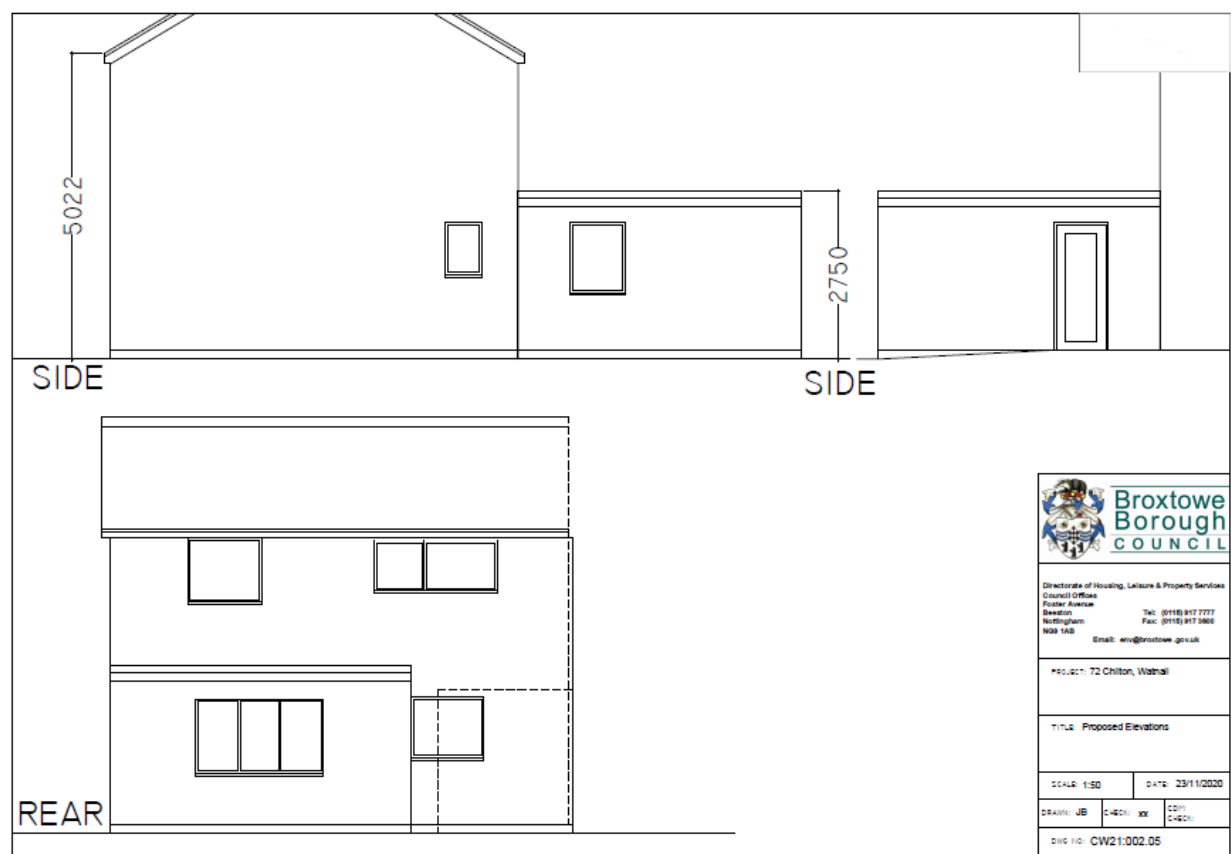


Boundary with no. 74.

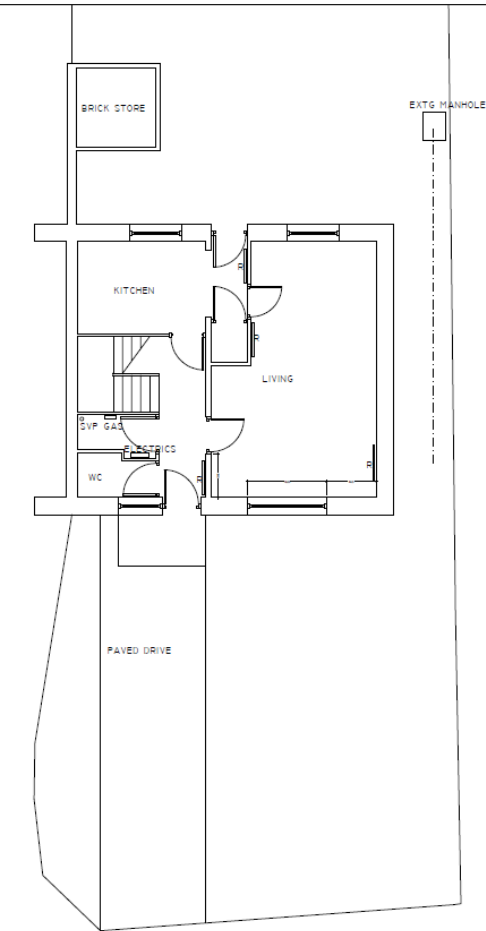
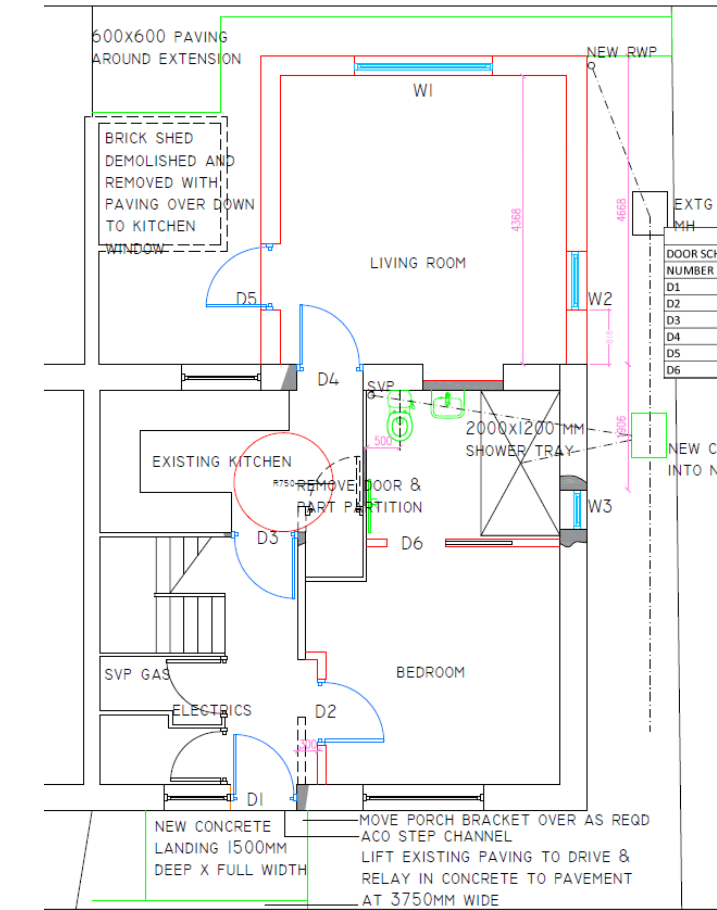


