



Tuesday, 15 June 2021

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 23 June 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 Bagshaw	P J Owen
	L A Ball BEM	S Paterson
	D Grindell	D D Pringle
	M Handley	R S Robinson
	R I Jackson	D K Watts (Chair)
	G Marshall	R D Willimott
	J W McGrath (Vice-Chair)	

AGENDA

1. APOLOGIES

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 - 30)

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

- 5.1 Application Number 21/00092/FUL (Pages 31 - 54)
Construct 3 and 4 storey building comprising 9 apartments (Use Class C4) and provision of parking area.
129-131 High Road Beeston NG9 2LL
- 5.2 Application Number 20/00423/FUL (Pages 55 - 78)
Proposed alterations to site access roadway, improvements to main road junction, alterations to existing coal stock yard site entrance and new commercial development comprising B1C, B2 and B8 units with associated roadways, hard-standings and landscaping.
Watnall Disposal Point, Main Road, Watnall, Nottinghamshire, NG16 1HA
- 5.3 Application Number 21/00119/FUL (Pages 79 - 100)
Demolish existing dwelling and construct 2 dwellings.
18 Bramcote Drive, Beeston, Nottinghamshire, NG9 1AS
- 5.4 Application Number 21/00160/FUL (Pages 101 - 112)
Construct single storey rear extension, rear balcony and patio area
46 Broadgate, Beeston, Nottinghamshire, NG9 2FW
- 5.5 Application Number 21/00098/FUL (Pages 113 - 124)
Construct single/two storey rear extension, single storey infill side extension, replacement porch and replace front hedge with stone wall and timber gates
Broad Oak Farm, Main Street, Strelley
6. INFORMATION ITEMS
- 6.1 Delegated Decisions (Pages 125 - 134)

PLANNING COMMITTEE

WEDNESDAY, 2 JUNE 2021

Present: Councillor D K Watts, Chair

Councillors: S J Carr (Ex-officio)
D Bagshaw
L A Ball BEM
D Grindell
G Marshall
J W McGrath (Vice-Chair)
J M Owen (Substitute)
P J Owen
S Paterson
D D Pringle
R S Robinson
P Simpson (Substitute)
R D Willimott

Apologies for absence were received from Councillors M Handley and R I Jackson.

1 DECLARATIONS OF INTEREST

Councillor D K Watts declared a non-pecuniary interest in agenda item 5.3 due to knowing the applicant. Minute number 79 refers.

2 MINUTES

The minutes of the meeting held on 21 April 2021 were approved as a correct record, subject to the amendment of minute number 71.5 to amend reference to R Robinson being ward member of the application area as they were not ward member for this area, and signed.

3 NOTIFICATION OF LOBBYING

4 DEVELOPMENT CONTROL

4.1 APPLICATION NUMBER 20/00056/OUT

Outline application to demolish White House Farm and construct up to 250 dwellings, including the provision of new areas of open space, children's play, landscaping and storm water attenuation, with all matters reserved except for the formation of a vehicular access from the A6096 Shilo Way (Awsorth Bypass) and secondary access from Newtons Lane.

Land West of Awsworth (inside The A6096), Including Land Aat Whitehouse Farm, Shilo Way, Awsworth

This application sought outline planning permission to construct up to 250 dwellings and had been brought to Committee as the Section 106 (S106) contributions are not policy compliant.

Members considered the late items for the application which included an additional objection which raised concerns over the planning process and increased pollution.

Ms J Neville (applicant) and Mr L Birttle (objecting) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area.
- The proposal would generate more traffic.
- There were not enough school places for the increased dwellings.
- There was a need to construct houses in the borough.

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

- (i) the prior completion of an agreement under section 106 of the Town and Country Planning Act 1990 to secure the provision of affordable housing on the site and contributions towards: provision of education measures, off-site highway works, provision and maintenance of open space, integrated transport measures, improved health facilities and improvements and maintenance of links towards and over Bennerley Viaduct; and
- (ii) the following conditions:

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with S92 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 commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby approved shall be carried out in accordance with drawing numbers ADC1044/005 revision D and

drawing ADC1044/007 revision A received by the Local Planning Authority on 7 October and 29 January 2020 respectively. Occupation of the proposed development shall not take place until the site access arrangements as shown on both of these plans have been provided.

Reason: For the avoidance of doubt and in the interest of highway safety.

- 4 Prior to the submission of any reserved matters application the intrusive site investigations identified within Section 12.8 of the Geo-Environmental Assessment dated 11 December 2019 shall be undertaken.**

The findings of these investigations shall be submitted to the Local Planning Authority with the first reserved matters application and shall include the following:

- A report containing the findings of the intrusive investigations;**
- The submission of a layout plan which identifies the location of the opencast highwalls and the location of the on-site mine entries (on and off-site) and the definition of suitable 'no-build' exclusion zones;**
- The submission of a scheme of treatment for the on-site mine entries for approval; and**
- The submission of a scheme of remedial works for the shallow coal workings for approval.**

Following the written approval of the Local Planning Authority, the remedial works identified, shall be implemented in full accordance with the approved details prior to the commencement of the development.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

- 5. Before any site clearance or development is commenced, detailed drawings and particulars showing the following (the 'Reserved Matters') shall be submitted to and approved by the Local Planning Authority:**
- (a) the layout, scale, and external appearance of all buildings;**
 - (b) parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays, drainage and the location and detail of all Electric Vehicle Charging points. All details shall comply with the County Council's current Highway Design and Parking Guides**

- (c) full manufacturer details of the materials to be used in the external surfaces of all buildings and including the location and colour of the external meter boxes;
- (d) cross sections through the site showing the finished floor levels of the new dwellings in relation to adjacent land and buildings. These details shall be related to a known datum point; and
- (e) landscaping treatment of the site

The development shall be carried out strictly in accordance with the approved details.

Reason: The application was submitted in outline only and no such details were provided. The development cannot proceed satisfactorily without such details being provided before development commences to ensure that the details are satisfactory and in accordance with the aims of the NPPF, Policy 4.1, 15, 17 and 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 2, 8, 10, 16 and 17 of the Broxtowe Aligned Core Strategy (2014) and in the Interests of Highway safety.

- 6. Prior to the occupation of each dwelling their respective driveways shall be surfaced in a hard bound material (not loose gravel) for a minimum distance of 5.5m from the back edge of the public highway, and drained so as to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.

Reason: In the interest of highway safety

- 7. No development shall not take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction

- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interest of highway safety

- 8 The pedestrian connections to Park Hill and Barlow Drive North shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings hereby approved. The details shall include information relating to the status, ownership and maintenance of the connections, their width, surfacing and any lighting proposed.

Reason: To promote sustainable travel and in accordance with Policy 4.1 of the Broxtowe Part 2 Local Plan.

- 9 The detailed drawings and particulars required under condition 5 (e) shall include the following details:

- (a) trees, hedgerows and shrubs to be retained and measures for their protection during the course of development. No development shall commence until the agreed protection measures are in place;
- (b) numbers, types, sizes and positions of proposed trees and shrubs including those to replace the highways trees removed;
- (c) proposed hard surfacing treatment;
- (d) planting, seeding/ turfing of other soft landscape areas including surrounding SUDs features;
- (e) details of the site boundary treatments and curtilage boundary treatments;
- (f) Details of all bridleway, footpaths and pathways within the site including their proposed status, maintenance, surfacing, widths and any proposed deterrents for use; and
- (g) a timetable for implementation of the scheme

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

Reason: The application was submitted in outline only and no such details were provided. The development cannot proceed satisfactorily without such details being provided before development commences to ensure that the details are satisfactory and in accordance with the aims of the NPPF, Policy

4.1, 15, 17 and 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 8, 10, 16 and 17 of the Broxtowe Aligned Core Strategy

(2014).

10 No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- **Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753.**
- **Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5 l/s rates for the developable area.**
- **Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA.**
- **Provide detailed design plans in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements.**
- **For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.**
- **Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development.**

Reason

A detailed surface water management plan is required to ensure that the development prevents an increase in flood risk, improves and protects water quality and has sufficient surface water management in accordance with the aims of the NPPF and Policy 1 of the Broxtowe Part 2 Local Plan.

11 No development, including site clearance, shall commence until details of appropriate gas prevention measures have been submitted to and approved in writing by the Local Planning Authority. No building to be erected pursuant to this permission shall be occupied or brought into use until:

- (i) all necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and**
- (ii) it has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free**

from risk to human health from the contaminants identified.

Reason: The application was submitted in outline only so no such details were provided. The development cannot proceed safely without such details being provided before development commences to ensure that the details are satisfactory, in the interests of public health and safety and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

- 12 a) Prior to works commencing on the construction of any dwellings, a detailed environmental noise assessment, based on submitted reserved matters details, must be submitted to, and approved in writing by the Local Planning Authority specifying the measures to be taken to ensure that all noise-sensitive premises are protected from road and industrial noise, such that the following noise levels are not exceeded:
- An LAeq, 16-hour of 55dB (free field) in outdoor living areas between 07:00 and 23:00 hours (daytime);
 - An LAeq, 16-hour of 35dB inside living rooms between 07:00 and 23:00 hours (daytime);
 - An LAeq, 8-hour of 30dB inside bedrooms between 23:00 and 07:00 (night time)
 - An LAm_{ax} fast of 45dB inside bedrooms between 23:00 and 07:00 hours (night time)

Those dwellings requiring the incorporation of noise mitigation measures to achieve the above levels, as well as the nature of these measures shall be identified and agreed with the Local Planning Authority prior to construction commencing. In dwellings where windows must be closed to achieve the above levels adequate acoustic treated ventilation must be provided.

- b) All noise mitigation measures shall be designed and installed in accordance with the approved mitigation scheme and completed under the supervision of an acoustic engineer. All works shall be completed before any permitted dwelling is occupied.

Reason: The application was submitted in outline only so no such details were provided. The development cannot proceed satisfactorily without such details being provided. In the interests of public health and safety and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

- 13 No development shall commence until details of any necessary piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be constructed in accordance

with the approved details.

Reason: The application was submitted in outline only so no such details were provided. The development cannot proceed satisfactorily without such details being provided before development commences in the interests of public health and safety so as to protect occupants from excessive construction noise and vibration and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

- 14** No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect nearby occupants from excessive construction noise and vibration and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

- 15** No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan should include the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of 'biodiversity protection zones'.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as part of a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecologist clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: To ensure the impact on ecology is minimised during construction and in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.

- 16** Prior to works commencing above foundation level a Biodiversity Enhancement Plan shall be submitted to and

approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2019. Such approved measures shall be implemented in full and maintained thereafter with photographs of the measures in situ submitted to the Local Planning Authority for confirmation. Measures shall include, but are not limited to:

- Native wildlife planting (trees, berry rich shrubs, wildflower/grasslands)
- Wildlife friendly surface water attenuation areas/wetlands/ponds
- Future management of retained trees and hedges
- Grassland management (mosaic of heights)
- Maintenance of 'dark habitat' areas and sympathetic lighting
- Details of integrated bat boxes will be clearly shown on a plan (positions/specification/numbers)
- Details of bird boxes (including swift boxes) will be clearly shown on a plan (positions/specification/numbers)
- Measures to maintain connectivity for hedgehogs shall be clearly shown on a plan (fencing gaps 130mm x 130mm and/or railings and/or hedgerows)
- Log/brush piles for amphibians

Reason: To ensure that the development contributes positively to the Borough's ecological network and in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.

- 17 No development, including site clearance shall commence until updated ecological information including bat, amphibian, reptile wintering and breeding bird surveys, have been completed, submitted to and agreed in writing by the Local Planning Authority. Any mitigation measures shall be carried out in accordance with the agreed details.

Reason: The surveys submitted with the application are over 3 years old. As the application is in outline form only and requires reserved matters approval it is considered necessary that more up to date information is provided prior to the commencement of the development to ensure that the impact on biodiversity including any required mitigation is satisfactory, in accordance with the aims of the NPPF and Policy 31 of the Broxtowe Part 2 Local Plan (2019).

- 18 Nothing shall be stored or placed in any area fenced in accordance with condition 9 (a) and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: To ensure the retained trees and hedgerows are not adversely affected and in accordance with the aims of Policy 31

of the Broxtowe Part 2 Local Plan (2019) and the NPPF.

