



Tuesday, 26 October 2021

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 3 November 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 3 - 12)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 6 October 2021.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 20/00844/OUT (Pages 13 - 34)

Outline planning application with all matters reserved to construct up to 110 dwellings with access from Lynncroft Former site of Lynncroft Primary School, Garden Road, Eastwood, NG16 3FZ

5.2 20/00687/FUL (Pages 35 - 54)

Construct 22 dwellings
Land south of 50 Pinfold Road, Newthorpe, Nottinghamshire, NG16 2FT

5.3 21/00052/FUL (Pages 55 - 64)

Change of use of the existing residential property (Class C3) to a seven bedroomed House in Multiple Occupation
150 Queens Road, Beeston, Nottinghamshire, NG9 2FF

5.4 21/00591/FUL (Pages 65 - 74)

Construct single storey rear extension.
98 Church Lane, Cossall, Nottinghamshire, NG16 2RW

5.5 21/00722/ADV (Pages 75 - 82)

Display illuminated neon sign.
Side Of Explore Learning, 33 - 34 The Square, Beeston, Nottinghamshire, NG9 2JJ

6. INFORMATION ITEMS

6.1 Appeal decision (Pages 83 - 84)

6.2 Delegated Decisions (Pages 85 - 96)

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PLANNING COMMITTEE

WEDNESDAY, 6 OCTOBER 2021

Present: Councillor D K Watts, Chair

Councillors: J W McGrath
D Bagshaw
D Grindell
R I Jackson
G Marshall
P J Owen
S Paterson
D D Pringle
R S Robinson
R D Willimott
J M Owen (Substitute)

Apologies for absence were received from Councillors L A Ball BEM and M Handley.

27 DECLARATIONS OF INTEREST

Councillor D K Watts declared a non-pecuniary interest in item 5.2 as he was acquainted with one of the objectors to the application. Minute number 30.2 refers.

Councillor J W McGrath declared a non-pecuniary interest, clarifying that he was in no way related to the applicant for item 5.4, though they shared a surname. He added that he was acquainted with him, however, through being in the pub trade. Minute number 30.4.

28 MINUTES

The minutes of the meeting on 1 September 2021 were confirmed and signed as a correct record.

29 NOTIFICATION OF LOBBYING

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

30 DEVELOPMENT CONTROL

30.1 21/00254/FUL

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

This application was brought before the Committee, having been deferred on 7 July 2021. This was to allow the applicant to consider relocating the proposed site for the multi-use games area (MUGA).

There was a late item comprised of an email from Awsworth Parish Council, which was considered by the Committee.

Warren Sanderson, objecting, addressed the Committee prior to the general debate.

The debate followed and the points considered were the noise nuisance that could be caused to neighbours to the school, the lack of engagement of the school with the local community and the flooding problems that Awsworth experiences. Consideration was also given to the fact that this was of benefit to the children of Awsworth and that the Committee wanted the development to progress, but not in the proposed location.

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 MUGA, by virtue of its position within the site, would result in a detriment to neighbour amenity as a result of noise and disturbance, contrary to Policy 10 of the Broxtowe Aligned Core Strategy and Policy 17 of the Broxtowe Part 2 Local Plan.

30.2 21/00328/FUL

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

Councillor J C Patrick had requested that this application be brought before Committee for determination.

Prior to the debate the Committee noted a late item comprised of an email objecting to the application.

Tom Baker, applicant, Ian Wilding, objecting and Councillor J C Patrick, Ward Member, addressed the Committee prior to the general debate.

It was noted that this scheme sought to revise a permission that was granted in April 2020.

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

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

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

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

Received by the Local Planning Authority on 7 September 2021:

- 003 Rev K
- 007 Rev C

Received by the Local Planning Authority on 21 September 2021:

- 005 Rev K
- 004 Rev R

Reason: For the avoidance of doubt.

3. 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.

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).

4. 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 any excavation be made, without the written consent of the Local Planning

Authority.

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).

- 5. 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.**

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).

- 6. 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.**

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).

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.**

Having declared an interest, Councillor D K Watts left the meeting for the item and did not vote thereon. Councillor J W McGrath, the Vice Chair, took the Chair for the duration of the item.

30.3 21/00101/FUL

Construct dwelling

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

The item was called before Committee by Councillor R S Robinson.

There were no late items.

David Baker, applicant, addressed the Committee prior to the general debate.

There were concerns regarding traffic generation at the access point to the proposed development and that the size of the bungalow was too large for the land. However, it was considered that the applicant had reduced the size of the original proposal significantly and that the impact of one dwelling would not cause a substantial increase in traffic.

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 Location Plan, Block Plan, Elevations and Floor Plans, RS/DB/16/11/01d received by the Local Planning Authority on 06 August 2021.**

Reason: For the avoidance of doubt.

3. **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.**

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).

4. 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.

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).

5. 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.

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.

6. 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.

Reason: In the interests of the amenity of the area and to comply with Policy 17 of the Part 2 Local Plan (2019).

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within agreed determination timescale.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

30.4 21/00626/ROC

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, Notts NG9 1FX

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

There were no late items and no public speakers.

The main points of the debate were concerns for families with properties neighbouring the pub who would be affected by the noise generated by the proposal and the need to support well run public houses in creating a vibrant night time economy, particularly after the impact of the COVID-19 pandemic.

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

- 1. 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.**

Reason: For the avoidance of doubt.

- 2. 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.**

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).

- 3. 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.**

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).

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.**

30.5 21/00601/FUL

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

The application was brought before Committee at the request of Councillor D K Watts as the site was within the Green Belt.

There were no late items and no public speakers pertaining to the application.

During the debate it was considered that the site is well screened and that the adding three metres to the mast will not have a detrimental impact on the openness or amenity of the Green Belt.

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

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

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

2. **The development hereby permitted shall be carried out in accordance with the site location plan and drawings numbered 201 rev A and 301 rev A, received by the Local Planning Authority on 13.07.21.**

Reason: For the avoidance of doubt.

NOTES TO APPLICANT

1. **The Council has acted positively and proactively in the**

determination of this application by working to determine it within the agreed determination timescale.

31 INFORMATION ITEMS

31.1 Delegated Decisions

The Committee noted the delegated decisions.

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Report of the Chief Executive

APPLICATION NUMBER:	20/00844/OUT
LOCATION:	Former site of Lynncroft Primary School, Garden Road, Eastwood NG16 3FZ
PROPOSAL:	Outline planning application with all matters reserved to construct up to 110 dwellings with access from Lynncroft

The application is brought to the Committee as it is a major development.

1 Executive Summary

- 1.1 The application seeks outline planning permission with all matters reserved for a residential development of up to 110 dwellings.
- 1.2 The site was formerly occupied by a primary school which included playing fields to the west of the main school buildings, which have since been demolished. Pedestrian and Vehicular access to the school was off Lynncroft.
- 1.3 The main issues relate to whether the principle of residential development would be acceptable, whether there would be an unacceptable impact on neighbour amenity, whether it would result in a risk to flooding, whether there would be an impact on biodiversity and Green Infrastructure Assets, whether there would be harm to the designated heritage asset and whether there would be harm to highway safety.
- 1.4 The benefits of the proposal are that it would provide housing in a sustainable location close to the town centre and associated facilities, and on a site allocated in the Part 2 Local Plan for housing development. The principle of development would be in accordance with the policies contained within the development plan. This is given significant weight. There would be a loss of playing fields but this is outweighed by the benefits of the scheme.
- 1.5 The committee is asked to resolve that outline planning permission be granted subject to conditions outlined in the appendix and to the prior signing of a Section 106 Agreement.

APPENDIX

1 Details of the Application

- 1.1 The application seeks outline planning permission with all matters reserved for a residential development of up to 110 dwellings. An indicative site layout plan has been submitted which shows that access would be off Lynncroft, as the site is otherwise bounded by built development, to the north and west, and the adjacent site to the south. The indicative plan shows the housing to be arranged on the site of the former school buildings and on the top playing field. A public open space is indicatively shown to the south west corner, on an area of land which is at a higher ground level. The site to the south, adjacent to the replacement school and which is accessed off Walker Street, is the subject of a separate outline application for 60 assisted living apartments with access from Walker Street (reference 20/00844/OUT).
- 1.2 The housing proposed is indicated to be market housing with a mix of two and three bedrooms.

2 Site and surroundings

- 2.1 The school buildings, which were located to the east of the site and accessed off Lynncroft, have been demolished. The school had two large areas used as playing fields / sports pitches. The northern area is within the application site and is at a lower ground level than the southern school field, which is outside of the application site boundary. There is approximately a 10m level change over the allocated site as a whole.
- 2.2 There are residential buildings to the north of the site, along Garden Road, which are at a lower ground level. These are mainly two storey semi-detached dwellings with long gardens, which have mature trees along the common boundary with the school site. There is a footpath that links Garden Road to Atherfield Gardens, which is to the west of the site. These are two storey semi-detached dwellings which back on to the site. These are on a level with the fields. To the south of Atherfield, and in the southern most corner, the rear elevations of two storey terraced houses on Grosvenor Road, as well as a small factory to the end of Grosvenor, share the common boundary to their north. The site also shares a common boundary with 173 Lynncroft, which is a detached bungalow. To the rear of the bungalow and south of the former school building's location, there is an area of mature trees known as the Canyons. These are outside of the application site.
- 2.3 To the north of the site, but not directly adjacent, is 28 Garden Road, on the opposite side of the road. This property is a Grade II listed building, being a two storey end of terrace dwelling at the corner of Beardsall Road. The property is listed for its associate significance, having been lived in by D H Lawrence and is part of the DH Lawrence trail.
- 2.4 There is a Public Right of Way (RoW) which runs from Garden Road, opposite the listed building, southwards (between the school buildings and the playing fields).
- 2.5 The application site is to the north of Eastwood Town Centre.

3 Relevant Planning History

3.1 There have been two planning notifications made by the County Council as Education Authority relating to the use of the site as a school and grounds, which were both for security fencing, in 2002 and 2006.

4 Relevant Policies and Guidance

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

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 17: Biodiversity
- Policy 19: Developer Contributions

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 2: Site Allocations
- Policy 6.1: Walker Street Eastwood – housing allocation site
- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 24: The Health and Wellbeing Impacts of Development
- Policy 26: Travel Plans
- Policy 28: Green Infrastructure Assets
- Policy 31: Biodiversity Assets
- Policy 32: Developer Contributions

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

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.
- Section 12 – Achieving well-designed places.

5 Consultations

5.1 **Council’s Planning Policy Officer:** Whilst the wider allocated site (which includes this and the southern section (see planning application reference 20/00845/OUT)) has a Key Development Requirement for 200 homes, it is accepted that due to the significant land-level differences, which could constrain development and the ability

to access the mid-level plateau (site of the proposed public open space as shown on the indicative site layout), the overall provision of the site allocation for 170 homes (110 for this proposed outline and 60 as proposed under 20/00845/OUT) is accepted as whilst this would potentially result in a 30 home shortfall, it likely that the overall scheme would be negatively impacted upon if the additional 30 dwellings were insisted upon.

- 5.2 **Council’s Conservation Officer:** Would recommend that the Public Right of Way be kept straight and not detour through the site, as is shown on the indicative layout, so as to provide a direct link through to the listed building on Garden Road. Notwithstanding this, considers that the Heritage asset would not be significantly affected by the development.
- 5.3 **Council’s Environmental Health Officer:** No objections subject to a pre-commencement condition in respect of contaminated land survey, and note to applicant regarding hours of construction (noisy works) and burning of waste.
- 5.4 **Council’s Parks and Environment Officer:** Would need to establish management of the proposed trees to the southern boundary, including establishing if fencing required if not publically accessible. Three areas of SuDS are indicatively shown on the layout plan and clarification required in respect of access to the northern SuDS and if publically accessible, would need to be enclosed by low railings. Recommend an improved link through to The Canyons (to the south of the site). The indicative P.O.S. needs to ensure that it is accessible given that access to this area from the south of the site is very steep. Additionally, vehicular access would be required for maintenance of the P.O.S. Would expect a S106 to secure details of a maintenance specification for the P.O.S.
- 5.5 **Council’s Waste and Recycling Officer:** The development would require 2 x 240 litre bins and 1 glass bag per property. The development needs to ensure that it would be accessible by larger refuse vehicles and the highway constructed to an appropriate standard.
- 5.6 **Council’s Housing Officer:** Awaiting comments, which will be reported at committee.
- 5.7 **County Council Policy Officer:** The development of 110 dwellings would result in the need for additional primary and secondary school places. A contribution of £436,518 would be sought via a Section 106 obligation in respect of Education. A contribution of £3,876 would also be sought towards the procurement of additional library stock as a result of the increase in occupants. A contribution of £6,000 is sought towards bus stop improvements which shall include the installation of raised boarding kerbs.

The Travel Plan should include reference to a suitable target for transport modal share to achieve an uplift in the target share for the site. Free introductory bus travel should be made available to future residents of the development to encourage usage of public transport and this should be set out in the Travel Plan.

- 5.8 **County Council as Highways Authority:** Satisfied that the proposed configuration of the carriageway would be sufficient for up to 150 dwellings, and

any future reserved matters submission would need to reflect this. The projected traffic generated by the site is not anticipated to be significantly higher than the traffic generated by the primary school and should not lead to a detriment to highway safety. Details of the access, which are to be submitted at reserved matters stage, should ensure that the carriageway width is adequate to serve the site and designed so as to enable larger vehicles such as refuse vehicles to pass cars simultaneously. Care should be taken to ensure that parked vehicles do not prevent visibility of moving vehicles to ensure ease of access. SuDS features as indicated on the layout would not be adopted by the highway authority. All surface water on the highway should be drained to a sewer within the control of Severn Trent Water. The Travel Plan as submitted is acceptable.

- 5.9 **County Council Right of Way Officer:** Applicant needs to confirm if the public RoW is to be diverted. Details required of surfacing and how the footpath would be segregated from access drives. Applicant to be made aware of obligations in respect of development affecting or adjacent to the public RoW.
- 5.10 **County Council as Local Lead Flooding Authority:** No objection subject to a condition to agree a surface water drainage scheme which should be based on the approved FRA. Would need to be re-consulted should any changes be proposed to the FRA or the Drainage Strategy.
- 5.11 **Notts Wildlife Trust:** Generally accepting of the information submitted, but recommend conditions requiring a detailed badger survey prior to clearance of the site; bat survey prior to the demolition of the buildings; provision of root protection area for woodland area; development to be carried out in accordance with the Ecologists recommendations; Construction Ecological Management Plan (CEMP); Landscape Ecology Management Plan (LEMP); revised Ecological Report required should the works not commence prior to November 2022. Officer note: As there are a high number of conditions, it is recommended that these shall be consolidated and, where appropriate, some recommendations shall be Note to Applicant in lieu of conditions.
- 5.12 **Coal Authority:** No comments, as considers notification not required. Coal standing advice to be included as note to applicant.
- 5.13 **Cadent:** Utility apparatus in the vicinity of the development and the developer should contact Cadent directly for advice.
- 5.14 **NHS CCG West:** Request a financial contribution of £59,606.25 based on 110 dwellings, to provide enhanced capacity / infrastructure at one or all of the three existing practices: Church Walk Surgery; Newthorpe Medical Practice; Eastwood Primary Care Centre.
- 5.15 **NHS NUH Trust:** Requests that a financial contribution of £1,050.01 be secured by Section 106 agreement for the provision of services at NHS NUH hospitals.
- 5.16 **Severn Trent Water:** Consent is required to enable connection to the public sewer.

5.17 99 properties either adjoining or opposite the site were consulted, a site notice was displayed and a press notice published. 29 responses were received. The responses can be summarised as follows:

Grounds of objection (23 responses):

- The development, due to the reduction in green area, would result in an unacceptable increase in water volume into Beauvale Brook and would represent a serious flooding risk to nearby houses along Greenhills Road and Robey Drive
- No mention of provision to deal with un-regulated surface water run-off
- Single access to 110 dwellings is inadequate as Lynncroft is a narrow road, an additional access onto other roads is needed
- The layout should ensure that all units have adequate parking so as to avoid on-street parking and overflow onto nearby roads
- Object to loss of valued greenfield site and playing fields, which is currently available for use by the public
- Neighbour amenity, particularly overlooking and loss of privacy due to the raised level of the site, and noise and disturbance
- Impact on character and appearance of the area, which is currently open and green
- Poor level of community consultation
- Footpath access (to the north west) would create rat run for motorbikes
- The vibrations from building works would disrupt wildlife including badgers
- Disagree with the statement that the site is previously developed land (aside from where the former school buildings were)
- Concerns in respect of construction traffic including deliveries of materials and impact on adjacent streets, which is not suitable for HGV's, and in respect of construction traffic parking on nearby roads
- Noise and disturbance during construction works
- A restriction on hours of work during the construction period should be imposed
- Disagree that the development meets Key Development Requirement 3 b) of P2LP Policy 6.1 in respect of enhancing wildlife corridor to the rear of properties on Garden Road
- Single storey dwellings to the rear of Garden Road would be preferable
- Potential for smells emanating from the SuDS features (standing water)
- Elderly housing scheme should be incorporated on the site to the north so as to address privacy concerns
- A retaining wall should be introduced along the existing alleyway to assist with privacy
- Consideration of landscaping to provide buffer between the development and existing houses
- Doctors and schools will be overrun (impact on existing health and education facilities)

Observations (6 responses):

- The traffic modelling does not appear to take into account the differences in traffic during the closure of the school (during lockdown)
- Increase in noise from the new dwellings especially during summer
- Concerns in respect of impact on wildlife

- Lynncroft is congested with parked vehicles making access difficult at times
- The main field could be a beautiful landscaped garden in memory of DH Lawrence
- The land could be used for a small hub for light refreshments etc
- If the drainage feature is constructed to the rear of existing properties, would the owners of those properties acquire riparian ownership over these features
- There is no existing ditch to the rear of Garden Road properties
- The SuDS features need to be sufficient to prevent flooding to the adjacent properties on Garden Road and need to be maintained
- Query as to why sensitive information in respect of badgers has been redacted from the report as concerned that trying to hide the fact that badgers are in the area
- Note that vents are present on the site, presumably for evidence of methane
- No objection to the principle of residential development, but concerns in respect of loss of privacy
- Consideration should be made to re-routing PRow through to Wellington Place so as to avoid children attending Lawrence View having to walk the long way round on Walker Street

6 Assessment

6.1 The main issues relate to whether the principle of residential development would be acceptable, whether there would be an unacceptable impact on neighbour amenity, whether it would result in a risk to flooding, whether there would be an impact on biodiversity and Green Infrastructure Assets, whether there would be harm to the designated heritage asset and whether there would be harm to highway safety.