Boundary with no. 74

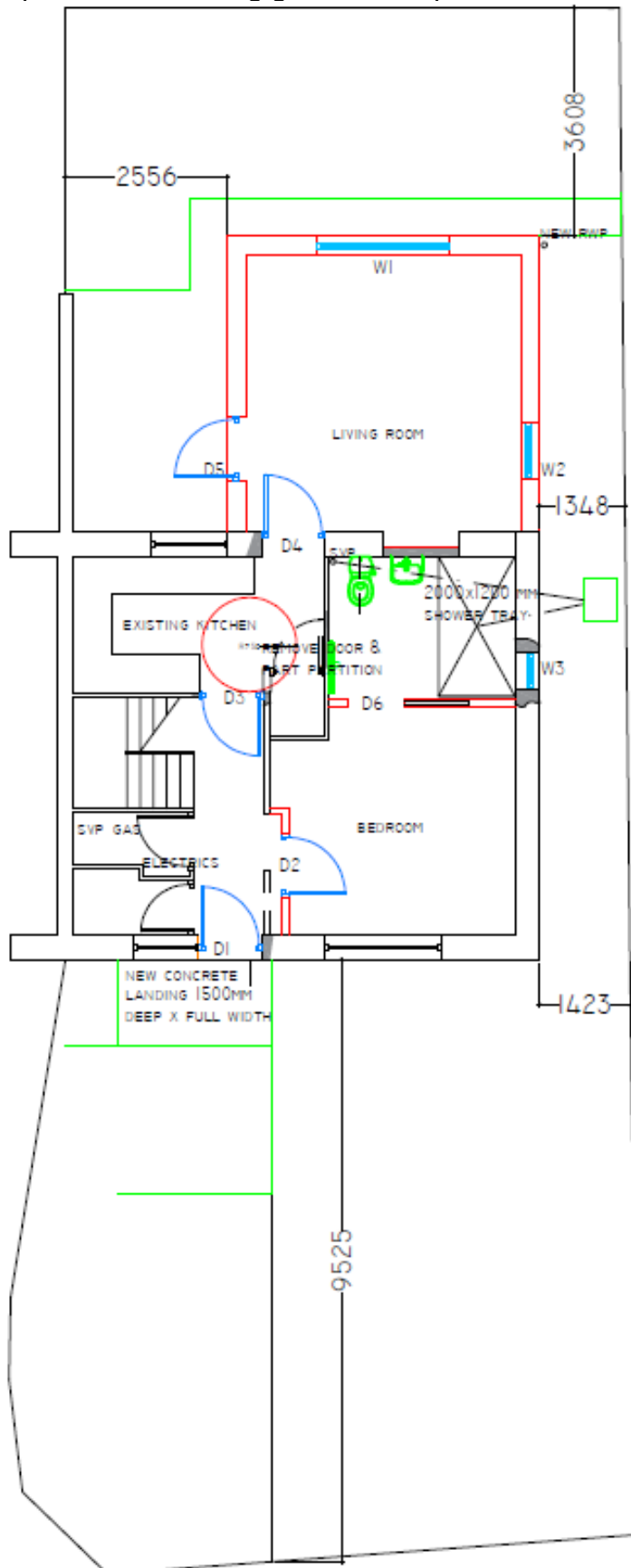
Plans (not to scale)



Proposed elevations



Proposed and existing ground floor plans



Proposed block plan

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	19/00791/FUL
LOCATION:	116 Marlborough Road, Beeston, Nottinghamshire, NG9 2HN
PROPOSAL:	Retain two/single storey extensions, boundary fence, hard standing area and sub-division of property to create additional dwelling unit

LEVEL OF DECISION: DELEGATED

REASONS FOR REFUSAL:

1) The proposed new dwelling would result in an unsatisfactory subdivision of a residential plot that would result in an over intensive use of the site which would be out of character by reason of its limited curtilage. The existing pattern of development is predominately characterised by dwellings with larger footprints, of which this proposal would be at direct divergence to.

2) The insufficient footprint coupled with small bedrooms would provide a substandard level of amenity for future occupants.

Accordingly, the proposal is contrary to Policy 17 of the Part 2 Local Plan (2019), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2019).