- 19 Prior to the demolition of White House Farm a Level 3 Building Recording, in accordance with RCHME guidance, shall be undertaken and submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure an accurate record of this building is made and in accordance Paragraph 199 of the NPPF.

- 20 Prior to the removal of any hedgerows identified as 'important' under the archaeology and history criteria of the Hedgerow Regulations 1997 an archaeological recording shall be undertaken and submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an accurate record of any important hedgerows are made and in accordance with Paragraph 199 of the NPPF.

- 21 Any historic or archaeological features which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the local Planning authority in writing within 5 working days. Works shall be halted in the area affected until provision has been made for the retention and/or recording and any associated reporting, publication and archiving commensurate to the archaeological work undertaken in accordance with details submitted to and approved in writing by the local planning authority.

Reason: To ensure appropriate investigation and recording/mitigation of any below ground archaeology in accordance with Paragraph 199 of the NPPF.

Notes to Applicant

- 1 The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
- 2 This permission has been granted contemporaneously with an Agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.
- 3 The submitted plans are for indicative purposes only and this decision does not approve the layout, form or design of any of the dwellings, landscaping or any other matters.
- 4 The developer will need to purchase first time bins. Notice will be served in due course. Properties will be allocated the following:

1x 240l bin for residual waste
1x 240l bin for dry recycling
1x 37l bag for glass recycling.

- 5 The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority. The new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.
- a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.
- b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.
- 6 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 of the 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.
- 7 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.
- 8 Many buildings still contain asbestos. In order to comply with the Control of Asbestos Regulations 2012, an assessment is required to determine whether the building has asbestos containing materials (ACMs). This must be carried out before any structural work on a building occurs. For properties or parts of properties that need upgrading, refurbishing or demolition, a 'Refurbishment/Demolition Survey is required.

Copies of reports relating to asbestos identification and management should be sent to the Council's Environmental Health Team at health@broxtowe.gov.uk

- 9 You will need to contact the Council's Environmental Health Team on 01159173714 to notify them of the arrival on site of any Mobile Crushing plant for them to carry out an inspection of the crushing equipment in line with the operational permit issued under the Pollution Prevention and Control Act 1999 Environmental Permitting (England and Wales) Regulations 2010 (as amended)
- 10 Vegetation clearance should be avoided during the bird breeding season of March-August inclusive.
- 11 Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. It is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>
- 12 Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If the applicant proposes to divert the sewer, the applicant will be required to make a formal application to the Company under Section 185 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).
- 13 Searches have identified that there are gas apparatus within the vicinity of your site which may be affected by the proposals. Please contact Cadent Gas at plantprotection@cadentgas.com to discuss your proposals further. Further guidance can be found on both the Cadent Gas and National Grid websites and you are encouraged to investigate these matters prior to the

- commencement of development.
- 14 As part of the detailed design of the scheme, consideration should be given to the potential for providing an indication of the former activity within the site and its links with the Bennerley Viaduct.
15. 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.

4.2 APPLICATION NUMBER 20/00745/FUL

Construct 42 dwellings with improved access, provision of an internal access road, landscaping and associated works following the demolition of buildings
Old Station Yard, Station Road, Beeston, NG9 2AB

The application sought to construct 42 dwellings with improved access, provision of an internal access road, landscaping and associated works following the demolition of buildings and was brought to the Committee following deferral at meeting of 21 April 2021.

Members considered the late items for the application which included an e-mail from a resident regarding access to scheme and further information from the applicant.

Ms E Christie (applicant) and Councillor T Roberts-Thompson (Ward Member) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area.
- Further traffic issues for the surrounding area.
- There was a need to build affordable housing in the borough.

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

- (i) the prior completion of an agreement under section 106 of the Town & Country Planning Act 1990 to secure the provision of affordable housing on the site and to cover contributions towards: provision and maintenance of open space, and primary health care and
- (ii) the following conditions:
1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.

Reason: to comply with s91 of the town and country planning act 1990 as amended by s51 of the planning and compulsory purchase act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the site location plan and drawings numbered pjsl20-05-001a, 600161-hex-0-gen-de-c-0110 sheets 1 and 2, 9478-pl02, 9478-pl06, 9478-pl07, 9478-pl10, and 9478-pl11 received by the local planning authority on 26.10.21, 9478-pl20a, 9478-pl21a, 9478-pl22a, 9478-pl23a, 9478-pl24a and 9478-pl25a received by the local planning authority on 01.12.20, 9478-pl03d, received by the local planning authority on 26.03.21, the indicative tro shown on 60061-hex-00-gen-dr-c-0113 rev p02 and 60061-hex-00-gen-dr-c-0114_tro p01 received by the local planning authority on 31.03.21 and 9530-l-01 rev b and 9530-l-02 rev b received by the local planning authority on 07.04.21.**

Reason: for the avoidance of doubt.

- 3. The development shall be constructed only in accordance with the details of materials as approved on drawing numbers 9478-pl20a, 9478-pl21a, 9478-pl22a, 9478-pl23a, 9478-pl24a and 9478-pl25a received by the local planning authority on 01.12.20, unless alternative details have otherwise been agreed in writing by the local planning authority.**

Reason: to ensure a satisfactory standard of external appearance and in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

- 4. No above ground works shall be commenced until a landscaping scheme has been submitted to and approved by the local planning authority. This scheme shall include the following details:**

- (a) proposed boundary treatments including armco safety barriers**
- (b) proposed hard surfacing treatment**
- (c) proposed lighting details particularly in regard to lighting near railway land and which shall be bat sensitive**
- (d) planting, seeding/turfing of other soft landscape areas**
- (e) a management and maintenance scheme relating to the landscaped areas not within the curtilage of a dwelling**
- (f) ecological enhancements which shall include the number, type and location of bird and bat boxes**

The approved scheme shall be carried out strictly in accordance with the agreed details.

Reason: Limited Details Were Submitted And To Ensure That The Details Are Satisfactory In The Interests Of The Appearance Of The Area And In Accordance With The Aims Of Policy 17 Of The Broxtowe Part 2 Local Plan (2019) And Policy 10 Of The Aligned

Core Strategy (2014).

- 5. No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the local planning authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.**

**No building hereby approved shall be occupied until all the appropriate remedial measures have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the local planning authority; and
it has been certified to the satisfaction of the local planning authority that the necessary remedial measures have been implemented in full.**

reason: in the interests of public health and safety, and to ensure that the development does not result in unacceptable levels of water pollution and in accordance with policy 19 of the broxtowe part 2 local plan (2019).

- 6. No above ground works shall be commenced until details of any necessary piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority, and shall include details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented in accordance with the approved details.**

Reason: to protect nearby occupants from excessive construction noise and vibration and in accordance with policy 19 of the broxtowe part 2 local plan (2019).

- 7. No above ground works shall be commenced until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy, and designed so as to be collected and diverted away from Network Rail property, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall include evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development.**

Reason: In the interests of minimising flood risk, in accordance with Policy 1 of the Broxtowe Part 2 Local Plan (2019) and Policy

1 of the Broxtowe Aligned Core Strategy (2014).

- 8. No part of the development shall be commenced until the results of a reptile survey has been submitted to and approved in writing by the local planning authority. The survey should include details of any mitigation measures that may be required to protect, or measures proposed for the relocation of, any reptiles found on the site, and should these be required, the measures shall be implemented in accordance with the details as approved.**

Reason: In the interests of safeguarding a protected species, 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).

- 9. No part of the development shall be commenced until an application for a traffic regulation order (tro) as shown indicatively on approved drawing number 60061-hex-00-gen-dr-c-0113 rev p01 and 60061-hex-00-gen-dr-c-0114 tro rev p01 has been submitted to the highway authority. The tro shall thereafter be implemented in accordance with the approved tro unless otherwise agreed in writing by the local highway authority.**

Reason: In the interests of highway safety in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).

- 10. All noise mitigation measures shall be designed and installed in accordance with the approved mitigation scheme as detailed in omnia's noise and vibration impact assessment (b10610/1.1 draft september 2020). No building hereby approved shall be occupied until the respective mitigation measures, relevant to that dwelling, have been installed.**

Reason: in the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).

- 11. No building hereby approved shall be occupied until the access road and communal parking / turning areas have been completed and made available for use.**

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).

- 12. No building hereby approved shall be occupied until the boundary treatments and in curtilage parking pertinent to that dwelling have been provided.**

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).

13. The development shall be carried out in accordance with the submitted Flood Risk Assessment prepared by Rodgers Leask Limited, 15 October 2020 and finished floor levels shall be set no lower than 27.53 metres above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In the interests of minimising flood risk, in accordance with Policy 1 of the Broxtowe Part 2 Local Plan (2019) and Policy 1 of the Broxtowe Aligned Core Strategy (2014).

14. 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 dwellings, 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.

Reason: to ensure the development presents a more pleasant appearance in the locality and in accordance with policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

15. No construction, demolition or site preparation work in association with this permission shall be undertaken outside of the hours of 08.00 – 18.00 monday to friday, 08.00-13.00 saturdays and at no time on sundays or bank holidays, unless otherwise agreed in writing by the local planning authority.

Reason: to protect nearby occupants from excessive construction noise and vibration and in accordance with policy 19 of the broxtowe part 2 local plan (2019).

16. No construction, demolition or site preparation work in association with this permission shall be undertaken unless in accordance with the details submitted within the construction method statement dated april 2021 and received by the local planning authority on 28.04.21.

Reason: In the interests of highway safety and the safe operation of the railway, 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).

Notes to applicant

1. The council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. This permission has been granted contemporaneously with an Agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.
3. Burning of waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
4. The Highway Authority advise:

Reference in any condition contained in this permission to any Statute, Statutory Instrument, Order, Regulation, Design Guide or other document shall be taken to include any amendment, replacement consolidation or variation that shall from time to time be in force and any reference to any body or organisation (public or private) shall be taken to include any successor-body or organisation exercising relevant functions in place of or alongside the body named.

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks for which there is a fee.

- a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.
- b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. With which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. Correspondence with the Highway Authority should be

addressed to:

Hdc.south@nottscc.gov.uk

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act for which there is a fee. Please contact: hdc.south@nottscc.gov.uk

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.]

The proposed access/off-site highway works referred to in condition 7 requires a Traffic Regulation Order before the development commences to provide safe access/off-site mitigating works. The developer should note that the Order can be made on behalf of the developer by Via East Midlands in partnership with Nottinghamshire County Council at the expense of the developer. This is a separate legal process and the Applicant should contact the Improvements Team on 0300 500 8080 for details.

5. The developer is advised to contact network rail in respect of the need to submit a method statement, which should be agreed prior to commencement of works on the site.

Asset Protection Project Manager
Network Rail (London North Eastern)
Floor 3B
George Stephenson House
Toft Green
York
Y01 6JT

Email: assetprotectionneem@networkrail.co.uk

6. As this permission relates to the creation of new units, please contact the council's street naming and numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created.

This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.

4.3 APPLICATION NUMBER 21/00041/FUL

Construct first floor rear extension and front and rear dormer windows
42 Sandy Lane Bramcote, Nottinghamshire, NG9 3GS

This application sought to construct a first floor rear extension, a front and rear dormer windows and councillor d k watts had requested this application be determined by the planning committee. This application was deferred at the meeting of 21 april 2021 in order for a site visit to be undertaken.

There were no late items.

Mr M Knowles (objecting) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area.
- There would be a loss of neighbour amenity.

RESOLVED that the application be refused due to the proposed extension by virtue of its excessive scale and massing would represent an overdevelopment of the dwelling. The extension would result in a significant loss of amenity for nos. 40 and 44 Sandy Lane. Accordingly, the proposal would be contrary to Policy 17 of the Part 2 Local Plan (2019), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2019).

(Councillor D K Watts having declared an interest in this item, left the Council Chamber prior to the debate.)

4.4 APPLICATION NUMBER 21/00038/REG3

Construct 3 houses and 2 apartments with associated parking and dropped kerb including provision of new driveway to existing cottage and demolition of single storey extension
Fishpond Cottage, 51 Ilkeston Road, Bramcote, NG9 3JP

This application sought approval to construct 3 houses and 2 apartments with associated parking and was brought to the Committee as it is an application made by the Council.