6.2 **Principle**

6.2.1 The site is part of a larger allocated site in the Part 2 Local Plan, which allocates the wider site for a mix of residential, replacement school and community hub. As such, the loss of the site as playing fields has been assessed and found to be justified, through the Local Plan adoption process. The application site is allocated for residential development and as such the principle of the development is acceptable, subject to the Key Development Requirements which are:

- 200 homes (over the whole allocated site)
- Provision of attractive and usable walking and cycling links
- Retention of The Canyons as open space (wooded area to the south of and therefore outside of the application site)
- Enhancement of Green Infrastructure corridors through the site including enhancement of the wildlife corridor to the rear of houses on Garden Road and connect to the wider area via the DH Lawrence heritage trail
- Ensure that development does not increase risk of flooding elsewhere
- Provision of SuDS at the northern edge of the site
- Maintain views of DH Lawrence heritage from Walker Street as part of the DH Lawrence heritage trail

6.2.2 Whilst the combined amount of residential development (that is, the proposal for 110 dwellings being considered under this application and the 60 dwellings being considered on the adjacent site (reference 20/00845/OUT) which equates to 170), it is accepted by the Council's Planning Policy Officer that due to the significant land-level differences, which could constrain development and the ability to access the mid-level plateau (site of the proposed public open space as shown on the indicative site layout), the overall provision of the site allocation for 170 homes is acceptable as whilst this would potentially result in a 30 home shortfall, it is likely that the overall scheme would be negatively impacted upon if the additional 30 dwellings were insisted upon.

6.3 Developer Contributions

6.3.1 As the application is a major, developer contributions have been requested for: Maintenance of Public Open Space, the amount of which is to be determined and will be reported at committee, Education (provision of secondary school places) £436,518.00, purchase of additional library stock £3,876.00, Bus stop improvements £6,000.00, NHS NUH Trust £1050.01 per dwelling, NHS CCG £59,606.25 toward the enhancement of capacity or infrastructure at existing primary health care facilities.

6.3.2 The agent has provided draft Heads of Terms. This includes the provision of affordable housing at a rate of 10%. This would be secured by Section 106 Agreement.

6.3.3 In respect of the NHS NUH request for a contribution of £1050.01 per dwelling, as the site is allocated in the adopted local plan, and therefore was subject to consultation with relevant healthcare providers at the time of production, this request cannot be justified and as such the latter will not be considered necessary in order to make the development otherwise S106 compliant.

6.4 Layout

6.4.1 The layout takes into account the constraints of the site which are the differences in ground levels. Whilst the playing field area is generally level, there are significant drops to both the north and south of the site, which restricts development to the playing field and area where the school buildings have been demolished. This also restricts where vehicular access can be located, as the site is bounded by dwellings to the north, east and west, and it would not be practical from an engineering point of view to create an additional or alternative access to the site from the south onto Walker Street. The latter would also have an impact on the viability of the adjacent site for development as the majority of that part of the site would be taken up by this access and road.

6.4.2 The layout is indicative, as all matters are reserved. However, it is considered that the indicative layout makes good use of the available developable land whilst providing pedestrian links through to the existing Public Rights of Way including creation of new pedestrian links, and indicative areas for the provision of SuDS as required by the Key Development Requirements (KDR) of Policy 6.1. It is considered that the indicative layout demonstrates that adequate provision for off street parking, bin storage and private external amenity space is achievable. It is

also considered that increasing the amount of dwellings on the site may be over-intensive as it would have the potential to impact on the provision of parking, lead to smaller dwellings and gardens, and have greater impact on neighbour amenity for both existing and future residents.

6.4.3 An area has indicatively been set aside as a Public Open Space (to the south west of the site). This would serve both the proposed and existing dwellings and would provide an attractive and usable pedestrian link through from the north to the south, giving convenient access for the occupiers and those to the north to the primary school and an alternative route to the nearby facilities including the main road for public transport.

6.4.4 Details of the layout, appearance and scale of development would all be reserved matters and any impact on character and appearance of the wider area would be assessed at that point.

6.5 Impact on Heritage Asset

6.5.1 A KDR of Policy 6.1 requires that views of the Grade II Listed building (DH Lawrence heritage dwelling) at 28 Garden Road are maintained. The indicative layout demonstrates that this could be accommodated, as the PRoW, whilst shown to be slightly diverted, would maintain a view and direct link through from the south of the site. The Conservation Officer considers that the PRoW should be maintained as a straight line, however considers that the Heritage Asset would not be significantly affected by the development.

6.6 Amenity

6.6.1 The design and appearance of the dwellings are to be a reserved matter. Notwithstanding this, it is clear from the responses received that there are concerns regarding overlooking, loss of light and loss of privacy from the occupiers of the existing properties, mainly to Garden Road, due to the differences in levels, with the site being higher than the properties to the north. The reserved matters, once submitted, would need to demonstrate that any buildings proposed would not have a significant impact on neighbour amenity. Cross sections through the proposed development in context with the existing dwellings would be required in order to assess any impact.

6.7 Impact on Biodiversity and Green Infrastructure Assets / Corridors

6.7.1 The Canyons, which is the wooded area to the south of and outside the application site, is allocated as being a Green Infrastructure Asset in the P2LP and whilst outside of the site, would need to be protected and where appropriate, enhanced. The indicative layout plan shows that there are trees to the north of the GIA, which can be read as part of The Canyons, that are to be retained. The PRoW would be maintained to the north-west of the GIA. Landscaping details are a reserved matter, however as it is indicated that the tree buffer would remain, it is considered that subject to the details of the reserved matter in respect of landscaping, the GIA would be protected and enhanced through both enabling improved public access and through natural surveillance of the area.

- 6.7.2 The playing fields and areas to the boundaries of the site provide opportunities for biodiversity to flourish. One of the KDR is to enhance the wildlife corridor to the rear of houses along Garden Road. The indicative layout shows an area allocated for SuDS which provide a buffer between the development and the wildlife corridor which is considered, subject to further details, to meet this requirement. It is considered that the indicative layout has the potential to enable wildlife as well as birds and bats to access and traverse the site. Landscape details would include boundary treatments, which could incorporate hedgehog friendly fencing.
- 6.7.3 Notts Wildlife Trust are generally accepting of the information submitted as part of the application, and recommend a suite of conditions to ensure that biodiversity assets are not adversely affected by the development. This includes ensuring construction works are carried out with respect for or harm to the wildlife and to ensure that ecological enhancements are secured.

6.8 Access and Highway Safety

- 6.8.1 Access would be a reserved matter, however the indicative layout shows that the development would have a single access from Lynncroft, which utilises the existing access which formerly served the primary school. The Highway Authority raise no objection to this, subject to the access being designed to a satisfactory width and provision of pavements. It is noted, as outlined in paragraph 6.4 above, that due to site level differences, it would not be practical to provide an alternative or additional access elsewhere within the site.
- 6.8.2 The Highway Authority consider that the projected traffic generated by the site is not anticipated to be significantly higher than the traffic generated by the primary school and should not lead to a detriment to highway safety.
- 6.8.3 The PRoW that leads from Garden Road southwards is shown to be retained but the route slightly diverted so as to follow the pavement shown on the indicative layout plan. Whilst this is acceptable in principle, the PRoW officer would need to have confirmation of this and requires details of surfacing and how the footpath would be segregated from access drives. These points can be addressed in the reserved matters application.
- 6.8.4 The Travel Plan as submitted, which will target new residents as they move in to the development, includes measures such as ensuring proximity to sustainable modes of travel, for instance footpaths, cycle routes, bus stops; room within the curtilage of each property for cycle storage; sufficient parking; travel information board in the sales office; Travel Information Pack on first occupation of each dwelling which would include a 3 month bus ticket or voucher to enable discount on cycle equipment; promotion to residents of travel awareness days for example National Cycle to Work Week and annual newsletter; raise awareness of health benefits of walking / cycling; promotion of Nottinghamshire Car Share scheme. The Highway Authority are satisfied with the contents, including measures to ensure ongoing monitoring of the Travel Plan. Electric Vehicle Charging Points would be secured by condition.
- 6.8.5 The site is in a sustainable location, and given the opportunities for pedestrian routes through the site to facilities such as education, health and shopping, and to

public transport, it is considered that the development would lessen reliance on the use of private vehicles.

6.9 Flood Risk and Surface Water Drainage

6.9.1 Although the site is not in Flood Zones 2 or 3, given the topography of the site, the development would need to ensure that it does not result in an increased risk of flooding to the houses that are at a lower ground level than the site. SuDS features are shown on the indicative layout in line with KDR of Policy 6.1. A Flood Risk Assessment has been submitted and subject to a condition requiring details of a surface water drainage scheme to be submitted and agreed prior to commencement of the development, the County Council as Local Lead Flooding Authority raise no objections. It is therefore considered that, subject to the agreement of the surface water drainage scheme, the provision of the SuDS features and ongoing management and maintenance thereof, the development would not result in a significant increase of risk of flooding to nearby property or other adjacent land. Subject to an approved maintenance plan, the SuDS features should not result in standing water, and resulting smells, to the detriment of nearby occupiers.

6.10 Other Matters

6.10.1 **Health Impact Assessment:** As a requirement of the submission, a Health Impact Assessment checklist has been received. Most items on the checklist are stated to be a positive, with three points (relating to: provision of secure cycle parking/ cycle lanes connecting to local and strategic networks, provision of new employment opportunities, and restriction of hot food takeaways) being a neutral and one point classed as uncertain (incorporation of renewable energies / measures to respond to seasonal changes). Overall, and as some points may not be determined until the reserved matters stage, it is considered that the development would have a positive impact on health.

6.10.2 **Building for Life Assessment:** As a requirement of the submission, a Building for Life assessment has been submitted. This concludes that of the 12 points set out in the BfL, all points score green and it is considered, notwithstanding that the application is at outline stage, that the BfL has been assessed correctly.

6.10.3 **Sustainability Statement:** It is considered that the development meets the three dimensions required of sustainable development (economic, social and environmental), as assessed in the paragraphs above.

6.10.4 **Noise and Pollution:** Given the history of the site, a condition will be imposed to agree details of a contaminated land survey and any measures identified would need to be implemented. This will be secured by condition. In respect of noise generated by the construction works, a note to applicant will be included in the decision setting out acceptable hours of noisy works so as to minimise disturbance for the occupiers of neighbouring property.

6.10.5 Matters Arising as a Result of Consultation:

- It is considered that the immediate neighbouring properties and the wider area have been consulted in accordance with the statutory obligations set out in the TCPA 2015, through notification letters to all adjoining residents, placement of site notices and publication of a press notice. Furthermore, the agent has displayed information boards around the site, inviting comments from the local community, prior to the submission of the application.
- Any new footpath proposed would need to be approved as part of the reserved matters application, and the details would need to take into consideration matters such as convenience of the route, measures to ensure opportunities for crime and anti-social behaviour are designed out, and adequate surveillance of the routes.
- As outlined in the report the development would generate the need for financial contributions toward the provision of school places and enhanced facilities at the nearby library and health centres, to mitigate for the increased in population in the area.
- Whilst it is acknowledged that the development would result in an increase in activity on the site, it is considered that the use of the site for residential would generate domestic noise at such a level to be considered significant.
- Use of the land for alternative uses is not under consideration and is in accordance with the site's allocation in the Local Plan
- Badgers are a protected species and as such any information relating to badgers which could lead to identification of their location and setts could lead to the potential for harm to this species and is therefore not available for public consumption. The information regarding Badgers has been made available to the relevant body i.e. Notts Wildlife Trust for consideration and assessment.
- Whether the owners of adjacent property would acquire riparian ownership over any watercourse or similar feature within or adjacent to a property would be a matter to be determined by that owner and the developer, and is not a material planning matter.

7 Planning Balance

- 7.1 The benefits of the proposal are that it would provide additional housing in a sustainable location and on an allocated site; potential to enhance attractive and usable walking and cycling links; potential for the enhancement and protection of green infrastructure assets and biodiversity; provision of SuDS to mitigate for flooding for the existing and proposed housing; protection of designated heritage assets.
- 7.2 The negative impacts are the potential for detrimental impact on neighbour amenity, however, as layout, scale and appearance are reserved matters, it is considered that this impact can be assessed and addressed through the reserved matters submission.
- 7.3 On balance, as the proposed development is considered to be in accordance with adopted policy and meets the Key Development Requirements of this allocated site, and subject to the conditions below, it is recommended that outline planning permission be granted.

8 Conclusion

- 8.1 Recommend grant conditional outline planning permission subject to the prior signing of a Section 106 Agreement.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
1.	<p>Application for the approval of any reserved matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this outline permission.</p> <p><i>Reason: In accordance with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.</p> <p><i>Reason: In accordance with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
3.	<p>This outline permission relates to the Site Location Plan received by the Local Planning Authority on 03.12.20.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
4.	<p>Before any development is commenced detailed drawings and particulars showing the following (the 'Reserved Matters') shall be submitted to and approved by the Local Planning Authority:</p> <ul style="list-style-type: none"> a) the scale, layout and external appearance of the dwellings; b) the means of access and parking provision within the site; and c) the landscaping treatment of the site. <p>The development shall be carried out strictly in accordance with the approved details.</p> <p><i>Reason: The application was submitted in outline only and to ensure that the details of the development are acceptable to the Local Planning Authority.</i></p>
5.	<p>No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme</p>

	<p>shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:</p> <ul style="list-style-type: none"> - Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods. - Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development. <p><i>Reason: To ensure that the development does not increase the risk of flooding to the site or to flood risk off the site, in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>6.</p>	<p>No part of the development hereby approved shall commence until details of a management and maintenance scheme in respect of any SuDS on site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development.</p> <p><i>Reason: To ensure that the development does not increase the risk of flooding to the site or to flood risk off the site, in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>7.</p>	<p>No part of the development hereby approved shall commence until details of an investigative survey of the site have been submitted to and approved in writing by the Local Planning Authority. The investigative survey must have regard for ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. Thereafter, no building pursuant to this permission shall be occupied or otherwise be brought into use until:</p> <ul style="list-style-type: none"> (i) All necessary remedial measures have been completed in accordance with details approved in writing by the Local Planning Authority; and (ii) It has been certified to the satisfaction of the Local Planning Authority that necessary remedial measures have been implemented in full and that they have rendered the site free

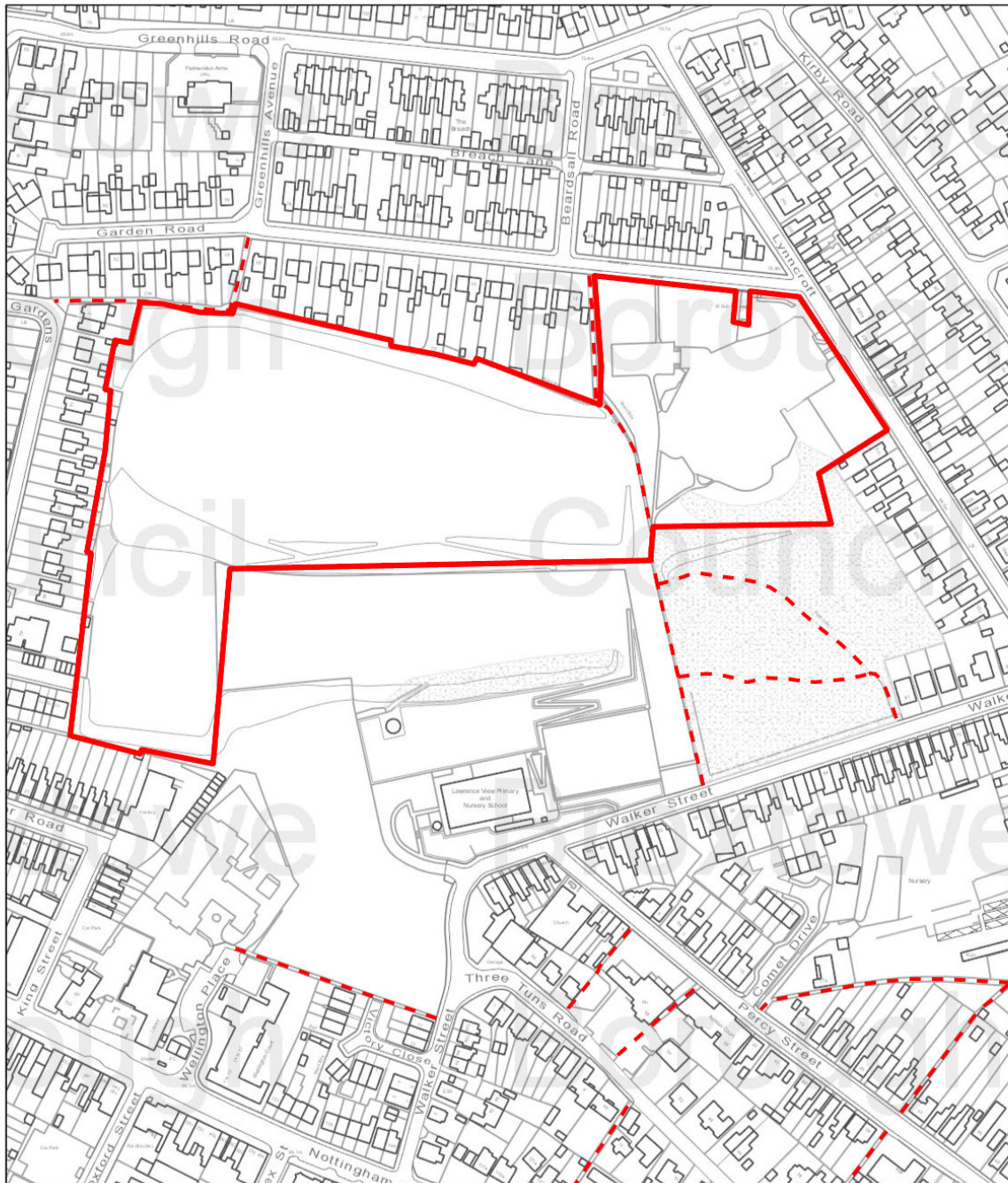
	<p>from risk to human health from the contaminants identified.</p> <p><i>Reason: In the interests of public health and safety, in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
8.	<p>No part of the development hereby approved shall commence until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include measures to prevent the spread of any invasive species found on the site. The CEMP shall be carried out in accordance with the approved details.</p> <p><i>Reason: In the interests of ensuring that the development does not result in harm to the biodiversity value of the site, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</i></p>
9.	<p>No part of the development hereby approved shall commence until a Landscape Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP should include details of ecological enhancements, wildlife boxes, maintenance schedule, bat roost and bird nest boxes, and external lighting.</p> <p><i>Reason: In the interests of ensuring that a biodiversity gain can be achieved, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</i></p>
10.	<p>No part of the development hereby approved shall commence until cross sections through the site, including the existing dwellings adjacent, have been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of residential amenity and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
11.	<p>No part of the development, including demolition, hereby approved shall be commenced until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:</p> <ul style="list-style-type: none"> a) The parking of vehicles of site operatives and visitors b) Loading and unloading of plant and materials c) Storage of plant and materials used in the construction of the development d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