APPEAL DISMISSED

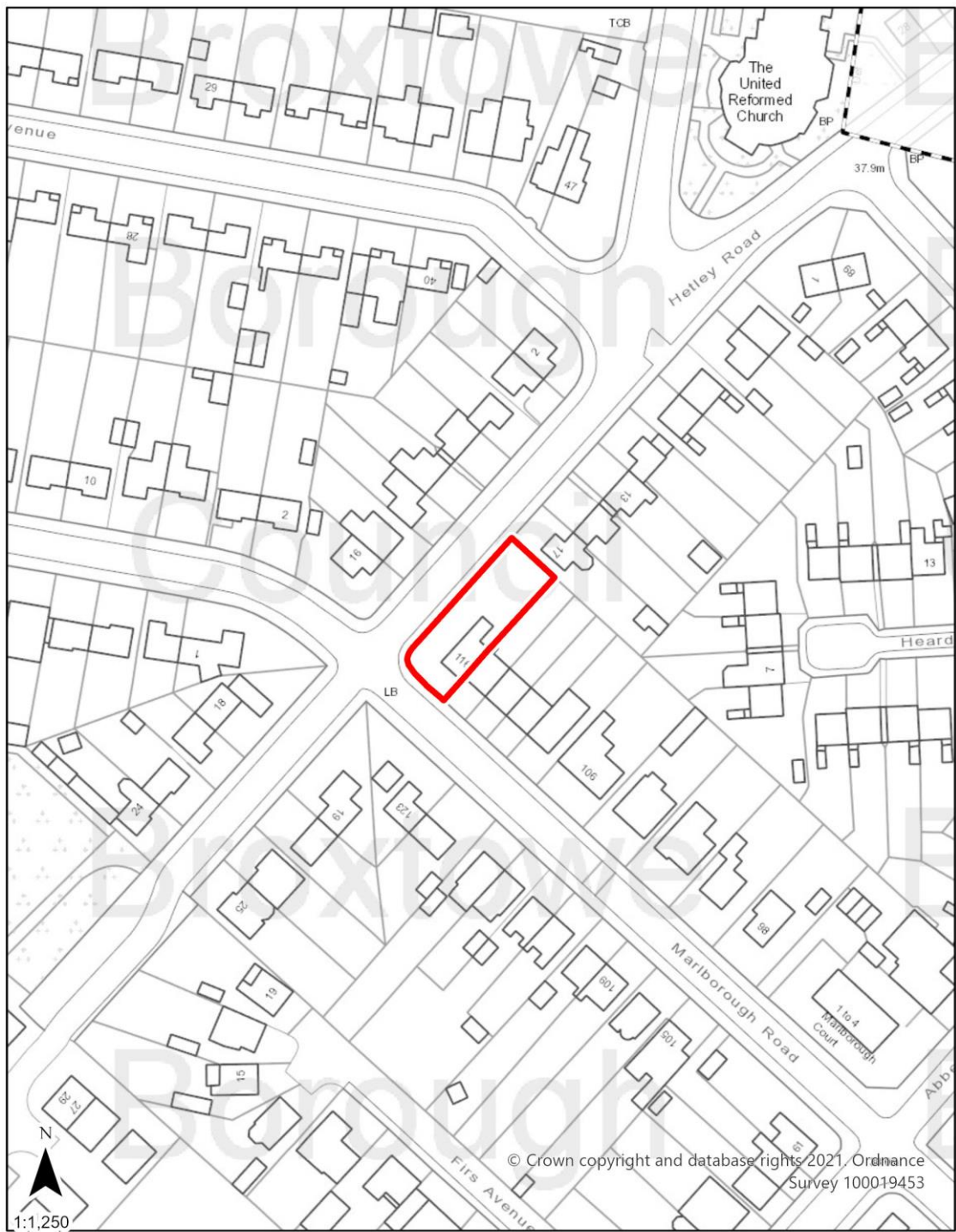
The Inspector identified that the dwellings in the surrounding area all had architectural detailing to distinguish themselves from one another and these characteristics give a pleasant sense of order, consistency and legibility to the street scene. The Inspector recognised that the narrow width of the property, absence of a front door and fenestration reflected the appearance of an extension and not dwelling and was at odds with the properties in the terraced row when viewed from Marlborough Road.

The Inspector concluded that whilst a landscape condition would be unreasonable, that it would be likely each property would seek out privacy through internal boundary treatments which would emphasise the narrow and incongruous design of the dwelling and the comparatively cramped nature of the resultant corner plot.

The Inspector concluded that the first floor would provide inadequate internal space and the dimensions would fall significantly short of national space standards.

The Inspector was in agreement with both reasons for refusal and therefore the appeal was dismissed.

Map



Legend
[Red Outline] Site Outline

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00154/FUL
LOCATION:	21 Barratt Lane, Attenborough, Nottinghamshire, NG9 6AD
PROPOSAL:	Construct detached dwelling with associated car parking, drive and vehicular access and construct boundary wall following the demolition of existing wall and outbuilding

LEVEL OF DECISION: DELEGATED

REASONS FOR REFUSAL:

1) The proposed dwelling is positioned within close proximity and significantly forward of the host dwelling which erodes the spaciousness and compromises the character of no. 21 Barratt Lane. The loss of the outbuilding and boundary wall would significantly impact on the setting and character of no. 21 Barratt Lane. The proposal would therefore cause substantial harm to the character of both no. 21 Barratt Lane and the Attenborough, Barratt Lane Conservation Area.

2) The introduction of a dwelling on this site would likely give way to the pressure for more trees to be removed which would have a detrimental impact on the character and appearance of the conservation area.

3) The number of trees on site and high wall of the adjacent commercial building would mean outdoor amenity areas for future occupants would be significantly shaded and lead to an unacceptable standard of amenity.

Accordingly, the proposal is contrary to Policies 17 and 23 of the Part 2 Local Plan (2019), Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2019) and there are no other material considerations of compelling weight that would justify treating the proposal as an exception to the guidance and policies listed.