Members considered the late items for the application which included additional objections which raised concerns over the loss of privacy, the building height, the overpowering nature of the building and the loss of parking.

Ms Kim Melvill-Smith (objecting), Mr P Goodrick (applicant) and Councillor H Land and I Tyler (Ward Members) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area.
- Further parking issues that would arise from the increased number of residents.
- There would be a loss of neighbour amenity.
- There was a need to deliver housing within the area.

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 drawing numbers 5310-dr-01 rev p3, rse_3314_tcp rev v1, 10903-s8-p3, 01401-s8-p2 and 01408-s8-p2 received by the local planning authority on 19.01.21, drawing number 10905-s8-p1 received by the local planning authority on 28.01.21, drawing number 10410-s8-p1 received by the local planning authority on 11.02.21, drawing numbers 01601-s8-p3, 01608-s8-p4, and 10904-s8_p3 received by the local planning authority on 19.03.21, and drawing numbers 10409-s8-p4, 10609-s8-p5, 01630-s8-p3 received by the local planning authority on 13.05.21.**

Reason: for the avoidance of doubt.

3. **No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the local planning authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.**

Reason: in the interests of public health and safety and in accordance with policy 19 of the broxtowe part 2 local plan (2019).

4. No part of the development hereby approved shall be commenced until a construction ecological management plan (cemp) has been submitted to and approved in writing by the local planning authority.

Reason: in the interests of safeguarding ecological features on and adjacent to the site, in accordance with the aims of policy 17 of the broxtowe aligned core strategy (2014) and policy 31 of the broxtowe part 2 local plan (2019).

5. No above ground works shall be carried out until details of the manufacturer, type and colour of the bricks, tiles and cladding to be used in facing elevations 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: limited 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 broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

6. No above ground works shall be carried out until details of a landscape ecological management plan (lemp) has been submitted to and approved in writing by the local planning authority.

Reason: in the interests of safeguarding ecological features on and adjacent to the site, in accordance with the aims of policy 17 of the broxtowe aligned core strategy (2014) and policy 31 of the broxtowe part 2 local plan (2019).

7. No above ground works shall be carried out until a landscaping scheme has been submitted to and approved by the local planning authority. This scheme shall include the following details:

- (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development
- (b) numbers, types, sizes and positions of proposed trees and shrubs
- (c) proposed boundary treatments
- (d) proposed hard surfacing treatment
- (e) proposed lighting details
- (f) planting, seeding/turfing of other soft landscape areas

The approved scheme shall be carried out strictly in accordance with the agreed details.

Reason: limited details were submitted and to ensure that the

details are satisfactory in the interests of the appearance of the area 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).

8. No part of the development hereby permitted shall be brought into use until dropped vehicular footway crossing/s are available for use on ilkeston road and oakland court.

Reason: in the interests of highway safety in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

9. No part of the development hereby permitted shall be brought into use until the parking areas on oakland court are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 12112-wms-zz-dr-a 109014 s8 p3. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of vehicles.

Reason: in the interests of highway safety in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

10. The new driveway serving fishpond cottage shall not be brought into use until the visibility splays shown on drawing no. 12112-wms-zz-dr-a 109014 s8 p3 have been provided. The driveway shall be surfaced in hard bound material (not loose gravel) for a minimum of 5.5m behind the highway boundary and shall be maintained in such hard bound material for the lifetime of the development. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or hedges.

Reason: in the interests of highway safety in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

11. No part of the development hereby permitted shall be brought into use until the access driveway on ilkeston road and parking areas on oakland court are constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area(s) to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: in the interests of highway safety in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

12. No part of the development hereby permitted shall be brought

into use until the existing site access on ilkeston road that has been made redundant is permanently closed and the access crossing is reinstated as footway and full height kerbs.

Reason: in the interests of highway safety in accordance with the aims of policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

13. No new dwelling hereby approved shall be occupied until:

i) all the necessary remedial measures have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the local planning authority; and

ii) it has been certified to the satisfaction of the local planning authority that the necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

Reason: in the interests of public health and safety and in accordance with policy 19 of the broxtowe part 2 local plan (2019).

14. 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 buildings, 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.

Reason: to ensure the development presents a more pleasant appearance in the locality and in accordance with policy 17 of the broxtowe part 2 local plan (2019) and policy 10 of the aligned core strategy (2014).

Notes to applicant

1. The council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. 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. 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.
4. 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.
5. 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.
6. There is a confirmed bat roost within the existing building and as such the developer should first secure a european protected species mitigation licence (epsml) from natural england, which is a mandatory requirement, prior to any works being carried out on the existing building. Works to remove trees should also take place outside of the bird breeding season (march to september). Further information is available:
<https://www.gov.uk/guidance/wild-birds-protection-surveys-and-licences>
7. Nottinghamshire wildlife trust advise that the survey results contained in the ecological impact assessment report, submitted as part of this application, are considered accurate for approximately two years, notwithstanding any considerable changes to the site conditions, and as such the developer would need to undertake updated surveys after the two-year period has elapsed.
8. The development makes it necessary to construct vehicular crossings on ilkeston road and oakland court over the verge and footway of the public highway. These works shall be constructed to the satisfaction of the highway authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at:
<http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

4.5 APPLICATION NUMBER 21/00182/FUL

Construct two storey front and rear extensions, raise the ridge height inserting a hip roof to the existing/extended dwelling including a loft conversion and rear box dormer, insert a hip roof to the existing single storey side extension and external alterations.
29 Rivergreen Crescent, Bramcote, Nottinghamshire, NG9 3ET

This application sought to construct a two storey front and rear extension and had been brought to the Committee at the request of Councillor D K Watts.

Members considered the late items for the application which included additional objections which raised concerns over the loss of privacy, the building height, the overpowering nature of the building.

Mrs S Atton (objecting) and Mr W Woods (applicant) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area.
- There would be a loss of neighbour amenity.

RESOLVED that the application be refused due to the height and scale of the proposed extensions would be out of keeping with the character of properties in the locality and have a negative impact on neighbour amenity. Accordingly, the proposed development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).

4.6 APPLICATION NUMBER 21/00096/OUT

Outline application with all matters reserved to construct detached dwelling
Land adjacent to 24 Princess Avenue, Beeston, Nottinghamshire, NG9 2DH

This application sought to construct a detached dwelling with all matters reserved and had been brought to the Committee at the request of L A Lally.

There were no late items or public speakers.

Members debated the application and the following comments were amongst those noted:

- The proposal was appropriate for the area.

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

1. **Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

Reason: to comply with s92 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 commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.**

Reason: to comply with s92 of the town and country planning act 1990 as amended by s51 of the planning and compulsory purchase act 2004.

- 3. The outline permission relates to the 1:500 block plan received by the local planning authority on 2 april 2021.**

Reason: for the avoidance of doubt.

- 4. 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:**

- A) the means of access and parking provision within the site;**
- B) the scale, layout and external appearance of the dwelling;**
- C) the means of access and parking provision within the site;**
- and**
- D) the landscaping treatment of the site.**

The development shall be carried out strictly in accordance with the approved details.

Reason: the application was submitted in outline only and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing in the interests of ensuring the details of the development are acceptable to the local planning authority.

- 5. The detailed drawings and particulars required under condition 4(a) shall include the following details:**

- A) access width;**
- B) surfacing treatments;**
- C) visibility splays; and**
- D) drainage of parking areas**

The development shall be carried out strictly in accordance with the approved details and provided prior to the first occupation of the proposed dwelling.

Reason: the application was submitted in outline only and to ensure that the details of the development are acceptable to the local planning authority. In the interests of highway safety and in accordance with the aims of policy 17 of the part 2 local plan (2019) and policies 10 and 14 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. Due to the proximity of the site to residential properties it is recommended that contractors limit noisy works to between 08.00 and 18.00 hours monday to friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and bank holidays.
3. Burning waste on site is prohibited.
4. The future owners/occupiers of the proposed dwelling should sign up to the environment agency's flood warning direct service.
5. 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

5 INFORMATION ITEMS

5.1 DELEGATED DECISIONS

The delegated decisions were noted.

Report of the Chief Executive

APPLICATION NUMBER:	21/00092/FUL
LOCATION:	129-131 High Road Beeston NG9 2LL
PROPOSAL:	Construct 3 and 4 storey building comprising 9 apartments (Use Class C4) and provision of parking area.

The application is brought to the Committee at the request of Councillor S J Carr

1 Executive Summary

- 1.1 The application seeks permission for the construction of a three and four storey building comprising of nine apartments (Use Class C4) and the provision of parking, cycle and bin store areas.
- 1.2 The site is currently occupied by a two storey retail unit which has been extensively extended such that it now fills the whole of the site curtilage. The extensions to the rear are varied in height but mostly flat roofed and brick built. The retail unit is currently vacant and is just outside the Beeston Town Centre boundary.
- 1.3 The main issues relate to whether the proposed use as residential (Use Class C4) is acceptable; whether the design and layout is acceptable; whether the proposal would have an unacceptable impact on highway safety; and whether there would be an unacceptable impact on neighbour amenity.
- 1.4 The benefits of the proposal are that the accommodation would provide purpose built accommodation suitable for occupiers who wish to share, and would in turn allow for less pressure on C3 dwellings to be occupied as a C4 use (which is currently permitted development); it would be in a sustainable location with good access to public transport and to facilities such as retail, leisure, health and education, reducing reliance on private vehicles; and would provide a good standard of living for the future occupiers. The development would be in accordance with the policies contained within the development plan. This is given significant weight. There would be an impact on the local road network and on neighbour amenity but this is outweighed by the benefits of the scheme.
- 1.5 The committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 The existing buildings on the site would be demolished. The proposed development would consist of a three and four storey brick built building in an L shape which would wrap around the frontages of the site, with a four storey element to the corner. A parking court of eight spaces would be provided to the rear, accessed via an undercroft off Marlborough Road, and the building would incorporate a cycle store for 22 cycles and a bin storage area at the ground floor level.
- 1.2 The building would have a flat roof throughout. The corner four storey block would have a feature window at second floor level on the Marlborough Street elevation. The building has a chamfered edge to the corner.
- 1.3 The three storey elements would have the third storey set back from the front and rear elevation, and would have windows with projecting frames, set in a cladded mansard style roof, and similarly the fourth storey to the corner would reflect this style.

2 Site and surroundings

- 2.1 The site is currently occupied by a two storey retail unit which has been extensively extended such that it now fills the whole of the site curtilage. The extensions to the rear are varied in height but mostly flat roofed and brick built. The retail unit is currently vacant and is just outside the Beeston Town Centre boundary.
- 2.2 The site occupies a corner site, to the north east of the junction of High Road and Marlborough Road. Beeston town centre boundary is to the south west of this junction and as such the site falls outside of the centre.
- 2.3 To the north east of the site is 133 and 135 High Road, a pair of semi-detached properties which are in retail use. The existing building is built directly abutting no. 133, and there is one small window, which serves a bathroom, at first floor level in this elevation. There is a single storey flat roof extension to the rear of 133 and 135. Beyond this, and to the corner of Cedar Avenue, there is a car sales business.
- 2.4 To the north west of the site is 2 Marlborough Road, a two storey Victorian semi-detached dwelling which has a two storey off-shoot to the rear. There are no windows in the main gable elevation, although there is a window at ground and first floor level in the facing elevation of the rear off-shoot. Further windows at both ground and first floor are in the rear elevation. The common boundary of this property runs along the side of the site to the full length.
- 2.5 To the north of the site, to the rear of 2 Marlborough Road, there is a pair of two storey semi-detached dwellings, 1 and 3 Cedar Avenue, the rear elevations of which face the site.

- 2.6 To the south east of the site, on the opposite corner of Marlborough Road, there is a two storey building in retail use at ground floor with residential above. More retail units are to the south east, on the opposite side of High Road.
- 2.7 Broadgate House, a three and four storey office building, is located to the east of the site, opposite the car sales business, and on the corner of Broadgate and Humber Road.
- 2.8 Generally, the character of the area, when viewed from the south west, is one of mainly retail which then turns to residential the further north east past the site. Marlborough Road, and Cedar Avenue, which runs parallel to this, are both residential in character.