	<p>e) Wheel washing facilities f) Measures to control the emission of dust and dirt during construction g) A scheme for recycling/disposal of waste resulting from demolition and construction works h) A risk assessment in relation to the railway</p> <p>The development shall be carried out in accordance with the approved details.</p> <p><i>Reason: In the interests of highway safety, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
12.	<p>No above ground works shall commence until details of Electric Vehicle Charging points including quantity and location have been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of promoting the use of sustainable modes of transport in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
13.	<p>No dwelling hereby approved shall be occupied until the access road and any communal parking / turning areas pertinent to that dwelling have been completed and made available for use.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in the interests of highway safety, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
14.	<p>No dwelling hereby approved shall be occupied until the boundary treatments and in curtilage parking pertinent to that dwelling have been provided.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in the interests of highway safety, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
15.	<p>The detailed drawings and particulars required under condition 4(c) shall include the following details:</p> <p>a) trees to be retained and measures for their protection during the course of development; b) numbers, types, sizes and positions of proposed trees and shrubs; c) proposed boundary treatments; d) proposed hard surfacing treatment for all areas including all public Rights of Way;</p>

	<p>e) planting, seeding/turfing of other soft landscape areas; and f) details of a management and maintenance scheme including a timetable for implementation of the scheme.</p> <p>The approved scheme shall be carried out strictly in accordance with the approved details. Soft landscaping shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</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 development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i></p>
<p>16.</p>	<p>The development shall be carried out in accordance with the recommendations contained within the Ecological Impact Assessment dated November 2020, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of ensuring that a biodiversity gain can be achieved, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>17.</p>	<p>The development shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy dated 05.03.21, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure that the development does not increase the risk of flooding to the site or to flood risk off the site, in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>18.</p>	<p>The development shall be carried out in accordance with the Travel Plan dated June 2021, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of promoting the use of sustainable modes of transport in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 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.	Given the proximity of residential properties, it is advised 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.
3.	Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.

Former Lynncroft Primary School, Garden Road, Eastwood, NG16 3FZ



10/13/2021, 4:11:51 PM

Public Rights of Way

- Byway open to all traffic
- Bridleway

- Footpath
- Site



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Photographs



Existing entrance to former school buildings on Lynncroft



Existing entrance to the left, view looking down Lynncroft toward Garden Road



View along Lynncroft looking south east. Entrance to site on the centre right



Rear of properties on Garden Road to the north of the site



Rear of properties on Atherfield Gardens, to the west of the site



Area formerly occupied by the school buildings. Houses on Lynncroft, to the right, and Garden Road, to the left, beyond the site



View across the site from the east, looking toward Atherfield Gardens



View across the field looking south west. The steep bank separating the main site from the proposed open space can clearly be seen



Public right of Way through the site



The Canyons, photo taken from Walker Street

Plans (not to scale)



Indicative site layout

Report of the Chief Executive

APPLICATION NUMBER:	20/00687/FUL
LOCATION:	Land south of 50 Pinfold Road, Newthorpe, Nottinghamshire, NG16 2FT
PROPOSAL:	Construct 22 dwellings

The application has been called to Committee by Councillor M Handley.

1 Executive Summary

- 1.1 This application seeks consent develop the land for residential purposes. The layout submitted proposes the construction of 22, 3 bedroom two storey dwellings with a mix of detached and semi-detached properties. There is one main access point into the site off Pinfold Road which serves all properties. The application includes various site sections showing proposed levels of the access and dwellings in relation to Pinfold Road and neighbouring properties located Pinfold Road, Main Street and Baldwin Street.
- 1.2 During the course of the application, the red line of the application has been altered and house types changes to increase the overall numbers of dwellings on the land from 15 to 22.
- 1.3 The site comprises 0.58ha of former agricultural land which was previously used as a paddock. The site previously consisted of a variety of trees and a hedgerow fronting Pinfold Road which have been removed since the submission of this application but have in part grown back. Most notably there is a mature Oak tree fronting Pinfold Road which is covered by a Tree Preservation Order and does not form part of the application site. The site has a significant change in levels compared with Pinfold Road with the land rising steeply upwards to the east directly behind the roadside hedge creating a level difference of approximately 3 – 4m.
- 1.4 Outline planning permission was previously granted under reference number 20/00712/OUT with all matters reserved except for access and layout for the provision of 20 dwellings. This application has since expired.
- 1.5 The benefits of the proposal are that the residential development would see the development of a vacant site for residential purposes. The proposed dwellings are not considered to be harmful to the character of the surrounding area, or have an unacceptable impact on neighbouring amenity or highway safety.
- 1.6 The committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix, and to the prior signing of a Section 106 Agreement.

APPENDIX

1. Details of the Application

- 1.1 This application seeks consent for the construction of 22 dwellings on a former paddock area. The layout submitted proposes the construction of 22, 3 bedroom two storey dwellings with a mix of detached and semi-detached properties. There is one main access point into the site off Pinfold Road which serves all properties.

2. Site and Surroundings

- 2.1 The site comprises 0.58ha of former agricultural land which was previously used as a paddock. The site previously consisted of a variety of trees and a hedgerow fronting Pinfold Road which have been removed since the submission of this application but have in part grown back. Most notably there is a mature Oak tree fronting Pinfold Road which is covered by a Tree Preservation Order and does not form part of the application site. The site has a significant change in levels compared with Pinfold Road with the land rising steeply upwards to the east directly behind the roadside hedge creating a level difference of approximately 3 – 4m.
- 2.2 The area is characterised by residential development with the west side of Pinfold Road displaying a mix of two-storey semi-detached and detached properties, located on a higher level than the road. To the east is Baldwin Street containing bungalows backing onto the site and situated approximately 0.5m-1m higher than the site. To the south is a detached two storey dwelling set back and largely screened within the street scene of Pinfold Road, whilst to the north further along Pinfold Road and along Main Street there are a mix of detached and semi-detached dwellings set at a high level than the site.

3. Relevant Planning History

- 3.1 Outline planning permission (with all matters reserved except for layout and access) was granted in 2014 under reference 12/00712/OUT to construct 20 dwellings on the site. This planning permission has now expired.

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 1 – Climate change
- Policy 2 – The spatial strategy
- Policy 8 – Housing mix and choice
- Policy 10 – Design and enhancing local identity
- Policy 14 – Managing travel demand
- Policy 16 – Green infrastructure, parks and open spaces
- Policy 19 – Developer contributions

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
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 20: Air Quality
- Policy 21: Unstable Land
- Policy 32 – Developer Contributions

4.3 National Planning Policy Framework (NPPF) 2021:

The National Planning Policy Framework (NPPF) 2021, outlines a presumption in favour of sustainable development, that planning should be plan-led, decisions should be approached in a positive and creative way and high quality design should be sought.

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.
- Section 8 – Promoting healthy and safe communities.
- Section 9 – Promoting sustainable transport.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.

5 Consultations

- 5.1 **The Council's Tree Officer:** No objections and provides general advice regarding the protection of the TPO tree.
- 5.2 **The Council's Environmental Health Officer:** No objections subject to conditions relating to hours of operation.
- 5.3 **The Council's Parks and Environment Manager:** Confirms that full developer contributions would be sought for open space.
- 5.4 **The Council's Waste and Recycling Officer:** Provides general advice regarding bin provision for future occupiers of the dwellings.
- 5.5 **Environment Agency:** Advise the site is within Flood Zone 1 and there are no fluvial flood risk concerns.
- 5.6 **Severn Trent Water:** Provide advice regarding connection to public surface water and foul sewage systems.
- 5.7. **Nottinghamshire County Council Local Led Flood Authority:** No objections.
- 5.8 **NHS Nottingham and Nottinghamshire CCG:** Advise no S106 contributions are required due to the overall number of dwellings.

5.9 **Nottinghamshire County Council Policy:** Provides advice regarding planning obligation requirements.

5.10 **Nottinghamshire Wildlife Trust:** Provide an holding objection in the absence of updated ecology reports.

5.11 **First Consultation**

Twenty-nine properties either adjoining or opposite the site were consulted along with the posting of 3 site notices in the area, with 24 letters having been received objecting on the grounds of:

- Loss of privacy,
- Overlooking,
- Highway safety,
- Flooding,
- Impact upon the TPO Oak tree,
- Loss of trees and hedgerows,
- Flooding.

5.12 **Second Consultation**

Following receipt of amended plans, all properties previously consulted and those which made representations along with residents that made representations were re-consulted along with the posting of 3 site notices, with a further 23 letters having been received objecting on the same grounds as previously mentioned:

- Loss of privacy,
- Overlooking,
- Highway safety,
- Flooding,
- Impact upon the TPO Oak tree,
- Loss of trees and hedgerows,
- Flooding.

6 **Assessment**

6.1 The main issues relating to this application are the principle of development, design and the impact upon visual amenity of the area, residential amenity, highway safety and viability. These are discussed in turn as follows:

6.2 **Principle**

6.2.1 The application site is located in a sustainable urban, residential area within Eastwood. The site is currently vacant and was previously used as a paddock. Furthermore, outline planning permission was granted under reference number 12/00712/OUT for 20 dwellings on the site with access and layout being approved and all other matters relating to appearance, scale and landscaping reserved for future consideration under reserved matters. Whilst this application has subsequently expired, in view of the previous planning permission granted on the land, it is therefore considered the principle of residential development on the land

has been established subject to careful consideration of other material planning considerations.

6.3 Design

- 6.3.1 The housing stock in Eastwood is generally mixed in character with the older housing stock largely being terraced properties and newer developments consisting of semi – detached and detached properties. Directly opposite the site and to either side of the access road on Pinfold Road there is a mix of detached and semi-detached two storey dwellings. To the west on The Sycamores these dwellings are detached and single storey in nature. Immediately to the east on Newmanleys Road there are two storey detached dwellings. To the east is Baldwin Street containing bungalows backing onto the site. To the north along Main Street there are a mix of detached and semi-detached dwellings set at a high level than the site.
- 6.3.2 The scheme layout has been designed with plots 14 – 16 and 17 – 21 backing onto Pinfold Road due to the sloping nature of the site. Along the boundary of the plots and to the rear of the pavement a 1m high wall with railings is proposed with a hedgerow to the rear. Plots 1 – 6 are situated running parallel with the rear boundaries of the existing properties along Main Street, as are plots 11 – 13 which are situated on the opposite side of the site, again running parallel with the boundary of number 24 Pinfold Road. Plots 7 – 10 and plot 22 are positioned within the site running parallel with the rear boundary of the properties located on Baldwin Street. Parking is proposed to the front of the plots with the provision of landscaping, with private garden areas to the rear of the plots.
- 6.3.3 The plots have been well spaced out within the site in the form of semi-detached dwellings, with the exception of plots 11, 16, 17 and 22 which are proposed to be detached. The house types are relatively simple and modest in their form and massing, with a mixture of pitched roofs and gable ends, with the exception of plots 16 - 17 which have been designed to front the street scene due to their prominent position within the development either side of the access road and plot 11 being situated sideways on to the internal road. Plots 1 – 6 are also proposed to be 2.5 storey due to the rise in land levels of the dwellings located on Main Street. The use of different materials helps to break up the brickwork and add interest to the different elevations of the properties within the development. No information has been submitted in respect of the materials proposed to be used for the external elevations and roofs of the proposed dwellings and a condition is considered necessary for these details to be submitted and approved.
- 6.3.4 In respect of boundary treatments, as previously mentioned the scheme layout has been designed with plots 14 – 16 and 17 – 21 backing onto Pinfold Road due to the sloping nature of the site. Along the boundary of these plots and to the rear of the pavement serving Pinfold Road a 1m high wall with railings is proposed with a hedgerow to the rear. Between each individual plot 1.8m high close boarded timber fencing will be provided. In addition, a 1.8m high close boarded timber fence is also proposed to the boundaries of the side with the properties located on Main Street, Baldwin Street and Pinfold Road.

6.3.5 It is not considered that the proposal will have a significant detrimental impact upon the visual amenity of the area or the character of the street scene.

6.4 Amenity

6.4.1 Objections have been received from neighbouring properties in respect of loss of privacy.

6.4.2 To the front of the site there are 8 plots proposed. These plots are sited backing onto Pinfold Road due to the sloping nature of the front section of the site. Directly opposite plots 14 – 16 there is the junction of Valley Drive and Pinfold Road. Plots 17 – 21 are sited backing onto the front of numbers 33 and 35 Pinfold Road. These plots are served with rear gardens of between 11m (plot 17) increasing gradually to 14.6m (plot 21). The properties directly opposite are also set back from the main road of Pinfold Road. Whilst the plots will be set higher than Pinfold Road, the distance between these plots and the existing properties on Pinfold Road is considered sufficient to maintain privacy and is not an unusual facing distance on street of this type and character.

6.4.3 In terms of impacts on the existing single storey dwellings located backing onto the site on Baldwin Street, plots 11 – 13 have been orientated to be side facing onto the boundary. Plots 7 – 10 and 22 will back onto the properties on Baldwin Street. A 1.8m high close boarded timber fence is proposed along the boundary of the plots and the existing dwellings on Baldwin Street. Whilst the properties located on Baldwin Street do have small gardens with the addition of conservatories/extensions garages, separation distances of 21m have been provide back to back. Whilst the character of the site will change from that of a paddock to one of built development, this will not be at odds with the residential character of the area.

6.4.4 Plots 1 – 6 are 2.5 storey in nature and back onto the rear gardens of existing properties on Main Street, partly onto the rear garden of number 50 Pinfold Road and will face sideways onto properties located on Baldwin Street. Numbers 238 and 240 Main Street are set at a significant higher level than the application site and site sections have been submitted as part of the application to demonstrate this. In addition, these two properties are served by gardens in excess of 18m in length. Whilst plot 1 will be sited overlooking number 50 Pinfold Road, this would only be a small part of the end of the rear garden. Plot 6 which will be sited side facing onto the rear of two properties located on Baldwin Street, this dwelling will be set in from the boundary by 4m.

6.4.5 As a general rule it is usually considered that gardens serving new dwellings should have a minimum depth of 10m, not only because of the desire to create an adequate separation distance between neighbouring properties (of particular relevance here due to level differences), but also to ensure that there is an acceptable amount of usable amenity space. Whilst some of the plots on the site fall slightly short of this, it is considered the proposal provides an acceptable standard of amenity for future occupiers of the dwellings.

6.4.6 A condition is recommended restricting the hours of operational on the site to protect the amenity of occupiers of surrounding residential properties.

6.4.7 In view of the above, it is not considered there will be any significant detrimental impact upon the immediate neighbouring properties located on Pinfold Road, Main Street or Baldwin Street in respect of overlooking, overbearing or noise impacts.

6.5 Access

6.5.1 Concerns have been raised by local residents in respect of highway safety.

6.5.2 Access is proposed off Pinfold Road situated away from the junction with Pinfold Road and Valley Drive. The Highway Authority raises no objections to the location of the proposed access and it is considered appropriate in order to facilitate an attractive layout. Footpaths have been provided to the front of the development and within the site upon the advice of The Highway Authority. It is also advised that the visibility with the junction along Pinfold Road is acceptable along with the gradient of the access driveway. Adequate parking provision of 2 space per dwelling are provided within the site which is considered acceptable for the proposed 3 bedroom dwellings.

6.5.3 The Highway Authority advise that the scale of development is such that it would be their strong preference for the internal road layout to be designed to an adoptable standard, and be offered for adoption. The Design and Access Statement indicates an intention to keep the roads private, but this will place a financial burden on the future occupiers to purchase public liability insurance, and to contribute fees towards subsequent maintenance programmes.

6.5.4 In view of the above, a clause within the Section 106 Agreement will be provided in order to ensure that a management company will be responsible for the future maintenance of the private road, and that the properties served by the private road have appropriate legal covenants to prevent any future action by residents against the Highway Authority. The indemnity should normally be a legal covenant placed on the properties to prevent petitioning. The Highway Authority must approve the wording of the covenant.

6.5.5 To conclude, The Highway Authority raise no formal objections to the proposal subject to various conditions including details of wheel washing facilities to be provided. It is considered there are no highway safety issues relating to this application.

6.6 Developers Contributions

6.6.1 The application constitutes a major scheme and Policy 19 from the Aligned Core Strategies requires that a planning obligation is sought from the developer. In line with the NPPF any planning obligation should meet the tests of being necessary in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. Paragraph 57 of the NPPF states that where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to

be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.