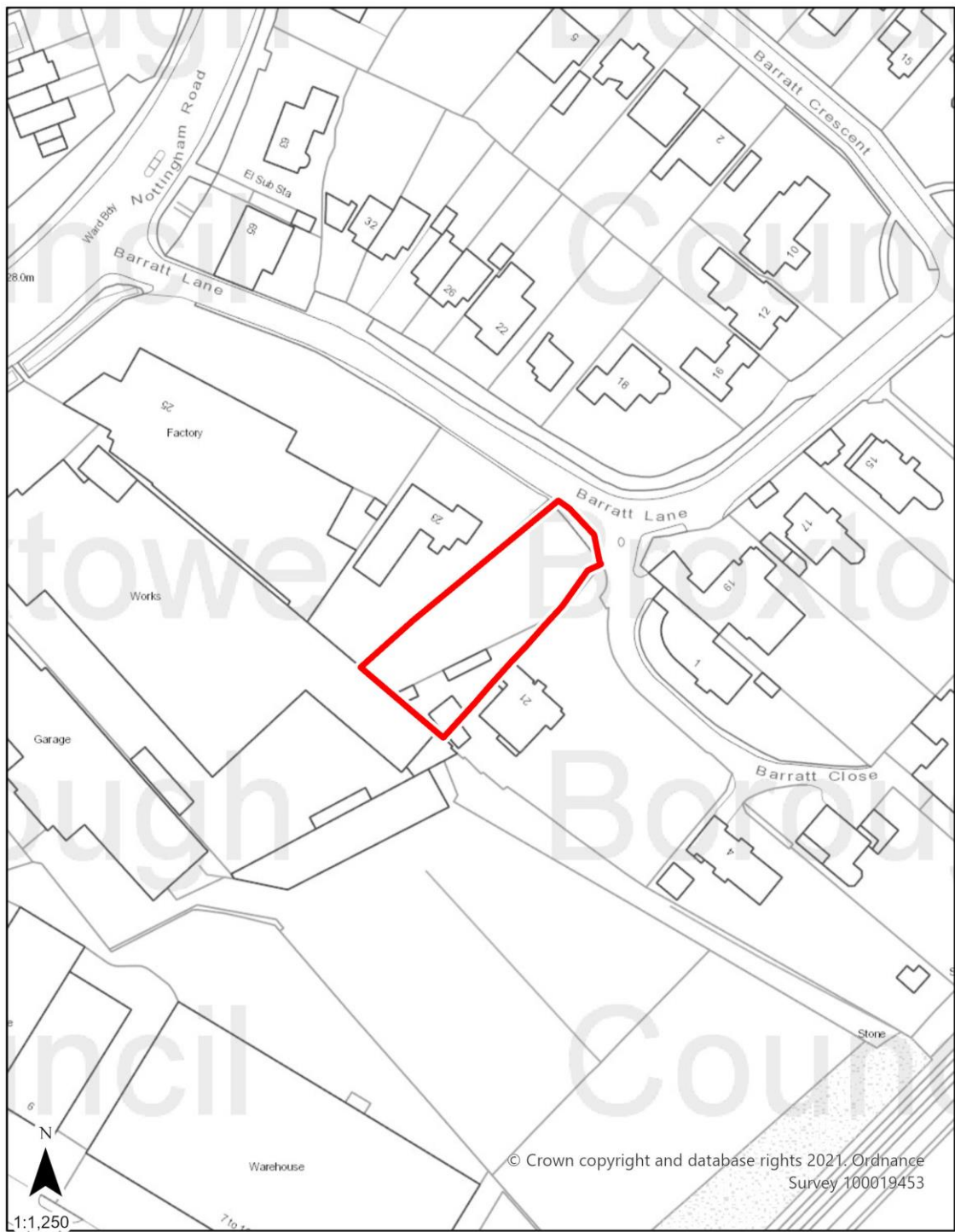
APPEAL DISMISSED

The Inspector concluded that the proposal would be a discordant feature which would neither preserve or enhance the character or appearance of the conservation area. The proposed dwelling was considered to be prominent against the recessed front elevation of the host dwelling and be visually intrusive. The loss of the outbuilding and boundary wall were considered to disrupt the visual connection between the host dwelling and its historic context.

The Inspector recognised the importance of the significant tree coverage but that the heavy shading would create future pressure for their removal. The trees coupled with the rear high boundary wall would create a gloomy garden with insufficient light which would result in adequate living conditions for future occupiers.

The Inspector was in agreement with all three reasons for refusal and therefore the appeal was dismissed.

Map



Legend
 Site Outline

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00183/OUT
LOCATION:	84 Cow Lane, Bramcote, Nottinghamshire, NG9 3BB
PROPOSAL:	Outline application (with some matters reserved) to construct 2 dwellings (revised scheme)

LEVEL OF DECISION: DELEGATED

REASON FOR REFUSAL: The prevailing character of the immediate area is large properties set within spacious plots. The footprint of dwelling 1 is significantly smaller than the footprint of houses in the immediate area and the constrained shape of the plot creates a dwelling with a lack of spaciousness around it. The dwelling would therefore appear cramped in its setting due to the proximity of the boundaries with no. 78 Cow Lane and nos. 86 and 88 Beeston Fields Drive. The proposal would therefore be out of keeping with the predominant form of development in the area and represent a cramped form of development.

Accordingly, the proposal is contrary to Policy 17 of the Part 2 Local Plan (2019), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2019).

APPEAL ALLOWED

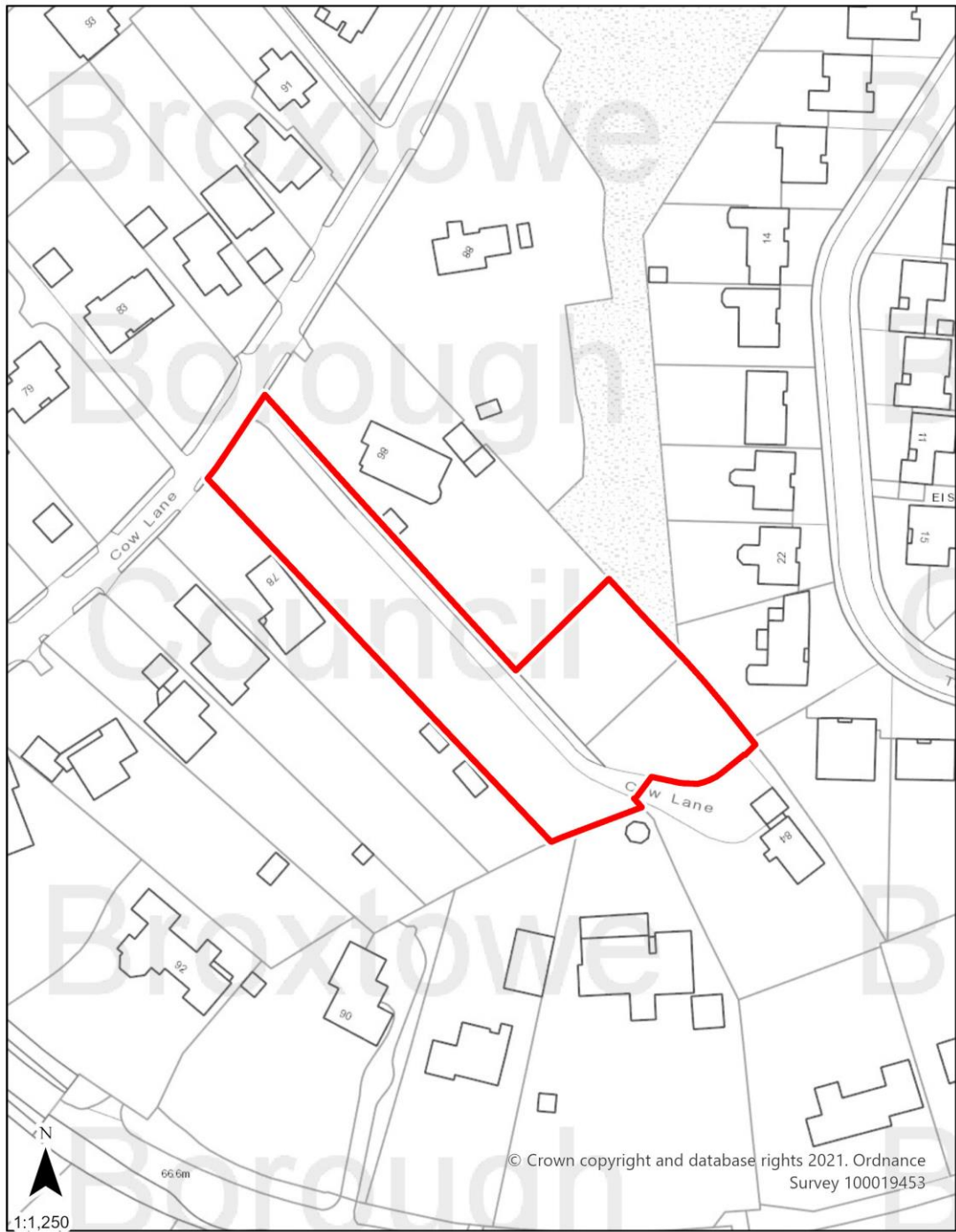
The Inspector concluded that the dwelling 1 was acceptable as it would have a comparable footprint to nos. 78 and 74 Cow Lane, a similar distance to side boundaries as properties in the surrounding area and would be a significant distance from Cow Lane. Therefore it was concluded that the spacious character of the area would not be undermined and not appear cramped in its setting.