3 Relevant Planning History

- 3.1 Previous planning history on this site relate to the operation of the building, which is to be demolished, as a retail unit, with the last application being in 2012 which was for alterations to windows and to cladding on the elevations, granted planning permission in May 2012. Reference 12/00181/FUL.

4 Relevant Policies and Guidance

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

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 14: Managing Travel Demand

4.2 **Part 2 Local Plan 2019:**

- 4.2.1 The Council adopted the Part 2 Local Plan (P2LP) 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) 2019:**

- 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 **County Council as Highway Authority:** No objections, subject to conditions in respect of provision of visibility splays prior to occupation; access and parking spaces to be of bound material and designed so as to prevent the unregulated

discharge of surface water; parking and access to be provided prior to occupation and retained for the life of the development; and no occupation prior to redundant kerbs being reinstated. Note to applicant in respect of works to the highway.

- 5.2 **Council’s Environmental Health Officer:** No objections, subject to conditions in respect of a noise report, a Demolition and Construction Method Statement and a report to identify and for the safe removal of asbestos containing material, all to be submitted and agreed prior to above ground works; regulatory condition in respect of hours of construction; and a Note to Applicant in respect of burning of waste.
- 5.3 **Council’s Private Sector Housing Officer:** No objections in principle, subject to the rooms meeting the Broxtowe HMO Standards.
- 5.4 **Council’s Waste and Recycling Officer:** Developer to purchase bins first time, if using Broxtowe Borough Council as waste contractor. The building will be allocated communal bins but suggest that the bin store is built to accommodate any additional bins if required in the future. The bin store needs to be accessible at all times and no more than 10m from the adopted highway.
- 5.5 **Council’s Town Centre Manager:** No objection. Considers that as the building is outside of the centre, and on the periphery of it, the only other option (besides the proposal) would be to split into smaller retail units and allow residential above, so in support of returning the site to fully residential. The developer would struggle to let the commercial units and in any case, goes against the intentions to re-position the Beeston Town Centre with the cinema area as the focal point. The proposal meets aspirations to contract the town centre and reduce edge of centre, not fit for purpose commercial.
- 5.6 **Notts Wildlife Trust:** Have been made aware that the structure supports house martins and as such would expect an ecology survey to be carried out, which should focus on roosting bats and breeding birds.
- 5.7 **Cadent:** There are Cadent/National Grid apparatus in proximity to the development site and as such the developer should contact Plant Protection before any works are carried out. The developer has been made aware of this.
- 5.8 Twelve properties either adjoining or opposite the site were consulted and a site notice was displayed. 83 responses were received, (one observation) objecting on the following grounds (which have been categorised on subject for ease of reference):

Principle / use of the site:

- Proposal looks like a halls of residence with no aesthetic link to the surrounding properties and does not stand out. Not in keeping with surrounding properties, would only be suitable for a mid-century development or an industrial area, having zero architectural merit
- If the site is to be residential, then family homes which are affordable and sustainable are what is needed – a terrace of three storey homes with parking and gardens will be more appropriate and keep the density at a sensible level

- Welcome the vibrancy that students bring to Beeston, but feel that the town has its own identity and that do not need to simply be a dormitory for the university
- There are already large amounts of student flats available nearby at Broadgate Park, and many houses in the vicinity devoted to student living. These types of student accommodation do not help with housing shortages for professionals or families
- There is no garden space in the development, which will result in Broadgate Park being used for barbecues/parties in the spring/summer, and as elderly residents neighbour the park, doubt if this will be popular. Also, smokers will be forced out onto the narrow street
- There is enough student accommodation, every time a property becomes empty it is turned into student housing, leaving nothing left for young people to buy at a reasonable price. Soon there will be more students than actual residents in Beeston
- Destroying (allowing the demolition of) a character building which is pleasing to the eye even in its current state
- A smaller development would fit in better with the housing in the surrounding area
- Future occupiers would find the building to be too far from campus (university)
- Can't imagine demand is high given the recently completed accommodation on the university site, and additionally given the pandemic it will be a while until demand will be high enough to warrant the need for an additional 54 bedrooms
- Should be looking at building family homes in the centre of Beeston instead of too close to our nature reserves
- The building would be better being put to hospitality or retail sector use, bring in more footfall and be more exciting than flats
- Purpose built accommodation is welcome over HMO's that have blighted areas such as Lenton
- These are not apartments, they are dormitories
- Consideration should be given to having a community based venue on this site
- The development would have an adverse impact on local infrastructure and services
- The site should be developed so as to create more jobs, or for somewhere for the students to come and spend their money
- The Council should ensure that they support the local community by providing more jobs and opportunities and to build a community that is beautiful and supportive
- Parts of Beeston are being completely consumed by student housing and the balance is tipping so far this way that without intervention parts of Beeston will be lost and the healthy mix of students, professionals and families will be lost forever
- The university needs to consider building on their own campus if they continue to increase the student intake as it is not reasonable to expect the local town to bear the brunt
- Whilst the council are looking to introduce an Article 4 direction to limit the number of HMOs, feel that it is a race against time to get as many properties and plots under their belts before the restrictions come into place
- The number of units should be reduced

- We need to house long term residents who will bring economic stimulation to the local economy throughout the year, compared against students who only reside here for six months of the year
- The number of proposed bedrooms is on a par with a hotel. Concerned that the use be conveniently changed over time to accommodate the desire of the commercial entities that are behind the build.

Design:

- The building will visually dominate the high street with its' imposing size
- The four storey is higher than any of the surrounding buildings and will result in the development blocking out light
- No justification for the four storey height other than to maximise profit
- Design not in keeping with the area, should be more in keeping with neighbouring properties
- The building should be set back into the plot to allow for landscaping to the frontage. The current proposal will greatly detract from the open feel and low skylines of this area
- Building materials should match the surroundings, i.e. not buff brick but red and the anthracite roof and windows at least make it in keeping and then would begin to contribute to the surroundings
- No landscaping proposed
- Unfair comparison of height of proposed building to height of Broadgate House (to the east of the site) as the fourth storey of Broadgate House is set back from the edge of the building
- Disagree with statement that the cantilevered corner softens the frontage as the treatment is very harsh. Considers that the corner design is the weak point in the whole design
- The modern design will age poorly
- There is mention of the building being a sustainable build – if this is the case then why are they not proposing a true green build rather than proposing token efforts in order to tick a box
- Greater separation between the building and those on High Road would reduce the jarring change in height

Highway Safety / Parking:

- Existing problems of congestion, lack of parking and overpopulation (from students) on a narrow residential road not designed for the volume of traffic, the proposal would add to these problems
- The location, for the accommodation of 54 young people, on the corner of a residential street will result in constant disruptions to residents and make Marlborough Road impassable at times due to the extra traffic
- 8 parking spaces is insufficient to serve a 54 bed building and overspill will be onto the surrounding streets
- There is no accessible drop off/loading area for the property, the High Road and this part of Marlborough Road already suffer from constant illegal parking, blocking the road

- Increased parking on the street would hamper access by emergency vehicles
- The occupiers should not be permitted to have a vehicle on site or a vehicle parked in any other location within a defined distance from the site as a condition of the tenancy
- The footway width should preserve an accessible frontage and accommodate pedestrians including wheelchair users and those entering / exiting the building. Pedestrian visibility splays should be assessed on the corner of Marlborough Road and High Road
- The bin store is not located with easy access from the road and would result in refuse vehicles waiting on the road in close proximity to the junction, creating a road safety hazard
- If the development is allowed, fresh consideration must be made to a residents parking scheme for Marlborough Road, to protect existing residents
- The scheme will unnecessarily cause further traffic pollution.

Amenity:

- The four storey element is higher than any of the surrounding buildings and will result in the development blocking out light
- Students would bring anti-social behaviour
- The proposal for 54 bedrooms is over-intensive and concern raised about the size of the rooms and amenities including bathrooms
- Concerns that bathroom window on the side elevation of existing building will be blocked
- Residents would be subject to noise pollution from this building and surrounding student oriented businesses until the early hours
- Concern regarding impact on adjacent businesses while construction takes place
- The development would block out the sun
- Crime will rise across Beeston as criminals target student properties
- Feeling hemmed in by all the surrounding HMO/student accommodation
- The development would block out light to garden and would be overlooked thereby losing privacy
- Would lose a large chunk of the sky and instead be looking at a 3 or 4 storey building
- Would be directly in line of sight from our property
- Would like assurance that the accommodation would comply with national space standards
- A control over noise generated by the student occupiers should be controlled by a condition on this permission
- 24 access to the rear of the site (as opposed to the existing use, which operates only during the day) would have an impact on security for the properties on Cedar Avenue
- The 1.5m high boundary at the rear would add to the feeling of loss of security, and noise from people using the rear courtyard would result in disturbance to neighbours, due to the height of the boundary
- Overlooking into habitable rooms of 1 Cedar Avenue

Other Matters:

- The development would put additional pressure on dated and barely adequate waste infrastructure
- The proposal would reduce the value of my home
- There are martins/swallows with permanent nests on the building which have been there for many years. Any work should take place outside of the nesting season, or alternatively keep the frontage of the building
- Concern as to whether the existing doctors/dentists can cope
- The proposed roof should ensure that rainwater does not overflow onto the adjacent property
- With the increase in the student population in the area, have noted the increase in large amounts of rubbish and discarded items lying in the street, particularly at the end of the academic year

5.9 One letter of observation was received, with the following points:

- Elevational treatment to Marlborough Road and High Road with its' mansard roof is a smart addition to the street scene, however the corner element doesn't feel like it relates to the rest of the block and is an overbearing monoculture of brick. A review of hierarchy of materials to break up the façade is needed.

5.10 Amended plans have been received on 11.06.21, relating to the design, and re-consultation will have been carried out prior to the Committee meeting. Any further responses to this re-consultation will be reported as late items prior to the meeting.

6 Assessment

6.1 The main issues for consideration are the principle of the development, including the proposed use; design and layout; amenity; and impact on highway safety / parking.

6.2 **Principle**

6.2.1 The existing building is currently vacant, and is outside of the defined Town Centre boundary. The Town Centre Manager is in support of the proposal, as it is considered that the building is unlikely to return to commercial use as the units would be difficult to let. The proposal also meets the aspirations to contract the town centre to re-position and have the new cinema as the focal point, through reducing edge of centre, not fit for purpose units.

6.2.2 Whilst there are a mix of uses in the immediate area, including retail, food outlets, offices and car sales, the site is located on the High Road/Marlborough Road junction, with Marlborough Road being residential in character. The further north east along Broadgate, the more residential the character becomes and as such it is considered that a residential use of the site is acceptable.

6.2.3 The proposed building would provide 9 apartments, intended for C4 use. The building would therefore be purpose built, and could accommodate occupiers who could otherwise occupy C3 dwellings, to the detriment of the wider community, as

this would represent the loss of accommodation that would be more suited to families and other longer term residents. The application site is considered to be a good location for a purpose built accommodation, being close to a wide range of amenities including to the university campus, and to the centre of Beeston (as opposed to amidst a predominately housing area) and is close to a wide range of sustainable transport options such as the well served public transport route immediately outside the site on High Road, the frequent tram service on Middle Street, and to walking and cycling routes. For this reason, it is considered that the use of the site as residential and as C4 use, is acceptable.

6.3 Design and Layout

- 6.3.1 In terms of the scale of the development, which sees the three storey (third storey forming the roof level) being similar in height to the neighbouring properties on Marlborough Road and High Road, and a four storey element to the corner of the two roads, it is considered that the scale and form is appropriate and reflects the character of the area.
- 6.3.2 The design is contemporary, with a mansard roof to the top floor. The corner block, which has been redesigned, has feature windows and brick corbelling to each elevation. The corner block, which was initially to project out from each elevation and which was to have a flat roof, has now been amended to show the fourth floor set back, thereby reducing the scale and massing on this corner. The mansard roof is now shown to be of standing seam material in a neutral colour in order to reduce the prominence of the corner. A chamfered corner would now extend to all floors. The window arrangement has also been amended so as to ensure that the building presents an active frontage to both Marlborough Road and High Road.
- 6.3.3 The building would be set away from the back edge of the pavement, which would reduce the impact of the building on the visual amenity of the street scene, given the sites' prominent position. This would also ensure that adequate space is provided for pedestrians and that visibility around the corner is not restricted, as is the existing situation.
- 6.3.4 The building is proposed to be constructed using brick to the elevations, a metal standing seam material to the mansard roof detail at the topmost floor level, and powder coated aluminium frames to the window surrounds. Details of the materials will be the subject of a condition.
- 6.3.5 The layout of the development is considered to be acceptable. The parking is to the rear of the building, accessed via a gated entrance off Marlborough Road, which would provide security to both the future residents and the existing. The bin store is considered to be within a reasonable and convenient distance to the public highway.

