



Tuesday, 28 September 2021

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 6 October 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 - 10)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 1 September 2021.

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

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4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 21/00254/FUL (Pages 11 - 30)

Construct multi use games area facility including fencing
Awsorth Junior and Infant School, The Lane, Awsorth,
Nottinghamshire, NG16 2QS

5.2 21/00328/FUL (Pages 31 - 50)

Construct two storey and single storey extensions, including
new roof, gated access, patio and external alterations
(revised scheme)
9 Glebe Street, Beeston, Nottinghamshire, NG9 1BZ

5.3 21/00101/FUL (Pages 51 - 60)

Construct dwelling
Land Adjacent to 3 Edinboro Row, Kimberley,
Nottinghamshire, NG16 2JD

5.4 21/00626/ROC (Pages 61 - 72)

Variation of condition 3 of planning ref: 20/00326/FUL (to
extend the hours that live and recorded entertainment
involving amplified music and/or speech or regulated
entertainment can be permitted in the internal marquee to a
maximum of 3 sessions per calendar week and to between
the hours of 12 noon - 22.00 daily and for each session to be
limited to a duration of 3 hours inclusive of any breaks per
session)
Star Inn, 22 Middle Street, Beeston, Nottinghamshire, NG9
1FX

5.5 21/00601/FUL (Pages 73 - 84)

Removal of existing Telefonica lattice mast and six antennas
and replace with a 25m slimline monopole with twelve
antennas and associated equipment
Masts, Blake Road, Stapleford

6. INFORMATION ITEMS

6.1 Delegated Decisions

(Pages 85 - 92)

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PLANNING COMMITTEE

WEDNESDAY, 1 SEPTEMBER 2021

Present: Councillor D K Watts, Chair

Councillors: J W McGrath (Vice-Chair)
D Bagshaw
L A Ball BEM
R I Jackson
G Marshall
P J Owen
S Paterson
R S Robinson
R D Willimott
L Fletcher (Substitute)
T Hallam (Substitute)

Apologies for absence were received from Councillors D Grindell, M Handley and D D Pringle.

22 **DECLARATIONS OF INTEREST**

Councillor S Patterson declared a non pecuniary interest in item 5.5 as she had been contacted regarding the application before becoming a member of the Committee. Minute number 25.5 refers.

23 **MINUTES**

The minutes of the meeting on 28 July 2021 were confirmed and signed as a correct record.

24 **NOTIFICATION OF LOBBYING**

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

25 DEVELOPMENT CONTROL

25.1 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 having been deferred at the meeting on 7 July 2021.

There were a number of late items noted by the Committee including 21 objections to the application.

Mr Peter Briggs, objecting and Mr Tony Greaves, objecting, addressed the Committee prior to the general debate.

Before the debate began, the Committee received legal advice.

The debate included concerns regarding the lack of car parking spaces at the development, the possibility of cars being parked by residents from the development on already congested streets, the level of noise that would be created during building works and the possibility of disturbances and anti-social behaviour from students once they were resident. The changes to the application that had been made to increase the number of car parking spaces from 15 to 25 were noted, but were considered inadequate given the size of the development.

Discussion progressed on to the scale of the proposed development and how it would overlook neighbouring properties causing a loss of privacy and amenity. There was concern that the number of flats would mean that there would inevitably be negative impact on neighbours because of noise.

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.

Reason

The development by virtue of its proximity to existing residential neighbours would result in a substantial level of noise and disturbance which would cause a significant loss of amenity. Furthermore, insufficient parking has been provided on site which would result in parking problems in the immediate area. Accordingly, the proposal is contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014), Policy 17 of the Part 2 Local Plan (2019) and the NPPF (2021).

25.2 APPLICATION NUMBER 21/00247/FUL

Change of use to convert garage and rear garden to be used as part of public house
Roots Micro Bar, 17 Nottingham Road, Kimberley, Nottinghamshire, NG16 2NB

This application had been brought to the Committee for consideration at the request of Councillor P J Owen.

There were no late items for the Committee to consider in conjunction with the application.

Mrs Tonia Bailey – Turner, objecting and Councillor M J Crow, Ward Member, addressed the meeting prior to the general debate.

Consideration was given to the impact a small increase to the size of the existing public house would have on traffic and neighbour amenity. There was a discussion about car parking, noise and the need for a site visit. It was noted that the public house was small and the additional outside space would not represent an impact greater than a neighbour having a gathering in their garden.

It was proposed by Councillor P J Owen and seconded by Councillor D K Watts that the item be deferred to allow a site visit to take place. On being put to the meeting the motion fell.

Recommendation

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 Proposed Elevations, Floor Plans and Block Plan 1: 500, JG/JH/16/017/01 received by the Local Planning Authority on 19 May 2021.**

Reason: For the avoidance of doubt.

- 3. The outside area shall not be used except between 12.00-22.30 hours Monday to Saturday and 12.00-22.00 hours Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.**

Reason: To protect nearby residents from excessive operational noise.

- 4. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the site boundary shall be installed or operated externally without prior written consent of the Local Planning Authority.**

Reason: To protect nearby residents from excessive operational noise.

5. No recorded, live music or amplified equipment shall be permitted externally without prior written consent of the Local Planning Authority.

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 agreed determination timescale.
2. As the area is under a Smoke control order any Multi-fuel or wood burning appliance installed should be an DEFRA approved appliance and installed in accordance with the current guidance and by a suitable accredited supplier.
3. The applicant is advised to ensure all relevant licensing requirements are met and should contact the Council's licensing team licensing@broxtowe.gov.uk
Tel: 0115 9173496.

25.3 APPLICATION NUMBER 21/00349/FUL

Construct 3 storey building comprising 9 student apartments (Use Class C4)
The Raven Group, Ellis Grove, Beeston NG9 1EP

The application had been brought to the Committee by Councillor J C Patrick.

There were no late items to be considered in relation to the application.

Councillor J C Patrick, Ward Member, addressed the Committee prior to the general debate.

The debate focused on the congestion around Ellis Grove and the lack of parking spaces provided as part of the application. It was considered that the proposal was over-intensive for the site and that the increase in traffic and on-street parking would have a negative impact on neighbour amenity.

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.

Reason

The proposed three storey building, which would comprise nine apartments in C4 Use Class, would represent an over-intensive form of development and additionally, by virtue of the lack of on-site parking, would have a detrimental impact on neighbour amenity. The development would be contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

25.4 APPLICATION NUMBER 20/00674/FUL

Construct 3 storey building to contain 6 houses of multiple occupancy (Class C4) and construct cycle store and bin store
Land to the rear of Methodist Church, Wollaton Road, Beeston, Nottinghamshire, NG9 2NG

The application was brought before Committee at the request of Councillor G Marshall.

There were two late items for the consideration of the Committee, one was an objection from a member of the public, the other was a plan that included amendments made following advice from the Highway Authority.

Mr Richard Hutchinson, applicant, addressed the Committee prior to the general debate.

The debate focused on the design of the proposal, the impact on neighbour amenity and the lack of car parking provision. It was noted that surrounding streets had resident's parking schemes, but that residents of the proposed development might simply park a number of streets away.

Consideration was given to neighbour amenity, specifically that of the properties on Wilkinson Street, where the proposed development was 90 centimetres from the boundary. There was concern that this would have a negative impact on the light and amenity of these neighbours.

RESOLVED that planning permission be refused for the following reasons:

- 1. The development, by virtue of its scale, massing and proximity to neighbouring boundaries fails to provide a suitable outlook for future occupants on the ground floor and therefore does not provide satisfactory living conditions or provide a satisfactory level of amenity.**
- 2. The development, by virtue of its scale, massing, height and proximity to the south east boundary would create a dominant and oppressive relationship with occupants on Wilkinson Avenue therefore resulting in a detrimental impact on their amenity and living conditions.**
- 3. The development, by virtue of its scale and massing, would create a building that dominates the Methodist Church to the detriment of its character. Furthermore, the contrasting traditional and contemporary design creates a scheme that has a juxtaposition of styles competing with one another to its detriment. Therefore, the scheme appears out of keeping with the Methodist Church and consequently would appear out of keeping within the street scene.**

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 (2021).

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.**

25.5 APPLICATION NUMBER 21/00443/FUL

Retention of entrance gates, perimeter fencing, pathway and driveway retaining wall
Hill Top Farm Blake Road Stapleford NG9 7HP

The application was brought to the Committee at the request of Councillor D K Watts as the proposal was for minor development in the Green Belt.

An email outlining an objection to the development on the grounds that it prevented the movement of wildlife in to and out of wooded areas on the farm was considered by the Committee.

There were no public speakers on the application.

The Committee debated the development, with particular reference to design and appearance, as well as the impact of the fencing and gates on the openness and amenity of the Green Belt. It was considered that there were no very special circumstances for the development and that it had been built, without permission, in an area with special protections.

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 entrance gates and perimeter fencing, by virtue of their design, scale and location, are considered inappropriate development within the Green Belt and no Very Special Circumstances have been demonstrated, contrary to Policy 3 of the Broxtowe Aligned Core Strategy (2014), Policy 8 of the Broxtowe Part 2 Local Plan (2019) and Section 13 of the National Planning Policy Framework (2021).

26 INFORMATION ITEMS

26.1 APPEAL DECISION 19/00465/FUL

The appeal decision was noted.

26.2 DELEGATED DECISIONS

The delegated decisions were noted.

Report of the Chief Executive

APPLICATION NUMBER:	21/00254/FUL
LOCATION:	Awsworth Junior and Infant School, The Lane, Awsworth, Nottinghamshire, NG16 2QS
PROPOSAL:	Construct multi use games area facility including fencing

1 Executive Summary

- 1.1 This application was first brought before Planning Committee on 7 July 2021 with a recommendation to grant conditional planning permission. Members deferred making a decision on the application to allow for consideration of the relocation of the multi use games area facility (MUGA) and following concerns in respect of the drainage of the play area. The original report is included for the Committee's information at appendix 1.
- 1.2 The agent has responded that the relocation of the MUGA to be closer to The Lane raises concerns in respect of Health and Safety due to the close proximity of the car park and proximity to a main road; and also in order to deter trespass and unauthorised use during the evenings, weekends and during school holidays. In respect of drainage, the MUGA surface would be fully permeable allowing for surface water to drain evenly into the ground below.
- 1.3 The Committee is therefore asked to resolve that planning permission be granted subject to the conditions outlined in appendix 1.

APPENDIX 1

1 Details of the Application

- 1.1 The main concern in respect of the location of the MUGA was its proximity to dwellings to the west, along Lawrence Avenue, and as such members voted to defer the application so that consideration could be made to re-locating the MUGA to the east side of the school grounds, closer to The Lane. Having discussed with the school, the agent confirms that for reasons of safety in order to safeguard those using the facility (highway safety) and security, to deter trespass and unauthorised use, retention of the location of the MUGA to the west of the site would be preferred. The proposed location is to the rear of a row of garages and sited away from residential properties as far as is practical.
- 1.2 The agent has also confirmed that, following concerns in respect of drainage, that the surface of the play area of the MUGA would be fully permeable allowing for water to be readily absorbed in to the ground below. The MUGA would not, therefore, be considered to result in an increased risk of flooding.

2 Re-consultation

- 2.1 No re-consultation was considered necessary as the plans have not been amended.

3 Appraisal

- 3.1 It remains the consideration that the proposed MUGA is not considered to result in an unacceptable loss of amenity for neighbouring residents, and a number of conditions have been recommended to mitigate against any potential noise impacts of the proposal. It is set significantly in from the north and west boundaries of the site which are closest to residential dwellings, with these boundaries being made up of substantial hedgerow, and that it would be in keeping with the school surroundings. It is not considered to be harmful to the street scene or out of keeping with the character of the area.

4 Planning Balance

- 4.1 The proposed MUGA will provide a high quality sports facility that can be used year round for many different activities within physical education, therefore providing clear benefits to the pupils of Awsorth Junior and Infant School. The development will be sited in a location within the site that will make it least prominent from the public realm, and is not considered to have a harmful impact on the character of the surrounding area. Whilst there are neighbouring residential dwellings to the north and west of the site, the MUGA will be set in from the boundaries, and the hedgerow to these sides provides a substantial boundary treatment to mitigate against the visual impacts of the proposal. Whilst some noise from the facility is inevitable, it is unlikely that this will be significantly different from the activities that can currently take place on the school playing fields, and the recommended conditions are considered sufficient to mitigate these impacts.

5 Conclusion

- 5.1 On balance it is considered that the benefits of the proposal significantly outweigh any limited harm, and on balance it is considered the proposal is acceptable subject to the conditions listed in the recommendation.

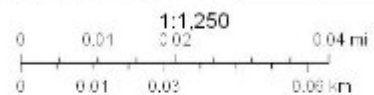
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with 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 the drawings numbered 20201-16 (P) 01 rev P1, 20201-16 (P) 06 rev P1, 20201-16 (P) 05 rev P1, 20201-16 (P) 04 rev P1; received by the Local Planning Authority on 16 April 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The MUGA shall not be used except between 07.30 -18.00 hours Monday to Friday and at no time on Saturday or Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.</p> <p><i>Reason: To protect nearby residents from excessive operational noise.</i></p>
4.	<p>The MUGA shall be for use by Awsworth Primary and Junior School only and no hire or public use shall be permitted.</p> <p><i>Reason: To protect nearby residents from excessive operational noise.</i></p>
5.	<p>The MUGA shall be maintained in accordance with the manufacturers guidance to prevent excessive noise from wear and tear.</p> <p><i>Reason: To protect nearby residents from excessive operational noise.</i></p>
6.	<p>There shall be no floodlighting installed in connection with the MUGA without the prior agreement in writing of the Local Planning Authority.</p>

	<i>Reason: To protect nearby residents from excessive operational light pollution.</i>
7.	<p>The mesh fencing of the MUGA shall be green in colour and shall be retained as such for the lifetime of the development.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance in accordance with Policy 17 of Broxtowe 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>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
3.	Due to the proximity of the site to residential properties it is recommended that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.

21/00254/FUL - Awworth Primary and Junior School



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Photographs



Location of proposed MUGA and north and west boundaries of site.



Location of proposed MUGA and west boundary of site.

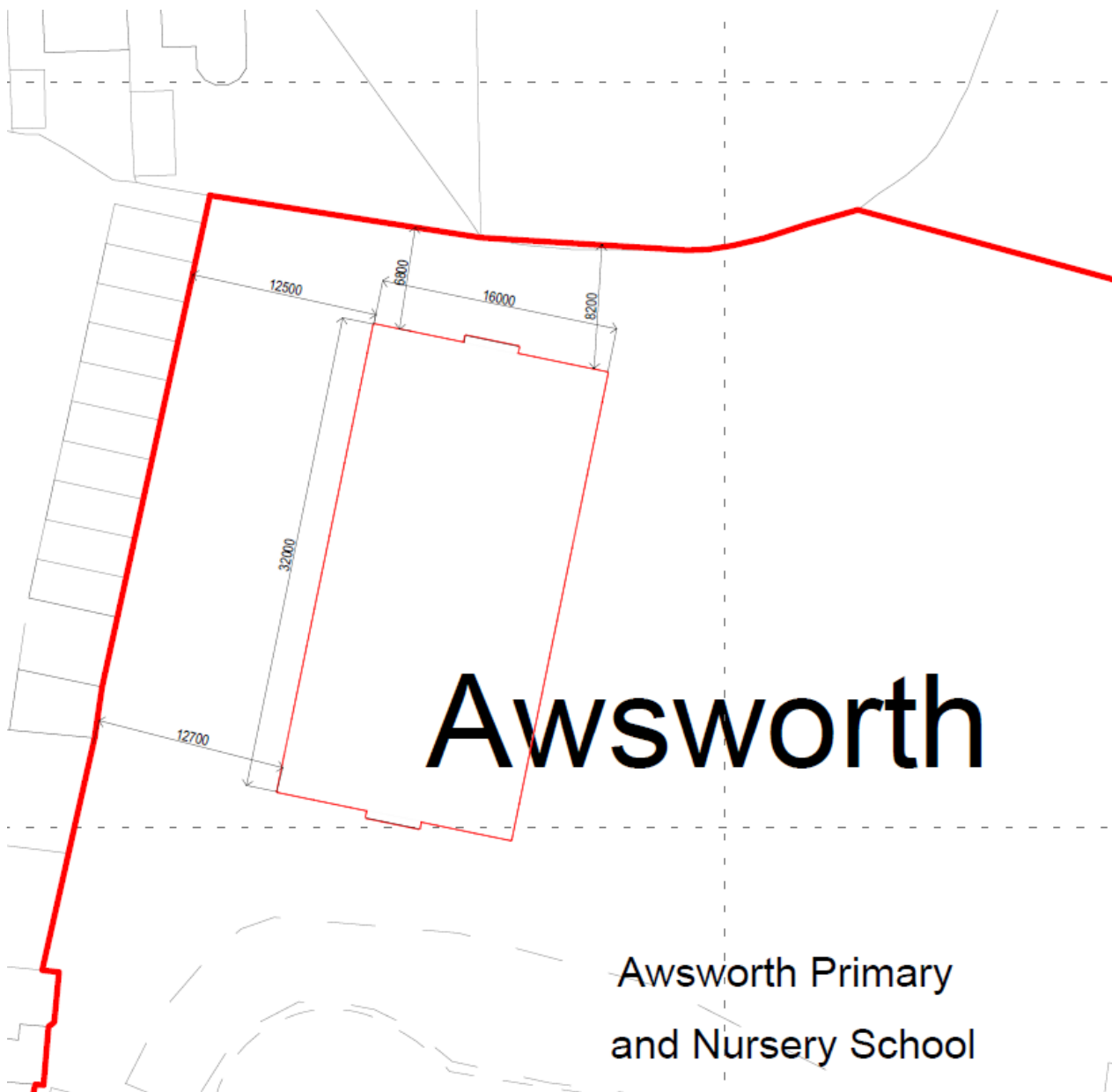


Location of proposed MUGA taken from north west corner of the site.



Application site taken from access to School at The Lane.