The Inspector concluded that the proposal would respect the sylvan and spacious character of Cow Lane and would not have a harmful effect on the feature which contribute to the significance of the conservation area.

The Inspector did not raise any concern with living conditions, removal of trees, access, reserved matters or protected species and ecology (subject to a further updated survey being submitted).

The Inspector concluded the appeal was acceptable and therefore it was allowed.

Map



Legend

Site Outline

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00538/FUL
LOCATION:	232 Queens Road Beeston Nottinghamshire NG9 2BN
PROPOSAL:	Construct three storey side extension, rear dormer, first floor rear extension and convert existing house to create 7 apartments, demolish existing garage, external alterations, new vehicular and pedestrian access, 6 car parking spaces and bin and cycle stores (revised scheme)

ORIGINAL RECOMMENDATION BY OFFICER - APPROVE

REASON FOR REFUSAL BY COMMITTEE - The proposed development by virtue of its excessive scale and massing on a prominent corner plot location would create a significant social and environmental impact on the character and appearance of the area. Accordingly, the proposal would be contrary to Policy 17 of the Part 2 Local Plan (2019), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2019).

LEVEL OF DECISION: COMMITTEE

APPEAL ALLOWED

The Inspector concluded that the proposal would not cause harm to the character and appearance of the area and would be an appropriate addition to it. It was considered that the design, character and appearance of the proposal would be visually attractive as a result of its layout and would be sympathetic to the surrounding built environment.

The Inspector stated that the scale and massing of the proposal clearly relates to the scale and massing of the host property and has an obvious symmetry of scale, proportion and massing with the host property and its attached neighbour. The detailing was also considered appropriate.

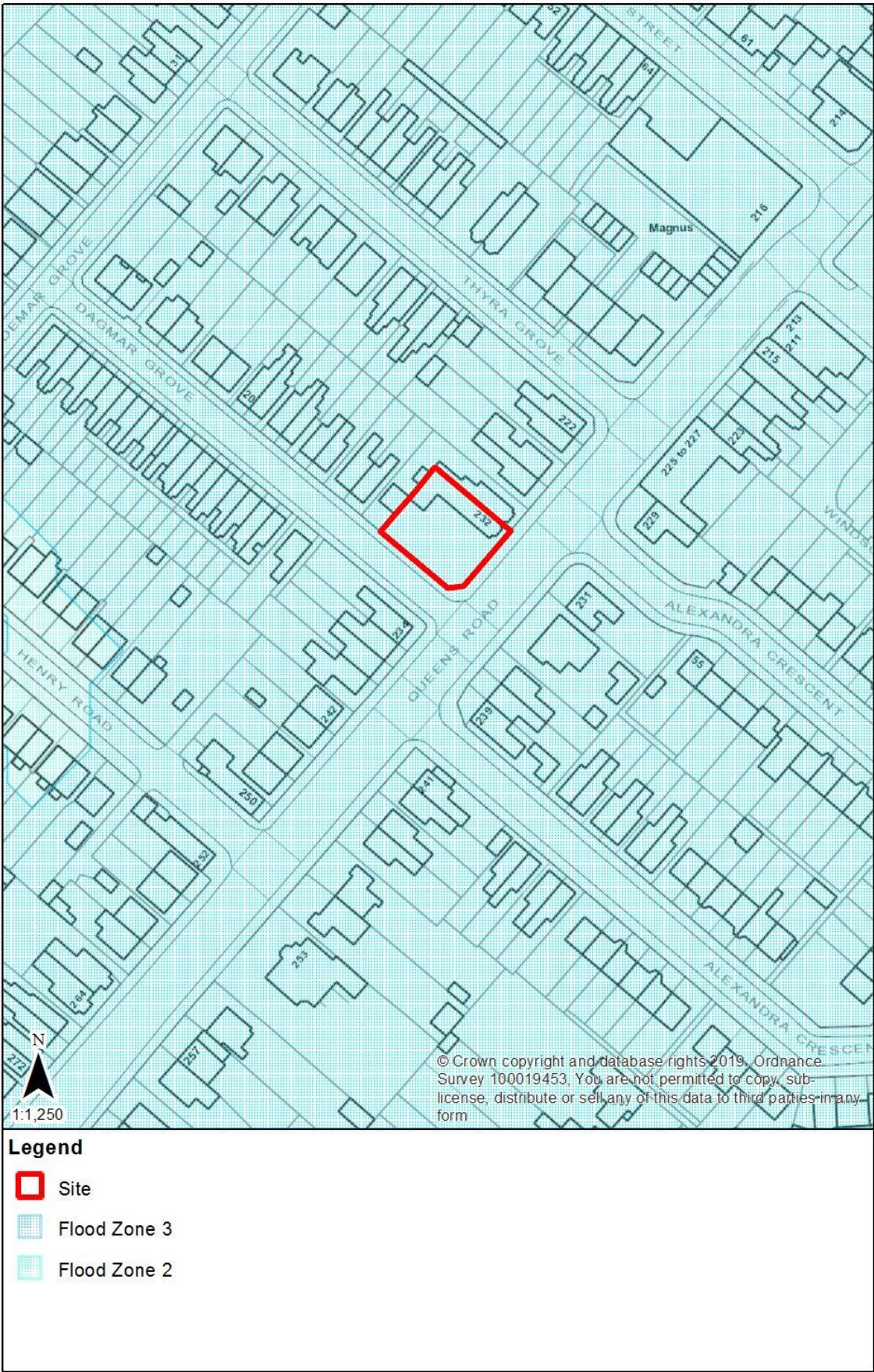
The Inspector acknowledged reductions in the proposal were made and that the building was now in line with the Dagmar Grove building line and consistent with no. 234 Queens Road. It was concluded that the scale was entirely appropriate.