6.4 Amenity

- 6.4.1 2 Marlborough Road directly abuts the site, to the north west. This is a two storey semi-detached dwelling with a two storey annex to the rear, and is side on to the site. There are no windows in the main side elevation, but has two small windows in the side elevation of the annex, which is set back from the boundary. Whilst the

- proposed building would be built on the common boundary, and at three storey in height, this elevation would have a length of 15m and as such it is considered that as the existing building, which is to the full length of the common boundary, would result in no greater impact than the existing building, in terms of loss of light and outlook. No windows are proposed on the facing elevation and as such it is considered that there would be no significant impact on privacy for these occupiers.
- 6.4.2 133 High Road directly abuts the site, to the north east. This is a two storey building which is occupied as a retail unit to the ground floor with accommodation at first floor. There is a bathroom window at first floor level in the side elevation of 133 facing the site, and directly on the common boundary. The proposed building has been designed to have a small inset of 1.2m to set it off the boundary, avoiding the adjacent window. The existing building is two storeys in height along this boundary and whilst the proposed building is three storeys where it is adjacent to 133, it would not be to the length of the existing, being 5m shorter and thus affording a betterment in terms of access to light and outlook from the first floor of 133. It is considered that the proposed building would not have a significant impact in terms of loss of light, outlook or privacy for the occupiers of no. 133.
- 6.4.3 1 and 3 Cedar Avenue are a pair of two storey semi-detached dwellings which are to the north/north east of the site and whose rear elevations face toward the site. No. 1 is the closer of the two to the site, and there is a distance of 18m between the rear elevation and the rear boundary of the site. There would be a minimum of 32m from the rear elevation of 1 and 3 Cedar Avenue and the facing elevation of the proposed building, which is a relationship typical between properties on Cedar Avenue and those on Marlborough Road. Whilst the main elements of the proposed building would be three storey in height, the third floor, at roof level, would be set in from the building edge, and, given the distances between the building and the rear elevations of these semis, it is considered that there would be no significant impact on the amenities of the occupiers of the dwellings in terms of loss of outlook, light or on privacy.
- 6.4.4 To the south west of the site, on the opposite side of the road, is 1 and 1A Marlborough Road, a commercial/retail unit which is two storey in height, and 129 A and B, which is a two storey unit located at the corner of High Road. The latter building is occupied as retail to the ground floor, and residential above at first floor. It is considered that the proposed building would not have a significant impact on the amenities of the occupiers of this building, due to the distances between and the presence of the road.
- 6.4.5 To the south and south east of the site, on the opposite side of High Road, there are a range of retail units, most of which are single storey. 156 and 158 High Road, to the end of this run and at the junction of Humber Road, are two storey and have residential accommodation at first floor. It is considered that the proposed building would not have a significant impact on the amenities of the occupiers of this building, due to the distances between and the presence of the road.
- 6.4.6 With regard to the internal layout of the building, the accommodation would provide each bedroom with access to natural light and to an outlook, and each resident would have access to shared communal space, in the form of a kitchen/living/dining area. Each bedroom would have its own bathroom, and all bedrooms would exceed

the 8 square metres minimum as set out in the Council's House in Multiple Occupation (HMO) Property Standards.

6.5 Access and Highway Safety

- 6.5.1 The building would have a gated vehicular and pedestrian access from Marlborough Road which would lead to the eight parking spaces. The Highway Authority have no objection to the amount of parking proposed, or to the visibility splay provided into the parking area from Marlborough Road. Condition to ensure that the visibility splay, and that parking spaces are appropriately surfaced and provided prior to first occupation would be imposed.
- 6.5.2 It is noted from the consultation responses that the immediate area already experiences problems in respect of lack of on-street parking and amount of through traffic. In assessing the highway impacts of a proposal, paragraph 109 of the NPPF states that development should only be refused on transport grounds where the residual cumulative impacts are severe. Paragraph 105 provides a list of factors which should be taken into account, which includes the availability of and opportunities for public transport, and the type, mix and use of the development. Policy 10 of the ACS states that development should be designed so as to reduce the dominance of motor vehicles.
- 6.5.3 As previously outlined in paragraph 6.2.3 above, the site is considered to be a good location for a purpose built accommodation, being close to a wide range of amenities including to the university campus, and to the centre of Beeston (as opposed to amidst a predominately housing area) and is close to a wide range of sustainable transport options such as the well served public transport route immediately outside the site on High Road, the frequent tram service on Middle Street, and to walking and cycling routes. In addition, a cycle storage area for 22 cycles would be provided, which would encourage the use of sustainable modes of travel, and reduce the reliance on the private motor car. It is therefore considered that the proposal would not have a significant impact on highway safety or to a significant increase in demand for on-street parking.

6.6 Noise

- 6.6.1 As the building would contain bedrooms which would be located adjacent to a busy road, and is close to the town centre with night time uses nearby, details of a report to ensure that the occupants would not be unduly affected by noise would need to be submitted and agreed prior to the commencement of any above ground works. Any measures approved would need to be implemented prior to first occupation.
- 6.6.2 Concerns have been raised in respect of noise during construction and demolition. A regulatory condition to restrict hours of construction would be imposed as recommended.
- 6.6.3 Concerns have also been raised in regard to noise emanating from the use of the building (by the occupiers). It is considered that as the rear of the building would be functional (for vehicle parking and for access to the bin/cycle store) and has no outdoor amenity space, and that the main resident access is from the entrance on High Road, the level of noise would not be significantly higher than would be

expected for a residential use in an edge of town location. In addition, the occupants would have access to formal open space, such as Broadgate Park, close to the development.

6.7 Other Matters

- 6.7.1 The development would need to be built to the Building Regulations in force at the time of the build, in regard to the provision of adequate drainage (both foul and surface water). This is a matter that is separate to planning.
- 6.7.2 The concern that the development may affect the value of nearby property is noted, however this is not a material planning consideration.
- 6.7.3 Should nesting birds or bats be found on building or within the site, then the onus will be on the developer to ensure that they take all reasonable measures to safeguard any protected species, as it would be a legal requirement.
- 6.7.4 It would be difficult to attribute the increase in litter and rubbish to any one particular building or group of households. It is considered that adequate provision is proposed within the site to accommodate any waste or rubbish generated by the development.
- 6.7.5 A concern has been raised as to whether the doctors and dentists can cope. No further explanation has been given, however it is assumed that this is in terms of additional pressure on infrastructure due to the numbers of occupation. The proposed development is not classed as a major and as such there is no requirement for a financial contribution to be sought for the provision of additional facilities within the primary health care setting.

7 Planning Balance

- 7.1 The benefits of the proposal are that the development would provide a good standard of purpose built shared accommodation, in a highly sustainable location, and which could contribute to the freeing up of dwelling houses which are suitable for long term residents.
- 7.2 The negative impacts are the loss of the existing buildings, impact on local road network and impact on neighbour amenity.
- 7.3 On balance, it is considered that the negative impacts would be outweighed by the benefits of the scheme, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.

8 Conclusion

- 8.1 It is recommended that planning permission be granted, subject to the conditions set out below.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the site location plan and drawing numbers 2310/10 rev C, 2310/11 rev C, 2310/12 rev C, 2310/13 rev C, 2310/14 rev C, 2310/15 rev B, 2310/20 rev C and 2310/21 rev C received by the Local Planning Authority on 11.06.21.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No development shall take place until details of a noise report, which shall be prepared in accordance with the provisions of the DoT Calculation of Road Traffic Noise and BS8233 to predict noise levels at and within the nearest noise sensitive location has been submitted to and approved in writing by the Local Planning Authority. The report shall set out; a large scale plan of the proposed development; noise sources and measurements/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; a comparison of noise level with appropriate current criteria. Where current criteria are exceeded at any location the applicant shall explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.</p> <p>Mitigation measures approved as part of the submitted details shall be installed prior to first occupation of the development and retained for the lifetime of the development.</p> <p><i>Reason: In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
4.	<p>No development shall take place until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:</p> <p>a) The means of access for construction traffic;</p>

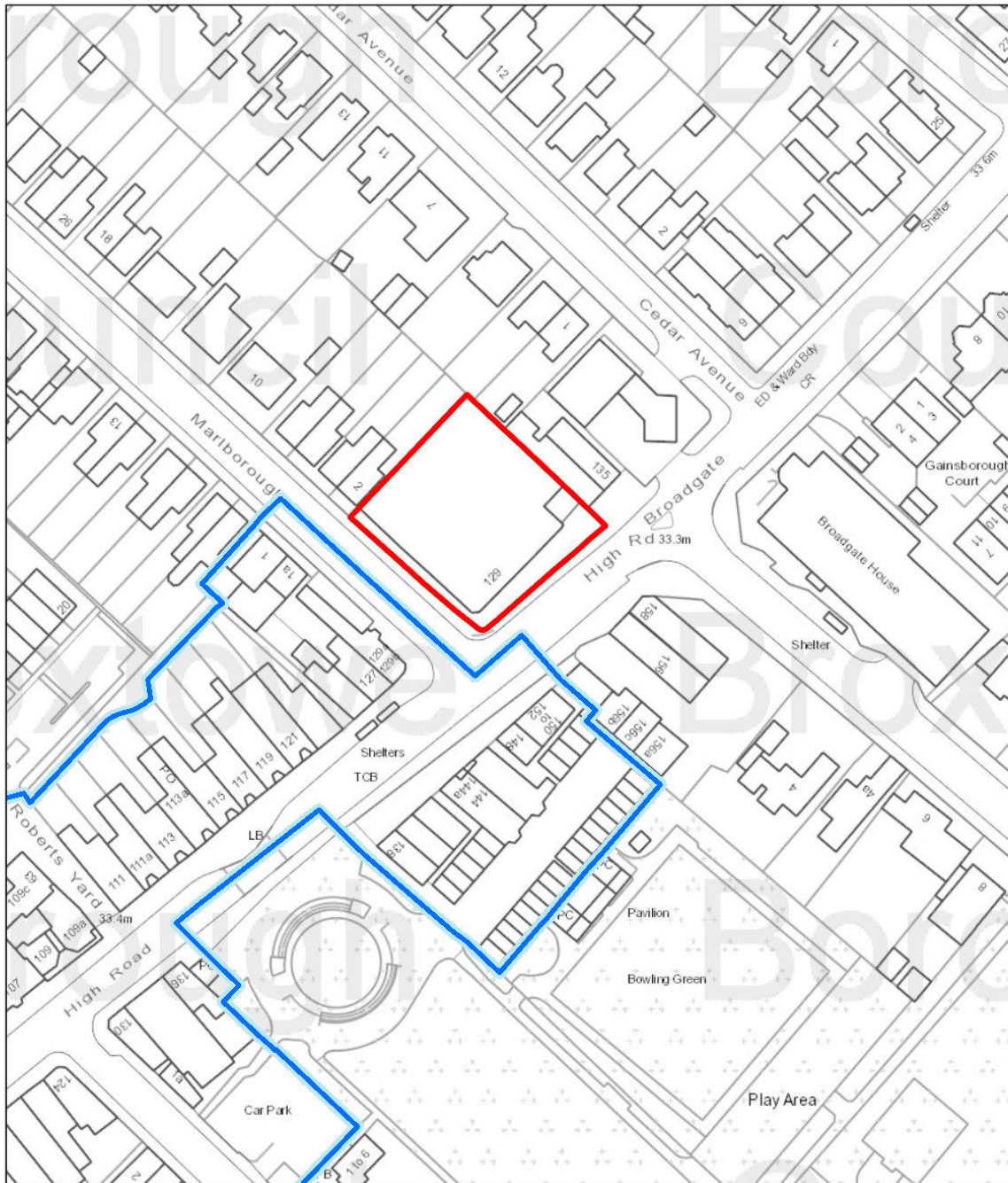
	<p>b) Parking provision for site operatives and visitors; c) The loading and unloading of plant and materials; d) The storage of plant and aterials used in the construction of the development; e) A scheme for the recycling/disposal of waste resulting from construction works; and f) Details of dust and noise suppression to be used during the construction phase.</p> <p>The statement as approved shall be implemented throughout the construction and demolition period.</p> <p><i>Reason: In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>5.</p>	<p>No demolition shall take place, in connection with the development, until a report in line with current Health and Safety guidance for the identification and safe removal of asbestos containing material has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the findings of the report.</p> <p><i>Reason: In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>6.</p>	<p>No above ground works shall be carried out until details of the manufacturer, type and colour of the bricks, cladding and window frames to be used in facing elevations 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>Reason: Limited 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 Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>7.</p>	<p>No above ground works shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <p>(a) numbers, types, sizes and positions of proposed shrubs and other soft landscape areas (b) proposed boundary treatments (c) proposed hard surfacing treatment (d) proposed lighting details.</p>