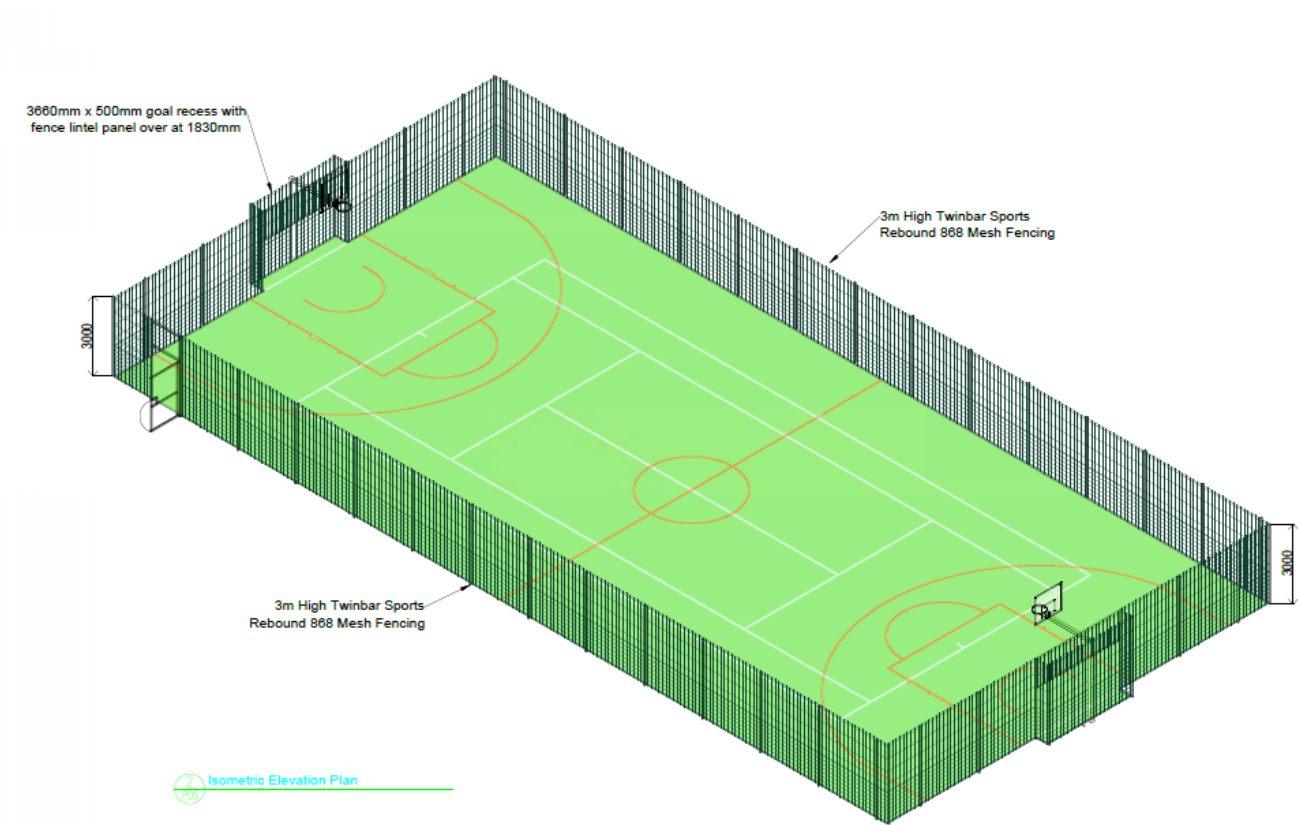
Plans (not to scale)



Site Block Plan



MUGA Floor Plan



MUGA Elevations

Report of the Chief Executive

APPLICATION NUMBER:	21/00254/FUL
LOCATION:	Awsworth Junior and Infant School, The Lane, Awsworth, Nottinghamshire, NG16 2QS
PROPOSAL:	Construct multi use games area (MUGA) facility including fencing

This application has been called to Planning Committee by Councillor D Pringle.

1 Executive Summary

- 1.1 This application seeks permission for a multi-use games area (MUGA), with 3m high mesh fences to be located on the school playing field in the north west corner of the site. The MUGA will provide a year round, purpose build sports facility that will benefit the physical education of the pupils.
- 1.2 There are no site specific planning policies affecting the application site. The main considerations are the design of the proposal and impact on neighbouring amenity.
- 1.3 The Council has received two letters of support and three letters of objection to the proposal. One letter raising no objection has also been received. The main reasons for objection are based on potential noise issues as a result of the proposal.
- 1.4 The proposed MUGA is set into the site and is considered to be in keeping with the school surroundings. It is not considered to be harmful to the street scene or out of keeping with the character of the area.
- 1.5 The proposed MUGA is not considered to result in an unacceptable loss of amenity for neighbouring residents, and a number of conditions have been recommended to mitigate against any potential noise impacts of the proposal. It is set significantly in from the north and west boundaries of the site which are closest to residential dwellings, with these boundaries being made up of substantial hedgerow.
- 1.6 Overall it is considered that the proposal is acceptable and that planning permission should be granted in accordance with the recommendations within the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks permission to construct a multi-use games area (MUGA) facility at Awsorth Junior and Infant School. The proposed MUGA will have an artificial surface, allowing for all weather use, and will be bordered by 3m high mesh fencing. The proposed MUGA will be situated in the north west corner of the school site, land which currently forms part of the school playing field.

2 Site and surroundings

- 2.1 The application site forms part of the school playing fields. The site borders residential dwellings to the north and west, with the border to each side made up of a hedge circa 2m in height. The land falls away to the south where the school buildings are located, with access to the site being taken from the east boundary onto The Lane. Access is not affected by the proposal and no vegetation of significance is affected.

3 Relevant Planning History

- 3.1 There is no 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 12: Local Services and Healthy Lifestyles

4.2 **Part 2 Local Plan 2019**

- 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.

5 Consultations

- 5.1 **Council's Environmental Health Officer:** No objection subject to conditions regarding operating hours, no hire or public use, maintenance, and lighting restrictions.

5.2 **Awsworth Parish Council:** Made the following comments:

- Concerns regarding noise impact for nearby residents.
- Suggested moving the facility away from the north west side or turning it 90 degrees. Moving it may require screening though as more prominent from the road.
- Acknowledges that it will be set in from the boundary to mitigate noise impacts.
- Suggested a condition should be placed on hours of use and that no applications for lighting or flood lighting will be approved in the future.
- Would like the mesh fencing to be green.
- Would like some compensatory measures for loss of grass.
- Could the turf to be removed to accommodate the MUGA be reused on the site?

5.3 Thirty five properties either adjoining or opposite the site were consulted. Six responses have been received from members of the public, two of which support the proposal, one raises no objection, and three raise objections. The reasons for support can be summarised as follows:

- It will be good for the school and children.
- It will improve the facilities at the school.

The reasons for objection can be summarised as follows:

- It is sited where it will cause most nuisance to the largest number of neighbours.
- Concerns it will be used as a public facility creating noise into the evenings and weekends.
- Potential flooding issues due to impact on the artesian spring line.
- No obvious reason for the facility.
- Noise concerns.
- Reduced area around the MUGA will create difficulties for maintaining the land around it.
- Concerns about lighting in the future.

6 Assessment

6.1 The main issues for consideration are the design and appearance of the proposed development and its impact on neighbouring amenity.

6.2 **Principle**

6.2.1 Policy 12 of the Broxtowe Aligned Core Strategy (2014) states that new, extended or improved community facilities will be supported where they meet a local need. The proposed MUGA will provide improved facilities at the school for sport and physical education, to the benefit of the local children who attend. It is therefore considered that the principle of development is acceptable subject to an assessment of the design and appearance of the proposal and its impact on neighbouring amenity.

6.3 Design

- 6.3.1 The proposed MUGA will be sited in the north west corner of the application site, away from the main access to the school and the street scene along The Lane to the east. Whilst the MUGA represents a reasonably large development in terms of the surface area it covers, the fencing will have a maximum height of 3m, which is not considered excessive, in relation to its surroundings. The existing school buildings along with gated access to the school are to the south of the site, and it is considered that the proposed development will not be out of keeping with these surroundings. The boundaries to the north and west of the site are made up of high hedgerows which will largely screen the MUGA from the view of neighbouring properties, at least at ground floor level, and is therefore not considered to be harmful to the visual amenity of neighbouring properties.
- 6.3.2 The specification for the proposed MUGA states that the fencing will be finished with either green or black powder coated paintwork. It is considered that green would enable the development to best blend in with the surrounding area, especially considering the existing fencing and gates at the school follow this colour pattern. It is therefore considered appropriate to condition this.
- 6.3.3 Overall it is considered that the proposal will not be harmful to the street scene, out of keeping with the character of the area or harmful to the visual amenity of the neighbouring residents.

6.4 Amenity

- 6.4.1 The proposed MUGA will be approximately 12.5m from the west boundary of the site, and 6.8m from the north boundary of the site at the closest point. Taking into account the high existing boundary treatments along the north and west of the site, it is considered that these distances are sufficient to ensure the proposal will not result in an unacceptable loss of light or sense of enclosure for the residents of the neighbouring properties to the north and west. There are no directly neighbouring properties to the south and east of the site that would be affected by the proposed development.
- 6.4.2 Concerns have been raised by members of the public and the Parish Council regarding impact on neighbouring residents of increased noise and disturbance as a result of the proposal. In an email from the agent for the application received by the Council on 14 May 2021, it was confirmed that the proposed MUGA would be for use during term and school hours only, not extending beyond 4.30pm. It was also confirmed that the MUGA would not be available for hire to members of the public and that no flood lighting is proposed as part of the development. In consultation with the Council's Environmental Health Officer, and the agent for the application, it has been agreed that should planning permission be granted, conditions will be attached limiting hours of use to Monday to Friday 07.30 – 18.00, that the MUGA is to be for school use only and not hired out to members of the public, and that no floodlighting would be installed without the prior agreement in writing from the Local Planning Authority, which would need to be as part of a new planning application.

- 6.4.3 With regards to noise as a result of the general use of the MUGA, the agent notes that the spec allows for rebound panels at the base of the fence which are designed to eliminate the noise resulting from balls hitting the fence. The Environmental Health Officer has reviewed the spec and is satisfied with this, subject to a condition requiring that MUGA is maintained in accordance with the manufacturer guidance to prevent excessive noise from wear and tear.
- 6.4.4 Comments raised by members of the public question the location of the proposed MUGA, being the closest part of the field to neighbouring residential properties. The proposed location was identified as the most suitable part of the field due to the topography of the site, with this being the most level portion of the field. It is closest to the gate where the proposed foot path access will be from. Whilst it may be the closest area of the field to the residential properties, it will be set significantly in from the boundaries of the site and it is considered that the noise impacts of the development can be mitigated by the recommended conditions.
- 6.4.5 Overall it is considered that subject to the recommended conditions that the proposal will not result in an unacceptable loss of amenity for the residents of the neighbouring properties.

6.5 Other Matters

- 6.5.1 Concerns have been raised by members of the public regarding potential impacts on local flooding as a result of the proposal. The application site is not within flood zone 2 or 3 and is not considered to be at risk of flooding.
- 6.5.2 The Parish Council has suggested that a condition should be included on any permission granted to say that no applications for lighting or flood lighting will be approved in the future. Whilst a condition can be imposed to prevent the installation of lighting without planning permission, a condition cannot be used to prevent or pre-determine future applications. The agent for the application has stated that there is no intention to install flood lighting at the site. However, should an application for this be submitted in the future it would be determined based on the merits of the proposal.

7 Planning Balance

- 7.1 The proposed MUGA will provide a high quality sports facility that can be used year round for many different activities within physical education, therefore providing clear benefits to the pupils of Awsworth Junior and Infant School. The development will be sited in a location within the site that will make it least prominent from the public realm, and is not considered to have a harmful impact on the character of the surrounding area. Whilst there are neighbouring residential dwellings to the north and west of the site, the MUGA will be set in from the boundaries, and the hedgerow to these sides provides a substantial boundary treatment to mitigate against the visual impacts of the proposal. Whilst some noise from the facility is inevitable, it is unlikely that it will be significantly from the activities that can currently take place on the school playing fields, and the recommended conditions are considered sufficient to mitigate these impacts.

7.2 On balance it is considered that the benefits of the proposal significantly outweigh any limited harm, and on balance it is considered the proposal is acceptable.

8 Conclusion

8.1 overall it is considered that the proposal is acceptable and that planning permission should be granted subject to the conditions listed in the recommendation.

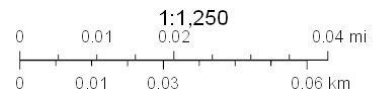
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with 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 the drawings numbered 20201-16 (P) 01 rev P1, 20201-16 (P) 06 rev P1, 20201-16 (P) 05 rev P1, 20201-16 (P) 04 rev P1; received by the Local Planning Authority on 16 April 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The MUGA shall not be used except between 07.30 -18.00 hours Monday to Friday and at no time on Saturday or Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.</p> <p><i>Reason: To protect nearby residents from excessive operational noise.</i></p>
4.	<p>The MUGA shall be for use by Awsworth Primary and Junior School only and no hire or public use shall be permitted.</p> <p><i>Reason: To protect nearby residents from excessive operational noise.</i></p>
5.	<p>The MUGA shall be maintained in accordance with the manufacturers guidance to prevent excessive noise from wear and tear.</p> <p><i>Reason: To protect nearby residents from excessive operational noise.</i></p>
6.	<p>There shall be no floodlighting installed without the prior agreement in writing of the Local Planning Authority.</p>

	<i>Reason: To protect nearby residents from excessive operational light pollution.</i>
7.	<p>The mesh fencing of the MUGA shall be green in colour and shall be retained as such for the lifetime of the development.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance in accordance with Policy 17 of Broxtowe 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>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
3.	Due to the proximity of the site to residential properties it is recommended that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.

21/00254/FUL - Awsworth Primary and Junior School



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Photographs



Location of proposed MUGA and north and west boundaries of site.



Location of proposed MUGA and west boundary of site.

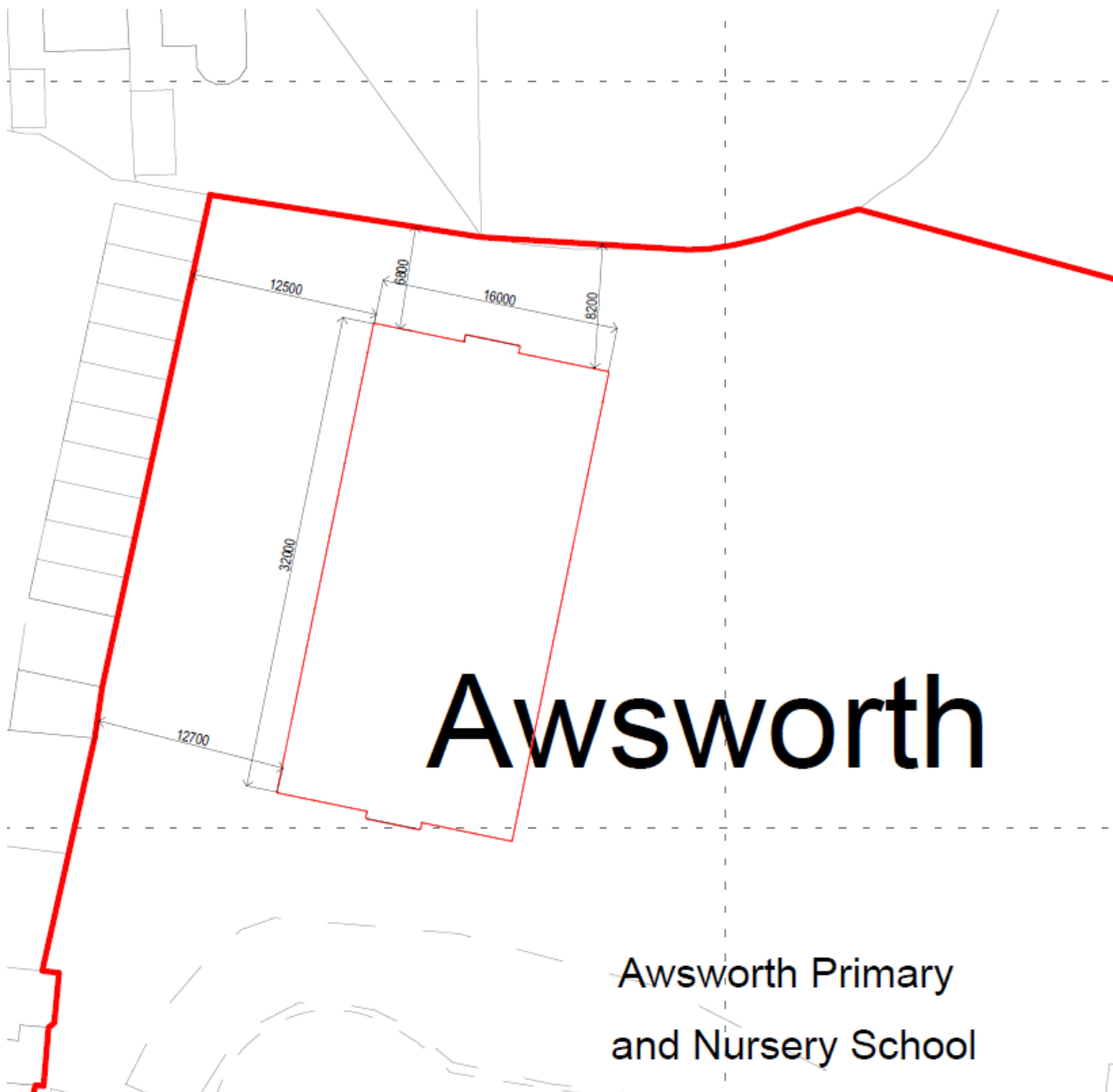


Location of proposed MUGA taken from north west corner of the site.



Application site taken from access to School at The Lane.

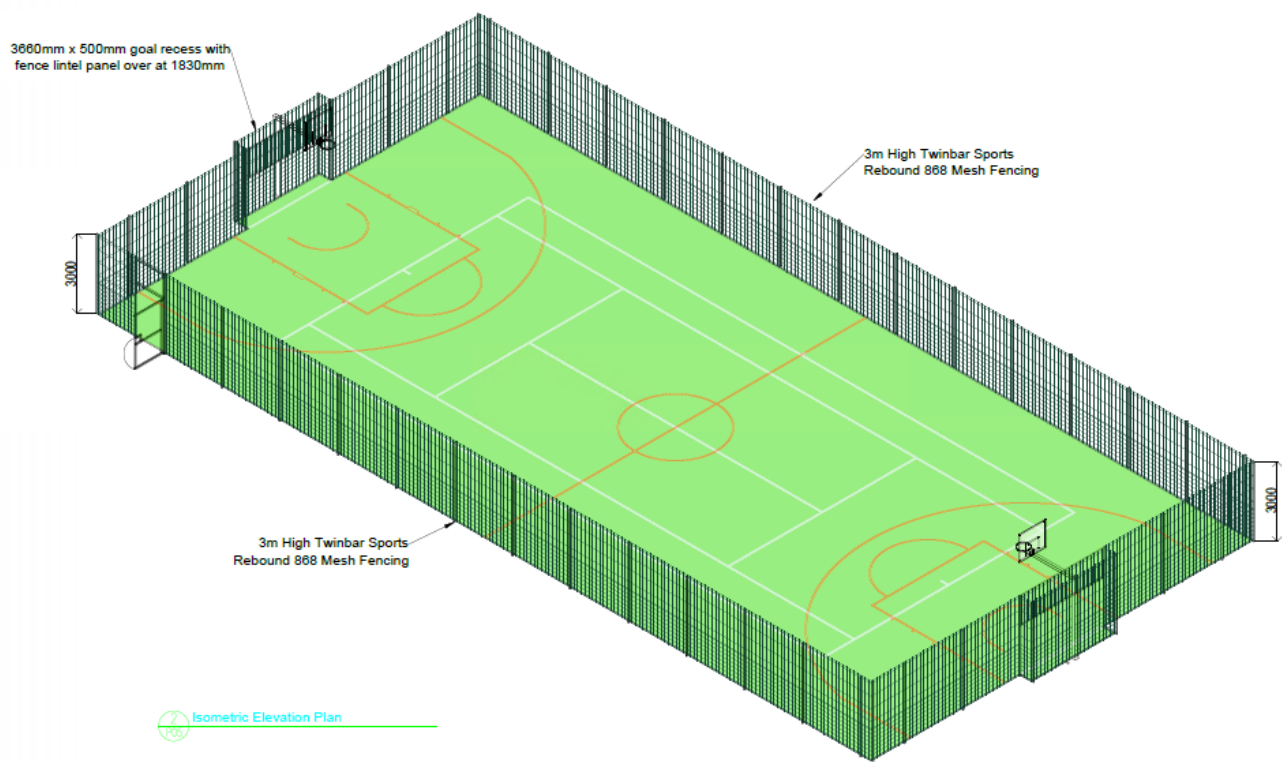
Plans (not to scale)



Site Block Plan



MUGA Floor Plan



MUGA Elevations

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Report of the Chief Executive

APPLICATION NUMBER:	21/00328/FUL
LOCATION:	9 Glebe Street, Beeston, Nottinghamshire, NG9 1BZ
PROPOSAL:	Construct two storey and single storey extensions, including new roof, gated access, patio and external alterations (revised scheme)

Councillor J C Patrick has requested that this application be determined by the Committee.