The Inspector considered that the rear dormers did not add to the massing of the building so as to cause harm to the established character and appearance of the area.

The Inspector recognised that any development on a corner plot would be prominent but prominence is not synonymous with harm. It was considered that the design, character and appearance of the proposal, whilst clearly contemporary, plainly takes design, material and appearance cues from its mixed context, and as such is not harmful to the established character and appearance of the area.

To conclude, the Inspector allowed the appeal based on the proposal not causing harm to the character and appearance of the area, the design, character and appearance of the proposal being visually attractive as a result of its layout and that it would be sympathetic to the surrounding built environment

Map



Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00326/FUL
LOCATION:	Star Inn, 22 Middle Street, Beeston, Nottinghamshire NG9 1FX
PROPOSAL:	Retain marquee extension and a sheltered bar servery and variation of condition 3 of planning approval 13/00533/FUL to permit amplified music and speech within the marquee and marquee extension

APPEAL ALLOWED

The application was granted planning permission following committee and the decision notice issued on 11 September 2020. During the discussion by members at the committee meeting, it was resolved by committee to include a condition as follows:

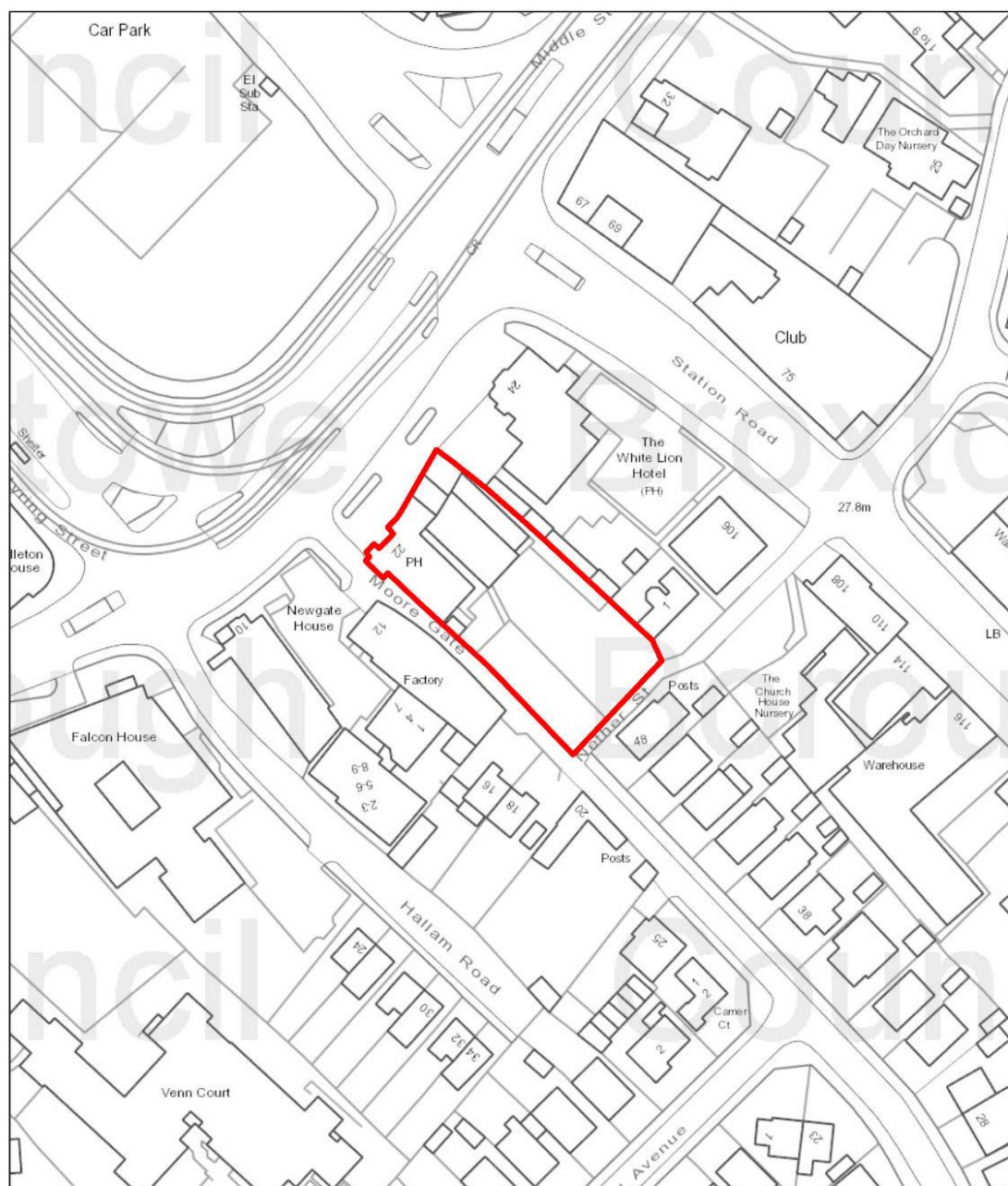
“2. This permission shall be for a limited period of one year expiring on the 11th September 2021 when the building works carried out under this permission shall be removed and the land reinstated to the satisfaction of the Local Planning Authority unless prior permission has been obtained in writing from the Local Planning Authority for its retention.”

The Inspector considered that the primary function of the marquee extension is to enable people to socialise, whilst enjoying time on the premises and the bar servery is for the service of drinks. The noise generated would principally be through conversation, and amplified music and speech are not permitted in these areas by virtue of condition 3 of the planning permission, and furthermore, condition 4 prevents the servicing of customers from the external bar servery outside the hours of noon to 10pm. The use of the beer garden and play area may have a more marked effect as regards noise due to these parts being nearer to the neighbouring residential properties than the external marquee area.

The Inspector considered that condition 2 is not reasonable or necessary, and its removal would comply with the tests for planning conditions that are set out in the Planning Practice Guideline concerning the application of these tests.