- 6.6.2 Full open space contributions of £32,398.96 have been requested for the provision of capital and maintenance contributions to fund improvements to Smithurst Road open space area.
- 6.6.3 Nottinghamshire County Council have requested contributions of £3,500.00 towards bus stop improvements. A further request of £97,004 has also been requested towards secondary education provision in the Broxtowe North Planning Area.
- 6.6.4 In accordance with policy 15 - Housing size, mix and choice of the Part 2 Local Plan 2019, a total of 3 dwellings on the site are required to be affordable. This will be secured with a suitably worded clause within the Section 106 for the dwellings to be secured on site.
- 6.6.5 A viability appraisal has been submitted on behalf of the applicant and this concludes that the development would not be viable if all of the above contributions were to be paid. An independent assessor has assessed the viability appraisal and concludes that the development is capable of providing up to £48,000 of Section 106 Contributions. As such, this figure will be used to meet the requirements of Nottinghamshire County Council in relation to 3,500 for bus stop improvements, with the remainder being split equally between Open Space and Education at an amount of £22,250 each.

6.7 Other Issues

- 6.7.1 The site was previously used as a paddock and was overgrown with a variety of trees. These have since been removed along with the former hedgerow fronting Pinfold Road. The submitted ecology report specifically advises that the site does not contain any evidence of bats, badgers or other habitats or features considered likely to support populations of any other protected or notable species.
- 6.7.2 In terms of trees within the site, the submitted tree survey states that the Oak tree is clearly the most important arboricultural feature of the site and will be retained. The tree is protected by a Tree Preservation Order (TPO) and is not included with the red line of the application site. The report concludes that the remaining species on the site should not restrict the development of the site and this approach is supported by the Council's Tree Officer. Any works to the tree would require the submission of a separate application due to the TPO.
- 6.7.3 Concerns have been raised in respect of existing flooding issues within the area. Nottinghamshire County Council as the Local Lead Flood Authority, Severn Trent Water and The Environment Agency have all been consulted and raise no objections. It is proposed that both surface water and sewage would be connected to existing serves and would require separate permission from Severn Trent Water. Furthermore, this matter would be adequately dealt with under Building Regulations

and therefore is not necessary to implement a planning condition give no objections or conditions have been requested from the 3 consultees previously mentioned.

7 Planning Balance

7.1 On balance this scheme would enable the provision of a residential development of 22 dwellings to be constructed on a currently vacant site, which would both enhance the environmental quality of the area, and reduce pressure for housing development elsewhere. The scheme complements the existing built form of the area, without impinging on amenity of those residents currently bordering the site. There are no significant constraints to developing this site that cannot be addressed by conditions, and on balance therefore, it is considered the scheme is acceptable.

8 Conclusion

8.1 Having regard to all material considerations, the proposed development is required to assist in meeting the borough’s overall housing requirement. As the site is located in the main built-up area, this carries significant weight as the location is sustainable. Therefore, the proposal is considered to be in accordance with the relevant local and national policy guidance and there are no material considerations which would warrant a decision being taken at variance to this. It is recommended that the application be approved subject to conditions and the completed S106 agreement to secure open space, education bus stop improvements.

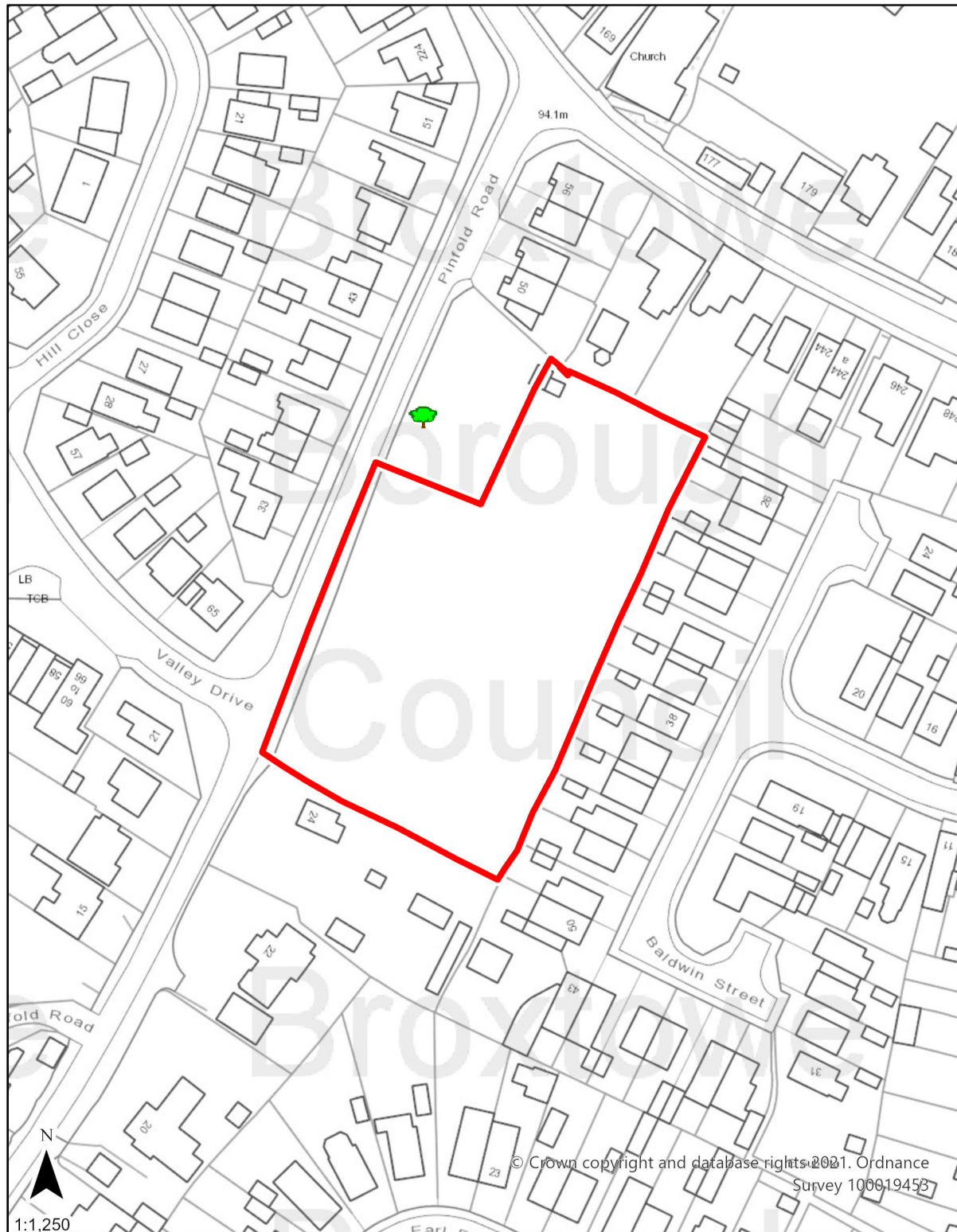
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions and to the prior signing of a Section 106 Agreement.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with drawing(s) numbered Site Location Plan 1: 1250, Proposed Elevations/Floor Plans – House Type B, CF/MS/21/16/04B, Proposed Elevations/Floor Plans – House Type C, CF/MS/21/16/05, Proposed Elevations/Floor Plans – House Type D, CF/MS/21/16/06, Proposed Site Section, CF/MS/21/16/02 received by the Local Planning Authority on 18 June 2021, Proposed Site Section through to Main Street, CF/MS/21/16/07 received by the Local Planning Authority on 08 July 2021 and Site Block Plan, CF/MS.21.16.01 received by the Local Planning Authority on 18 October 2021.

	<i>Reason: For the avoidance of doubt.</i>
3.	<p>No development hereby permitted shall commence until wheel washing facilities have been installed on the site. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.</p> <p><i>Reason: In the interest of highway safety.</i></p>
4.	<p>No building operations shall be carried out above ground level until details of the manufacturer, type and colour of the bricks and tiles to be used have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</p> <p><i>To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy H17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
5.	<p>Occupation of the hereby approved dwellings shall not take place until the site access has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the access to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p> <p><i>Reason: In the interest of highway safety.</i></p>
6.	<p>Occupation of the hereby approved dwellings shall not take place until the site access arrangement as shown on approved drawing: Site Block Plan, CF/MS.21.16.01 received 18 October 2021 have been provided, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interest of highway safety.</i></p>
7.	<p>Occupation of the hereby approved dwellings shall not take occupied until details of the proposed arrangements and plan for future management and maintenance of the private road including associated drainage have been submitted to and approved in writing by the Local Planning Authority. The private road and drainage shall thereafter be maintained in accordance with the approved management and maintenance details, until such time that a private Management and Maintenance Company has been established.</p>

	<i>Reason: To ensure that the road infrastructure is maintained to an appropriate standard.</i>
8.	<p>Operational building works shall be limited to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and at no times on Sundays and Bank Holidays.</p> <p><i>Reason: In the interest of residential amenity.</i></p>
9.	<p>No development shall take place above ground level until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development (b) numbers, types, sizes and positions of proposed trees and shrubs (c) proposed boundary treatments (d) proposed hard surfacing treatment (e) proposed lighting details (f) planting, seeding/turfing of other soft landscape areas <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p><i>Reason: In the interests of residential amenity and the appearance of the area and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
10.	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
11.	<p>During the construction works, no materials, equipment, machinery, temporary buildings or surplus soil shall be placed or stored beneath the branches of the trees protected by a Tree Preservation Order, and no oil, bitumen, cement or other materials likely to be injurious to a tree shall be discharged within 10 metres of the trunk. If any trenches for services are required within the canopy areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 25mm (1 inch) or more shall be left unsevered.</p>

	<i>Reason: To ensure the existing trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i>
12.	<p>The erection of fencing for the protection of the preserved trees shall be undertaken in accordance with details to be submitted to and approved 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 any excavation be made, without the written consent of the Local Planning Authority.</p> <p><i>Reason: To ensure the existing trees protected by a Tree Preservation Order are not adversely affected and in accordance 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, through an early visit to the site to appreciate whether any amendments needed to be sought and thus afford sufficient time to negotiate these should it have been the case.
2.	The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
3.	The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority.]
4.	The off-site improvements associated to this consent will require you to undertake works in the public highway, which is land

	<p>subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. You are therefore required to contact Via East Midlands on 0115 8042100 to obtain the necessary consents/license.</p>
5.	<p>As this permission relates to the creation of a new unit(s), please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address(es) is(are) created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</p>
6.	<p>Please note that this permission has been granted contemporaneously with an agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.</p>



Legend

-  Site Outline
-  Single TPO

Photographs

Views of site along Pinfold Road.



Existing site access adjacent number 50 Pinfold Road and TPO Oak Tree.



Number 24 Pinfold Road and view of properties located on Main Street and Baldwin Street.



View of properties on Baldwin Street.

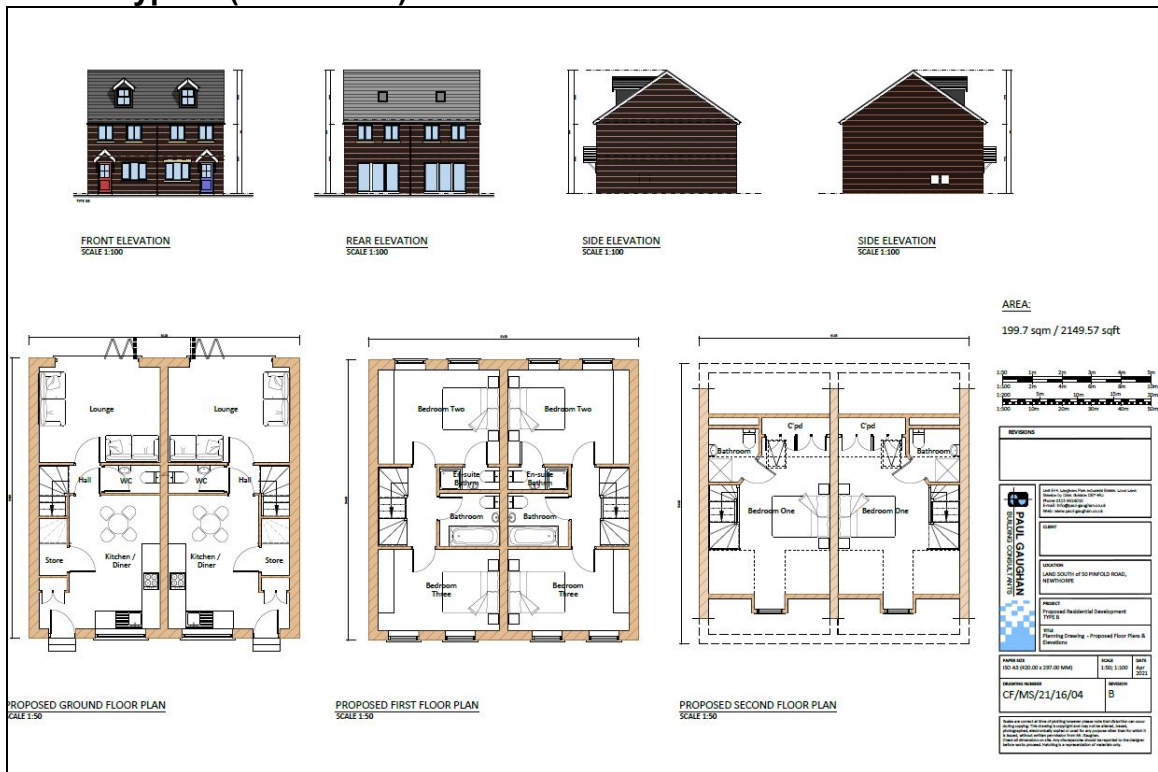


Plans (not to scale)

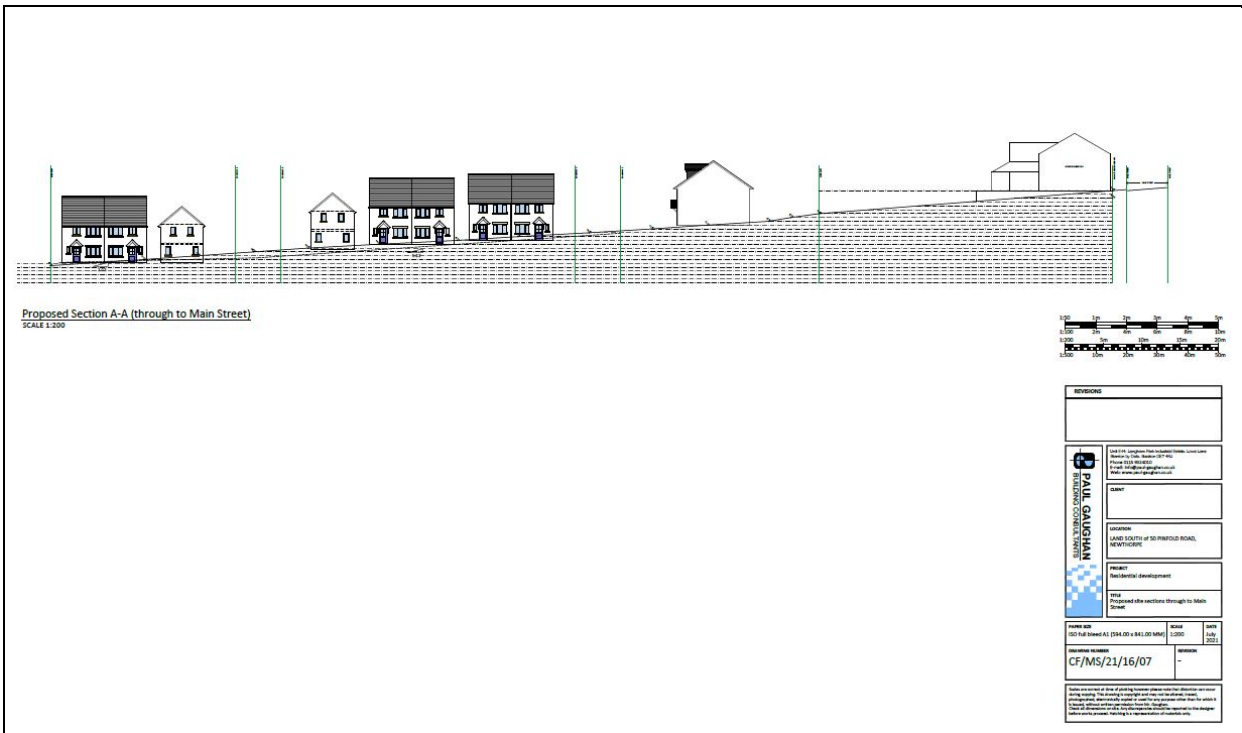
Site Block Plan



House Type B (Plots 1 – 6)



Site Sections



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Report of the Chief Executive

APPLICATION NUMBER:	21/00052/FUL
LOCATION:	150 Queens Road, Beeston, Nottinghamshire, NG9 2FF
PROPOSAL:	Change of use of the existing residential property (Class C3) to a seven bedroomed House in Multiple Occupation

Councillor L A Lally has requested this application be determined by Planning Committee.

1 Executive Summary

- 1.1 This application seeks permission to change the use of this residential property (Class C3) into a seven bedroomed house in multiple occupancy (HMO). No external changes are proposed.
- 1.2 An application was approved in March 2019 (18/00870/FUL) to construct two storey side and single storey rear extensions. The internal layout consisted of five bedrooms. These extensions have partially been built.
- 1.3 The main issue relates to whether the principle of the change of use from a residential property (Class C3) to a seven bedroomed HMO would be acceptable.
- 1.4 The benefits of the proposal are that it would provide additional space in an existing house which will contribute to the mix of housing in the area. Although there will be some impact on neighbour amenity, it is considered this will not be detrimental and is outweighed by the benefits of the scheme. On balance, the scheme is acceptable and should be approved.
- 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 This application seeks permission to change the use of this residential property (Class C3) into a seven bedrooed house in multiple occupancy. No external changes are proposed.
- 1.2 An application was approved in March 2019 (18/00870/FUL) to construct two storey side and single storey rear extensions. The internal layout was for five bedrooms. The extensions have partially been built.
- 1.3 No external changes are proposed. The internal layout will be amended to include two additional bedrooms at ground floor level. At ground floor level, the property will consist of a kitchen, living/lounge area, a shower room and three bedrooms (one with an en-suite). At first floor level, the property will consist of four bedrooms (one with an en-suite) and a bathroom.
- 1.4 The site is relatively flat and located within Flood Zones 2 and 3 which is land with a high probability (1 in 100 or greater) of river flooding.