1 Executive Summary

- 1.1 The application seeks permission to construct two and single storey extensions, including a new roof, gated access, patio and external alterations. This is a revised scheme following the approval of 19/00402/FUL in April 2020.
- 1.2 The site consists of a detached bungalow with living space in the roof. It has a detached double gabled garage with two car parking spaces accessed from Glebe Street but permission has been received to subdivide the land following the demolition of the garage to build a detached dwelling (20/00645/FUL). The site is located within St John's Grove Conservation Area and the host dwelling is identified as having a positive contribution in the conservation area in accordance with the Broxtowe's Conservation Area Character Appraisal for St John's Grove.
- 1.3 The main issues relate to whether the principle of the extensions and alterations would be acceptable, the impact on the conservation area, parking and access, design and whether there will be an unacceptable impact on neighbour amenity.
- 1.4 The benefits of the proposal would enable the applicant to extend their residential family home which would be in accordance with policies contained within the development plan which is given significant weight. Whilst it is acknowledged the appearance of the building would be altered and there would be some impact on neighbour amenity, it is considered these matters are outweighed by the benefits of the scheme.
- 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 permission to construct two and single storey extensions, including a new roof, gated access, patio and external alterations. The proposal includes retaining the hipped roof of the main dwelling but increasing this to a maximum height of 7.8m. The north west elevation with Glebe Street would have three contemporary flat-roofed dormers with three light windows.
- 1.2 The new front elevation with Elm Avenue is proposed to have a porch with a feature vaulted ceiling. It would have a gable roof with a total height of 7.2m. There would be two roof lights in each roof slope. The porch would have contemporary style glazing and zinc cladding panels.
- 1.3 The roof above the existing bay window element would be changed from a shallow hipped roof to a taller gable roof (total height 7.2m) with three roof lights on the south west roof slope.
- 1.4 A contemporary two storey addition with a flat roof and a total height of 6.9m is proposed to the rear and side. The south east side elevation would be largely glazed at ground floor with a Juliet balcony and a canopy at first floor. The flat-roofed first floor element wraps-around the north east elevation.
- 1.5 An integral double, flat roof garage is proposed facing the Elm Avenue elevation (viewable from Glebe Street). This will have long slim glazing in the Glebe Street elevation and a garage door in the Elm Avenue elevation. It will have a canopy roof which extends across the porch extension on the Elm Avenue elevation.
- 1.6 The development would change the property from a small four-bedroom dwelling with some living space in the roof to a four-bedroom dwelling (all with en-suites) with all the bedrooms being relatively large and in the roof and a garage and open plan kitchen, living and dining room at ground floor.
- 1.7 The proposal also includes a new gated access off Elm Avenue. The Elm Avenue access includes a new wrought iron access gate with brick piers either side. The gates would be 4m in width.
- 1.8 During the course of the application a number of changes were made to the design, the main changes include:
 - removal of three roof lights and introduction of third dormer on the north west elevation
 - introduction of integral garage
 - two storey rear extension amended in design
 - increase in ridge height from 7.3m to a maximum of 7.8m.
- 1.9 The below images demonstrate the external changes between the previously approved scheme 19/00402/FUL and the proposed changes under 21/00328/FUL.

Approved Elevations
19/00402/FUL

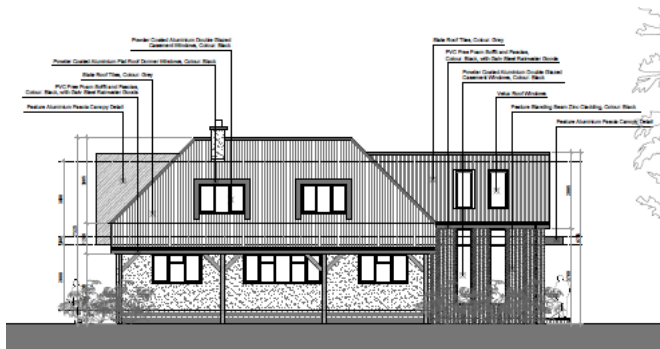
Proposed Elevations
21/00328/FUL



Proposed Street Scene Elevation (Elm Avenue)



Proposed Front Elevation Street Scene (Elm Avenue)



Proposed Side Elevation (Glebe Street)



Proposed Side Elevation (Glebe Street)



Proposed Rear Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

2 Site and surroundings

- 2.1 The application property is a bungalow with some living space in the roof. It has various elements including a flat-roofed rear dormer, south west bay window, north west front canopy and a detached double garage. The property has a slate roof with red brick plinth and detailing and white pebbledash render. The boundaries are a hedge (with pedestrian gate on Glebe Street) and the site is relatively flat. There are two off-street parking spaces and a detached double garage accessed from Glebe Street. However, this will be removed once 20/00645/FUL is implemented.
- 2.2 The site is within the Beeston St John's Grove Conservation Area and is identified as a positive building within the conservation area. The application site is a corner plot between Glebe Street and Elm Avenue. The following examples represent the contemporary designed development in the area:

- 6A Glebe Street – extensions to dwelling and alterations to roof (06/00098/FUL and 06/01034/FUL)



Google Maps, Sept 2020

- 7 Glebe Street – conditional permission to construct front canopy, two storey side extension, single storey rear extension, demolition of rear extension and the installation of external insulation with rendered finish (18/00586/FUL) (partially implemented)
- 23 Devonshire Avenue – has a two/single storey side, front and rear extensions, replacement windows, application of rendering and cladding to walls and replacement roof covering (14/00074/FUL)



Google Maps, Sept 2020

- 4 Devonshire Avenue – has a two storey side and rear extensions, detached garage / annexe, new driveway, external alterations and erect gates following partial demolition of front boundary wall (17/00629/FUL)



Google Maps, 2021

3 Relevant Planning History

- 3.1 An application to form bedrooms in the roof space (90/00773/FUL) was granted permission in January 1991.
- 3.2 An application to construct two storey and single storey extensions, including new roof, gated access and external alterations (19/00402/FUL) was granted permission in April 2020 (not implemented).
- 3.3 An application for a detached garage (20/00741/FUL) was withdrawn in June 2021.
- 3.4 An application to construct a dwelling following the demolition of the garage (20/00645/FUL) was granted permission in July 2021 (not implemented).

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

4.3 National Planning Policy Framework (NPPF) 2021:

- Section 12 – Achieving Well-designed Places
- Section 16 – Conserving and Enhancing the Historic Environment

5 Consultations

- 5.1 **Council's Conservation Officer:** object: considerable alterations to the rear and side elevation. The definition of the offshoot living room is lost, merging a gable into the contemporary extension without a break in the design style which is confusing. The side elevation has also been simplified and changes the proposed materials. Consideration is given to the 20/00645/FUL scheme from this side.

The garage negatively impacts upon the canopy and the definition of the roofline from the front elevation. The roof lights are not ideal. The integration of the garage will cause harm.

Amended plans: no objection. Understand from discussions with the owner and agent that the approved scheme required revisions due to issues of head height and engineering constraints. In addition, a new location for garaging and storage was required, as a result of the permission to develop the garden/garage land.

This proposal is the culmination of this work, to try to produce a scheme that provides the owners with their desired space, layout and architectural style, whilst trying to balance the requirements of the conservation area, and the principal elevation of the existing dwelling.

The further proposed changes to this property have been necessitated due to structural complications when the plans were submitted to the structural engineer. The proposed changes to the rear elevation do impact on how the existing offshoot is read when incorporated into the contemporary design extension. However, there are some positive impacts on this change, including the improved simplicity on the roof construction, to avoid an inaccessible valley, plus improved access for maintenance. The rear elevation also reads as a cohesive element, rather than add-ons.

As concluded throughout this project, there are a number of compromises to be made on some aspects of conserving the existing building. It is considered that the rear elevation will have little of the original build visible at the end of the project. However, by making certain compromises, the final scheme is one that combines old and new, the priority being the front elevation, whilst being of a manageable and affordable build. The existing shape of the roof has proved to be a challenge to design around. It is considered that the final submitted drawings are a culmination of attempts to align the new and old in a positive manner.

The final proposal submitted is one that is acceptable to support. The roofing detail allows the existing shape of the roof to be replicated, whilst lifting the total height. The inclusion of three dormers (as opposed to the two approved) is a visual improvement and provides an improved symmetry to the dwelling. Have requested that roof lights are kept to a minimum and on new areas only, which has been achieved. The garage is of a simple flat roof design to reduce the visual disturbance

to the existing dwelling and architectural form. Other locations and positions have been explored for the garage and whilst there is a preference to keep the existing front elevation clear of additional changes, the proposed compromise of size, position and style is considered to combine the existing and contemporary styles in an appropriate way.

The agent and owner has responded to requests for change, and created a scheme that is ambitious to provide contemporary living, whilst conserving the style of the original dwelling.

5.2 **NCC Highways Authority:** the access should be repositioned 3m from the tree to avoid any damage to the tree roots. The street furniture will need relocating at the cost of the applicant. The access may become blocked if a car parks in a parking bay in front of the access which should be agreed with the applicant.

5.3 **Councils Tree Officer:** The development could encroach on the protected Cedar tree and therefore the root protection area should be marked on the plans. No pruning works should be undertaken to allow the development. Any pruning of the tree on the highway next to the access would require advice from Nottinghamshire County Council as they will own the tree. Visibility with this tree could be an issue in this location.

Amended plans: Plan now shows the root protection area and does not appear to be an issue with the development.

5.4 15 properties were consulted and a site notice and amended site notice were displayed. Ten representations were received (eight objections, two raising observations), they can be summarised as follows:

- Principle of a conservation area is to preserve buildings and gardens
- Large and would take up a lot of space and may not fit in with surrounding area
- Integral garage is not a traditional feature of an Arts and Craft dwelling and has a more suburban character and appearance and also projects forward of the dwelling
- Rhythm of front elevation is interrupted by the side of the garage which abuts the canopy
- Further increase footprint by including a garage and conflicting architectural features and materials
- Loss of mature gardens
- Positive contribution of the bungalow will now be eliminated
- Previous scheme is more cohesive and original features were discernible
- Garage represents a fussy and cluttered appearance, occupies a prominent location and introduces another design element
- Justification of the new garage due to the previous garage being removed from another planning permission should not be considered
- Lack of subservience due to scale, siting and relationship with existing elevation (garage)
- Roof of side wing appears higher than approved scheme
- Roof plan is dominated by large areas of flat roof which doesn't fit in with original planning guidance
- Head heights and engineering constraints are not considerations to justify a development and an alternative design should be sought

- Emphasis of the Conservation Officer's comments are wrong, it is not to find a scheme that is suitable for the owner, it should be either conserve or enhance
- Resultant dwelling would overwhelm the original dwelling
- No respect for the size, scale, massing or design of original dwelling
- Broach style roof to the front introduces a new roof form which is alien to the conservation area
- Other side elevation does not have rhythm with the traditional roof clashing with the proposed roof
- Unique features of conservation area have been eroded over the years by damaging and removing special features or filling gardens
- Arts and Craft appearance would be further eroded and fails to preserve or enhance the character of the conservation area
- First set of plans within in the 19/00402/FUL was rejected by the Planning Officer
- Should be assessed in line with 20/00645/FUL, block plans do not show approved dwelling which means plans are disingenuous
- Combination of approved dwelling and this dwelling will reduce the open, spacious character of the site
- False site context from showing existing garage
- Signage and trees would be removed (and replaced)
- Parking spaces lost
- Air raid shelter is a piece of history and will be destroyed
- Gate should be in keeping with opposite houses
- No details of fencing for hedging have been submitted
- No. 31 Elm Avenue is a sympathetic new build, no. 6A Glebe street and 23A Devonshire Avenue have modern influences and are an improvement on previous design
- Nothing left of original dwelling
- Proposal states that no hedges or shrubs would be lost but would unlikely be possible due to proposal of dropped kerb
- Application places emphasis on poor living conditions but this should have been considered before purchasing property
- Combination of new dwelling and overly extended property will destroy the character of a cornerstone location with the conservation area
- Loss of privacy

6 Assessment

6.1 The main issues relate to whether the principle of the extensions would be acceptable, the impact on the conservation area, parking/access, design and whether there will be an unacceptable impact on neighbour amenity.

6.2 **Principle and Conservation Area**

6.2.1 The main dwelling is identified as a positive feature within the Beeston St John's Grove Conservation Area. The area is defined by streets lined with mature trees and large, leafy, mature gardens to the front and sides of the majority of properties. The area has Edwardian dwellings, as well as Elm Avenue containing large, high-quality inter-war housing.

- 6.2.2 The Conservation Officer initially objected to the revised application due to the loss of the definition of the side elevation serving the living room without a break in the design. Concerns were also raised in respect of the integral garage and some roof lights.
- 6.2.3 The plans were revised to remove the roof lights in the Glebe Street elevation and replace with a dormer which was considered a visual improvement by the Conservation Officer and provide more symmetry. The garage was changed to a flat roof design which was considered to achieve an acceptable design and reduce the visual disturbance to the existing dwelling and architectural form. Other locations and positions were explored for the garage and whilst there was a preference to keep the existing front elevation clear of additional changes, the proposed compromise of size, position and style was considered by the Conservation Officer to combine the existing and contemporary styles in an appropriate way.
- 6.2.4 As this is a revised scheme to 19/00402/FUL, weight must be given to the fact a similar scheme has been approved and considered to be acceptable. Whilst there are a number of changes to this scheme, it is considered these are an acceptable balance between addressing the needs of the applicant whilst not significantly compromising the character and appearance of the conservation area. Furthermore, it is considered sufficient changes have been implemented that the proposed scheme is acceptable which is also accepted by the Conservation Officer.
- 6.2.5 Paragraph 196 of the NPPF states: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."
- 6.2.6 Paragraph 201 of the NPPF states: "Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."
- 6.2.7 To conclude, it is considered there will be some harm to the conservation area but this is considered to be not substantial harm given that the changes are accepted by the Conservation Officer and the previously approved scheme.

6.3 Design and Layout

- 6.3.1 The design of the proposed dwelling is considered to be acceptable and not out of keeping with the character of the conservation area. The Conservation Officer originally objected to the original proposal. However, through meetings and discussions to amend the plans, the proposal has been amended to find a design which retains some original features, respects the original architectural style, and clearly defines the different architectural styles of the period in which the different phases of the building were constructed.

- 6.3.2 It is considered the proposal will still retain an element of Arts and Crafts architecture within the conservation area, preserving elements of Edwardian architecture. The elevation to Glebe Street will remain, and whilst changes are proposed to it such as three dormer windows, increase in ridge height and a garage, its character and will still remain legible. Certain elements of the Arts and Crafts style will be used as an architectural guide, such as the curved bay window to the Elm Avenue elevation, without being pastiche in implementation.
- 6.3.3 The north east elevation will have an overhanging aluminium canopy to provide a horizontal emphasis and appear lower in the overall design of the property. Then, this will wrap around to the rear and will have a mix of glazing and tile cladding features. The gable to the side of the two storey flat roof rear extension has been removed which is considered to be acceptable and simplifies the design when viewed from the rear elevation. Whilst this was initially raised as a concern by the Conservation Officer, it was accepted as a compromise to the overall design *“The proposed changes to the rear elevation do impact on how the existing offshoot is read when incorporated into the contemporary design extension. However, there are some positive impacts on this change, including the improved simplicity on the roof construction, to avoid an inaccessible valley, plus improved access for maintenance.”* The north east elevation is considered to reflect an acceptable, simplistic design but will be directly facing the street scene and partially obscured by the approved dwelling under 20/00645/FUL.
- 6.3.4 A number of options were discussed in regards to the location of the garage and due to the openness of the corner plot, it was considered that subject to the design, an integral garage would be acceptable. Whilst it is recognised that this is an additional feature to the front elevation, the flat roof design of the garage will mean it is not visually intrusive to the overall property when viewed from Elm Avenue. It is considered the canopy roof over the garage and porch extension blends both of these contemporary elements successfully.
- 6.3.5 The proposed design will reflect a contemporary appearance which is a welcomed design approach and defines development by different eras which is in line with the advice given by Historic England. The materials would be conditioned to ensure samples are submitted in advance and further consultation would be undertaken with the Conservation Officer on their acceptability. The proposed design is considered to reflect an acceptable design and still retains Arts and Crafts elements whilst providing more useable space for the family occupying this dwelling.
- 6.3.6 The maximum ridge height will be increased to 7.8m (a 0.5m increase from the previously approved scheme). It is considered this increase is not significant and will still appear in keeping with the approved scheme at 20/00645/FUL.
- 6.3.7 It is considered the approved dwelling under 20/00645/FUL will integrate successfully with the front elevation (Glebe Street) of the existing dwelling. The 20/00645/FUL is contemporary in appearance and whilst no. 9 retains a partial Arts and Crafts appearance from this view, it incorporates contemporary elements such as the dormers, garage and porch extension. However, no. 9 is still considered to retain its dominance on this prominent corner plot from its width and separation distance from the proposed dwelling under 20/00645/FUL and the plot being larger

which is considered to be a further positive element to the scheme. To conclude, it is considered the 20/00645/FUL property blends in successfully with the north west elevation of the application property due to the contemporary features and similar height but the application property still retains a more dominant appearance.



Proposed Side Elevation (Glebe Street)



Proposed Site Plan Layout 1:100

6.3.8 A number of concerns have been raised in representations received as listed in section 5.4. Whilst the extensions will increase the footprint of the property, a large proportion of garden will still be retained surrounding the property which is considered to still retain sufficient spaciousness which is one of the key characteristics of this corner plot. The garage will project forward of the north west elevation by approximately 2.4m but as shown above, this is for approximately a third of this elevation and with this being flat roofed and single storey, it is considered it will not appear as an incongruous feature in the street scene. The building has been subject to unsympathetic alterations and extensions previously and whilst the proposed plans are ambitious and will change the style of the property, it is considered it demonstrates a cohesive, contemporary approach whilst still retaining a loose Arts and Crafts appearance. Furthermore, blending in with the contemporary design of 20/00645/FUL.