	<p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p><i>Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area 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>
8.	<p>The development hereby permitted shall not be brought into use until the visibility splays as shown on drawing 2310/15 rev A have been provided, and shall thereafter be kept free of all obstructions, structures or erections, for the lifetime of the development.</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) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
9.	<p>The development hereby permitted shall not be brought into use until the access drive and parking spaces (which shall be delineated in accordance with drawing number 2310/15 rev A) have been surfaced in a hard bound material (not loose gravel) and shall thereafter be maintained in hard bound material for the lifetime of the development.</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) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
10.	<p>The development hereby permitted shall not be brought into use until the access drive and parking spaces have been constructed with provision to prevent the unregulated discharge of surface water from the driveway to the public highway. The provision to prevent the unregulated discharge of surface water shall thereafter be retained for the lifetime of the development.</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) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
11.	<p>The development hereby permitted shall not be brought into use until the two existing site accesses/redundant kerbs (one each on High Road and Marlborough Road) are made permanently closed and access crossings re-instated as footway and full height kerbs, to the satisfaction of the Local Planning Authority.</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) and Policy 10 of the Aligned Core Strategy (2014).</i></p>

12.	<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 Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
13.	<p>No construction or preparation work in association with this permission shall be undertaken outside the hours of 08.00-18.00 Monday to Friday, 08.00-13.00 Saturdays and at no time on Sundays or Bank Holidays.</p> <p><i>Reason: In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019)</i></p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
3.	<p>As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</p>
4.	<p>Burning of 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.</p>

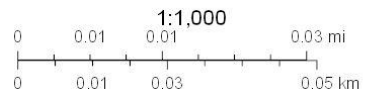
5.	The developer is reminded of his legal obligation to stop work immediately should any bats be encountered during the building of the proposed extension. The Bat Conservation Trust should be contacted on 08451300228 for further advice in the event of bats or bat roosts being found.
6.	Demolition works should also take place outside of the bird breeding season (March to September). Further information is available: https://www.gov.uk/guidance/wild-birds-protection-surveys-and-licences
7.	The development makes it necessary to reinstate redundant accesses and dropped vehicular crossings over the footways of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will be payable. The application process can be found at: https://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities

129-131 High Road Beeston NG9 2LL



5/7/2021, 2:36:05 PM

-  Site
-  Town Centre Boundaries



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Photographs



The site, with Marlborough Road to the left of the photo



View from entrance to Broadgate Park, looking toward the site (beyond bus stops)



The site, to the left, with 133 and 135 High Road, to the right



View of the site, in the middle of the photo, looking toward the town centre, from Broadgate/Humber Road junction



Side elevation of 133 High Road



Broadgate House, to the junction of Humber Road and Broadgate, to the east of the site



View from rear garden of 5 Cedar Avenue



View from rear garden of 3 Cedar Avenue

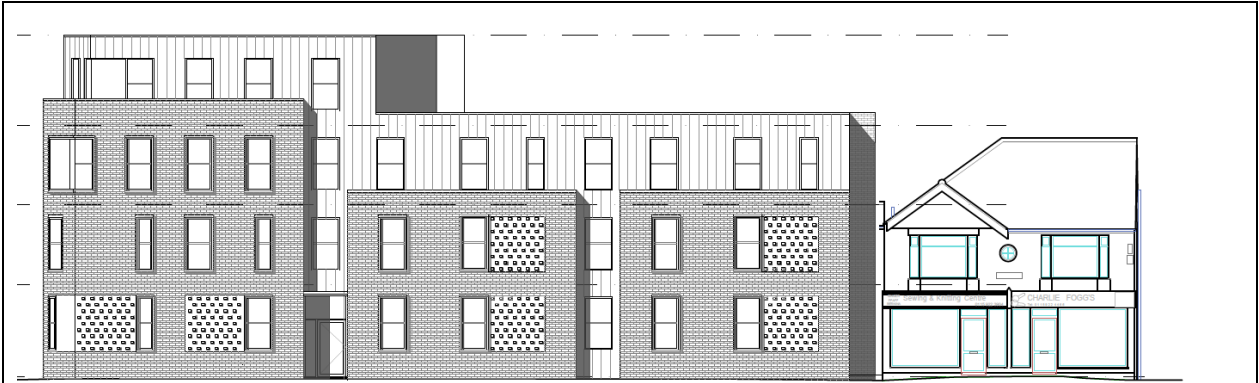


View from rear garden of 1 Cedar Avenue



156 and 158 High Road, to the junction with Humber Road. Single storey units beyond, and looking toward the town centre

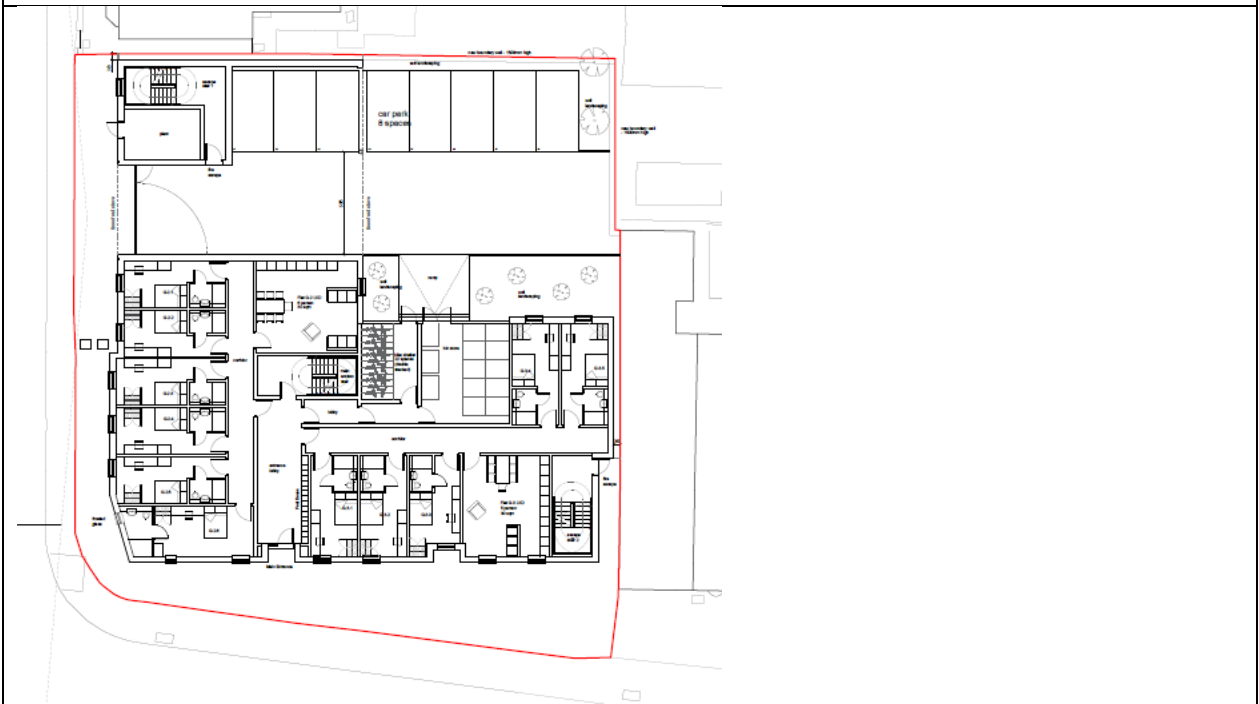
Plans (not to scale)



High Road elevation



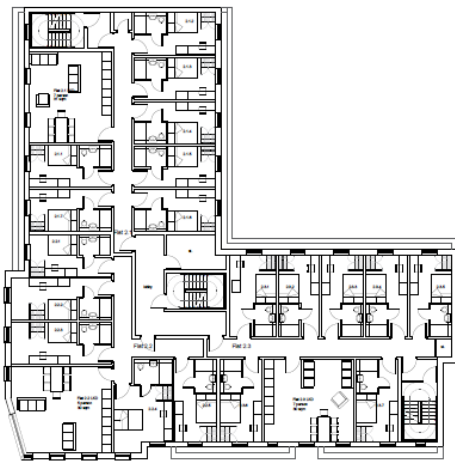
Marlborough Road elevation



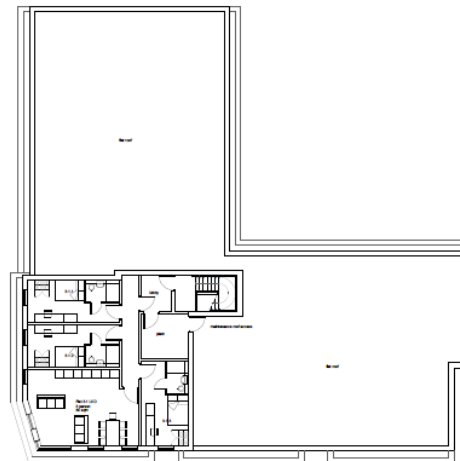
Ground floor layout



First floor layout



Second floor layout



Third floor layout



CGI mock up of High Road elevation



CGI mock up – view from Beeston town centre looking toward Broad Gate



CGI mock up – Marlborough Road elevation

Report of the Chief Executive

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

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

1 Executive Summary

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

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

- 4no x 232.25 = 929.0 m²
- 12no x 325.08 = 3901.0 m²
- 4no x 464.5 = 1858.0 m²
- 2no x 1393.5 = 2787.0 m²

- Total new gross internal floor area (GIA) 9475.0 m²

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

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

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

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

APPENDIX

1 Details of the Application

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

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

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

2 Site and Surroundings

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

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

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

weighbridge offices used to accommodate staff for operational management & welfare facilities.

3 Relevant Planning History

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

4 Relevant Policies and Guidance

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

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change

- Policy 2: The Spatial Strategy
- Policy 4: Employment Provision and Economic Development
- Policy 7: Regeneration
- Policy 10: Design and Enhancing Local Identity
- Policy 14: Managing Travel Demand
- Policy 16: Green Infrastructure, Parks and Open Spaces
- Policy 17: Biodiversity
- Policy 18: Infrastructure

4.2 Part 2 Local Plan 2019:

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

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

4.3 National Planning Policy Framework (NPPF) 2019:

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

5 Consultations

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

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

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

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

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

6 **Assessment**

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

6.2 **Principle**

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

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

6.3 **Highway Safety**

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

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

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

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

6.4 Visual Amenity/Design

- 6.4.1 Policy 17 of the Part 2 Local Plan requires new development to integrate into its surroundings and to take advantage of existing topography and landscape features. The proposed units will be steel framed with a light grey external metal cladding finish and profiled roof cladding coloured mild grey. Due to the location of the units, positioned a significant distance from Main Road, it is considered that this design is acceptable. The existing bund and vegetation provides along the boundaries of the site provide a screen ensuring the development would not have an unacceptable visual impact upon the area or the character/openness of the Green Belt.
- 6.4.2 In addition to the above, a proposed replacement customer collection canopy for the remainder of the coal yard is proposed. This building will consist of an open frontage with an overall height of 4.5m and will consist of cladding to the roof and external elevations. Whilst this building will be located closer to the site entrance, views will be limited from within the street scene of Main Road due to the location of the existing buildings from Main Road and trees, limiting the impact upon the visual amenity of the area.
- 6.4.3 In terms of landscaping, the existing bund landscaping screen/tress along the perimeter of the site to the north, east and south are to remain, with the provision of a balancing pond with the site and a variety of landscaped areas surrounding the proposed commercial units, which will be secured through a landscaping condition.