The Inspector concluded that the proposal would not have an unacceptable effect on the living conditions of the occupiers of the neighbouring residential properties by way of noise and that consideration of all matters raised have been made but none would demonstrate that condition 2 is reasonable or necessary.

Star Inn Middle Street Beeston Nottinghamshire NG9 1FX



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 Site

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Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00603/FUL
LOCATION:	34 Sandy Lane, Bramcote, Nottinghamshire NG9 3GS
PROPOSAL:	Construct single/two storey side and rear extensions and front porch (revised scheme)

APPEAL ALLOWED

The application was refused by delegated powers on 31 December 2020 as it was considered that the two storey side extension would have resulted in a cramped effect to the street scene, and be detrimental to the character and appearance of the surrounding area.

The Inspector considered the main issue to be the effect of the two-storey side extension on the character and appearance of the host dwelling and the street scene.

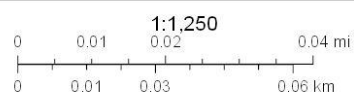
The Inspector considered that the proposed side extension would not dominate the existing dwelling or appear cramped when viewed in the context of the street scene, nor would it have a detrimental impact on the character and appearance of the host dwelling or the street scene.

The Inspector concluded that the proposals would accord with the development plan. Conditions in respect of the time limit, drawing numbers and the use of matching materials were imposed as part of the appeal decision.

34 Sandy Lane Bramcote NG9 3GS



7/1/2021, 10:35:29 AM



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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
21 June 2021 TO 9 July 2021**

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 Alan Maplethorpe	20/00439/FUL
Site Address	:	Gate House Barton Lane Attenborough NG9 6DY	
Proposal	:	Construct two storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Aurel Capo	21/00181/FUL
Site Address	:	4 Highgrove Avenue Chilwell Nottinghamshire NG9 4DN	
Proposal	:	Construct single/ two storey side, single storey rear extension, front canopy and bay window	
Decision	:	Conditional Permission	

Applicant	:	Mr D Farrow	21/00221/FUL
Site Address	:	215 Attenborough Lane Attenborough Nottinghamshire NG9 6AL	
Proposal	:	Construct single storey side, rear and front extension	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Anand	21/00265/FUL
Site Address	:	53 Woodland Grove Chilwell Nottinghamshire NG9 5BQ	
Proposal	:	Construct single storey front, side and rear extensions	
Decision	:	Conditional Permission	

Applicant	:	Ms T Dervish	21/00280/FUL
Site Address	:	17 St Marys Close Attenborough Nottinghamshire NG9 6AT	
Proposal	:	Construct two storey side and single storey front and rear extensions including rear balcony (revised scheme)	
Decision	:	Conditional Permission	

Applicant	:	Mr Stephen Lacey	21/00295/FUL
Site Address	:	43 Mottram Road Chilwell Nottinghamshire NG9 4FW	
Proposal	:	Construct two storey side and rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Fretwell Wellfield Property Investments Ltd	21/00352/FUL
Site Address	:	27 Highgrove Avenue Chilwell Nottinghamshire NG9 4DN	
Proposal	:	Construct two storey side extension, single storey rear extension and addition of front canopy	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Mann	21/00459/PNH
Site Address	:	70 Crofton Road Attenborough Nottinghamshire NG9 5HW	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.0 metres, with a maximum height of 3.0 metres, and an eaves height of 2.9 metres	
Decision	:	PNH Approval Not Required	

BEESTON CENTRAL WARD

Applicant	:	Mr & Mrs Clement	21/00323/FUL
Site Address	:	10 Waverley Avenue Beeston Nottinghamshire NG9 1HZ	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Rohit Sharma	21/00326/FUL
Site Address	:	64 Queens Road East Beeston Nottinghamshire NG9 2GS	
Proposal	:	Construct first floor and single storey extensions and front porch extension (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr M Donaghy Student Prime Ltd	21/00296/FUL
Site Address	:	10 Dagmar Grove Beeston Nottinghamshire NG9 2BH	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Xu Xuemin	21/00391/CLUP
Site Address	:	13 Princess Avenue Beeston Nottinghamshire NG9 2DH	
Proposal	:	Construct single storey rear extension, hip to gable extension and rear dormer	
Decision	:	Approval - CLU	
BEESTON NORTH WARD			
Applicant	:	Mrs Karen Gregory-Taylor	21/00170/FUL
Site Address	:	95 Marlborough Road Beeston Nottinghamshire NG9 2HL	
Proposal	:	Construct side/rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs Elaine Bragan	21/00366/FUL
Site Address	:	236 Wollaton Road Beeston Nottinghamshire NG9 2PL	
Proposal	:	Construct two storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr c Burton	21/00376/FUL
Site Address	:	76 Abbey Road Beeston Nottinghamshire NG9 2QH	
Proposal	:	Construct two storey side extension, single storey rear extension and loft conversion with front and rear dormers	
Decision	:	Conditional Permission	
BEESTON RYLANDS WARD			
Applicant	:	Mr Luigi Coronato Coronato Bros	21/00183/FUL
Site Address	:	Land Adjacent To Nottingham Ice Cream Co Ltd Lilac Grove Beeston Nottinghamshire NG9 1PF	
Proposal	:	Construct warehouse storage building	
Decision	:	Conditional Permission	
Applicant	:	Mr Ellis Unwin	21/00206/FUL
Site Address	:	47 West Crescent Beeston Nottinghamshire NG9 1QF	
Proposal	:	Construct single/ two storey side extension and front porch	
Decision	:	Conditional Permission	
Applicant	:	Miss & Mr Barber & Winter	21/00306/FUL
Site Address	:	14 Ashfield Avenue Beeston Nottinghamshire NG9 1PY	
Proposal	:	Removal of existing conservatory and construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Peter Wood	21/00341/FUL
Site Address	:	39 Appleton Road Beeston Nottinghamshire NG9 1NE	
Proposal	:	Construct rear/side extension following demolition of garage (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr J Teece	21/00347/FUL
Site Address	:	4 Grassy Lane Beeston Nottinghamshire NG9 1NT	
Proposal	:	Construct single storey rear and side wrap-around extension	
Decision	:	Conditional Permission	

BEESTON WEST WARD

Applicant	:	Mr Balvinder Johal	21/00003/FUL
Site Address	:	105 Wollaton Road Beeston NG9 2NP	
Proposal	:	Change of use from dental surgery (Class E) to residential dwelling (Class C3)	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Moralee	21/00144/FUL
Site Address	:	8 Cumberland Avenue Chilwell Nottinghamshire NG9 4DH	
Proposal	:	Construct single/two storey side extension	
Decision	:	Conditional Permission	