6.3.9 This is a revised application of 19/00402/FUL which means the majority of changes and principle of contemporary design have been approved and is supported by the Conservation Officer. A loose Arts and Craft appearance will still be retained, in

particular, from the two both prominent elevations facing Elm Avenue and Glebe Street. The large garden will still be prevalent and retain spaciousness between the dwelling and roads. There is no consistent style or size of property in this area and properties have developed over time that this proposal is considered to not be contrary to this character. For these reasons, it is considered that there will be less substantial harm to the conservation area.

6.3.10 The gates, brick piers and patio are all considered to be a reasonable height, scale and design and will not appear out of keeping with the surrounding area or conservation area.

6.3.11 To conclude, whilst it is acknowledged the height is increasing by 0.5m it is considered this is not a significant increase and will still be in keeping with the approved dwelling at 20/00645/FUL. The original dwelling is visible from Glebe Street and Elm Avenue. Whilst it is acknowledged there will be contemporary additions to these elevations, such as the dormers and a garage on Glebe Street and the porch on Elm Avenue, it is considered the original property will still be legible, thus retaining a loose Arts and Crafts appearance. The rear extensions and wrap-around extension have a contemporary appearance due to the materials and flat roof. Whilst the extensions are large the plot is spacious that it is considered to not dominate the plot. The design of the wrap-around rear extension is a significant contrast to the original dwelling and the materials will have an impact on its overall appearance and will therefore be conditioned to be agreed prior to commencement of development. Overall, it is considered the amended design of the proposed extensions and alterations, subject to material samples, are acceptable and would not appear over-prominent in the street scenes of Glebe Street and Elm Avenue.

6.4 Amenity

6.4.1 The extended property would be 4m from the side elevation of the approved dwelling at 20/00645/FUL and approximately 12.3m from the boundary with no. 20. These are the only two adjoining properties to the site. The windows in the north east elevation would be conditioned to be obscurely glazed which is considered sufficient to ensure overlooking is kept to a minimum with the property at 20/00645/FUL.

6.4.2 The proposed wrap-around rear extension would include a significant amount of glazing at first floor and a Juliet balcony. However, it is considered that given the separation distances between the first floor and the site boundaries, the impact on neighbour amenity would not be significant.

6.4.3 It is considered the patio is a reasonable height and separation distance from other neighbours that there will not be an adverse amount of overlooking. The gates and brick piers are considered to be a reasonable height and distance from neighbours that there will be minimal impact on their amenity.

6.4.4 To conclude, the previous scheme concludes that the scheme was acceptable in relation to impact on neighbours. It is considered that even with the amendments, that the scheme will still retain a neighbourly relationship with adjoining neighbours, including the proposed dwelling at 20/00645/FUL.

6.5 Access and Parking

- 6.5.1 The Highways Authority has requested that the 3m separation distance as proposed in the previous scheme is replicated on this scheme in order to protect tree roots. As this has been implemented, no further changes were considered necessary.
- 6.5.2 Despite the possible legal issues of creating an additional access, it is considered the development would provide sufficient parking and safe and convenient access and the legal issues around moving the street furniture and parking bays preventing the implementation of the Elm Avenue access are not significant enough to warrant a refusal.

6.6 Other Issues

- 6.6.1 The proposed elevations and site plan both show the dwelling approved under 20/00645/FUL which is considered sufficient to make an assessment of both applications cumulatively.
- 6.6.2 The same conditions as agreed in application 19/00402/FUL will be repeated for this scheme for consistency.
- 6.6.3 The details for fencing to protect the hedging are required to be submitted before development starts as a precommencement condition.

7. Planning Balance

- 7.1 The benefits of the proposal are that it would have an acceptable design, would not have a significant negative impact on neighbour amenity, would cause less than significant harm to the character of the conservation area and would be in accordance with the policies contained within the development plan. Whilst the extensions are extensive, it is considered they are acceptable and are supported by the Conservation Officer and therefore are acceptable. On balance, it is considered this issue is outweighed by the benefits of the scheme.

8. Conclusion

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

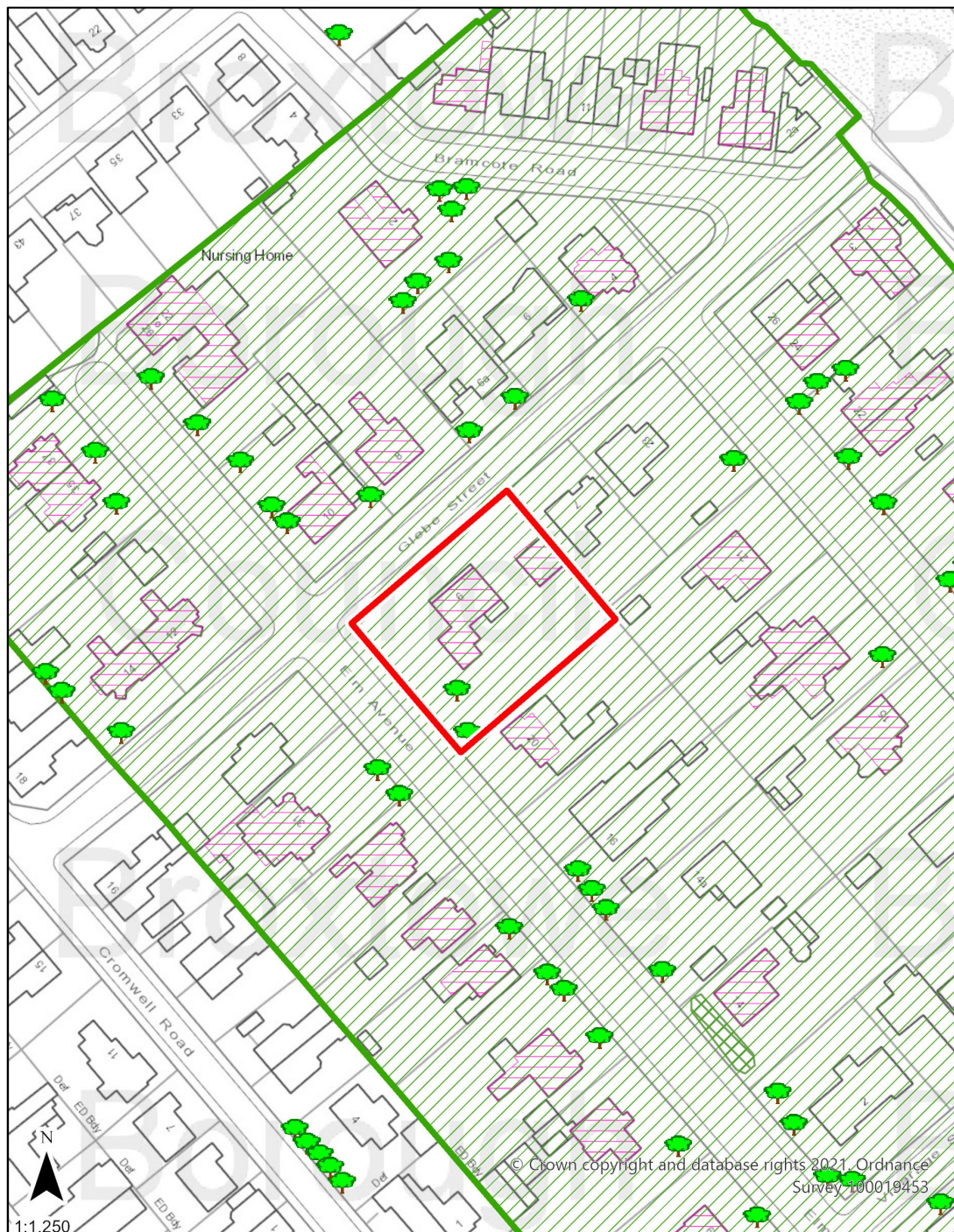
Recommendation

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 drawings:</p> <p>Received by the Local Planning Authority on 7 September 2021:</p> <ul style="list-style-type: none"> • 003 Rev K • 007 Rev C <p>Received by the Local Planning Authority on 21 September 2021:</p> <ul style="list-style-type: none"> • 005 Rev K • 004 Rev R <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No building operations shall take place until details and/or samples of the proposed external materials (including the gate and piers) have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed in accordance with the agreed details.</p> <p><i>Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure that the details are satisfactory in the interests of external appearance in this conservation area location and in accordance with the aims of Policies 10 and 11 of the Aligned Core Strategy (2014) and Policies 17 and 23 of the Part 2 Local Plan (2019).</i></p>
4.	<p>The erection of fencing for the protection of the boundary hedging shall be undertaken, in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority, before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall</p>

	<p>any excavation be made, without the written consent of the Local Planning Authority.</p> <p><i>Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure the boundary hedging is protected in the interests of the character and appearance of the conservation area and in accordance with the aims of Policies 10 and 11 of the Aligned Core Strategy (2014) and Policies 17 and 23 of the Part 2 Local Plan (2019).</i></p>
5.	<p>The proposed Elm Avenue driveway shall not be brought into use until a dropped vehicular footway crossing has been constructed in accordance with the Highway Authority specification and is available for use. The driveway shall be surfaced in a suitable hard bound material (not loose aggregate) for a minimum of 5.5m behind the highway boundary and drainage installed so as to prevent surface water therefrom discharging onto the public highway. The driveway shall then be maintained as such for the lifetime of the development.</p> <p><i>Reason: In the interests of highway safety and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
6.	<p>The two first floor windows in the north east (side) elevation serving the dressing and utility rooms 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.</p> <p><i>Reason: In the interests of neighbour amenity and in accordance with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</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.	The proposal makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are therefore required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.

Map



Legend

- Site Outline
- 🌳 Single TPO
- Conservation Area
- Local Interest Building
- Group TPO

Photographs



Aerial view from Zoopla (rear)



North west (side) elevation from Zoopla



North west (side) elevation



South east (rear) elevation



South west (side) elevation



South east (rear) elevation

Plans (not to scale)

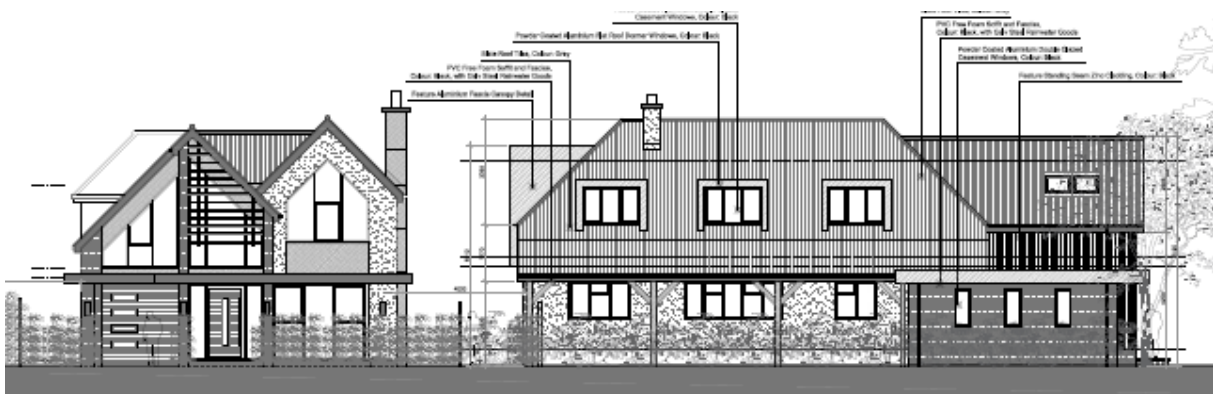
Plans for 21/00328/FUL



Proposed Front Elevation Street Scene (Elm Avenue)



Proposed Side Elevation



Proposed Side Elevation (Glebe Street)

Showing 20/00645/FUL approved dwelling to the left



Proposed Rear Elevation



Site/Landscaping plan

Plans (not to scale)

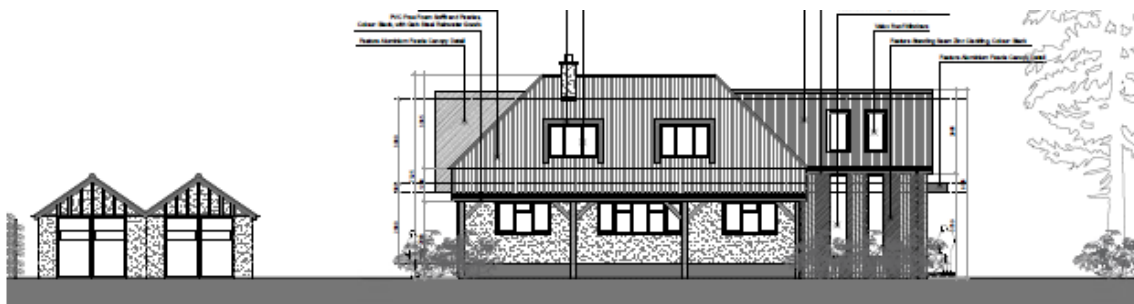
Plans for 19/00402/FUL



Proposed Street Scene Elevation (Elm Avenue)



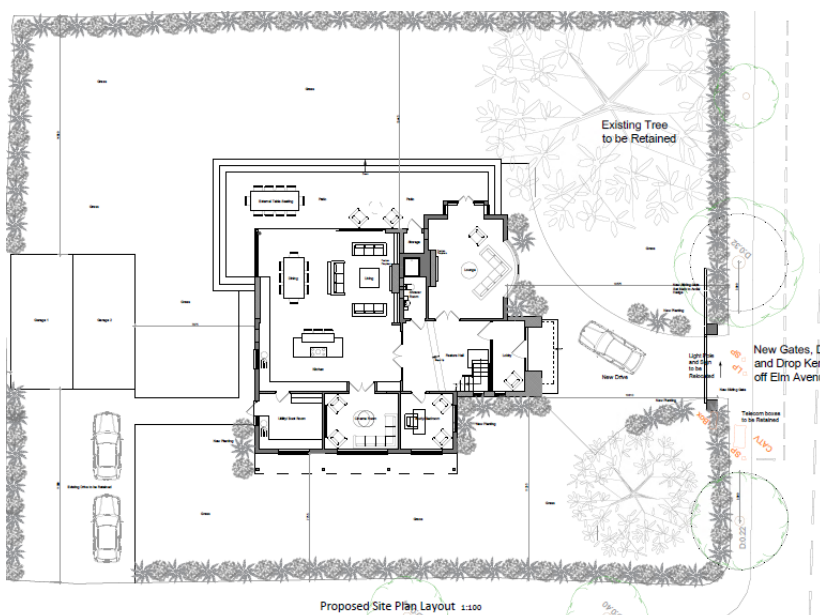
Proposed Side Elevation



Proposed Side Elevation (Glebe Street)



Proposed Rear Elevation



Proposed Site Plan Layout 1:100

Site/Landscaping plan

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Report of the Chief Executive

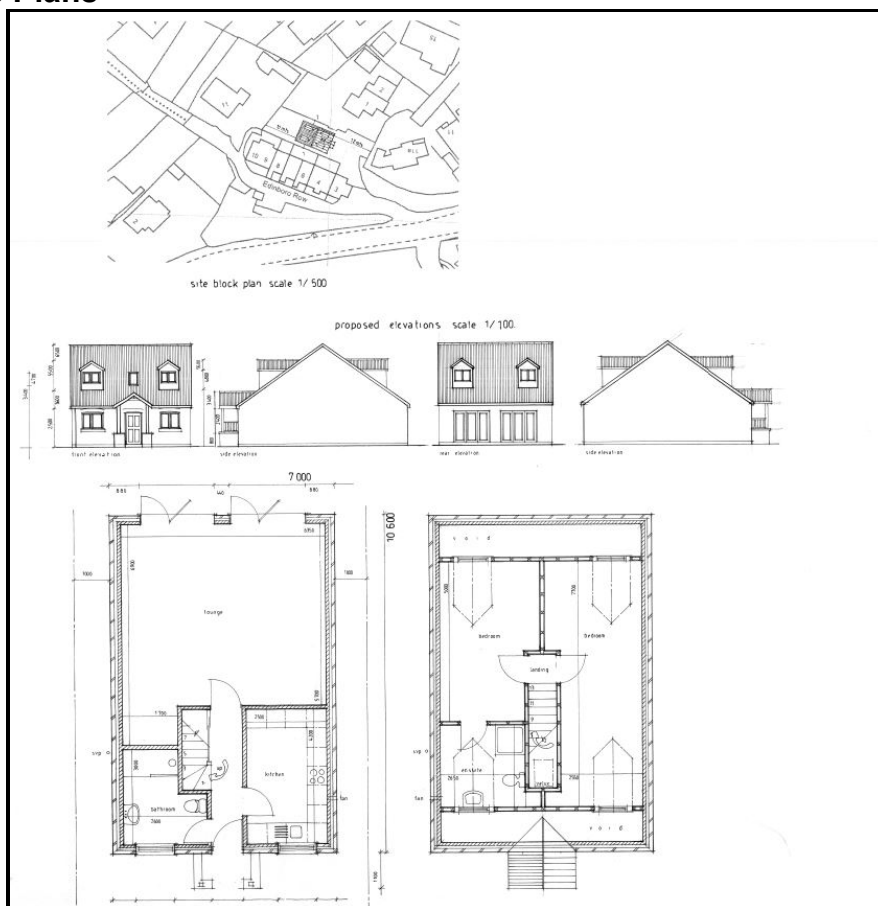
APPLICATION NUMBER:	21/00101/FUL
LOCATION:	Land Adjacent To 3 Edinboro Row, Kimberley, Nottinghamshire, NG16 2JD
PROPOSAL:	Construct dwelling

The application has been called to Committee by Councillor R S Robinson.

1 Executive Summary

- 1.1 This application seeks consent to construct a single storey dwelling on vacant land located directly to the rear of numbers 3 – 9 Edinboro Row.
- 1.2 Planning permission was previously refused in 2020 under reference number 20/00488/FUL for the construction of a dormer bungalow on the land on the grounds of loss of amenity for the immediate neighbouring properties.

Previous Plans



- 1.3 The submitted plans indicate the provision of a single storey dwelling on the site with a smaller footprint, eaves and overall roof height.
- 1.4 The application site is not covered by any site specific planning policy. The main issues for consideration are whether the design and appearance of the proposed dwelling is acceptable and whether or not it will have an unacceptable impact on neighbouring amenity or highway safety.

- 1.5 The benefits of the proposal are the development of vacant brownfield land for a dwelling.
- 1.6 Overall it is considered that the proposal is acceptable and that planning permissions should be granted in accordance with the recommendation in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks consent to construct a single storey dwelling on vacant land located directly to the rear of numbers 3 – 9 Edinboro Row.