6.5 Residential Amenity

- 6.5.1 Whilst there are residential properties in the wider vicinity and the Watnall bunker, directly to the north west of the site, which has also been partially converted into residential use but not occupied, due to the vegetation cover and the buffer surrounding the site, and taking into consideration the existing use of the site and the adjacent Hovis bakery, it is not considered that the development would result in an unacceptable loss of amenity to existing residential properties.
- 6.5.2 The Council's Environmental Health Officer raises no objections to the proposal subject to conditions restricting the total rating level resulting from the use of any plant, machinery or equipment being installed exceeding the existing background sound levels and no development commencing prior to details of any necessary piling or penetrative foundation design being submitted and approved.

6.6 Local Environment/Biodiversity

- 6.6.1 Directly to the north of the site there is a Local Wildlife Site and a SSSI "Kimberley Railway Cutting". The area is identified as "A disused railway with valuable wood and grassland vegetation". There are also trees surrounding the boundaries of the site. A Biodiversity/ Ecology Survey has been undertaken to assess the impact of the development on protected species and on the designated sites in close

proximity to the site which demonstrates that the development will not result in any harm.

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

7 Planning Balance

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

8 Conclusion

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

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with Site Location Plan 1: 1250 1846 (P03), Roof Plan 1846 (P08), Coal Yard Customer Collection Canopy Elevation, 1846 (P09), Elevations Units 7 – 10 1846 (P06), Elevations Units 1 -6 & 15 – 20 1846 (P05), Elevations Units 11 – 14 1846 (P04) Elevations Units 21 & 22 1846 (P07) received by the Local Planning Authority 02 July 2020, Proposed Site Plan 1846 (P01A) and Proposed Site Access 1846 (P02A) received by the Local Planning Authority 11 December 2020.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.</p> <p>b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-</p> <p>(i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and</p> <p>(ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.</p> <p><i>Reason: In the interest of public health and safety</i></p>
4.	<p>The total rating level resulting from the use of any plant, machinery or equipment hereby installed pursuant this permission, shall not exceed the existing background sound level when measured according to British Standard BS4142:2014, at a point one metre</p>

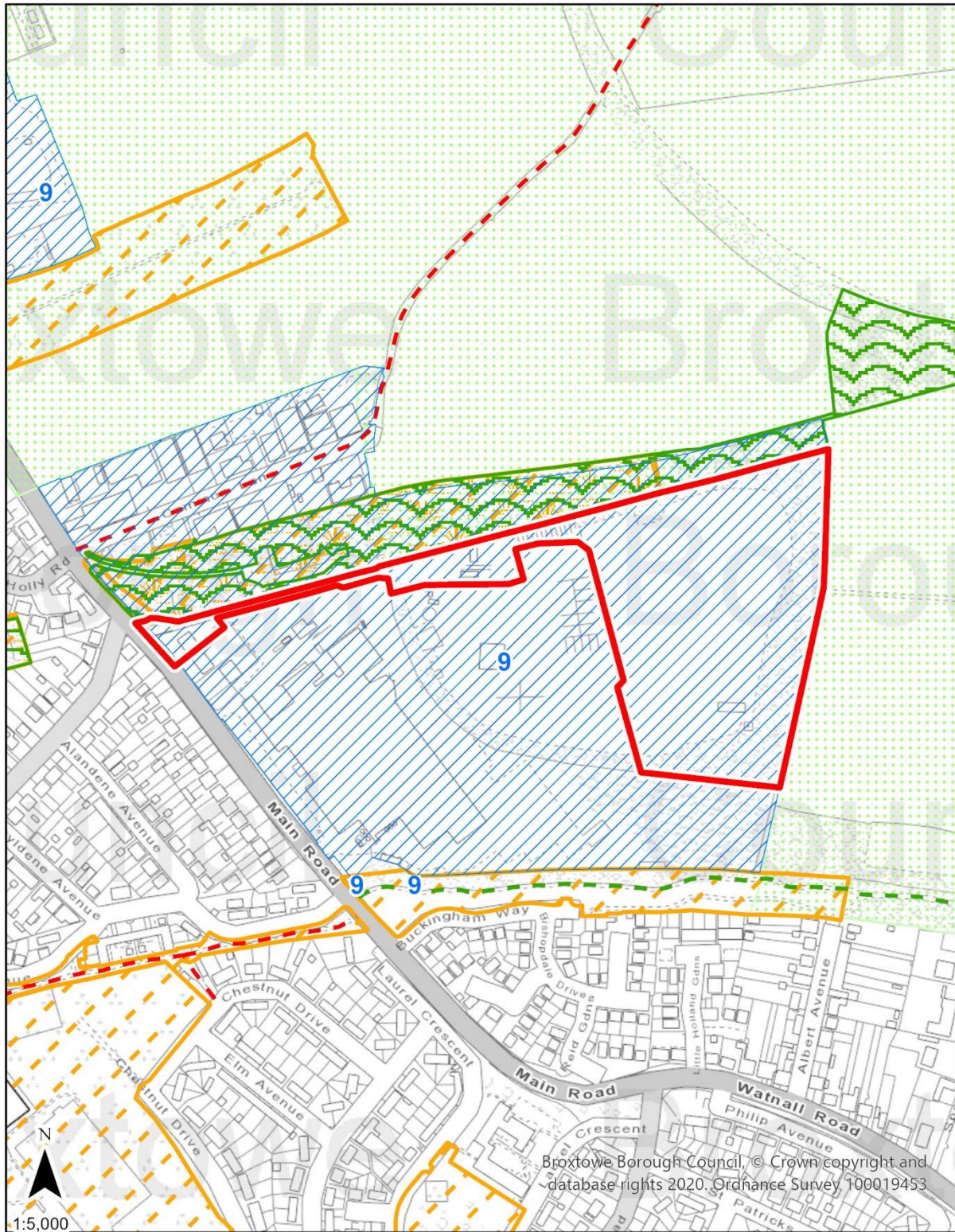
	<p>external to the nearest noise sensitive premises. <i>Reason: To protect existing residents from excessive plant noise.</i></p>
5.	<p>No development shall commence until details of any necessary piling or other penetrative foundation design have been submitted to and approved in writing by the Local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

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

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

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

	<p>result in trespass, with the potential for court action. It is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:</p> <p>https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property</p>
<p>3.</p>	<p>In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact hdc.south@nottsc.gov.uk for details.</p>
<p>4.</p>	<p>The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority.]</p>
<p>5.</p>	<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>



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Legend

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

Photographs



Existing access to be improved at Main Road junction.



View from within site looking back forwards Main Road.

Views of structures within the site to be removed.





Northern Boundary of Site



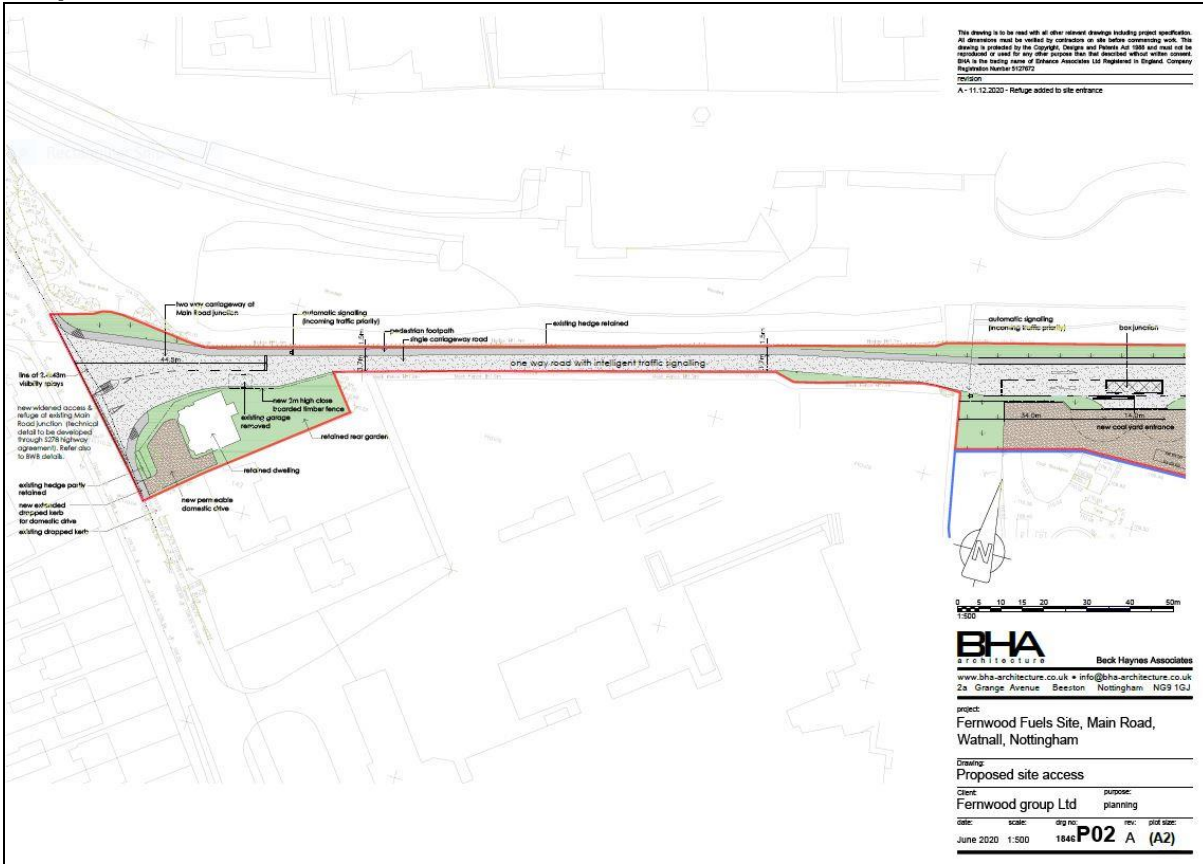
East and Southern Boundary of Site



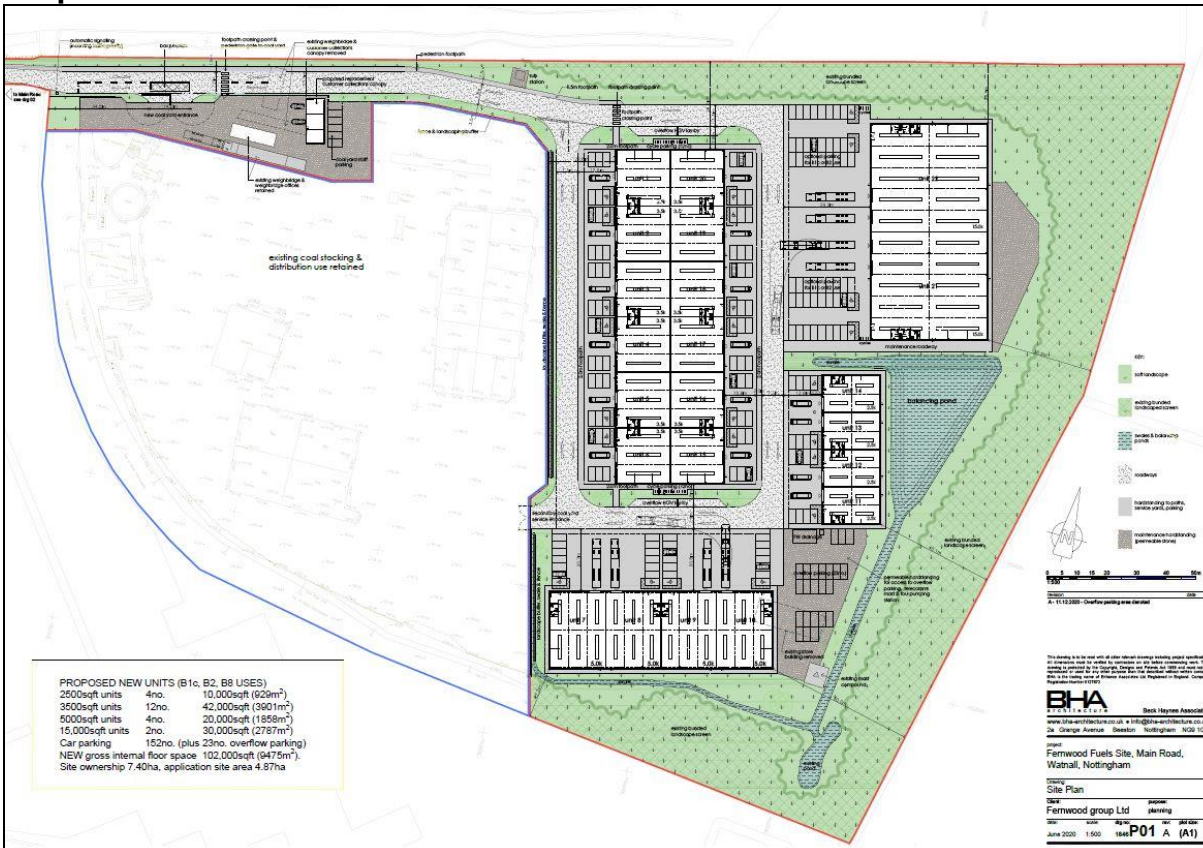
West boundary of site

Plans (not to scale)