2 Site and surroundings

- 2.1 The application site comprises a semi-detached house with hipped roof and asymmetrical front gable feature with mock Tudor boarding. The two storey side and single storey rear extensions are under construction from the previously approved application 18/00870/FUL.
- 2.2 The site is enclosed by fencing and vegetation to the rear, front and sides.
- 2.3 The site is positioned within a predominantly residential area with some commercial businesses. There is a mix of flats, terrace, semi-detached and detached properties. No. 152 is a semi-detached dwelling positioned to the south west and no. 148 is the adjoining semi-detached dwelling positioned to the north east. No. 1 Queens Drive is a semi-detached dwelling positioned to the north. The site is within walking distance of Beeston town centre and regular bus and tram services.

3 Relevant Planning History

- 3.1 An application for two storey side and single storey rear extensions (18/00870/FUL) was granted permission in March 2019 and is under construction.

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

4.2 Part 2 Local Plan

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

- Policy 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 Three neighbouring properties were consulted on the application and no comments were received.

5.2 **Private Sector Housing:** no objection.

5.3 **Environment Agency:** Advise a condition that the development should be carried out in line with the submitted flood risk assessment and that the flood resilience measures are implemented as described on page 8. Advisory in respect of floor levels.

6 Assessment

6.1 The main issue relates to whether the principle of the change of use from a residential property (Class C3) to a seven bedrooed HMO would be acceptable.

6.2 Principle

6.2.1 The site lies within a predominantly residential area with some commercial units. This is a wide mix of different properties in the area including flats, terrace, semi-detached and detached houses. The site is within walking distance of Beeston town centre and is in close proximity to the tram and regular bus services along Queens Road. The site is relatively flat and located within Flood Zones 2 and 3 which is land with a high probability (1 in 100 or greater) of river flooding.

6.2.2 The proposal of the change of use from a residential property (C3) to a seven bedrooed property for seven occupants is considered to be acceptable. The site is within an urban, sustainable location with access to regular transport links and provides additional space in a property that has already received permission under (18/00870/FUL) for the partially constructed extensions (see history section). Although the original layout proposed under 18/00870/FUL was for five bedrooms, it would not have required permission to increase this to six.

6.2.3 Whilst it is acknowledged there are a number of applications that have been considered for development along Queens Road, this is a main road with a wide mix of properties, including commercial. It is considered the approval of this application would add to the housing mix and would not impede a sense of

community.

- 6.2.4 To conclude, this development would add to the housing mix and it is considered that the character of the area would not be harmed given the wide mix of development in the area. It is positioned with a well-connected area which reduces the reliance on private car ownership and is within walking distance of Beeston town centre. No external changes are proposed and therefore it is only the proposal of the increase in bedrooms that is to be considered. The principle of the development is therefore considered to be acceptable.

6.3 Flood Risk

- 6.3.1 The site lies within Flood Zone 3 which is land with a high probability (1 in 100 or greater) of river flooding. A Flood Risk Assessment has been submitted with the application. Paragraphs 155 – 158 of the NPPF states that inappropriate development in areas of high risk of flooding should be avoided but where it is necessary, should be undertaken without increasing flood risk elsewhere.
- 6.3.2 Within Beeston and Attenborough there are substantial areas which are within Flood Zones 2 and 3 but have a high degree of protection against flooding due to the Nottingham Trent Left Bank Flood Alleviation Scheme. Sequentially, it is considered the site is acceptable and it is considered a positive that this location minimises additional development in the Green Belt in Broxtowe. Therefore, when assessing whether other sites are 'reasonably available', this site can be viewed as a 'sustainability benefit' and the Green Belt must be treated as a major constraint.
- 6.3.3 The Environment Agency requested further information in respect of topographical information. On receipt of this and the submitted Flood Risk Assessment, no objection has been raised and a condition that the development is carried out in accordance with the Flood Risk Assessment and flood resilience measures has been advised.
- 6.3.4 To conclude, it is considered the scheme is acceptable in terms of flood risk.

6.4 Amenity

- 6.4.1 No comments have been received by neighbours in respect of this application.
- 6.4.2 The properties that will be mostly impacted by the development are nos. 148 and 152 Queens Road.
- 6.4.3 As no external changes are proposed to the property the matters in relation to amenity solely relate to the increase in occupants from five to seven. Whilst it is accepted there will be an increase in the level of noise and disturbance associated with this property, it is considered this would not be significant enough to warrant refusal. Furthermore, the property is positioned on a main road which will already experience a level of noise and disturbance from the traffic.
- 6.4.4 To conclude, it is acknowledged there will be some impact on the amenity of surrounding neighbours. However, it is considered this would not be significant enough to warrant refusal. The site is located on a busy main road and therefore

a degree of noise and disturbance will already be experienced by neighbours that this would unlikely increase this to an unacceptable level. It is therefore considered the impact on the neighbours will be acceptable.

6.5 Design

6.5.1 No external changes are proposed to the property and therefore design is not considered.

6.6 Parking

6.6.1 The site is within walking distance of Beeston town centre and is in close proximity to the tram and regular bus services along Queens Road. Car ownership associated with this property is likely to be low; however, there is parking available for two cars at the front of the property.

6.6.2 In regards to parking, the Inspector who dealt with the appeal at 147 – 151 Queens Road (18/00516/FUL, app ref: APP/J3015/W/19/3229670) which was for ten, one bedroomed apartments and one parking space said the following: *“the appeal site is in an accessible location in walking distance of services and facilities, and with good access to public transport... the proposed apartments would be single-bedroom and would likely be occupied by only 1 or 2 people. Given the accessibility of the appeal site, this level of occupancy would not generate a significant parking requirement in my view.”* Although the appeal was dismissed (on different reasons), the Inspector set out clearly that one car parking space for 10 apartments was acceptable given the positioning of this site. This appeal site is adjacent to the application site.

6.6.3 To conclude, it is considered the parking is sufficient for this site given the location and proximity to sustainable transport links.

7 Planning Balance

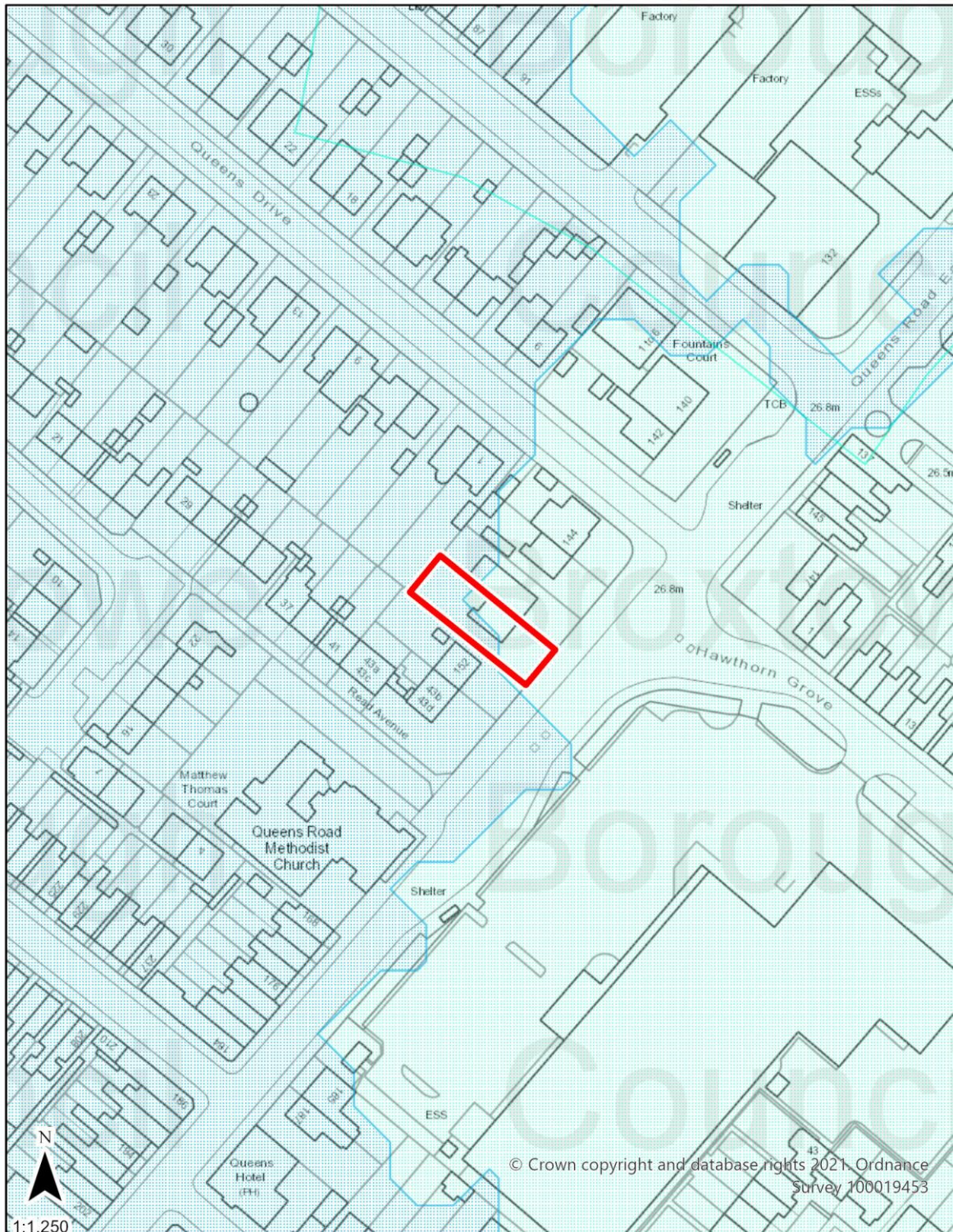
7.1 The benefits of the proposal are that it would provide additional space in a property which accords with policies contained within the development plan which is given significant weight. There is some impact on neighbour amenity but this matter is considered to be outweighed by the benefits of the scheme.

8 Conclusion

8.1 To conclude, it is considered the extensions and alterations reflect an acceptable level of design that are in keeping with the main house. It is considered the extensions and dormers do not have an unacceptable impact on neighbour amenity and sufficient parking is still available to the front of the property.

<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 drawings: SG/18/12/11/03 Rev B received by the Local Planning Authority on 8 April 2021 and SG/18/12/11/03 Rev D B received by the Local Planning Authority on 23 March 2021.</p> <p>Reason: For the avoidance of doubt.</p>
3.	<p>Prior to the implementation of the change of use of hereby approved, the development shall be constructed in accordance with the submitted Flood Risk Assessment prepared by IDOM, ref: FRA-22303-21-197 dated July 2021 and in accordance with the mitigation measures as detailed on page 8. These resilience measures shall be maintained and retained for the lifetime of the development.</p> <p><i>Reason: To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Part 2 Local Plan (2019).</i></p>
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	Floor levels should be set at 27.28m AOD (Above Ordnance Datum).

Map



Legend

-  Site Outline
-  Flood Zone 3
-  Flood Zone 2

Photos



South east (front) elevation



Rear/side boundary with no. 148



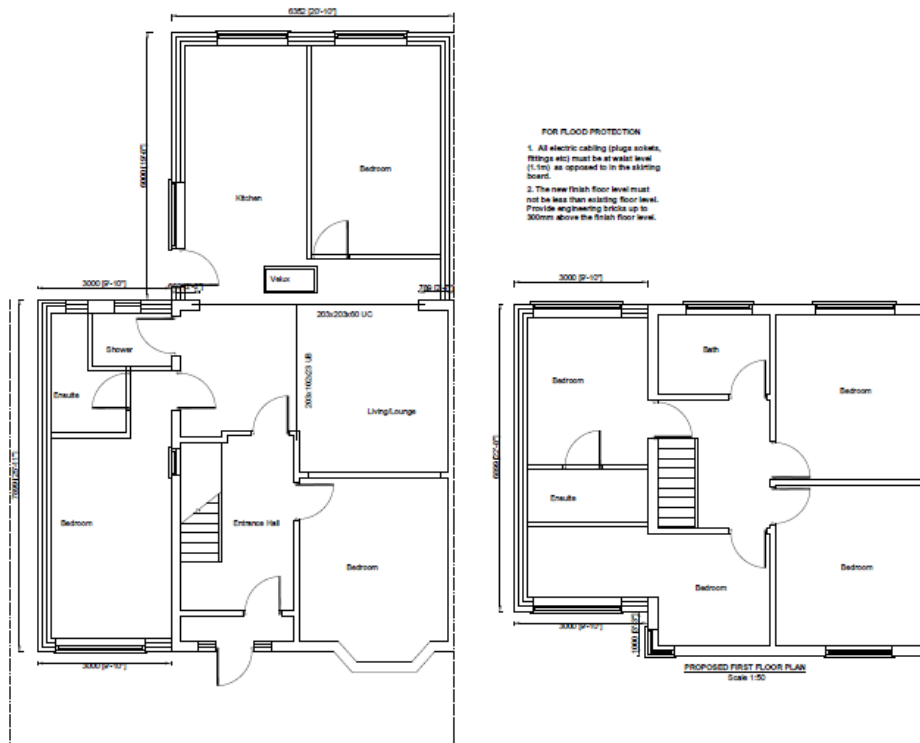
North west (rear) elevation



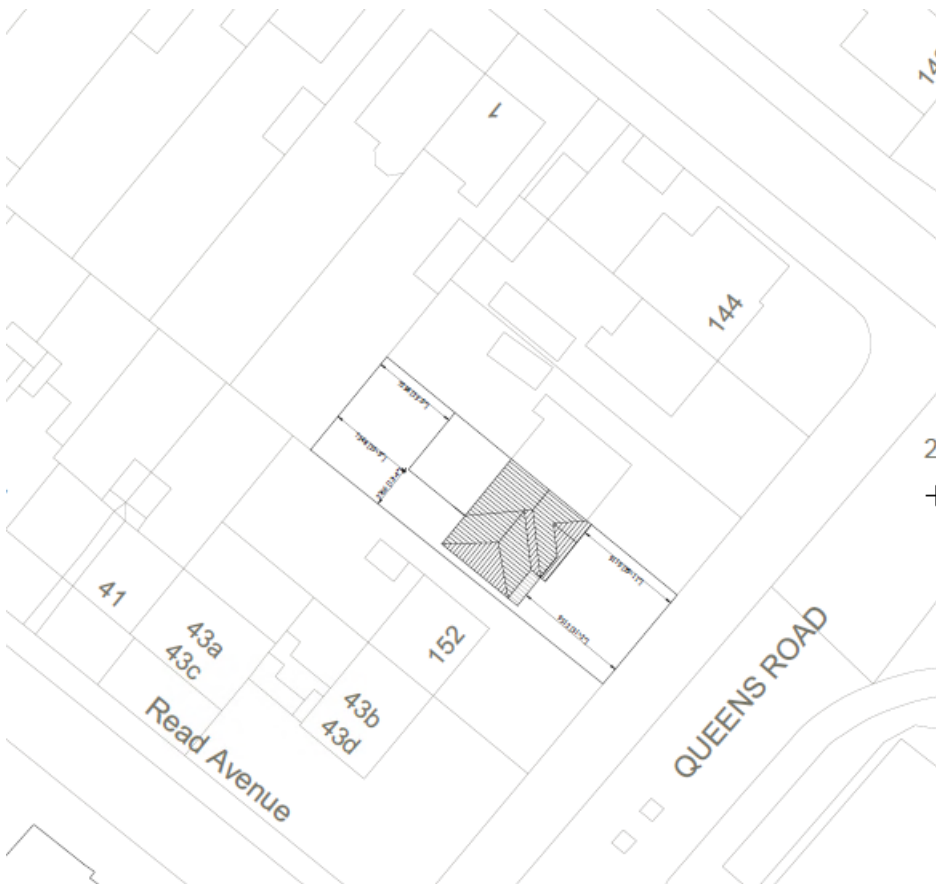
Rear/side boundary with no. 152

*Photos show extensions under construction from approved permission, 18/00870/FUL.

Plans (not to scale)



Floor Plans



Block Plan

Plans (not to scale)



Proposed Elevations

Report of the Chief Executive

APPLICATION NUMBER:	21/00591/FUL
LOCATION:	98 Church Lane, Cossall, Nottinghamshire, NG16 2RW
PROPOSAL:	Construct single storey rear extension.

This application has been called to Planning Committee by Councillor M Radulovic MBE.

1.0 Executive Summary

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

APPENDIX

2.0 Details of the Application

2.1 This application seeks permission to construct a dual pitched single storey rear extension to the eastern (rear) elevation of the existing dwelling creating a large open plan kitchen/dining area. It should be noted a modest kitchen extension will be demolished to facilitate the larger extension.

3.0 Site and surroundings

3.1 The application property is a detached dwelling with brick finish to all the elevations and tiled roof and has a two storey extension to the side. There is off road parking to the principal elevation for several vehicles and the rear garden is laid to lawn with a summerhouse/shed arrangement in the south eastern corner.

3.2 The property is located in a semi-rural location with neighbouring residential dwellings to the south, a single detached bungalow to the north and open fields/agricultural land wrapping around the north and east of the domestic dwellings. The application site is in the Nottinghamshire Green Belt.

4.0 Relevant Planning History

4.1 There have been two applications at the property and these are as follows:

4.2 Two storey side extension which was approved but not implemented, 17/00253/FUL refers.

4.3 Two storey side extension, revised scheme from 17/00253/FUL, which was approved 14 March 2019 and implemented in full, 18/00804/FUL refers.

5.0 Relevant Policies and Guidance

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

5.1.1 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 3: The Green Belt

Policy 10: Design and Enhancing Local Identity

5.2 **Part 2 Local Plan 2019**

Policy 8: Development in the Green Belt

Policy 17: Place-making, design and amenity

5.3 National Planning Policy Framework (NPPF) 2021:

Section 2 – Achieving Sustainable Development.