Applicant	:	Mr R Dainty Eco Vape Stores Ltd	21/00329/FUL
Site Address	:	59 And 61 High Road Beeston Nottinghamshire NG9 2JQ	
Proposal	:	Creation of one ground floor retail unit. Construction of three storey rear extension to form two apartments arranged over three floors (C4 use class)	
Decision	:	Conditional Permission	

Applicant	:	Mr M Harrison	21/00375/PNH
Site Address	:	24 Georgina Road Beeston Nottinghamshire NG9 1GQ	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.00 metres, with a maximum height of 3.45 metres, and an eaves height of 2.45 metres	
Decision	:	PNH Approval Granted	

Applicant	:	Mr S Beck	21/00494/PNH
Site Address	:	32 Enfield Street Beeston Nottinghamshire NG9 1DN	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.8 metres, with a maximum height of 3.70 metres, and an eaves height of 3.00 metres	
Decision	:	PNH Approval Not Required	

BRAMCOTE WARD

Applicant	:	Mr & Mrs Gurbinder Sandhu	21/00357/FUL
Site Address	:	9 Fern Close Bramcote Nottinghamshire NG9 3DF	
Proposal	:	Construct raised patio and alterations to garden levels, new front porch, external alterations to dwelling including render, cladding, windows and doors, replacement roof material and replacement balustrade to balconies and conversion of garage/swimming pool into habitable accommodation.	
Decision	:	Conditional Permission	

Applicant	:	MR NICK MOON	21/00360/FUL
Site Address	:	7 Coniston Road Beeston Nottinghamshire NG9 3AD	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

CHILWELL WEST WARD

Applicant	:	Taylor	21/00368/FUL
Site Address	:	362 High Road Chilwell Nottinghamshire NG9 5EG	
Proposal	:	Construct two storey rear extension	
Decision	:	Conditional Permission	

EASTWOOD ST MARY'S WARD

Applicant	:	Ms Imogen Hemingway Maple House Clinic	21/00212/FUL
Site Address	:	7 Alexandra Street Eastwood Nottinghamshire NG16 3BD	
Proposal	:	Demolish existing single storey extension and construct two storey extension	
Decision	:	Conditional Permission	

GREASLEY WARD

Applicant	:	Mr J Warren	21/00335/LBC
Site Address	:	The Coach And Gate House Beauvale House Moorgreen Newthorpe Nottinghamshire NG16 3QY	
Proposal	:	Install 2 CCTV cameras	
Decision	:	Withdrawn	

Applicant	:	Mr J Warren	21/00407/FUL
Site Address	:	The Coach And Gate House Beauvale House Moorgreen Newthorpe Nottinghamshire NG16 3QY	
Proposal	:	Retain 6 sheds	
Decision	:	Withdrawn	

KIMBERLEY WARD

Applicant	:	Mr Arikaren	20/00761/FUL
Site Address	:	16 High Spannia Kimberley Nottinghamshire NG16 2LD	
Proposal	:	Retain air conditioning units and roller shutter doors (revised scheme)	
Decision	:	Refusal	

Applicant	:	Mr S Midgley Fairgrove Developments	21/00172/FUL
Site Address	:	Site Of Kimberley Brewery Hardy Street Kimberley Nottinghamshire	
Proposal	:	Construct 5 dwellings (plots 19, 20, 29, 30 and 31), garages to plots 28, 29, 30 and 31, use of land as domestic curtilages at plots 28, 29, 30, 31, 32 and 33 and associated highway, drainage and landscape infrastructure.	
Decision	:	Conditional Permission	

NUTHALL EAST & STRELLEY WARD

Applicant	:	WestRock Ltd	21/00178/FUL
Site Address	:	Multi Packaging Solutions Millennium Way West Nuthall NG8 6AW	
Proposal	:	Change of use from B2 (General Industrial) to B2/B8 (General Industrial / Storage or Distribution).	
Decision	:	Conditional Permission	

Applicant	:	Mr Graham Munks	21/00244/FUL
Site Address	:	19 Meadow Rise Nuthall Nottinghamshire NG6 8WH	
Proposal	:	Construct front extension and porch and convert garage into habitable room	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs S James	21/00271/FUL
Site Address	:	17 Cokefield Avenue Nuthall Nottinghamshire NG16 1AU	
Proposal	:	Construct single storey front extension and rebuild boundary wall	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs P Walker	21/00282/FUL
Site Address	:	Old Rectory Farm Cottage Main Street Strelley Nottinghamshire NG8 6PE	
Proposal	:	Retain timber garden buildings	
Decision	:	Conditional Permission	

STAPLEFORD SOUTH EAST WARD

Applicant	:	Dr A Ali	21/00317/ROC
Site Address	:	Hillside Medical Centre Doctor's Surgery 162 Nottingham Road Stapleford Nottinghamshire NG9 8AR	
Proposal	:	Variation of condition 4 of reference 20/00786/FUL obscure glazing to fit upvc window cable restrictor lock	
Decision	:	Conditional Permission	

TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mr Ian Benton	21/00213/CLUP
Site Address	:	43 Carrfield Avenue Toton Nottinghamshire NG9 6FE	
Proposal	:	Certificate of Lawful use for garden annex incorporating habitable space	
Decision	:	Refusal	

Applicant	:	Mr and Mrs Rod Kitching	21/00234/FUL
Site Address	:	4 Newmarket Way Toton Nottinghamshire NG9 6LB	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr R Stephenson	21/00344/FUL
Site Address	:	54 Stapleford Lane Toton Nottinghamshire NG9 6GA	
Proposal	:	Construct single storey front extension	
Decision	:	Conditional Permission	

Applicant	:	Mrs B Southern-Warburton	21/00453/PNH
Site Address	:	22 Leigh Road Toton Nottinghamshire NG9 6GF	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.00 metres, with a maximum height of 3.30 metres, and an eaves height of 2.80 metres	
Decision	:	Withdrawn	

WATNALL & NUTHALL WEST WARD

Applicant	:	Mr D Shaw	21/00205/FUL
Site Address	:	1 Spencer Drive Nuthall Nottinghamshire NG16 1DQ	
Proposal	:	Construct detached double garage, two storey side extension and raise front/ side (SE) wall heights	
Decision	:	Conditional Permission	