2 Site and surroundings

- 2.1 The application site is located directly to the rear of existing two storey residential dwellings numbers 3 – 9 Edinboro Row and was previously overgrown. The land has recently been cleared of vegetation and conifer trees. There are also a variety of brick built outbuildings which are to be removed, apart from one which is to remain in use as an outbuilding in association with the proposed dwelling.
- 2.2 The site is accessed via a private driveway located to the side of number 3 off Maws Lane. The surrounding area is built up of a mixed variety of residential dwellings.

3 Relevant Planning History

- 3.1 Planning permission was granted in 1986 under reference number 18/00326/FUL for a first floor extension to number 3 Edinboro Row.
- 3.2 Planning permission was refused in 2020 to construct a dormer bungalow on land directly to the rear of numbers 3 – 9 Edinboro Row (reference 20/00488/FUL).

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

4.2 **Part 2 Local Plan 2019:**

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

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

4.3 **National Planning Policy Framework (NPPF) 2021:**

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

5 Consultations

5.1 **Nottinghamshire County Council Highways – No objections.**

Eight neighbouring properties were consulted during the processing of the application along with the posting of one site notice, with ten letters having been received objecting on the grounds of:

- Design, appearance and layout;
- Loss of privacy;
- Sense of enclosure;
- Noise, smells, disturbance;
- Traffic/access.

6 Assessment

6.1 The main issues for consideration are the principle of development, the design of the proposed dwelling, impact upon residential amenity and highway safety. These are discussed in turn as follows:

6.2 Principle

6.2.1 Part 5 of the National Planning Policy Framework 2019 (NPPF), paragraph 59 outlines the importance of significantly boosting the supply of housing. The application site is located within a suitable urban location and within close proximity to the town centre of Kimberley. However, it is considered that the principle of a new residential plot would only be acceptable if the proposal can reasonably satisfy the specific criteria of policy 17 of the Part 2 Local Plan 2019.

6.3 Design

6.3.1 The application site is set back from the main road of Maws Lane with limited views into the site. The site is elevated from the main road, with a private road (Edinboro Road) directly to the front of a row of existing two storey terraced properties. To the north east there are a row of mature trees further limiting views of the site from within Maws Lane. The proposed dwelling will be set into the site beyond the rear of number 4 Edinboro Row with a low level roof. The design of the proposed dwelling consists of a single storey bungalow with an overall height of 5m. Directly to the rear there is a private garden area measuring 10m in length, with a private drive proposed directly to the front. Given the design and location of the proposed dwelling, it is not considered the proposal will give rise to any significant detrimental impacts upon the visual amenity of the area or the character of the street scene.

6.4 Amenity

6.4.1 The proposed dwelling will be set in from the rear boundary of numbers 3 – 9 Edinboro Row by 1m. The boundary to the rear of the existing properties along Edinboro Row will consist of a 1.5m high close boarded timber fence. Along the boundary with number 11 to the rear of the site there is a 2m high hedgerow. The land levels within the rear gardens of the existing properties are set approximately 2m lower than the application site, with the gardens measuring approximately 3.5m

in length. To the rear elevations of these properties there are windows serving habitable rooms at both ground floor which are below land levels of the site and first floor level windows are obscurely glazed, albeit number 9 which is set behind the rear of the dwelling overlooking the rear garden which will serve the proposed dwelling.

6.4.2 The rear elevation of the dwelling will be served by two sets of bi-folding doors serving a lounge area. The rear garden will measure 10m in length and there will also be an outbuilding which is currently existing. Whilst there is a property directly to the rear of the site number 11 Edinboro Row, this property is also served by a large garden approximately 10m in length and there is also an existing 2m high hedgerow.

6.4.3. The design of the proposed dwelling consists of side elevation facing the rear of numbers 3 – 9 served by a small bathroom window which will be obscurely glazed and conditioned to be and a blank elevation facing number 1 Edinboro Row and will be served by an eaves height of 2.5m and a pitched roof rising away from the boundary to an overall height of 5m. The front of the dwelling is sited so as to be within the centre of the boundary of number 4 and the rear in line with the boundary of number 8. Due to the design of the proposed dwelling and the close proximity to the side boundary adjacent the rear elevations of numbers 3 – 9 Edinboro Row, it is not considered the proposal will give rise to significant overbearing, overshadowing and overlooking issues upon the occupiers of the immediate neighbouring properties located on Edinboro Row.

6.4.4 To protect the residential amenity of the neighbouring properties in the future, a condition is proposed removal permitted development rights for any further extensions to the property, alterations to the roof or outbuildings.

6.4.5 In view of the above, it is not considered the proposal will give rise to any unacceptable impact upon the amenity of the occupiers of the immediate neighbouring properties in respect of overlooking, overbearing or noise issues.

6.5 Access

6.5.1 There are no objections from The Highways Authority. Access to the site is via an existing private driveway Edinboro Row located off Maws Lane. Directly to the front of the proposed dwelling a driveway is proposed with adequate space to allow vehicles to park and turn to leave the driveway in a forward gear. The private road of Edinboro Row currently serves a total of 7 residential dwellings. It is considered there is adequate visibility in both directions along Maws Lane and the provision of 1 additional dwelling consisting of two bedrooms will not significantly increase the use of Edinboro Row. There are no highway safety issues relating to this application.

7. Planning Balance

7.1 On balance, the benefits of the proposal represent the provision of a single dwelling on an existing vacant previously overgrown brownfield site, with the principle of development considered acceptable and it is not considered the proposal will give rise to any significant detrimental impacts upon the visual amenity of the area or

the street scene of Maws Lane given the sites location, any significant detrimental impacts upon residential amenity or highway safety.

8. Conclusion

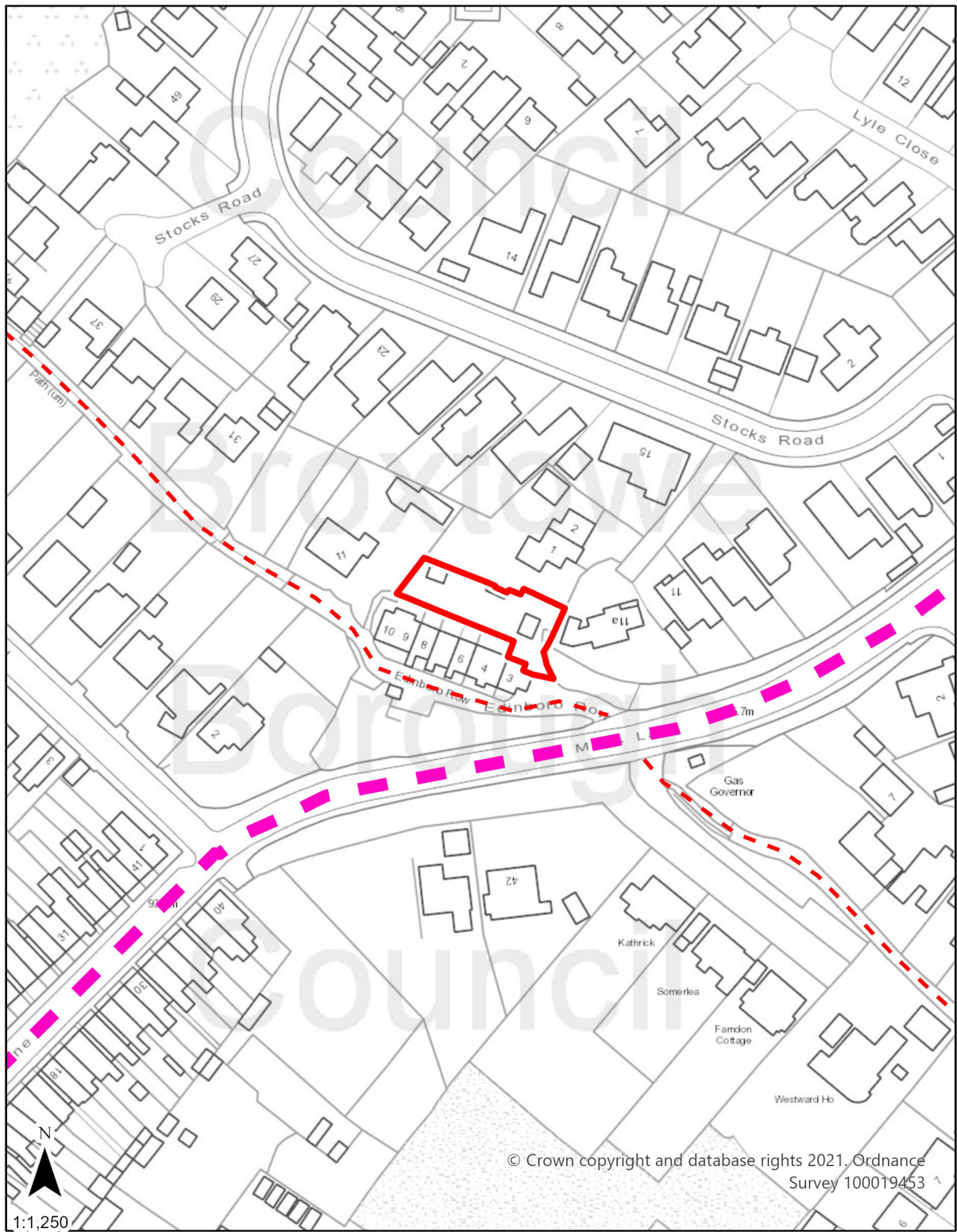
- 8.1 It is considered that, having regard to the relevant policies of the Development Plan, National Planning Guidance and to all other material considerations, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

Recommendation

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

1.	<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 Location Plan, Block Plan, Elevations and Floor Plans, RS/DB/16/11/01d received by the Local Planning Authority on 06 August 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The bathroom window on the south elevation 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 non-opening unless the parts of the windows that can be opened are more than 1.7m above the floor of the room in which it is installed and retained in this form for the lifetime of the development.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents 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>
4.	<p>No building operations shall be carried out above ground level until details of the materials to be used in the external elevations and roof of the hereby approved dwelling 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.</p>

	<i>Reason: No such details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
5.	<p>The new dwelling hereby approved shall not be first occupied unless the driveway and parking areas has been provided and surfaced in a hard bound material. The driveway and parking areas shall thereafter be drained to prevent the unregulated discharge of surface water onto the public highway.</p> <p><i>Reason: In the interests of highway safety to ensure adequate drainage and to prevent loose material being carried onto the highway and to ensure adequate parking and turning areas are retained.</i></p>
6.	<p>Notwithstanding the provisions of Schedule 2, Part 1 Classes A-E of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking or re-enacting that Order with or without modification) there shall be development carried out on the building or within the site falling within Classes A to E without the prior written approval of the Local Planning Authority.</p> <p><i>Reason: In the interests of the amenity of the area and to comply with Policy 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 agreed determination timescale.
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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>



- Legend**
- Site Outline
 - Classified Road
 - Footpath

Photographs

View from Maws Lane and access driveway



Rear boundary with Number 11



Boundary with Number 1



Rear of Number 3 – 9 Edinboro Row



The architectural drawings for the proposed house include the following:

- proposed street scene scale 1/100**: A perspective view of the house and its surroundings, including a fence and a tree.
- proposed elevations scale 1/100**: Four elevation drawings showing the front, side, rear, and side elevations of the house.
- proposed ground floor plan scale 1/50**: A detailed floor plan showing the layout of the house, including rooms such as the lounge, kitchen, bedroom, and bathroom.
- site block plan scale 1/500**: A site plan showing the location of the house on a block, with surrounding roads and buildings.
- site location plan scale 1/1250**: A larger site plan showing the location of the house in relation to the surrounding area, including roads and other buildings.

Report of the Chief Executive

APPLICATION NUMBER:	21/00626/ROC
LOCATION:	Star Inn, 22 Middle Street, Beeston, Notts NG9 1FX
PROPOSAL:	Variation of condition 3 of planning ref: 20/00326/FUL (to extend the hours that live and recorded entertainment involving amplified music and/or speech or regulated entertainment can be permitted in the internal marquee to a maximum of 3 sessions per calendar week and to between the hours of 12 noon - 22.00 daily and for each session to be limited to a duration of 3 hours inclusive of any breaks per session)

The application is brought to the Committee as the hours set out in the restrictive condition were modified by committee at the meeting of 9 September 2020.

1 Executive Summary

- 1.1 The application seeks to vary a condition imposed on planning reference 20/00326/FUL to allow for and extension to the hours that live and amplified music can be played in the internal marquee. The authorised hours are between 12.00 noon and 21.00 hrs and the applicant seeks to extend these by one hour, to 22.00 hrs, as per the original officer recommendation.
- 1.2 The current Premises Licence allows for the hours to be from 12 noon to 22.00 hrs and it is the applicant's view that allowing the additional hour would be both consistent with the hours imposed on the premises licence, would contribute to the vitality of the night-time economy, and that the use would be controlled by other conditions and restrictions contained in the decision notice.
- 1.3 The Committee is therefore asked to resolve that planning permission be granted subject to the conditions outlined in appendix 1.

Appendix 1

1 Details of the Application

- 1.1 The proposal seeks to vary a condition imposed on planning permission reference 20/00326/FUL which restricts the hours and number of sessions that live and recorded entertainment can take place within the enclosed internal marquee. The hours are authorised as being between noon and 21.00 hrs and the application seeks to vary these hours to 22.00hrs. The reason for the condition was to protect immediate residents from excessive operational noise, in accordance with Policy 10 of the Broxtowe ACS and Policy 19 of the Broxtowe P2LP.

2 Site and surroundings

- 2.1 The Star Inn is an established public house located on the south-east side of Middle Street, opposite the public transport interchange and the Beeston Square development. The site is just outside of the Town Centre boundary.
- 2.2 The site consists of a two storey building with a two storey former coach house building attached to the north east. The property has been extended to the rear, having a single storey brick built extension to the rear of the main building, a single storey brick built extension to the rear of the coach house building, and an enclosed marquee between, linking the main building and extension to the other extension and the coach house, in effect infilling this area. There is a raised decking area to the rear of the marquee and this is covered by way of an extension to the marquee, and has open sides beyond the main enclosed marquee. The pub has a large external area to the rear, which consists of a 'beer garden' with picnic style benches and tables, and a fenced off area which is used as a children's play area. There is a forecourt for limited parking to the front of the property.
- 2.3 There are a mix of uses along the Middle Street frontage, which include pubs, commercial uses, apartments and a care home. The area to the south west and south east of the site, to the rear, is generally residential in character.
- 2.4 To the north east of the site, and also fronting Middle Street, is The White Lion, also a detached two storey pub with an external area to the rear. This is now vacant and unused. To the rear of this property is 1 Nether Street, which is to the north east boundary of the application site, adjacent to the beer garden of the Star Inn, and adjacent to this but not adjoining the site, is 106 Station Road, a single storey building in commercial use.
- 2.5 1 Nether Street is a detached two storey cottage which has its side elevation forming the boundary to the site. No windows are in the side elevation. The rear garden of this property is adjacent to the site and there are windows in the rear elevation (north west facing).
- 2.6 Nether Street, at the point where it abuts the rear of the site, is a footpath which links Station Road to Waverley Street and Moore Gate. To the south east of the footpath is 48 Waverley Street, a detached bungalow, the side elevation of which is adjacent to the footpath.

- 2.7 To the south west of the site and running along the side of the site is Moore Gate, a link which is not wide enough for vehicular traffic for its whole length. To the north west end of Moore Gate, where it meets Middle Street, there is a car parking area associated with Newgate House, beyond, which is a three storey residential apartment building. To the south east of this there is a commercial two storey property which is understood to be used as a warehouse or storage facility. This building has windows facing the site and is built up to the edge of Moore Gate.
- 2.8 Beyond the commercial building and to the south east are a pair of semi-detached two storey dwellings (16 and 18 Moore Gate). These dwellings are set back from Moore Gate and have the front elevation facing the site, looking over the children's play area and into the beer garden beyond. The dwellings also have a secondary vehicular access from Hallam Road, to the rear. 20 Moore Gate is to the south of these semis and is a two storey detached cottage with a single storey addition in a L shape form and has windows at ground floor and one window at first floor in the north east facing elevation.
- 2.9 To the south east of 20 Moore Gate and 48 Waverley Street, which are opposite one another, the street is residential with a mix of detached bungalows (north east side of the street) and two and three storey properties mainly to the south east side.
- 2.10 Part of the site (the rear of the building and the external areas) falls within Flood Zone 2.

3 Relevant Planning History

- 3.1 Prior to 2013, there were planning applications for minor works such as advertisements and an access ramp.
- 3.2 In 2013, planning permission was granted for the construction of a single storey rear and side extension, and the erection of a marquee (reference 13/00533/FUL). The rear extension was to the rear of the main body of the building, adjacent to the Moore Gate side (the south west elevation), and to the width of the building, and the side extension was to the rear of the coach house Planning Committee 9 September 2020 element, adjacent to the White Lion site (the north east elevation). The marquee was attached to the side extension and positioned between this and the main building. A condition was imposed on this planning permission which required no amplified music or amplified speech equipment to be used in the marquee at any time.
- 3.3 In 2014 planning permission was granted for a change of use of the first floor to create 8 letting bedrooms and alterations to the rear extension and marquee (reference 14/00586/FUL). This application was retrospective and saw the creation of 8 letting rooms on the first floor; changes to the extension along the north east boundary which sees the extension detached from the coach house, and built further off the boundary, and have a covered area to the rear accessed via the marquee; and the marquee design changed to show two sets of doors in lieu of full height glazing, and 0.5m further toward the rear boundary. Again, a restrictive condition in respect of amplified music or speech equipment was imposed, as per the 2013 planning permission.

- 3.4 In 2015, planning permission was granted to retain 'extension, shed, fencing beside Moore Gate, and extraction equipment' (reference 15/00543/FUL). The extension to be retained related to that approved in 2013, albeit with different choice of materials. The shed was a detached structure to the rear of the extension, and the fencing was to the side of this. The extraction equipment was located above the single storey rear extension. A requirement of planning permission was for the extraction equipment to be painted black.
- 3.5 In September 2020, planning permission was granted, subject to conditions, for the retention of the external marquee extension and a sheltered bar server, and for a variation of condition 3 of planning permission 13/00533/FUL to permit amplified music and speech within the marquee and marquee extension. Conditions included a temporary period of permission for one year (ending 11.09.21), after which the permission required the building works granted approval to be removed and land re-instated, and a condition requiring live and recorded music to be within the internal enclosed marquee area only and limited to 3 sessions per week, and be restricted to be between noon and 21.00hrs. The applicant was successful on appeal in removing the condition relating to the temporary period (condition 2). Planning reference 20/00326/FUL.

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 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019:**

4.2.1 The Council adopted the Part 2 Local Plan (P2LP) on 16 October 2019.

- Policy 1: Flood Risk
- Policy 17: Place-making, design and amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions

4.3 **National Planning Policy Framework (NPPF) 2021:**

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

5 Consultations

5.1 **Council's Environmental Health Officer:** No objections or comments

5.2 Seven properties either adjoining or opposite the site were consulted and a site notice was displayed. Three responses were received, objecting on the following grounds:

- Music can be heard from the Star very clearly at night, resulting in difficulty sleeping when (objectors) windows are open
- Object to live music being played in the marquee, as would sound as if being played in the beer garden
- The open fronted marquee where the proposed music is to be played has an open side directed toward Waverley Avenue, funnelling the music toward a residential area, thereby disturbing residents sleep

6 Assessment

6.1 The main issue for consideration is the impact on neighbour amenity.

6.2 **Principle**

6.2.1 The principle of the use of the internal, enclosed, marquee for live and recorded entertainment has been established under the previous planning permissions.