Section 4 – Decision-making.

Section 12 – Achieving well-designed places.

Section 13 – Protecting Green Belt Land

6.0 Consultations

6.1 No comments from technical consultees are required for this application.

6.2 Two neighbouring properties were consulted and a site notice was displayed. Both neighbouring properties commented that they raise no objection to the proposal.

7.0 Assessment

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

8.0 Principle

8.1 The application site is washed over by Green Belt, and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. 149 of the NPPF states that the Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, exceptions to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

8.2 As stated in the Planning History section of the report, the original dwelling has been extended to the side and under this consent, permitted development rights were removed restricting any further extensions to the dwelling, without written consent from the Local Planning Authority. The volume of the original dwelling has been calculated to be circa 297.20m³, the two storey side extension added 141m³ and the proposal for the single storey rear extension seeks to add a further 55m³. The calculations for the side extension (already implemented) and the rear extension along with the original dwelling would be 493.2m³. There is a small single storey kitchen extension to be demolished which is 14.4m³ which should be taken into consideration with the figures. The increase of the extensions to the dwelling including the proposed, would be 61% of the original volume of the dwelling.

8.3 The proposed extension would exceed the 30% volume increase which would not be considered a limited addition to the original dwelling. The proposal is not considered to be an exception to inappropriate development in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in the Green Belt.

9.0 Design and Appearance

9.1 The proposed dual pitched single storey rear extension is to cover the whole width of the original dwelling, measuring 5.9m wide, 3.14m in length, 2.4m to the eaves and 3.7m to the ridge. From the position and size, it is considered that the single storey rear extension would read as a later addition to the dwelling. Given location of the extension there would not be any impact on the visual amenity of the area.

10. Amenity

10.1 As the proposed single storey rear extension is located to the east of the dwelling and given the position of the neighbouring properties, the lay of the land and boundary treatments, it is considered that the proposed development would not have a significant impact on neighbour amenity.

11.0 Access

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

12.0 Planning Balance

12.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers and would not have a significant impact on neighbour amenity.

12.2 The negative impacts are that the development would be inappropriate within the Green Belt and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.

12.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

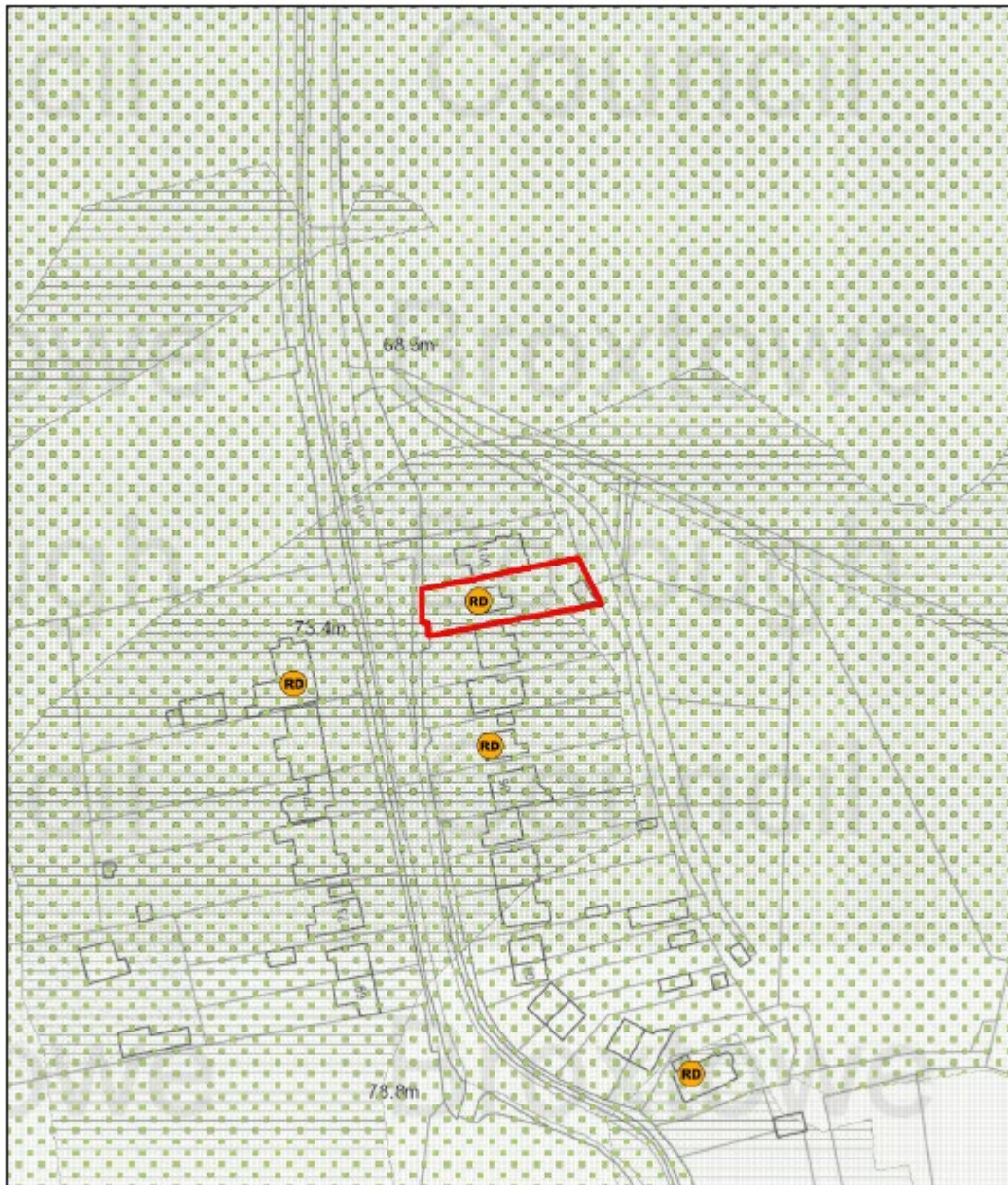
13.0 Conclusion

13.1 Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension, in conjunction with the existing extension, represent a disproportionate addition to the size of the original building. There are no very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the

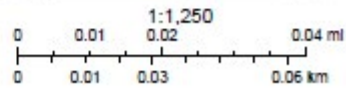
	proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other material considerations that justify treating this proposal as an exception.
	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.

21/00591/FUL 98 Church Lane, Cosall



10/8/2021, 3:11:07 PM

-  Green Belt
-  Mature Landscape Area
-  Coal Standing Advice
-  RPDR
-  Site



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MAP FROM BROXTOWE MAPS

Photographs



Rear elevation/east elevation



Relationship with 96 Church Lane



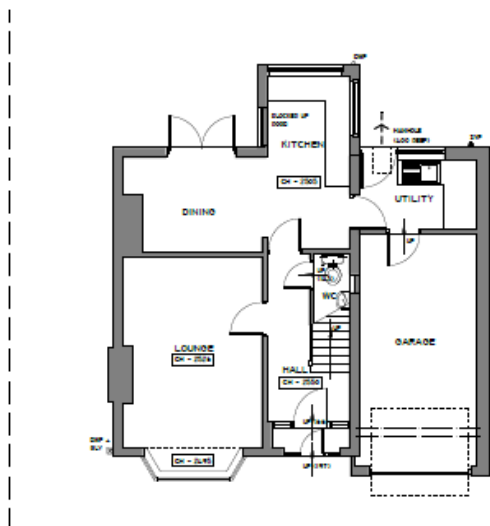
Relationship with 100 Church Lane

Plans (not to scale)

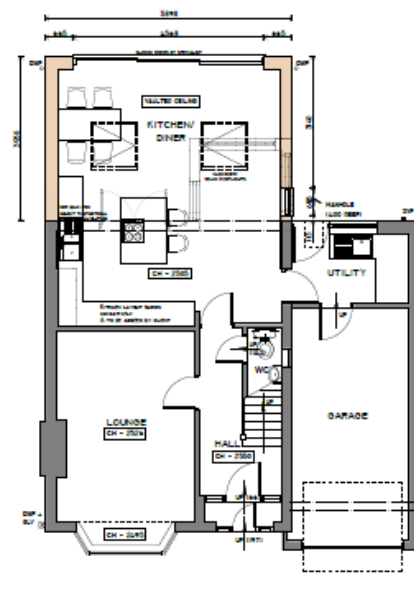
EXISTING ELEVATIONS
SCALE 1:100



PROPOSED ELEVATIONS
SCALE 1:100



EXISTING GROUND FLOOR LAYOUT
SCALE 1:50



PROPOSED GROUND FLOOR LAYOUT
SCALE 1:50

Existing and proposed elevations and floor plans

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Report of the Chief Executive

APPLICATION NUMBER:	21/00722/ADV
LOCATION:	Side Of Explore Learning, 33 - 34 The Square, Beeston, Nottinghamshire, NG9 2JJ
PROPOSAL:	Display illuminated neon sign.

This application is to be heard at Planning Committee as the application building is Council owned.

1 Executive Summary

- 1.1 The application seeks advertisement consent for the erection of an illuminated green neon sign displaying '#alightinBeeston'.
- 1.2 The site includes the side wall of Explore Learning 33 – 34, The Square Beeston. It is important to note that planning permission has been granted for the construction of a single storey toilet block and the creation of a green wall above to the rear.
- 1.3 Advertisements can only be assessed in the interests of amenity and public safety. The luminance level complies with the highway guidance; it is considered the proposed advertisements will cause no harm to the amenity of the nearest residents to the south east of the site or to highway safety. It is considered visual amenity (including heritage assets) will not be harmed by the proposed signage which is considered to be appropriate in appearance, location and scale for a town centre site.
- 1.4 The Committee is asked to resolve that advertisement consent be granted subject to the conditions outlined in the appendix

APPENDIX

2 Details of the Application

- 2.1 The application seeks advertisement consent for the erection of an illuminated green neon sign displaying '#alightinBeeston'. The sign will be approximately 1.2m in height, 6m in width and 0.52m in depth. The proposed sign will be set approximately 5.7m above ground level.

3 Site and surroundings

- 3.1 The application property includes the side wall of Explore Leaning 33 – 34, The Square Beeston, Nottinghamshire. The site is located within the town centre of Beeston.

4 Relevant Planning History

- 4.1 21/00358/REG3 - Construct single storey toilet block including accessible toilet and create green wall above to rear. Approved 29/07/21 (This permission has not yet been implemented.)

5 Relevant Policies and Guidance

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

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

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

5.2 **Part 2 Local Plan 2019**

- Policy 10 – Town Centre and District Centre Uses
- Policy 11 – The Square Beeston
- Policy 17 – Place-making, Design and Amenity
- Policy 18 – Shopfronts, Signage and Security Measures
- Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets

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

- Part 12 – Achieving Well Designed Places
- Part 16 – Conserving and Enhancing the Historic Environment

6 Consultations

- 6.1 Resident comments: 4 letters in support.
- Adds display of street art
 - Neon sign will welcome visitors to Beeston
 - Sign will be an asset for the community

6.2 NCC Highways – no objections.

6.3 Broxtowe Conservation officer – no objection as signage is appropriate for scale of the building and each elevation has been adapted to address the setting.

7 Assessment

7.1 In accordance with the National Planning Policy Framework, the advertisements should only be assessed in the interests of amenity and public safety.

7.1.1 The signage will be located on a building located in the town centre and will be compliant with the highway standards in terms of the level of illumination (7001cd/m²) which will be static. County highways have no objection to the scheme. Accordingly, the proposal is considered to cause no harm to public safety.

7.1.2 The Beeston West End Conservation Area and the listed St. John’s the Baptist church are located to the south west and west of the site respectively but due to the intervening tram and bus interchange and associated paraphernalia, it is considered the proposed sign will not harm these heritage assets. The advertisements are to be located in the town centre where signage is to be expected and is of a size and location appropriate for a building of this size. The Council’s Conservation Officer has also raised no objection. It is therefore considered the proposed sign will have no significant impact on visual amenity.

7.1.3 4 letters of support have been received from local residents. The internally illuminated signage will be no greater than 701 cd/m², which is considered appropriate in a town centre location, as such this has been conditioned.

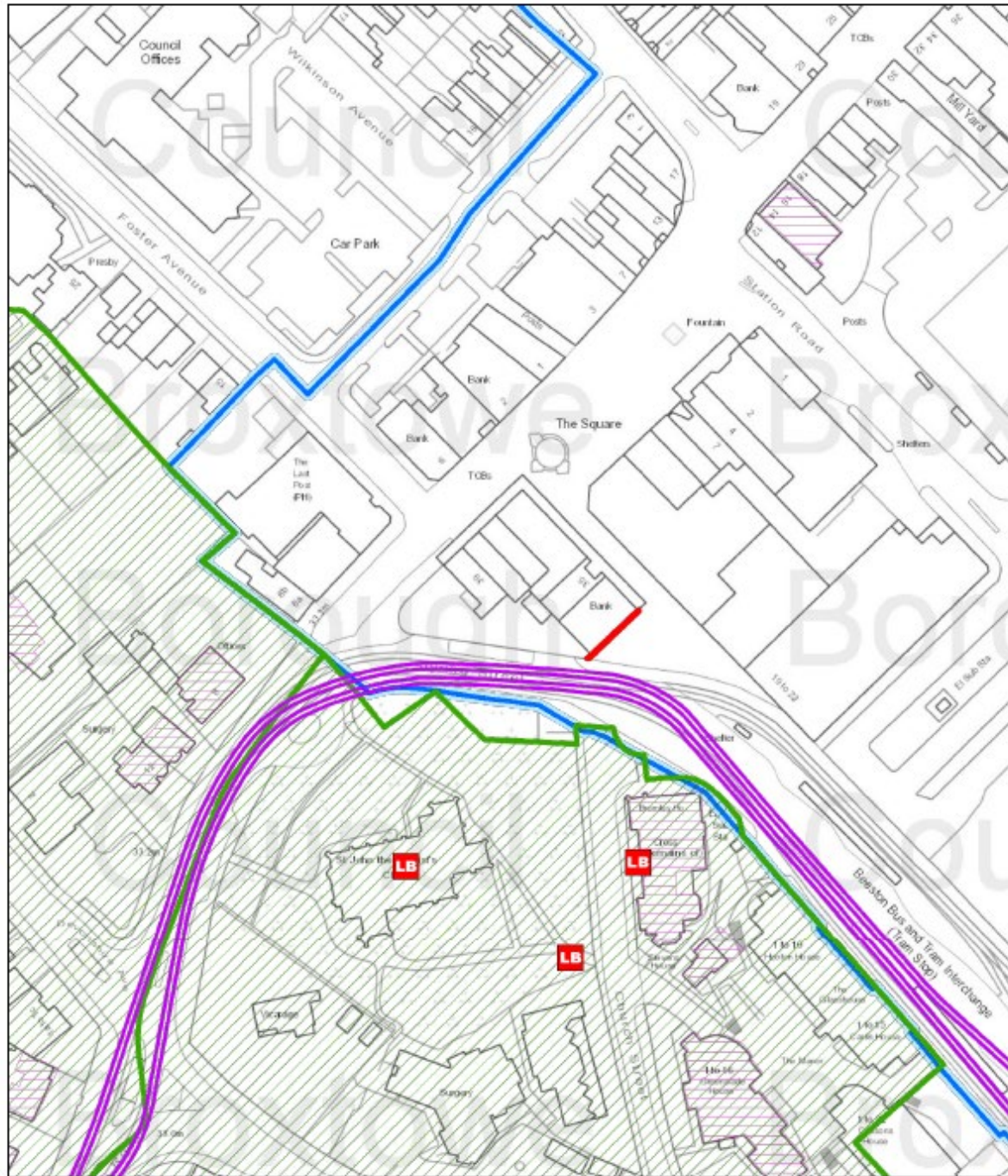
8 Conclusion

8.1 In conclusion, it is considered that the proposed advertisements will not harm amenity or public safety and are therefore acceptable.





<u>Recommendation</u>	
The Committee is asked to RESOLVE that advertisement consent be granted subject to the following conditions:	
1.	This grant of consent expires at the period of five years from the date of this decision. <i>Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisement) Regulations 2007.</i>
2.	The advertisements hereby granted consent shall be displayed solely in accordance with the details and specifications shown on the submitted plans: site location plan received by the Local Planning Authority 31.08.21, proposed elevations No. CW received by the Local Planning Authority 01.09.21.

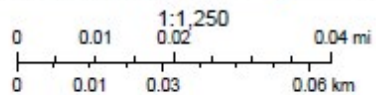
	<i>Reason: To ensure that the display takes the agreed form and the level of advertising is not excessive, in the interests of visual amenity.</i>
3.	<p>No advertisement is to be displayed without the permission of the owner of the site and any other person with an interest in the site entitled to grant permission.</p> <p><i>Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisement) Regulations 2007.</i></p>
4.	<p>Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.</p> <p><i>Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisement) Regulations 2007.</i></p>
5.	<p>Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.</p> <p><i>Reason: To comply with the requirements of the Town and Country Planning (Control of Advertisement) Regulations 2007.</i></p>
6.	<p>The intensity of illumination of the signs shall not exceed 701 candelas/square metre.</p> <p><i>Reason: To ensure that the display does not appear as an unduly prominent feature in the area.</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.

21/00722/ADV - Side Of Explore Learning 33 - 34, The Square, Beeston



10/12/2021, 12:22:23 PM

-  Tram Route
-  Conservation Area
-  Listed Building
-  Site
-  Local Interest Building
-  Town Centre Boundaries



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MAP FROM BROXTOWE MAPS

Photographs



View from opposite side of Styring Street

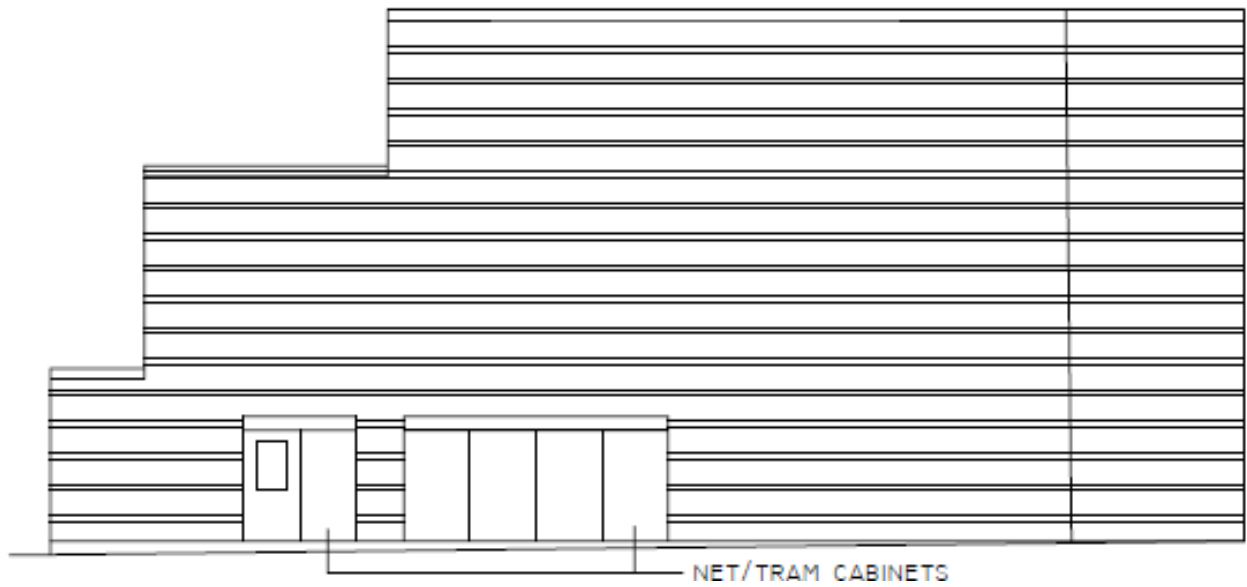


View from tram stop off Styring Street

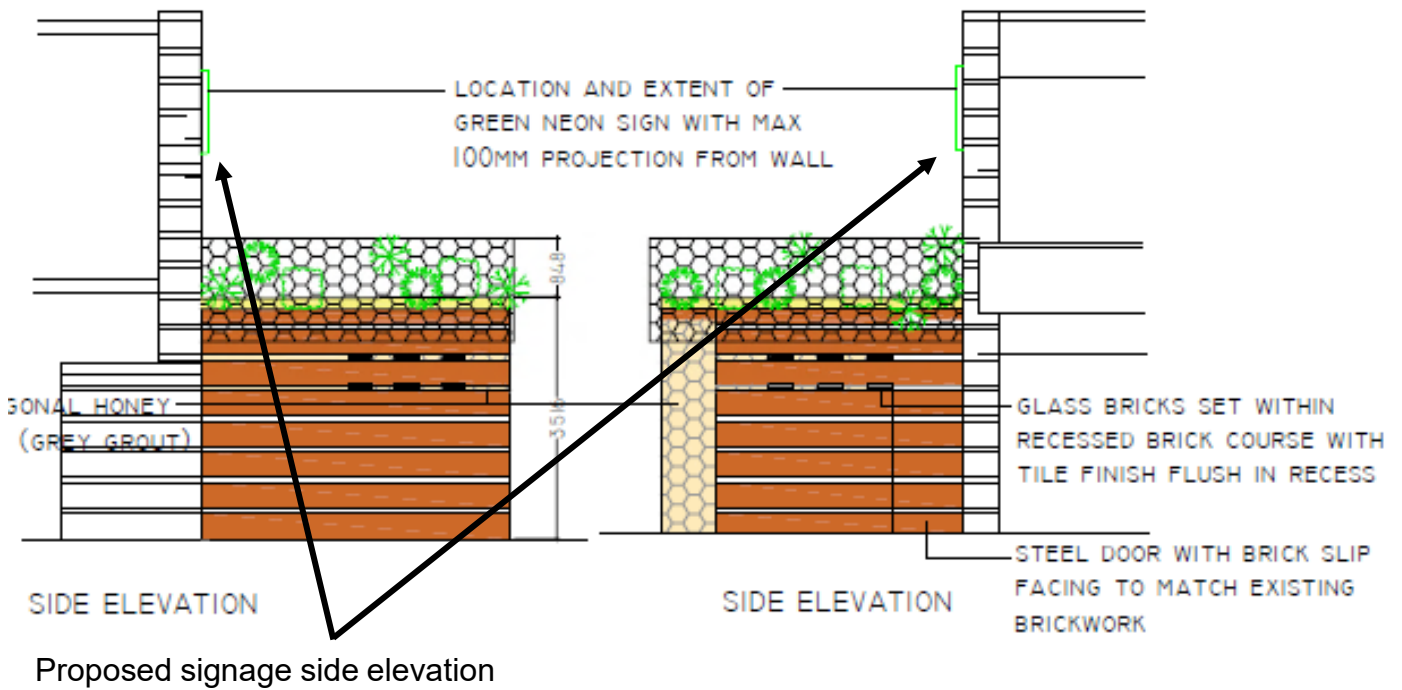
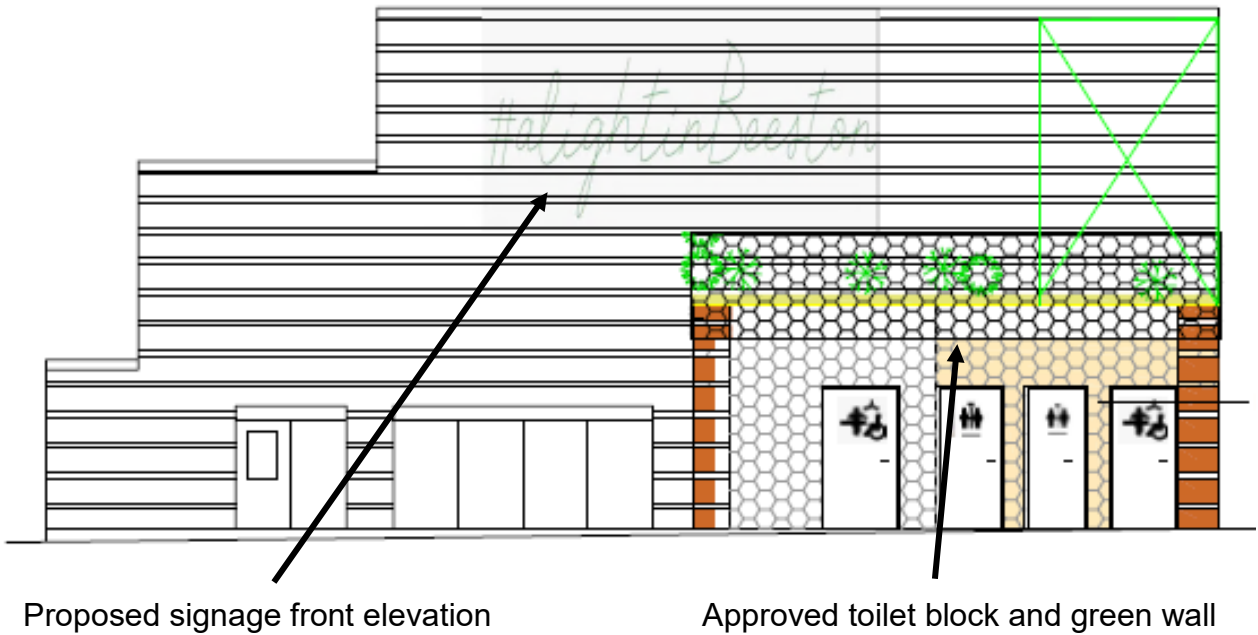
Plans (not to scale)



Site location plan



Existing front elevation



Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	20/00856/ADV
LOCATION:	Advertising Right Adjacent Horse and Jockey 20 Nottingham Road, Stapleford
PROPOSAL:	Display 1 illuminated 48-sheet digital advertising display, including removal of 4 illuminated 48-sheet signs

RECOMMENDATION BY OFFICER - REFUSE

REASON FOR REFUSAL - The proposed advertising hoarding, by virtue of its location and frequent changes of the display would cause a distraction to drivers travelling along Nottingham Road thereby posing an unacceptable risk to highway safety. Accordingly, the proposal conflicts with paragraph 132 of the National Planning Policy Framework (2019) and there is no justification for treating the advertisement as an exception to that guidance.

LEVEL OF DECISION: DELEGATED DECISION

APPEAL DISMISSED

The Inspector considered the main issue to be the effect of the proposed advertisement on public safety.

The Inspector considered that although the site currently contains 2 advertisement hoarding, each comprising of 2 fixed image poster board displays. That the proposed sign would be placed in an elevated position facing classified distributor roads, with the sign facing down towards the signalised junction.

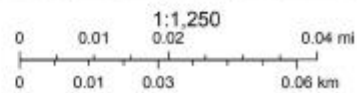
They noted that, whilst advertisements are intended to attract attention, the Planning Practice Guidance (the Guidance) emphasises that advertisements at points, such as junctions, where drivers need to take more care, are more likely to affect public safety and that whilst the principle of advertisements in this location had been established by the existing hoardings, the proposed digital displays may change as frequently as every 10 seconds and the Guidance emphasises that advertisements which are subject to frequent changes of the display may cause danger to road users.

The Inspector is mindful of the benefits, reduction in the number of hoardings creating less street clutter, economic and environmental benefits, including waste reduction and remote management, though, the Inspector concluded that, due to their siting and nature of display, the proposed display would have unacceptable harm in respect of highway safety, due to the potential to cause driver distraction, and therefore public safety.

Adjacent Horse and Jockey



10/15/2021, 4:01:09 PM



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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
6 September 2021 TO 8 October 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 M Philpott 21/00114/FUL
Site Address : 32 Hallams Lane Chilwell Nottinghamshire NG9 5FH
Proposal : **Construct boundary wall / railings**
Decision : **Conditional Permission**

Applicant : Mr C Howarth 21/00214/FUL
Site Address : 3 Barratt Lane Attenborough Nottinghamshire NG9 6AD
Proposal : **Construct garage (following demolition of garage), orangery, veranda and replacement gates and piers**
Decision : **Conditional Permission**

Applicant : Mr Carl Spencer 21/00356/FUL
Site Address : 19 St Marys Close Attenborough Nottinghamshire NG9 6AT
Proposal : **Construct single storey ground floor extension and first floor extensions**
Decision : **Conditional Permission**

Applicant : Mr Paul Edgar 21/00401/FUL
Site Address : 70 Woodland Grove Chilwell Nottinghamshire NG9 5BQ
Proposal : **Construct single storey rear, side and front extensions**
Decision : **Conditional Permission**

Applicant : Mr Adrian Kime 21/00446/FUL
Site Address : 5 Heathfield Grove Chilwell Nottinghamshire NG9 5EB
Proposal : **Construct single storey rear/side extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Shelton 21/00510/REM
Site Address : Land Adjacent To 40 Long Lane Attenborough Nottinghamshire NG9 6BG
Proposal : **Construct a detached dwelling (reserved matters relating to planning reference 19/00025/OUT)**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Georgiou 21/00515/FUL
Site Address : 11 Derwent Close Attenborough Nottinghamshire NG9 6BX
Proposal : **Construct single storey front and rear extensions and convert garage into ancillary space to the main dwelling**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Winfield 21/00545/FUL
Site Address : 18 Farm Road Chilwell Nottinghamshire NG9 5BZ
Proposal : **Construct single storey side/rear extension, rear dormer and hip to gable roof extension**
Decision : **Conditional Permission**

Applicant : Mr Dainton 21/00570/FUL
Site Address : 87 Long Lane Attenborough Nottinghamshire NG9 6BN
Proposal : **Construct porch**
Decision : **Conditional Permission**

Applicant : Mr John Parkhouse 21/00643/FUL
Site Address : 15 St Marys Close Attenborough Nottinghamshire NG9 6AT
Proposal : **Construct single storey rear extension with balcony**
Decision : **Conditional Permission**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mr Adam Ragnoli 21/00483/FUL
Site Address : 11A Stapleford Road Trowell Nottinghamshire NG9 3QA
Proposal : **Construct detached single storey garage and hard surfacing**
Decision : **Refusal**

Applicant : Rachel Cruise 21/00535/FUL
Site Address : 7 Tiree Close Trowell Nottinghamshire NG9 3RG
Proposal : **Construct single storey extension to garage**
Decision : **Conditional Permission**

Applicant : Ms S Fleming 21/00629/FUL
Site Address : 23 Wordsworth Road Awsworth Nottinghamshire NG16 2SW
Proposal : **Construct single storey side extension, canopy to front elevation and replacement roof to garage**
Decision : **Conditional Permission**

BEESTON CENTRAL WARD

Applicant : MR Mark Buckingham 21/00579/FUL
Site Address : Humber Buildings Humber Road Beeston Nottinghamshire
Proposal : **Change of use from industrial (Class B2) to therapy clinic (Class E(e))**
Decision : **Conditional Permission**

Applicant : Mr M Tasnim 21/00599/FUL
Site Address : 142 High Road Beeston Nottinghamshire NG9 2LN
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Tim Hames 21/00625/FUL
Site Address : 20 Leslie Avenue Beeston Nottinghamshire NG9 1HT
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Marriott 21/00627/FUL
Site Address : 5 Scott Avenue Beeston Nottinghamshire NG9 1HX
Proposal : **Construct two storey rear and single storey side/rear extensions**
Decision : **Conditional Permission**

Applicant : Mr C Burton 21/00711/PNH
Site Address : 66 Alexandra Crescent Beeston Nottinghamshire NG9 2BQ
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.0 metres, with a maximum height of 3.0 metres, and an eaves height of 3 metres**
Decision : **PNH Approval Not Required**

Applicant : Mr Huang 21/00732/PNH
Site Address : 15 Pelham Crescent Beeston Nottinghamshire NG9 2ER
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.16 metres, with a maximum height of 3.00 metres, and an eaves height of 2.55 metres**
Decision : **Withdrawn**

BEESTON NORTH WARD

Applicant : Ms. Emily Kneebone 21/00417/FUL
Site Address : 103 Derby Road Beeston Nottinghamshire NG9 2TB
Proposal : **Construct two storey side and single/two storey rear extensions**
Decision : **Conditional Permission**

Applicant : MR Shazad Ahmed 21/00476/FUL
Site Address : 13 Dennis Avenue Beeston Nottinghamshire NG9 2PQ
Proposal : **Construct two and single storey rear extension, including dormers and hip to gable extension**
Decision : **Conditional Permission**

Applicant : Mr P AYOUB 21/00534/OUT
Site Address : 139 Central Avenue Beeston Nottinghamshire NG9 2QT
Proposal : **Outline application (with all matters reserved except access) for a detached two storey dwelling**
Decision : **Refusal**

Applicant : Mr Qiru Wang 21/00542/FUL
Site Address : 35 Brook Road Beeston Nottinghamshire NG9 2RA
Proposal : **Installation of external wall insulation and rendering**
Decision : **Conditional Permission**

Applicant : Mr M Ahmed 21/00558/PNH
Site Address : 29 Kenilworth Road Beeston Nottinghamshire NG9 2HX
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 7.00 metres, with a maximum height of 3.00 metres, and an eaves height of 3.0 metres**
Decision : **PNH Approval Granted**

Applicant : Mr M Iacovitti 21/00631/CLUP
Site Address : 33 Broadgate Beeston Nottinghamshire NG9 2HD
Proposal : **Certificate of Lawfulness for proposed change of use from dwelling house (Class C3) to HMO (Class C4)**
Decision : **Approval - CLU**

Applicant : Mr H Qadi 21/00657/PNH
Site Address : 264 Wollaton Road Beeston Nottinghamshire NG9 2PP
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.00 metres, with a maximum height of 2.50 metres, and an eaves height of 2.50 metres**
Decision : **PNH Approval Not Required**

Applicant : Mr C Burton 21/00710/PNH
Site Address : 29 Burrows Avenue Beeston Nottinghamshire NG9 2QW
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.0 metres, with a maximum height of 3.0 metres, and an eaves height of 3.0 metres**
Decision : **PNH Approval Not Required**

BEESTON RYLANDS WARD

Applicant : Sam Malik 21/00581/FUL
Site Address : 32 Lilac Crescent Beeston Nottinghamshire NG9 1PD
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : Mr Terrence Ashley 21/00568/FUL
Site Address : 53 Ashfield Avenue Beeston Nottinghamshire NG9 1PY
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant	:	Mr Matt Robson	21/00649/FUL
Site Address	:	1 West Crescent Beeston Nottinghamshire NG9 1QF	
Proposal	:	Construct single storey side extension and new outbuilding	
Decision	:	Conditional Permission	
Applicant	:	Mr D Labbate	21/00715/PAAP1
Site Address	:	1-6 Clayton Court Queens Road Beeston Nottinghamshire	
Proposal	:	Enlargement of dwelling by construction of one additional storey to create one apartment	
Decision	:	Prior Approval Approved	
BEESTON WEST WARD			
Applicant	:	David Sharpe & Caroline Brew	21/00073/FUL
Site Address	:	6 Newcastle Avenue Beeston Nottinghamshire NG9 1BT	
Proposal	:	Construct single storey rear and side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Chris Beck	21/00390/FUL
Site Address	:	71 Imperial Road Beeston Nottinghamshire NG9 1FE	
Proposal	:	Construct two storey side extension (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr Usman Ahmed	21/00430/FUL
Site Address	:	5 Solway Close Chilwell Nottinghamshire NG9 4EE	
Proposal	:	Construct first floor rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs Ulfat Bi	21/00466/FUL
Site Address	:	85 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	Construct extensions to the front, rear and both sides, external alterations and alterations to the roof to create a two storey dwelling. Construction of new drive and boundary wall.	
Decision	:	Refusal	
Applicant	:	Mr & Mrs S Willoughby	21/00559/CLUP
Site Address	:	37 Dale Lane Chilwell Nottinghamshire NG9 4EA	
Proposal	:	Certificate of Lawfulness for proposed single storey rear extension to form garden room, convert existing void ceiling space to create additional bedroom with additional velux and windows	
Decision	:	Withdrawn	
Applicant	:	Mrs Julie Sherwood	21/00614/FUL
Site Address	:	9 Fellows Road Beeston Nottinghamshire NG9 1AQ	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Malcolm Wright	21/00634/FUL
Site Address	:	17 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	Construct detached annexe ancillary to dwelling (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mrs Vicky Parker	21/00639/FUL
Site Address	:	18 Hall Croft Beeston Nottinghamshire NG9 1EL	
Proposal	:	Construct two storey side and rear extension, single storey rear extension and change of use from dwelling (Class C3) to HMO (Class C4)	
Decision	:	Conditional Permission	
Applicant	:	Mrs Jodi Jarvis	21/00661/FUL
Site Address	:	45 Bramcote Road Beeston Nottinghamshire NG9 1DW	
Proposal	:	Construct single storey front porch, extend existing dormer and internal works	
Decision	:	Conditional Permission	