6.3 **Amenity**

6.3.1 Planning permission was granted for the use of the external marquee for live and recorded entertainment with a condition restricting the hours to 21.00 in order to safeguard neighbour amenity, following a number of objections received when the former application was being considered in 2020. Following consultation in respect of the application to vary the condition, three objections have been received stating that recent events have taken place past the 9pm time limit and that music can be heard emanating from the building.

6.3.2 No objections have been raised to the variation of the condition from the Environmental Health team. The premises licence allows for the performance of live music and recorded entertainment to 22.00hrs, for a maximum of 3 hours inclusive of breaks, on any one day.

6.3.3 The marquee is a substantially more enclosed and solid structure than the external marquee and is sited further away from the nearest residential properties on Nether Street, Moore Gate and Waverley Avenue than the external marquee and beer garden. It is considered that the use of the enclosed marquee for an additional hour to 22.00 hrs would not have a substantially greater impact on neighbour amenity than the existing situation, where a restriction of 21.00hrs has been imposed. It should be noted that the application does not include an intention for live recorded entertainment to be played in the outside (external) marquee, contrary to objections raised.

6.3.4 It is acknowledged that the public house (and the adjacent public house, when previously operating) has been in existence and in operation for a long time, and as such the occupants of the residential properties surrounding the site would have been aware of this when choosing to live in the area. The site and surrounds are close to the town centre, where there are a number of competing uses and sources

of noise, including other entertainment venues and businesses, and is also in close proximity to busy through roads including the transport interchange to the north west. As such, it should be recognised that occupants of nearby property would be used to some noise and disturbance by virtue of their proximity to the town centre and to businesses such as public houses. As the Environmental Health team have not raised an objection, it would be difficult to justify a refusal of the variation of condition and the extension of hours may be difficult to enforce should the application be refused.

6.3.5 The granting of the variation of condition would allow for the pub to remain a viable business in an area where there is competition from other similar uses in the town centre, at a time where public houses are struggling due to the effects of Covid over the past 18 months. The adjacent public house, the White Lion, has closed since the 2020 application came to committee last September.

6.3.6 In conclusion, it is considered that the variation of the condition, to allow for the events within the enclosed marquee to continue to 22.00 hrs, would not have a significant detrimental impact on neighbour amenity.

6.4 Other Matters

6.4.1 Part of the application site falls within Flood Zone 2. However, as the application does not include building works, it is considered that there would be no greater impact on flood risk to the property or to the surrounding area.

7 Planning Balance

7.1 The benefits of the proposal are the enhanced entertainment offer to the users of the public house, and to secure the future viability of this long established business and for local employment.

7.2 The negative impacts are the potential for an increase in noise and disturbance for the occupiers of nearby residential property.

7.3 On balance the enhancements to the existing facility, which is a social resource in the area, would outweigh the concerns raised in regard to noise and disturbance subject to the imposition of appropriate conditions in respect of hours and times of operation.

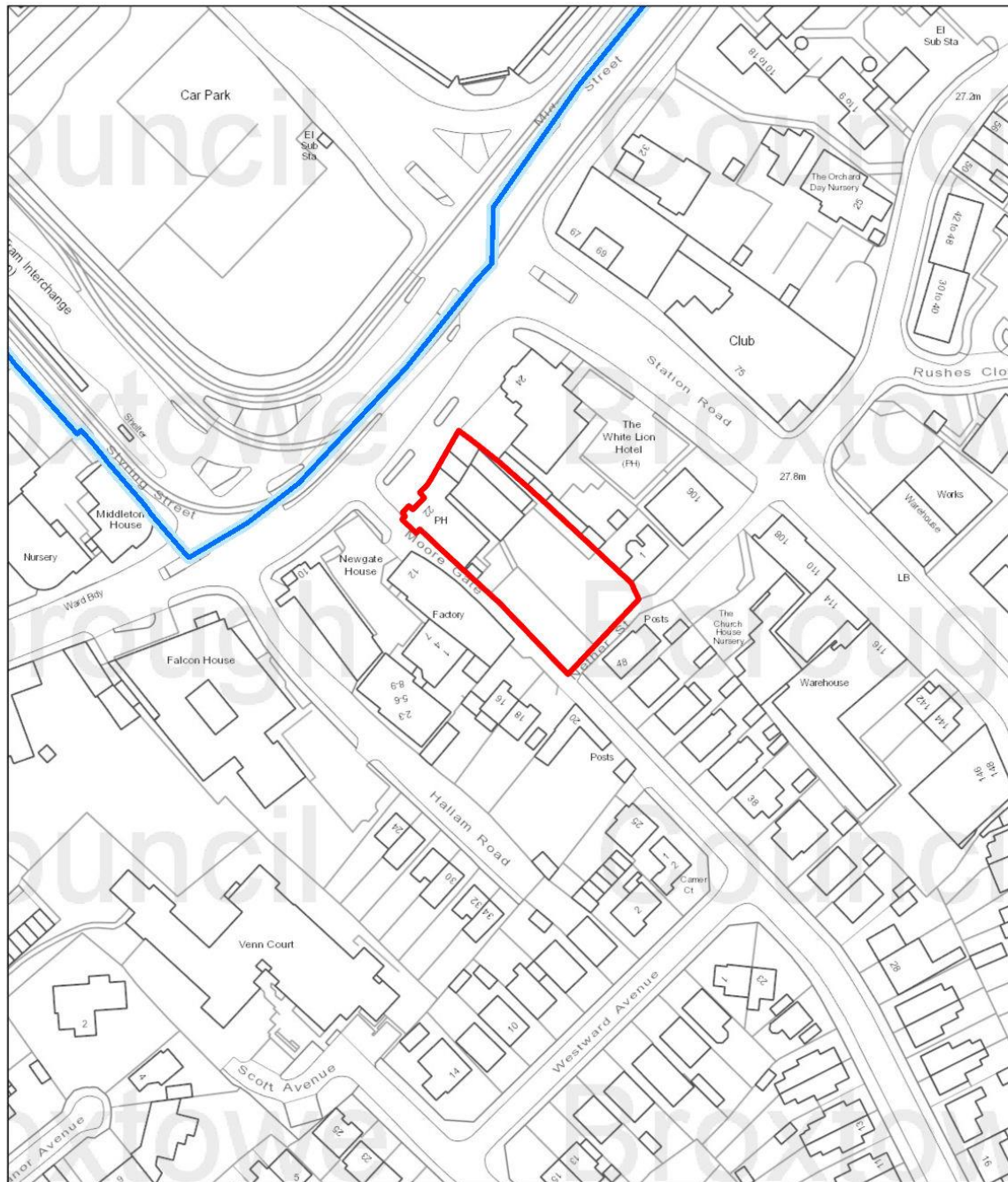
8 Conclusion

8.1 It is recommended that conditional planning permission be granted. The development accords with Policies 1 and 10 of the Aligned Core Strategy (2014), and Policies 1, 17 and 19 of the Broxtowe Part 2 Local Plan (2019).

<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 retained/carried out in accordance with the Site Location Plan, received by the Local Planning Authority on 27.05.20, proposed layouts JG/DM/13/038/10 received by the Local Planning Authority on 17.06.20, proposed elevations JG/DM/13/038/30 rev B received by the Local Planning Authority on 23.06.20 and proposed block plan JG/DM/13/038/40 rev D received by the Local Planning Authority on 26.08.20.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
2.	<p>Any performance of live and recorded entertainment involving amplified music and/or speech or regulated entertainment shall only be permitted in the internal marquee area and shall be limited to a maximum of 3 sessions per calendar week. Such sessions shall only take place between 12.00 noon – 22.00 hours daily and each session shall be limited to a maximum duration of 3 hours, inclusive of any breaks, per session.</p> <p><i>Reason: To protect immediate residents from excessive operational noise, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
3.	<p>The external bar servery shall not be open for the serving of customers outside of the hours of 12.00 noon to 22.00 hours daily.</p> <p><i>Reason: To protect immediate residents from excessive operational noise, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 19 of the Broxtowe 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.	The granting of planning permission and associated conditions does not pre-empt any formal action under Statutory Nuisance or Nuisance legislation being taken against the applicant by the Council.

3.	All doors and windows shall be maintained in good order and kept closed during events in order to minimise noise breakout.
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Star Inn 22 Middle Street Beeston Notts NG9 1FX



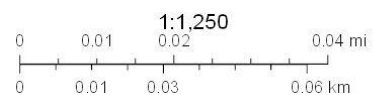
9/7/2021, 7:53:57 AM



Site



Town Centre Boundaries



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Photographs



Photo inside the enclosed marquee



View of the external marquee from the beer garden



View of the beer garden from the external marquee area. The rear and side elevation of 1 Nether Street can be seen to the left of the photo



View of the external bar, to the left, kitchen extension, centre, and the external marquee



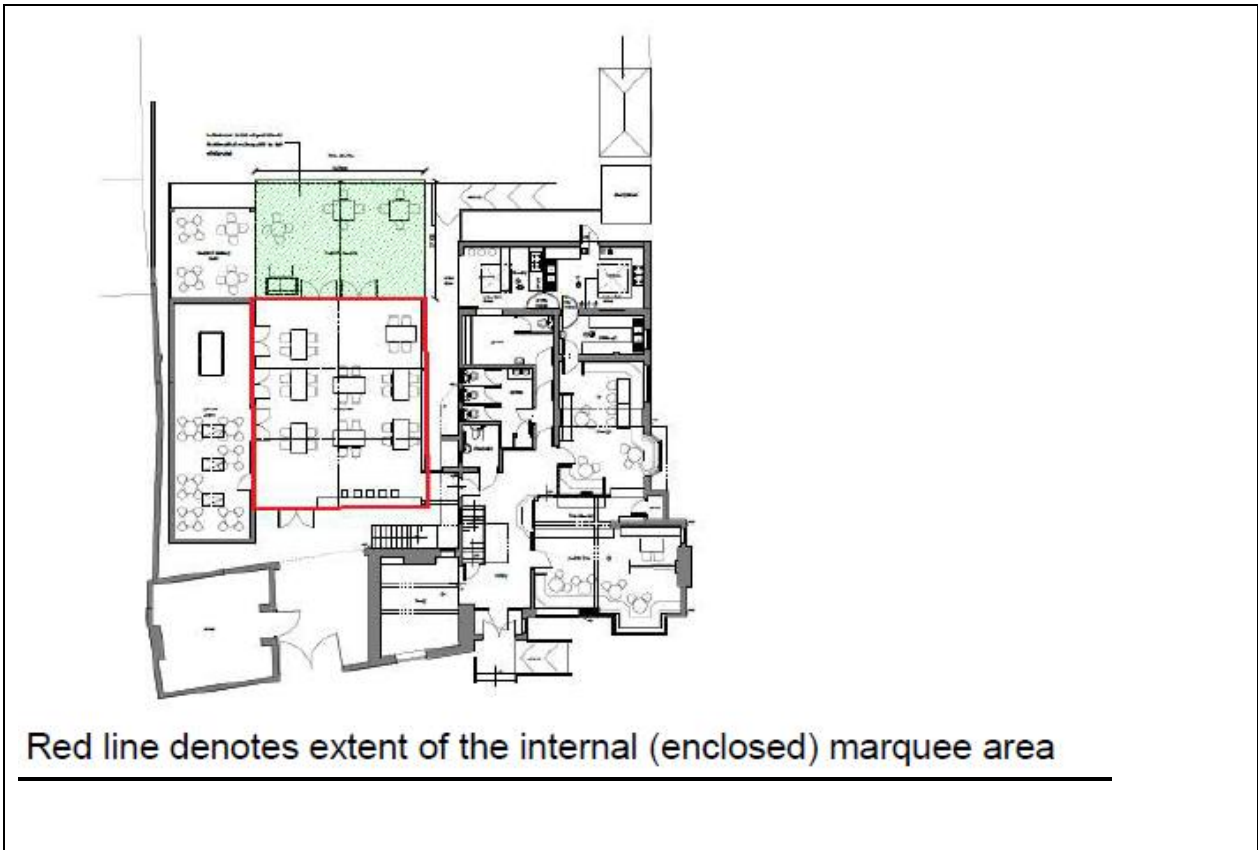
External bar with warehouse to the left and Moore Gate in the background



16 and 18 Moore Gate

Note: Photos taken in 2020

Plans (not to scale)



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Report of the Chief Executive

APPLICATION NUMBER:	21/00601/FUL
LOCATION:	Masts, Blake Road, Stapleford
PROPOSAL:	Removal of existing Telefonica lattice mast and six antennas and replace with a 25m slimline monopole with twelve antennas and associated equipment

The application is brought to the Committee at the request of Councillor D K Watts, as the site is within the Green Belt and is deemed to be inappropriate development.

1 Executive Summary

- 1.1 The application seeks to erect a replacement mast and antennae, and associated equipment. The mast, at 25m in height and having twelve antennae, would replace a lattice mast of 22m which has six antennae. The replacement equipment will be contained within the same compound as the existing, with no increase in footprint.
- 1.2 The site is wholly within the Green Belt, and is adjacent to a Prominent Area for Special Protection. It is considered that, due to the presence of the existing mast and therefore the principle established, and the context within which the proposed mast would be sited, the need for the replacement mast and associated equipment, for the reasons set out in the report, has demonstrated very special circumstances to justify granting of planning permission.
- 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 proposal seeks to remove an existing mast and antenna and replace with a 25m high slimline monopole with twelve antennas and associated equipment. The replacement equipment will be contained within the same compound as the existing, with no increase in footprint. The existing mast is 22m to its highest point.

2 Site and surroundings

- 2.1 The existing mast and antennas are located to the north east corner and in a wooded area within the curtilage of Hill Top Farm (but not within direct control of the owner / occupier of the farm). The existing mast and antenna are located on the highest point of the site, adjacent to open fields, to the east. Farm buildings are to the south of the wooded area. The site, and Hill Top Farm itself, is within the Green Belt and the mast is adjacent to a Prominent Area for Special Protection.
- 2.2 To the south and west of Hill Top Farm there are residential properties.

3 Relevant Planning History

- 3.1 Pertaining to the mast site only:

95/08003/TEL – siting of 15m high lattice tower with equipment cabin, meter box and 1.8m high security fence. Granted planning permission November 1995.

01/00822/FUL – erection of telecommunications equipment comprising 25m mast, dishes and antennae and associated equipment cabin. Granted planning permission February 2002.

05/00871/FUL – upgrade of existing 15m high mast to a 22.6m high lattice mast. Granted planning permission December 2005.

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 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity
- Policy 16: Green Infrastructure, Parks and Open Space

Part 2 Local Plan 2019

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity
- Policy 28: Green Infrastructure Assets

National Planning Policy Framework (NPPF) 2021

- Section 10: Supporting High Quality Communications
- Section 13: Protecting Green Belt land
- Section 15: Conserving and enhancing the natural environment

5 Consultations

- 5.1 A site notice was posted near to the site. No responses were received.

6 Assessment

- 6.1 The main issues for consideration are whether the development would have an impact on visual amenity or neighbour amenity, whether the development would have an impact on the Prominent Area for Special Protection, and whether there are very special circumstances to allow inappropriate development in the Green Belt.

6.2 Principle

- 6.2.1 The Council's Local Plan does not include any specific policy in respect of communications. Paragraph 114 of the NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (e.g. 5G). Paragraphs 115 to 118 build on this and seek to ensure that masts, and the sites for such installations, should be kept to a minimum, and existing masts, buildings and other structures should be utilised where possible. Evidence to support the justification of the development, including a statement that self-certifies that the cumulative exposure will not exceed International Commission guidelines on non-ionising radiation protection (an ICNIRP certificate) should be submitted, and the Local Planning Authority must determine applications on planning grounds only.
- 6.2.2 The site is currently being used to accommodate an existing mast and associated infrastructure. As such it is considered that the continued use for this purpose is acceptable in principle. The main issues to be considered are the impact on the occupiers of neighbouring property, impact on visual amenity and impact on the Green Belt.
- 6.2.3 Information submitted as part of the planning application states that the upgrade of facilities at the site is required in order to accommodate advances in digital communication, including increase in speed of connections through the next generation of technology (5G) and beyond, to the public benefit. An ICNIRP certificate has been submitted. The information also re-iterated that the proposal would make use of an existing site, thereby removing the need to find an additional site within the area. It is therefore considered that the proposal complies with NPPF guidance on telecommunications equipment.

6.3 Design and Impact on the Green Belt / Prominent Area for Special Protection

- 6.3.1 The proposed mast will replace the existing mast at the application site. Whilst it will be taller than the existing mast, it will not be considerably so, and given the existing mast has a height of 22m, it is not considered the additional height will result in an appearance that is more harmful to the character of the surrounding area. The antenna is also larger on the proposed mast, although this is also not considered to be to such an extent that it will result in an unacceptable impact on the visual amenity of the surrounding area. The location of the infrastructure within a wooded area aids in the softening of any visual impact.
- 6.3.2 Consideration needs to be made as to whether the proposed increase in height of the mast is detrimental to the openness and visual amenity of the Green Belt and to the adjacent Prominent Area for Special Protection and as to whether very special circumstances exist that would allow the application.
- 6.3.3 In assessing the impact of the proposed increase in height of the mast on the openness and visual amenity of the green belt, consideration has to be given to the fact that there is already a 22m high mast at this site. The applicant has stated that a replacement mast would be required in order to meet the specific technical requirements to provide 5G coverage for the two operators which would share the use of the mast and antennae. The applicant has taken a sequential approach in site selection and has chosen to utilise an existing mast in accordance with advice contained within paragraph 115 of the NPPF (2021).
- 6.3.4 The existing mast is mainly visible from the east and south east as it is situated on the edge of the woodland which largely obscures the apparatus when viewed from the north, west and the south. The proposed increase in height of the mast to 25m and that the position of the replacement mast would be the same as the existing, means that the proposal would have a similar impact to the existing installation. Taking into account the location of the mast and the screening provided by the trees, it is considered that the replacement apparatus would not be detrimental to the openness or the visual amenity of the Green Belt. It is acknowledged that when viewed from the footpath to the east the apparatus would be clearly visible, but due to the angle of view it would be viewed in the context of the wooded area and it is not therefore considered to be detrimental to the open character of the area. The site is also located just outside the area designated as a Prominent Area for Special Protection. However, it is not considered that the increased height of the mast would be detrimental to this protected area, due to the screening of the trees and the presence of the existing mast. In terms of visual amenity of local residents, it is considered that there would be no significant impact due to the dense woodland between, meaning that the mast would not be highly visible from the residential properties to the west or the southeast.
- 6.3.5 In considering whether there are very special circumstances that exist to allow the proposed development, it should be acknowledged that this is an existing facility. The nearby areas in which an alternative site may be found would most likely be green belt and ridgeline located in more open settings. The application site is set within a wooded area which acts to shield the majority of the proposed mast structure and associated ground based equipment such that alternative sites are likely to be more intrusive.