BRAMCOTE WARD

Applicant	:	Dr N Nachiappan	21/00204/FUL
Site Address	:	1 Elwin Drive Bramcote Nottinghamshire NG9 3LT	
Proposal	:	Construct 2m high boundary wall, new entrance door and gate	
Decision	:	Conditional Permission	
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Applicant	:	Mr A Johal	21/00216/FUL
Site Address	:	1 Holly Court Bramcote Nottinghamshire NG9 3DZ	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
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Applicant	:	Mr Danny Singh	21/00383/FUL
Site Address	:	72 Derby Road Bramcote Nottinghamshire NG9 3FY	
Proposal	:	Change of use to 8 bedroom house in multiple occupation (maximum 11 occupants)	
Decision	:	Withdrawn	
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Applicant	:	Ms Yang	21/00398/FUL
Site Address	:	205 Derby Road Beeston Nottinghamshire NG9 3AP	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
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Applicant	:	Mr and Mrs Bromley	21/00436/FUL
Site Address	:	1 Claremont Avenue Bramcote Nottinghamshire NG9 3DG	
Proposal	:	Construct two storey front and rear extensions, first floor front extension, single storey front and rear extensions (including front and rear canopies), new bay window, external alterations and boundary wall	
Decision	:	Conditional Permission	
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Applicant	:	Mr Andrew Baxter	21/00519/FUL
Site Address	:	36 Bridle Road Bramcote Nottinghamshire NG9 3DH	
Proposal	:	Retain gates and fence	
Decision	:	Conditional Permission	
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Applicant	:	Mr George Conrad Beeston Fields Golf Club Ltd	21/00529/FUL
Site Address	:	Beeston Fields Golf Club 7 Old Drive Beeston Nottinghamshire NG9 3DA	
Proposal	:	Retain two bay covered practice range	
Decision	:	Conditional Permission	
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Applicant	:	Mr Oduro Ampaw	21/00532/FUL
Site Address	:	43 Latimer Drive Bramcote Nottinghamshire NG9 3HS	
Proposal	:	Construct single/two storey side/rear extension	
Decision	:	Conditional Permission	
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Applicant	:	Mr Watkin	21/00546/FUL
Site Address	:	49 Ilkeston Road Bramcote Nottinghamshire NG9 3JP	
Proposal	:	Construct single storey side/rear extension	
Decision	:	Conditional Permission	
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Applicant	:	Dr Ali	21/00550/FUL
Site Address	:	33 Claremont Avenue Bramcote Nottinghamshire NG9 3DG	
Proposal	:	Construct rear first floor extension, new roof over single garage and glazed link extension; extend porch and external alterations including a pergola, replacement windows, roof coverings and cladding.	
Decision	:	Conditional Permission	
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Applicant	:	Mr D Landa	21/00607/FUL
Site Address	:	118 Derby Road Bramcote Nottinghamshire NG9 3HP	
Proposal	:	Construct two storey rear extension	
Decision	:	Conditional Permission	

Applicant : School Business Manager Claire Walters Foxwood Academy 21/00621/FUL
Site Address : Foxwood School Derby Road Bramcote Nottinghamshire NG9 3GF
Proposal : **Construct annexe building to provide library and associated facilities**
Decision : **Conditional Permission**

Applicant : Mr Andrew Saunderson Capital Homecare 21/00644/FUL
Site Address : Northwood 23 Peache Way Bramcote Nottinghamshire NG9 3DX
Proposal : **Retain 5 cluster flats**
Decision : **Withdrawn**

Applicant : Maltby Homes Ltd P Maltby Maltby Homes Ltd 21/00647/REM
Site Address : 23 Bridle Road Bramcote Nottinghamshire NG9 3DH
Proposal : **Construct 3 dwellings (reserved matters - appearance, landscaping, layout and scale - planning reference 18/00470/OUT)**
Decision : **Conditional Permission**

Applicant : J Henshaw 21/00655/FUL
Site Address : 43 Ilkeston Road Bramcote Nottinghamshire NG9 3JP
Proposal : **Construct rear and side dormer**
Decision : **Conditional Permission**

BRINSLEY WARD

Applicant : Mr & Mrs Pearce 21/00451/FUL
Site Address : 43 Windsmoor Road Brinsley Nottinghamshire NG16 5DA
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs A Enever 21/00517/FUL
Site Address : 33 Main Street Brinsley Nottinghamshire NG16 5BG
Proposal : **Construct double garage and alteration of the existing access across the whole of the frontage**
Decision : **Conditional Permission**

Applicant : Mr & Ms Cade & Adkin 21/00564/FUL
Site Address : 142 Broad Lane Brinsley Nottinghamshire NG16 5BE
Proposal : **Raise roof height and construct front and rear dormers to form first floor habitable space for the dwelling (C3 use). External alterations including revisions to external openings, insertion of first floor side window and render/timber cladding**
Decision : **Conditional Permission**

Applicant : Mr Robert Booth 21/00618/FUL
Site Address : 106 Broad Lane Brinsley Nottinghamshire NG16 5BD
Proposal : **Construct two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Jonathan Beresford 21/00645/AGR
Site Address : Agricultural Barn On South Side Of Track Off Brinsley Hill Brinsley Nottinghamshire
Proposal : **Construct cow shed**
Decision : **Withdrawn**

CHILWELL WEST WARD

Applicant : Chris Gell 21/00241/FUL
Site Address : 23 Oakdale Drive Chilwell Nottinghamshire NG9 5LF
Proposal : **Construct single storey rear & single/two storey side extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Fenner 21/00458/FUL
Site Address : 10A Burgh Hall Close Chilwell Nottinghamshire NG9 5JH
Proposal : **Installation of solar thermal panel onto flat roof at rear of the house**
Decision : **Conditional Permission**

Applicant : Charlotte Horner 21/00496/FUL
Site Address : 41 Teesdale Court Chilwell Nottinghamshire NG9 5PJ
Proposal : **Construct two storey front extension and single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Dean Cordon House holder 21/00499/FUL
Site Address : 9 Northdown Drive Chilwell Nottinghamshire NG9 5NT
Proposal : **Construct two storey side extension and replace existing fence with wall**
Decision : **Conditional Permission**

Applicant : Andy Hallam US 21/00571/FUL
Site Address : 41 Penrhyn Crescent Chilwell Nottinghamshire NG9 5NZ
Proposal : **Construct single storey rear extension and first floor side extension**
Decision : **Conditional Permission**

Applicant : Mr Ian Jackson 21/00592/FUL
Site Address : 10 Baskin Lane Chilwell Nottinghamshire NG9 5GA
Proposal : **Construct first floor front extension and single storey wrap around extension**
Decision : **Conditional Permission**

EASTWOOD HALL WARD

Applicant : Mr Sean Taylor 21/00538/FUL
Site Address : 3 Hall Park Drive Eastwood Nottinghamshire NG16 3ED
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

EASTWOOD HILLTOP WARD

Applicant : Azam Parekh 21/00440/FUL
Site Address : 149 Chewton Street Eastwood Nottinghamshire NG16 3JR
Proposal : **Construct front extension, porch and garage conversion**
Decision : **Conditional Permission**

Applicant : Mr & Mrs P Capewell 21/00597/FUL
Site Address : 149 Newthorpe Common Newthorpe Nottinghamshire NG16 2AW
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mr Barry Hutsby Gillotts Funeral Directors 20/00896/FUL
Site Address : Former Eastwood Police Station 146-154 Nottingham Road Eastwood Nottinghamshire NG16 3GG
Proposal : **Construct ground floor extensions and external alterations**
Decision : **Conditional Permission**

Applicant : Mr J Klein JBK Holdings Ltd 21/00036/MMA
Site Address : 46 Nottingham Road Eastwood Nottinghamshire NG16 3NQ
Proposal : **Minor material amendment to 18/00560/FUL to change the design of the second floor dormer window and 1st and 2nd floor extensions**
Decision : **Conditional Permission**

Applicant : Mrs K Boam 21/00419/FUL
Site Address : Dog And Parrot 13 Nottingham Road Eastwood Nottinghamshire NG16 3AP
Proposal : **Retain pergola and alterations to storage room, new decking and new doorway to bin store**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Steventon 21/00605/FUL
Site Address : 42 Lawrence Avenue Eastwood Nottinghamshire NG16 3LD
Proposal : **Construction of front and rear dormers**
Decision : **Conditional Permission**

Applicant : Mr Kane Oliver 21/00616/FUL
Site Address : 20 Nottingham Road Eastwood Nottinghamshire NG16 3NQ
Proposal : **Retain kitchen extractor flue**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : Mr T Whyte 20/00702/FUL
Site Address : Beauvale Abbey Farm New Road Greasley Nottinghamshire NG16 2AA
Proposal : **Retain covered area to rear of dwelling**
Decision : **Conditional Permission**

Applicant : Mr T Whyte 20/00703/LBC
Site Address : Beauvale Abbey Farm New Road Greasley Nottinghamshire NG16 2AA
Proposal : **Retain covered area to rear of dwelling**
Decision : **Conditional Permission**

Applicant : Mrs Laura Webster 21/00168/FUL
Site Address : 33 Rolleston Drive Newthorpe Nottinghamshire NG16 2BA
Proposal : **Construct two storey side, single storey front and rear extensions**
Decision : **Conditional Permission**

Applicant : MR & MRS M & J DIVALL 21/00512/CLUE
Site Address : Land To The South Of Grange Fields Farm Mansfield Road Eastwood NG16 5AE
Proposal : **Use of land as a builder's yard for the storage of building materials and equipment**
Decision : **Approval - CLU**

Applicant : Mr & Mrs Haskard 21/00604/FUL
Site Address : 25 Moorgreen Newthorpe Nottinghamshire NG16 2FD
Proposal : **Construct extension to garage and convert into habitable room**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Mrs Katarzyna Gibek 21/00437/FUL
Site Address : 50 Cliff Boulevard Kimberley Nottinghamshire NG16 2LB
Proposal : **Construct two storey side extension and porch. Apply external render**
Decision : **Conditional Permission**

Applicant : Anne-Marie Martin Kimberley Caravan Centre Ltd 21/00484/ADV
Site Address : Kimberley Caravan And Car Centre Ltd Eastwood Road Kimberley NG16 2HX
Proposal : **Display post mounted sign**
Decision : **Conditional Permission**

Applicant : Mr Mark Bestwick 21/00540/FUL
Site Address : 52 Eastwood Road Kimberley Nottinghamshire NG16 2HZ
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : Mr Arikaren 21/00615/FUL
Site Address : 16 High Spannia Kimberley Nottinghamshire NG16 2LD
Proposal : **Retain and relocate air conditioning units and roller shutter doors to shop entrance**
Decision : **Conditional Permission**

Applicant : Mr Martin Skevington 21/00624/FUL
Site Address : 8 High Street Kimberley Nottinghamshire NG16 2LS
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

NUTHALL EAST & STRELLEY WARD

Applicant : Mr Andy Smith 21/00197/FUL
Site Address : 14 Perivale Close Nuthall Nottinghamshire NG16 1QG
Proposal : **Construct new porch to front elevation, first floor side extension over garage and rear extension**
Decision : **Conditional Permission**

Applicant : Mrs Julie Towers 21/00279/FUL
Site Address : 103 Harcourt Crescent Nuthall Nottinghamshire NG16 1AZ
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : Ms Leanne Whysall 21/00431/FUL
Site Address : 47 Harcourt Crescent Nuthall Nottinghamshire NG16 1AT
Proposal : **Construct single storey rear extension and garage conversion**
Decision : **Conditional Permission**

Applicant : Mr Dan Barclay 21/00573/FUL
Site Address : 7 Highfield Road Nuthall Nottinghamshire NG16 1BQ
Proposal : **Construct single storey side and rear extension**
Decision : **Conditional Permission**

Applicant : Mr P Barber 21/00662/FUL
Site Address : 72 Horsendale Avenue Nuthall Nottinghamshire NG16 1AN
Proposal : **Construct first floor side and single storey front extensions including canopy to front elevation and pitched roof above existing single storey rear extension**
Decision : **Conditional Permission**

STAPLEFORD NORTH WARD

Applicant : Mr Adam Smith 21/00547/FUL
Site Address : 224 Pasture Road Stapleford Nottinghamshire NG9 8GQ
Proposal : **Construct garage**
Decision : **Conditional Permission**

Applicant : Mr Ian Jelley 21/00603/FUL
Site Address : 50 Hickings Lane Stapleford Nottinghamshire NG9 8PA
Proposal : **Construct two storey side and single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Neil Dibnah 21/00656/FUL
Site Address : 180 Moorbridge Lane Stapleford Nottinghamshire NG9 8GT
Proposal : **Construct dropped kerb**
Decision : **Conditional Permission**

Applicant : Mr And Mrs R J Wallace Wallace Holden Properties Ltd 21/00652/P3JPA
Site Address : 191 & 193 Pasture Road Stapleford Nottinghamshire NG9 8HZ
Proposal : **Prior Notification under Class MA - Change of use from Shops (Class E) to 2 dwellings (Class C3)**
Decision : **Prior Approval Not Required**

STAPLEFORD SOUTH EAST WARD

Applicant : Mr & Mrs Matthew Pounder 21/00651/PNH
Site Address : 134 Sisley Avenue Stapleford Nottinghamshire NG9 7HU
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.0 metres, with a maximum height of 2.97 metres, and an eaves height of 2.44 metres**
Decision : **PNH Approval Not Required**

STAPLEFORD SOUTH WEST WARD

Applicant : Mr. Brock and Mrs Taffurelli-Brock 21/00071/FUL
Site Address : 37 Albert Avenue Stapleford Nottinghamshire NG9 8ET
Proposal : **Retain single storey rear extension and front porch**
Decision : **Conditional Permission**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mr H Chan 21/00299/FUL
Site Address : 40 Carrfield Avenue Toton Nottinghamshire NG9 6FB
Proposal : **Construct single/two storey side extension and formation of porch to frontage**
Decision : **Conditional Permission**

Applicant : Mr and Mrs Hummel 21/00439/FUL
Site Address : 21 Sandown Road Toton Nottinghamshire NG9 6GL
Proposal : **Construct single storey and two storey rear extension, front porch, garage conversion and render property**
Decision : **Conditional Permission**

Applicant : Mr Gopal 21/00528/FUL
Site Address : 2A Hillview Road Toton Nottinghamshire NG9 6FX
Proposal : **Construct single storey rear and two storey side/rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Baxter 21/00536/FUL
Site Address : 25 Sandown Road Toton Nottinghamshire NG9 6GL
Proposal : **Construct single storey rear extension and two storey side extension**
Decision : **Conditional Permission**

Applicant : Mr Andrew Shepherd 21/00562/FUL
Site Address : 7 Grayson Mews Chilwell Nottinghamshire NG9 6RU
Proposal : **Construct single storey porch extension**
Decision : **Conditional Permission**

Applicant : H Ford 21/00583/FUL
Site Address : 7 Lichfield Close Toton Nottinghamshire NG9 6JZ
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr David Baggley 21/00596/FUL
Site Address : 38 Norfolk Avenue Toton Nottinghamshire NG9 6GP
Proposal : **Construct single storey side and rear extension**
Decision : **Conditional Permission**

Applicant : Matthew Coaker & Ruth Chong 21/00598/FUL
Site Address : 35 Whitburn Road Toton Nottinghamshire NG9 6HP
Proposal : **Construct single storey rear extension and replacement garage**
Decision : **Conditional Permission**

Applicant : Ms Williams 21/00608/FUL
Site Address : 17 Banbury Avenue Toton Nottinghamshire NG9 6JT
Proposal : **Construct single storey rear/side extension incorporating the existing garage to be converted to a habitable space**
Decision : **Conditional Permission**

Applicant : Mr G Wilkinson 21/00617/FUL
Site Address : 5 Montgomery Close Chilwell Nottinghamshire NG9 6NF
Proposal : **Construct first floor front extension and alterations to porch / entrance hall**
Decision : **Conditional Permission**

Applicant : Mr Hugh Gunningham 21/00620/FUL
Site Address : 6 Wilkinson Close Chilwell Nottinghamshire NG9 6RL
Proposal : **Installation of 2 windows to south east elevation one at ground and one at second floor level**
Decision : **Conditional Permission**

Applicant : M Brookes 21/00633/CLUP
Site Address : 3 Gregson Gardens Chilwell Nottinghamshire NG9 6LR
Proposal : **Certificate of Lawfulness to construct single storey rear extension**
Decision : **Approval - CLU**

WATNALL & NUTHALL WEST WARD

Applicant : Mr William Halford 21/00269/FUL
Site Address : 58 Ash Crescent Nuthall Nottinghamshire NG16 1FL
Proposal : **Construct two storey rear extension and porch to the front**
Decision : **Conditional Permission**

Applicant : Mr Keith Oliver 21/00399/FUL
Site Address : 9 Fleming Close Watnall Nottinghamshire NG16 1JY
Proposal : **Infill of existing carport and convert to living accommodation**
Decision : **Conditional Permission**

Applicant : Mrs Gemma Dewsbury 21/00444/FUL
Site Address : 81 Newdigate Road Watnall Nottinghamshire NG16 1HN
Proposal : **Construct two storey rear extension**
Decision : **Conditional Permission**