6.4 Amenity

- 6.4.1 Due to the siting of the mast and associated equipment, it is considered that the proposed development would not have a significant impact on neighbour amenity in terms of loss of light, outlook, or privacy, due to the distances between the mast compound and the nearest residential properties to the west and south.
- 6.4.2 The applicant has submitted an ICNIRP certificate, which demonstrates that the replacement mast and associated equipment would comply with the requirements of the radio frequency guidelines.

7 Planning Balance

- 7.1 The benefits of the proposal are enhanced provision in terms of telecommunications and for 5G connectivity, and that the proposal utilises an existing site and mast, thereby removing the need to find a wholly new site to serve the immediate area, which may also be located within the Green Belt.
- 7.2 The negative impacts are that the site is within a Green Belt and adjacent to a Prominent Area for Special Protection.
- 7.3 On balance, given that the site is established as use for telecommunications apparatus and the sites context, within mature wooded setting, and that there is a demonstrated need to provide upgraded provision for 5G telecommunications in the area, it is considered that the benefits clearly outweigh the limited negative impacts.

8 Conclusion

- 8.1 It is considered preferable that the operator(s) utilise an existing facility rather than siting a new mast in a new location, which is in line with Section 10 of the NPPF. The area is tightly constrained by Green Belt and residential properties and therefore it is accepted that finding a more suitable site would prove difficult. It is considered that this, along with the limited impacts on visual amenity referred to above, constitute very special circumstances that justify the granting of planning permission.

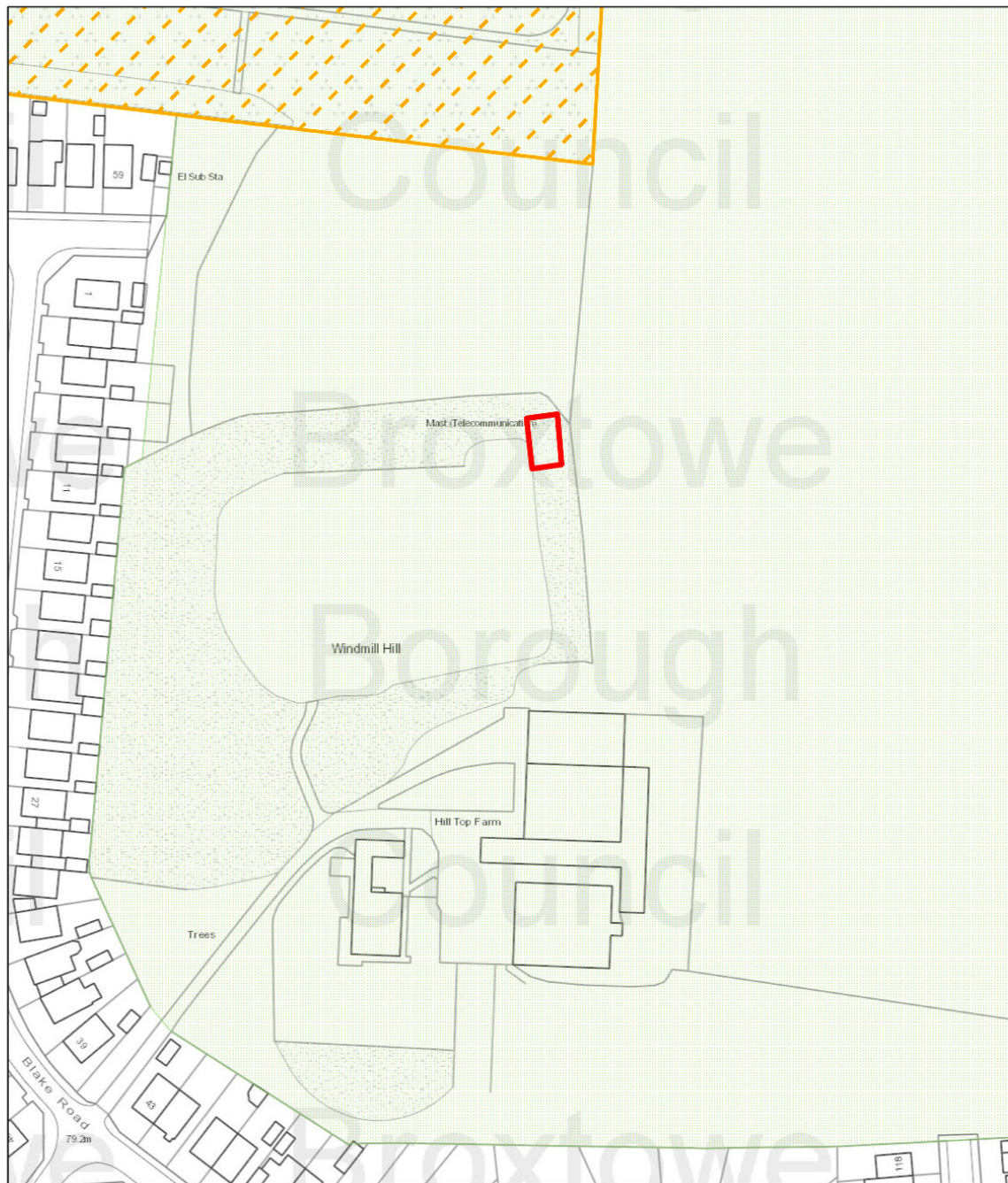
Recommendation

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>
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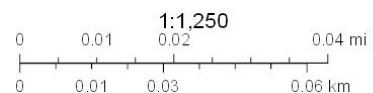
2.	<p>The development hereby permitted shall be carried out in accordance with the site location plan and drawings numbered 201 rev A and 301 rev A, received by the Local Planning Authority on 13.07.21.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
	NOTES TO APPLICANT
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>

Mast site Blake Road Stapleford



9/10/2021, 4:00:06 PM

- Green Infrastructure Corridor
- Open Spaces
- Public Rights of Way
- Byway open to all traffic
- Bridleway
- Footpath
- Local Wildlife Site
- Local Nature Reserves
- Green Belt
- Site



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Photographs



Existing mast – photo taken from applicant's supporting document

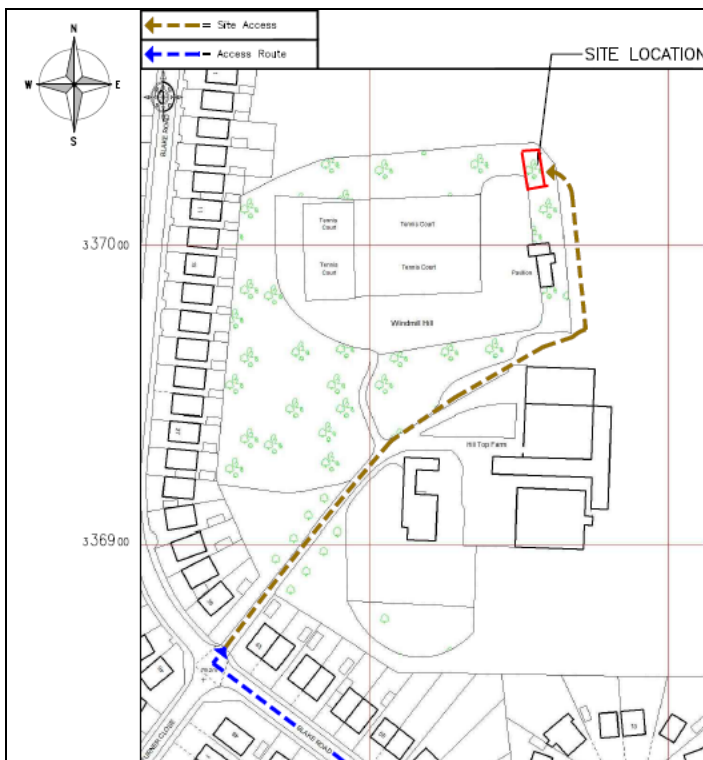


Aerial view of existing mast / antenna (courtesy Google)

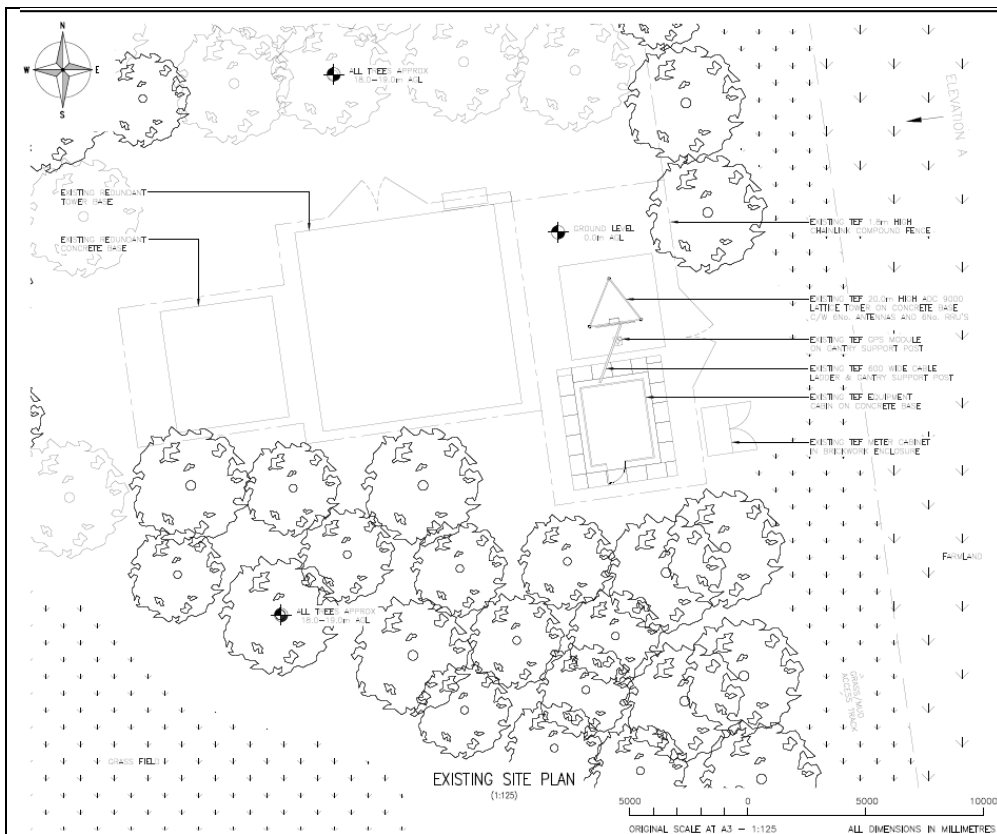


3d view of existing mast / antenna. Farm buildings to the left (south)

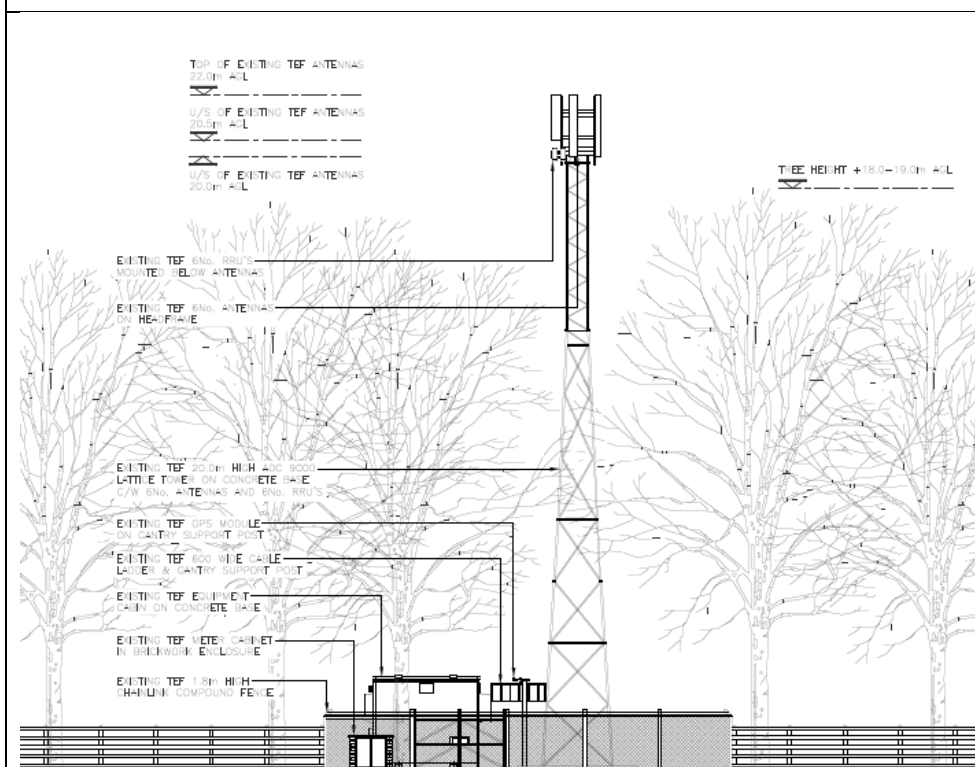
Plans (not to scale)



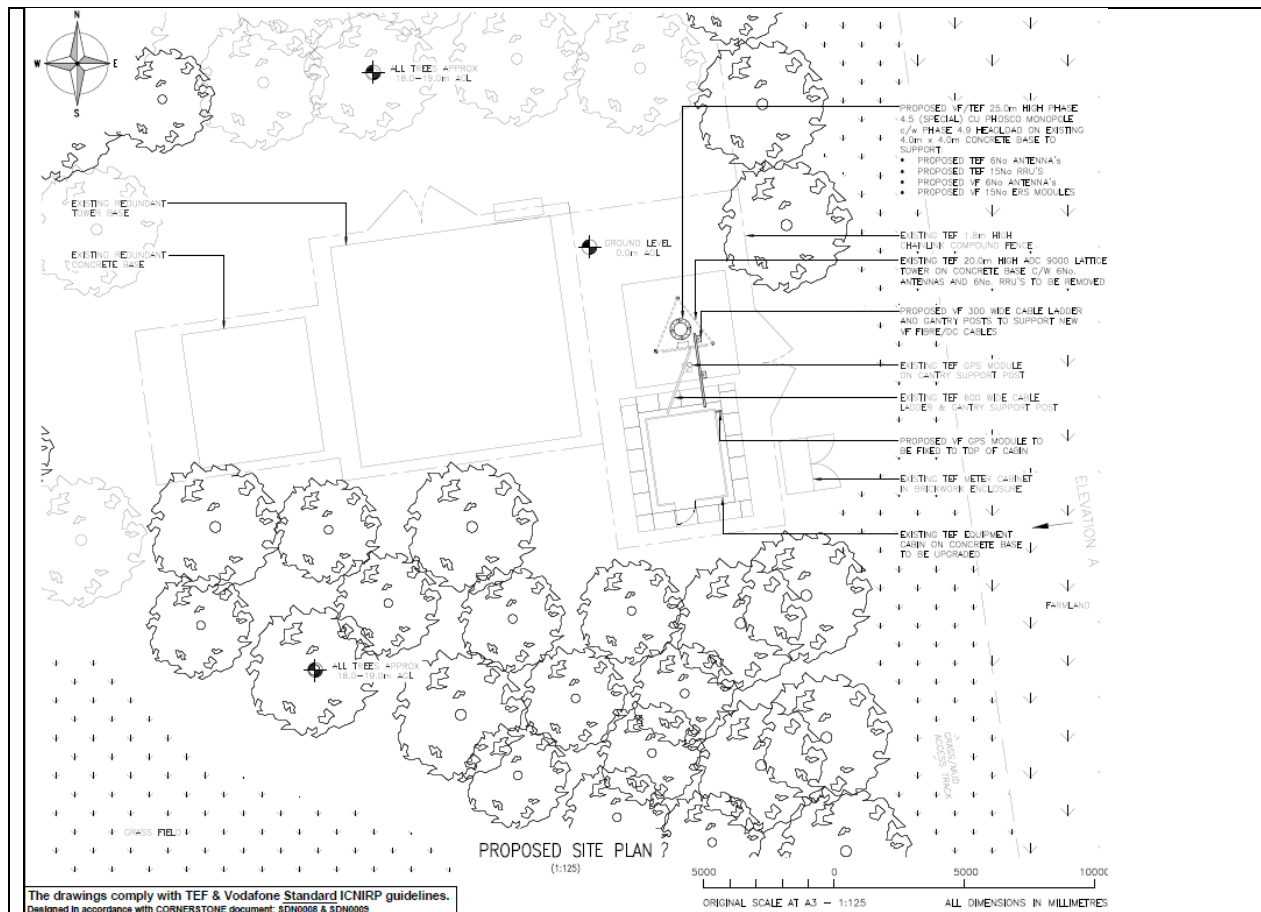
Access to the site from Blake Road



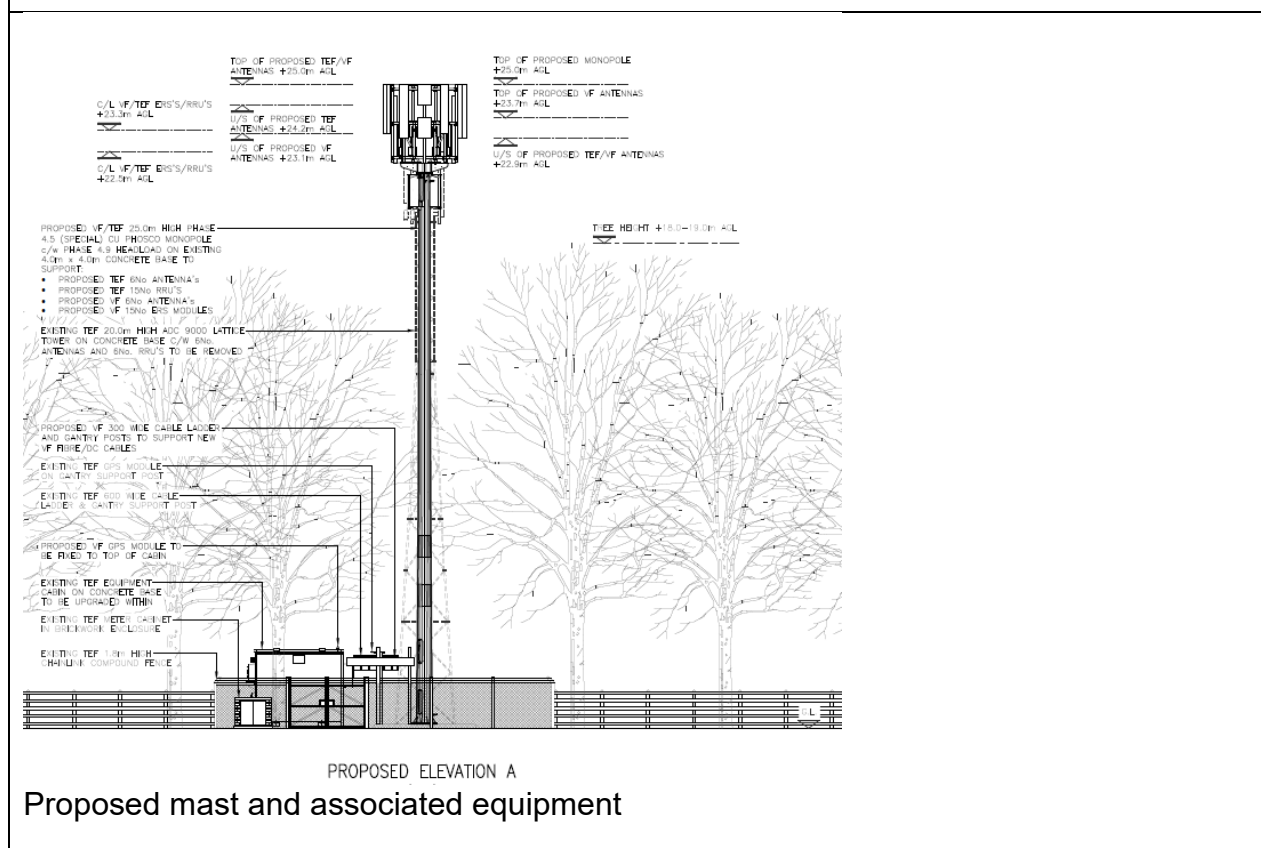
Existing site layout



Existing mast and associated equipment



Proposed site layout



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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
9 AUGUST 2021 TO 3 SEPTEMBER 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 & Mrs Wood	21/00410/FUL
Site Address	:	19 Clumber Avenue Chilwell Nottinghamshire NG9 4BH	
Proposal	:	Construct single storey side extension, new raised patio and replacement roof to existing conservatory	
Decision	:	Conditional Permission	

Applicant	:	Mr and Mrs Whiley	21/00428/FUL
Site Address	:	2A Elm Avenue Attenborough Nottinghamshire NG9 6BH	
Proposal	:	Construct single storey rear timber clad extension with timber canopy and render ground floor rear elevation and new materials to front elevation (revised scheme)	
Decision	:	Conditional Permission	

Applicant	:	Cornerstone Cornerstone Telecommunications Infrastructure Ltd	21/00521/FUL
Site Address	:	Mast At Electricity Substation Queens Road West Chilwell Nottinghamshire	
Proposal	:	Removal of existing 15m monopole with 3 antennas and 2 microwave dishes and replace with a 20m monopole with 12 antennas, 4 microwave dishes and ancillary equipment	
Decision	:	Conditional Permission	

AWSWORTH, COSSALL & TROWELL WARD

Applicant	:	Mr And Mrs P And M Sangha	20/00681/FUL
Site Address	:	6 Cossall Road Trowell Nottinghamshire NG9 3PG	
Proposal	:	Construct two storey and single storey rear extensions and balcony	
Decision	:	Withdrawn	

Applicant	:	Mr K Hatton	21/00469/FUL
Site Address	:	29 Station Road Awsworth Nottinghamshire NG16 2QZ	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	

Applicant	:	Trowell Garden Centre	21/00503/FUL
Site Address	:	Trowell Garden Centre 1 And 2 Swansea Bridge Cottages Stapleford Road Trowell Nottinghamshire NG9 3QE	
Proposal	:	Change of use to offices B1 (A) - part retrospective	
Decision	:	Conditional Permission	

Applicant	:	Mr J Woodward	21/00594/PNH
Site Address	:	70 Awsworth Lane Cossall Nottinghamshire NG16 2RZ	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 7.05 metres, with a maximum height of 3.70 metres, and an eaves height of 2.40 metres	
Decision	:	Prior Approval Refused	

BEESTON CENTRAL WARD

Applicant	:	Mr C Burton	21/00441/FUL
Site Address	:	53 King Street Beeston Nottinghamshire NG9 2DL	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr J Huang	21/00500/CLUP
Site Address	:	73 Salisbury Street Beeston Nottinghamshire NG9 2EQ	
Proposal	:	Certificate of Lawfulness for proposed change of use from dwellinghouse (Class C3) to HMO (Class C4) and construction of single storey rear extension and loft conversion incorporating rear dormer	
Decision	:	Approval - CLU	
Applicant	:	Mr C Burton	21/00576/PNH
Site Address	:	45 Humber Road Beeston Nottinghamshire NG9 2EJ	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.5 metres, with a maximum height of 3.0 metres, and an eaves height of 3.0 metres	
Decision	:	PNH Approval Not Required	
BEESTON NORTH WARD			
Applicant	:	Mr Rashid Mukhtar	21/00392/FUL
Site Address	:	55 Dennis Avenue Beeston Nottinghamshire NG9 2PQ	
Proposal	:	Construct single storey and first floor extensions to the rear	
Decision	:	Conditional Permission	
Applicant	:	Mr Shakeel Ahmed	21/00386/FUL
Site Address	:	116 Marlborough Road Beeston Nottinghamshire NG9 2HN	
Proposal	:	Retain two/single storey extensions, canopy roof, hard standing and boundary fence	
Decision	:	Conditional Permission	
Applicant	:	Miss Malin	21/00531/FUL
Site Address	:	12 Endsleigh Gardens Beeston Nottinghamshire NG9 2HJ	
Proposal	:	Construct single/two storey side/rear extension and alterations to garage	
Decision	:	Conditional Permission	
Applicant	:	Mr M Cheung Tai Yee White Holdings Ltd	21/00522/PNH
Site Address	:	46 Marlborough Road Beeston Nottinghamshire NG9 2HG	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.95 metres, with a maximum height of 3.80 metres, and an eaves height of 2.7 metres	
Decision	:	Prior Approval Not Required	
BEESTON RYLANDS WARD			
Applicant	:	Mr John Stewart BCM Fareva	21/00297/LBC
Site Address	:	D10 Building Main Road Boots Campus Beeston Nottinghamshire	
Proposal	:	Listed Building Consent to construct false ceiling above secondary packing hall	
Decision	:	Conditional Permission	
Applicant	:	Mrs K Liu ONETMYO PROPERTY Ltd	21/00321/CLUE
Site Address	:	39 Lilac Crescent Beeston Nottinghamshire NG9 1PD	
Proposal	:	Certificate of Lawfulness for an existing hip to gable loft conversion with rear dormer and an existing use as a HMO within Use Class C4	
Decision	:	Approval - CLU	
Applicant	:	C/o agent Cara Investments 3 Ltd	21/00429/FUL
Site Address	:	Hayssen Flexible Systems 101 Lilac Grove Beeston Nottinghamshire NG9 1PF	
Proposal	:	Change of use from B2 (General Industrial) to a flexible B2/B8 (General Industrial / Storage or Distribution) use	
Decision	:	Conditional Permission	
Applicant	:	C/O Agent BW Flexible Systems UK Ltd	21/00554/ADV
Site Address	:	23 Beeston Business Park Technology Drive Beeston Nottinghamshire NG9 1DA	
Proposal	:	Retain 2 non-illuminated signs	
Decision	:	Conditional Permission	

Applicant	:	Ms Evison & Mr Nilan	21/00628/PNH
Site Address	:	25 Suffolk Avenue Beeston Nottinghamshire NG9 1NN	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.83 metres, with a maximum height of 3.65 metres, and an eaves height of 2.62 metres	
Decision	:	PNH Approval Not Required	

BEESTON WEST WARD

Applicant	:	Mr Berardino Labbate NG9 Developments Ltd.	20/00674/FUL
Site Address	:	Land To The Rear Of Methodist Church Wollaton Road Beeston Nottinghamshire NG9 2NG	
Proposal	:	Construct 3 storey building to contain 6 Houses of Multiple Occupation (Class C4) and construct cycle store and bin store	
Decision	:	Refusal	

Applicant	:	Bailey High Road Developments Ltd	20/00891/FUL
Site Address	:	Central College Nottingham High Road Chilwell Nottinghamshire NG9 4AH	
Proposal	:	Conversion of existing college building to student accommodation comprising 162 bedrooms including external alterations	
Decision	:	Refusal	

Applicant	:	Mr Ian Raven Raven Group	21/00349/FUL
Site Address	:	The Raven Group Ellis Grove Beeston NG9 1EP	
Proposal	:	Construct 3 storey building comprising 9 student apartments (Use Class C4)	
Decision	:	Refusal	

Applicant	:	Mr Waseem Tassadaq	21/00403/FUL
Site Address	:	18 Ireton Street Beeston Nottinghamshire NG9 1FD	
Proposal	:	Construct single storey extensions, first floor extension to create a house and external alterations	
Decision	:	Conditional Permission	

Applicant	:	Mr M Ali	21/00422/FUL
Site Address	:	35 Dale Lane Chilwell Nottinghamshire NG9 4EA	
Proposal	:	Construct two storey side and rear extension, single storey front and rear extension with rear balcony	
Decision	:	Conditional Permission	

Applicant	:	Mr Jack Robinson	21/00449/FUL
Site Address	:	11 Hope Street Beeston Nottinghamshire NG9 1DJ	
Proposal	:	Construct two storey rear extension including two side dormers to create three floors of accommodation	
Decision	:	Refusal	

Applicant	:	Mrs Plaats-Wright	21/00516/FUL
Site Address	:	15 Dale Lane Chilwell Nottinghamshire NG9 4EA	
Proposal	:	Construct single storey side extension following demolition of conservatory and replacement of pitch roof with flat roof over single storey rear extension	
Decision	:	Conditional Permission	

BRAMCOTE WARD

Applicant	:	Miss Shana Richardson	21/00230/FUL
Site Address	:	St Johns School Of Mission Peache Way Bramcote Nottinghamshire NG9 3DS	
Proposal	:	Change of use from an academic building (Class F) to dog care facility	
Decision	:	File Closed	

Applicant	:	Mr Nick Pearse	21/00372/FUL
Site Address	:	153 Hillside Road Bramcote Nottinghamshire NG9 3BD	
Proposal	:	Construct single storey side extension	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Chris & Tracey Penfold	21/00388/FUL
Site Address	:	10 Eyam Close Bramcote Nottinghamshire NG9 3GQ	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr J Driscoll	21/00421/FUL
Site Address	:	20 Deddington Lane Bramcote Nottinghamshire NG9 3EW	
Proposal	:	Construct single storey front extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Craig Fisher	21/00438/FUL
Site Address	:	274 Derby Road Bramcote Nottinghamshire NG9 3JN	
Proposal	:	Construct garage and garden room	
Decision	:	Conditional Permission	
Applicant	:	Mr and Mrs Hutchby	21/00492/FUL
Site Address	:	75 & 75A Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD	
Proposal	:	Construct two storey front, side and rear extensions, single storey front and rear extensions, two balcony areas to the rear, external alterations and raised patio	
Decision	:	Conditional Permission	
Applicant	:	Mr John Graham	21/00504/FUL
Site Address	:	8 Ewe Lamb Lane Bramcote Nottinghamshire NG9 3LF	
Proposal	:	Construct rear extension to garage to form garden room	
Decision	:	Conditional Permission	
Applicant	:	Mr and Mrs Goold	21/00582/FUL
Site Address	:	22 Sandringham Drive Bramcote Nottinghamshire NG9 3ED	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
BRINSLEY WARD			
Applicant	:	Mr & Mrs W Pynebar	21/00072/FUL
Site Address	:	80 Cordy Lane Brinsley Nottinghamshire NG16 5BZ	
Proposal	:	Two storey side/rear extension with balcony, rear and front dormer, single storey front extension to form garage and single storey extension to the rear	
Decision	:	Conditional Permission	
Applicant	:	Mr G Clowes	21/00480/FUL
Site Address	:	12 Ash Grove Brinsley Nottinghamshire NG16 5DH	
Proposal	:	Construct single storey rear/side extension and removal of existing conservatory and garage	
Decision	:	Conditional Permission	
CHILWELL WEST WARD			
Applicant	:	Mr & Mrs S Queripel	20/00883/FUL
Site Address	:	17 Haddon Crescent Chilwell Nottinghamshire NG9 5JU	
Proposal	:	Construct two storey hip to gable side extension with rear dormer, front porch and single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Radon Reynolds	21/00448/FUL
Site Address	:	213 Chilwell Lane Bramcote Nottinghamshire NG9 3DU	
Proposal	:	Loft conversion including replacement of flat roof with new pitched hipped tiled roof	
Decision	:	Conditional Permission	

EASTWOOD HILLTOP WARD

Applicant	:	Mr S Turner	21/00454/FUL
Site Address	:	4A Walker Street Eastwood Nottinghamshire NG16 3EH	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	

EASTWOOD ST MARY'S WARD

Applicant	:	Mr Jack Robinson-Birch	21/00567/FUL
Site Address	:	27 Church Street Eastwood Nottinghamshire NG16 3HP	
Proposal	:	Construct two storey front extension to create bay windows at ground and first floor, and two storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr M Tomlinson	21/00638/PNH
Site Address	:	38 William Avenue Eastwood Nottinghamshire NG16 3LE	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.5 metres, with a maximum height of 3.6 metres, and an eaves height of 2.25 metres	
Decision	:	PNH Approval Not Required	

Applicant	:	Mr Richard Miller Blue Sky Care Ltd	21/00646/NMA
Site Address	:	132 Church Street Eastwood Nottinghamshire NG16 3HT	
Proposal	:	Non material amendment to reference 19/00374/FUL to revise the design of the Manager's Office	
Decision	:	NMA Refused	

GREASLEY WARD

Applicant	:	Mr & Mrs Wood	21/00397/FUL
Site Address	:	98A Baker Road Newthorpe Nottinghamshire NG16 2DP	
Proposal	:	Construct single storey side extension	
Decision	:	Conditional Permission	

Applicant	:	G W Moore Builders G W Moore Builders	21/00447/FUL
Site Address	:	Land To The Rear Of 523 Nottingham Road Giltbrook Nottinghamshire	
Proposal	:	Re-surfacing of existing Builder's Yard	
Decision	:	Conditional Permission	

KIMBERLEY WARD

Applicant	:	Mr J Harrison & Ms T Smith	21/00247/FUL
Site Address	:	17 Nottingham Road Kimberley Nottinghamshire NG16 2NB	
Proposal	:	Change of use to convert garage and rear garden to be used as part of public house	
Decision	:	Conditional Permission	

Applicant	:	Baldev & Anne Singh	21/00275/FUL
Site Address	:	30 Stocks Road Kimberley Nottinghamshire NG16 2QF	
Proposal	:	Erect boundary fence	
Decision	:	Conditional Permission	

Applicant	:	Mr Neil Johnson Chairman	21/00481/FUL
Site Address	:	Kimberley Town Football Club The Stag Recreation Ground Nottingham Road Kimberley Nottinghamshire	
Proposal	:	Erection of two new stands / shelters	
Decision	:	Conditional Permission	

Applicant	:	Mr and Mrs P Hooley	21/00526/FUL
Site Address	:	20 Digby Street Kimberley Nottinghamshire NG16 2HP	
Proposal	:	Construct two storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Simon Chidlow	21/00551/ROC
Site Address	:	23 - 27 Main Street Kimberley Nottinghamshire NG16 2NG	
Proposal	:	Vary conditions 3 (opening times), 5 (no amplified music) and 6 (External areas not to be used by patrons in conjunction with A4 at any time) of planning ref: 19/00430/FUL	
Decision	:	Conditional Permission	

NUTHALL EAST & STRELLEY WARD

Applicant	:	Mr Dushyant Batra	21/00461/FUL
Site Address	:	49 Hillingdon Avenue Nuthall Nottinghamshire NG16 1RA	
Proposal	:	Construct two storey side /rear extension	
Decision	:	Conditional Permission	

STAPLEFORD SOUTH EAST WARD

Applicant	:	Mr Adrian Morgan	21/00443/FUL
Site Address	:	Hill Top Farm Blake Road Stapleford Nottinghamshire NG9 7HP	
Proposal	:	Retention of entrance gates, perimeter fencing, pathway and driveway retaining wall	
Decision	:	Refusal	

Applicant	:	Ms C Hallworth	21/00460/FUL
Site Address	:	37 Wadsworth Road Stapleford Nottinghamshire NG9 8AZ	
Proposal	:	Construct two storey rear extensions with Juliette balconies to the first floor rear elevation, porch to the front elevation and new detached garage to the side	
Decision	:	Conditional Permission	

Applicant	:	Mrs S Davenport	21/00650/PNH
Site Address	:	179 Nottingham Road Stapleford Nottinghamshire NG9 8BE	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.00 metres, with a maximum height of 3.8 metres, and an eaves height of 3.8 metres	
Decision	:	PNH Approval Not Required	

STAPLEFORD SOUTH WEST WARD

Applicant	:	- DB Cargo (UK) Ltd	21/00472/CLUP
Site Address	:	Land Used For Sidings And Depot Derby Road Stapleford Nottinghamshire	
Proposal	:	Certificate of Lawfulness for proposed movement of cars by rail, unloading from trains, temporary storage on site, transfer to vehicles for transport by road via existing access onto Station Road (and vice versa) and associated physical works, under Part 8 A of the GPDO 2015 (development by railway undertakers on their operational land, required in connection with the movement of traffic by rail)	
Decision	:	Approval - CLU	

TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mr & Mrs Kemp	21/00362/FUL
Site Address	:	9 Cleve Avenue Toton Nottinghamshire NG9 6JH	
Proposal	:	Construct single storey garage extension to the front of the property	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Hayes	21/00442/FUL
Site Address	:	10 Bispham Drive Toton Nottinghamshire NG9 6GH	
Proposal	:	Construct two storey side and single storey rear extension and loft conversion	
Decision	:	Conditional Permission	

Applicant	:	Mr Phillip Fairhurst	21/00450/FUL
Site Address	:	65 Spinney Rise Toton Nottinghamshire NG9 6JL	
Proposal	:	Construct glass roofed and aluminium frame canopy to the rear of property	
Decision	:	Conditional Permission	

Applicant	:	Sian Pretty	21/00485/FUL
Site Address	:	5 Freeland Close Toton Nottinghamshire NG9 6GG	
Proposal	:	Construct two storey side/rear extension and single storey side extension	
Decision	:	Conditional Permission	

Applicant	:	Mr I Singh	21/00557/PNH
Site Address	:	14 Rutland Avenue Toton Nottinghamshire NG9 6EP	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.60 metres, with a maximum height of 3.20 metres, and an eaves height of 2.20 metres	
Decision	:	PNH Approval Granted	

Applicant	:	MRS B SOUTHERN-WARBURTON	21/00566/FUL
Site Address	:	22 Leigh Road Toton Nottinghamshire NG9 6GF	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

WATNALL & NUTHALL WEST WARD

Applicant	:	Mr & Mrs D Wagstaff	21/00456/FUL
Site Address	:	41 Queens Drive Nuthall Nottinghamshire NG16 1EG	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr J Rhodes	21/00487/FUL
Site Address	:	Land South East Of 3 Watnall Road Nuthall Nottinghamshire	
Proposal	:	Construct detached single storey dwelling with driveway and new access gates	
Decision	:	Conditional Permission	