Proposed Site Access



Proposed Site Plan



Coal Yard Customer Collection Canopy Elevation

This drawing is to be read with all other relevant drawings including project specification. All dimensions must be verified by contractors on site before commencing work. This drawing is protected by the Copyright, Designs and Patents Act 1988 and must not be reproduced or used for any other purpose than that described without written consent. BHA is the trading name of Enhance Associates Ltd registered in England. Company Registration Number 5127672

revision _____ date _____

west elevation

south

north

east

profiled cladding to roof & walls

15.3m

customer pick up canopy

6.1m

roof plan

proposed replacement customer pick up canopy

0 2 4 6 8 10m
1:200

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project:
Fernwood Fuels Site, Main Road,
Watnall, Nottingham

Drawing:
Plans & elevations
Customer collection canopy to coal yard

Client: Fernwood group Ltd purpose: planning

date: June 2020 scale: 1:200 drg no: 1846 rev: P09 plot size: (A4)

Elevations Units 1 - 6 & 15 - 20

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north elevation

east elevation

west elevation

south elevation

typical section

floor plan

UNIT

1: External cladding materials:
 1: Profiled metal roof cladding, Colour: Mid Grey 'steel'
 2: Profiled gable rooflights
 3: Stone & brickwork/metal cladding, Colour: Dark Grey Anthracite
 4: Profiled metal vertical wall cladding, Colour: Light Grey Anthracite with dark grey vertical lines
 5: Fibreglass multi horizontal composite wall cladding, Colour: Dark grey Anthracite
 6: Loading doors, Colour: Light grey
 7: Aluminium framed entrance glazing, Colour: Dark grey Anthracite
 8: Steel wall / perimeter doors, Colour: Light grey
 9: Festoon dark 'Car-port' effect metal cladding, Colour: Bronze / metallic

3500

0 2 4 6 8 10m
1:200

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project:
Fernwood Fuels Site, Main Road,
Wainall, Nottingham

Drawing:
3500 UNITS plans & elevations

Client: Fernwood group Ltd purpose: planning

date: June 2020 scale: 1:200 drg no: 1846 rev: P05 plot size: (A1)

Elevations Units 7 - 10

The drawings for Units 7-10 include:

- East elevation, south elevation, north elevation, and west elevation showing the building's facade with various door and window placements.
- A roof plan showing the layout of the units with a grid system.
- A floor plan showing the internal layout of the units, with bay widths of 5.0k.
- A typical section showing the internal height and structural details.
- A legend for external facing materials:
 - 1) Polystyrene roof cladding, Colour: Mid Grey, 100mm
 - 2) Polystyrene rooflights
 - 3) Stone & Vapour treated metal sheet, colour: Dark grey Anthracite
 - 4) Polystyrene vertical wall cladding, Colour: Light grey, 100mm with dark grey perimeter trim
 - 5) Flat panel metal horizontal composite wall cladding, Colour: Dark grey Anthracite
 - 6) Loading doors, Colour: Light grey
 - 7) Aluminium frame entrance glazing, Colour: Dark grey Anthracite
 - 8) Steel wall / personal doors, Colour: Light grey
 - 9) Feature plate 'Corner' external metal cladding, Colour: bronze / metallic
- A scale bar from 0 to 24m.
- Project information:
 - Client: Ferwood Fuels Site, Main Road, Watnall, Nottingham
 - Project: 5000 UNITS plans & elevations
 - Drawn: planning
 - Checked: Ferwood group Ltd
 - Date: June 2020
 - Scale: 1:200
 - Sheet: P06 - (A1)

Elevations Units 11 - 14

The drawings for Units 11-14 include:

- North elevation, east elevation, west elevation, and south elevation showing the building's facade.
- A roof plan showing the layout of the units with a grid system.
- A floor plan showing the internal layout of the units, with bay widths of 2.5k.
- A typical section showing the internal height and structural details.
- A legend for external facing materials:
 - 1) Polystyrene roof cladding, Colour: Mid Grey, 100mm
 - 2) Polystyrene rooflights
 - 3) Stone & Vapour treated metal sheet, colour: Dark grey Anthracite
 - 4) Polystyrene vertical wall cladding, Colour: Light grey, 100mm with dark grey perimeter trim
 - 5) Flat panel metal horizontal composite wall cladding, Colour: Dark grey Anthracite
 - 6) Loading doors, Colour: Light grey
 - 7) Aluminium frame entrance glazing, Colour: Dark grey Anthracite
 - 8) Steel wall / personal doors, Colour: Light grey
- A scale bar from 0 to 24m.
- Project information:
 - Client: Ferwood Fuels Site, Main Road, Watnall, Nottingham
 - Project: 2500 UNITS plans & elevations
 - Drawn: planning
 - Checked: Ferwood group Ltd
 - Date: June 2020
 - Scale: 1:200
 - Sheet: P04 - (A1)

Elevations Units 21 & 22



Report of the Chief Executive

APPLICATION NUMBER:	21/00119/FUL
LOCATION:	18 Bramcote Drive, Beeston, Nottinghamshire, NG9 1AS
PROPOSAL:	Demolish existing dwelling and construct 2 dwellings

Councillor S J Carr has requested that the application is determined by the Planning Committee.

1 Executive Summary

- 1.1 This application seeks planning permission for the demolition of the existing detached chalet bungalow with an attached garage and the construction of 2 dwellings.
- 1.2 The main issues relate to whether the scale and design of the dwellings are appropriate, if there would be harm to the character and appearance of the area and whether there would be an unacceptable impact on neighbour amenity and highway safety.
- 1.3 The benefits of the proposal are that two modern family homes in keeping with the character of the surrounding area would replace a chalet bungalow which is in need of modernisation and the plot is relatively wide in comparison to neighbouring properties, the dwellings would have an acceptable design and provide an appropriate density in an established suburban neighbourhood, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan (this is given significant weight). There are considered to be no negative impacts.
- 1.4 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

Appendix 1

1 Details of the Application

- 1.1 The proposal is to demolish the existing chalet bungalow (rooms in roof) and construct two dwellings. Both dwellings would be detached and have attached garages accessible off Bramcote Drive. Plot 1 would be constructed next to the junction with Winchester Avenue (north east), situated away from both highway boundaries. It would have five bedrooms (four on the first floor and one within the loft). There would be bathroom facilities on each floor, some en-suite and a balcony area (facing north west towards the golf course) on the first floor. The ground floor would have living and service areas. Plot 2 would infill between Plot 1 and no. 20 Bramcote Drive (it would be the narrower of the two plots) and would be a smaller dwelling than the dwelling on Plot 1. It would have five bedrooms (two in the loft space) and would provide bathroom facilities on the first and loft floor (some en-suite). On the ground floor there would be living areas with a separate utility room.
- 1.2 Both Plots 1 and 2 would have side facing gable roofs, to the front they would both have overhanging asymmetrical gable roofs (with a longer slope away from each other). Plot 1 would have a wider front gable, both gables would have symmetric ground and first floor windows (with glazing up to the eaves), then for Plot 1 there would then be a full height stairs window and as the roof gets lower this would form an entrance area (with glazing at the side) - on the side of this roof there would be two rooflights. In the north east elevation (facing Winchester Avenue), plot 1 would have three ground floor windows (with an air source heat pump below the rearmost window), three first floor windows (one obscurely glazed) and in the loft space, there would be an obscurely glazed window. Plot 1 has two rear facing gables, with a flat roof in-between (above this flat roof would be a box dormer). The ground floor rear elevation would be predominately glazing with doors, windows and full height windows and on the first floor, there would be windows extending up to the eaves. There would be rooflights on the rear and front roof slopes and a rooflight on the higher gable roof facing Plot 2. On the side of the single storey element (facing Plot 2), there would be two separate windows up to a lower part of the eaves, two obscurely glazed windows on the first floor and a ground floor window on the forward gable elevation.
- 1.3 Plot 2 would have its front entrance under a canopy connecting to a forward projecting, flat, sedum roofed garage. Plot 2 would have three ground floor windows/doors and a first floor and loft window on the north east side facing Plot 1 – the first floor and loft windows would be non-opening and obscurely glazed. To the rear, Plot 2 would have an orangery single storey element with a sedum roof and roof lantern (with glazing/ doors facing into the rear garden). There would be a rear facing gable roof, box dormer, two first floor windows and loft floor window (up to the eaves). On the side facing no. 20, there would be a box dormer (this dormer window would be obscurely glazed and the top openers would be clear glazed, but 1.7m above floor level), two ground floor windows, a door and two windows for the stairs (one extending up to the eaves) which would both be non-opening and obscurely glazed.
- 1.4 Bounding the perimeter with the front highway, both driveways would be open and sloping downwards to the highway. A lamp post would have to be relocated

for Plot 2's driveway and Plot 1's would be widened from the existing. Along the boundary with no. 20, the existing conifers would be removed and replaced with privet hedging or similar. Beside Winchester Avenue, the fencing would be replaced with 2m high close boarded fencing (1.5m above footpath level) which would also be erected between the two plots.

- 1.5 Vegetation would be retained around the site particularly to the rear. Permeable hardstanding would be laid for the driveways and there would be patio areas to the rear. There would be a 0.5m high retaining wall and steps up into the rear garden areas.
- 1.6 During the course of the application, amendments were received including the addition of obscurely glazed windows on the side elevations, extra detailing to the elevation facing Winchester Avenue and sedum to the flat roof areas of Plot 2. Details have also been provided to show the surface water drainage design.

2 Site and Surroundings

- 2.1 The property is a detached chalet bungalow (rooms in roof), with a side facing gable element and a flat roof link to a pitched roof garage. On the north east side roof, there is a box dormer. To the south west side, there is a greenhouse and outhouse. The frontage is a lawn area with a driveway fronting Winchester Avenue (with two access points – one accessing onto the junction), and the rear garden has a lawn. There are trees, shrubs and hedging around the site and along the boundaries. With Winchester Avenue, there is a 2m high fence, then a 1.2m high fence between the driveway entrances, this then continues along the frontage beside Bramcote Drive. Along the south west boundary with no. 20, towards the front there is a 3m high hedge with a retaining wall by the dwelling (0.4m high) and to the rear, there is a 1.4m high curved top fence. On the rear boundary is a 1m high wire mesh fence (vegetation on both sides of boundary) with Beeston Fields golf course beyond, located at a higher level. The site slopes down from the golf course, with a drop to the patio area by the rear of the dwelling and a level rise to Bramcote Drive. Some medium sized trees by the property will be removed.
- 2.2 The plot is relatively wide (and widens towards the rear of the site) in comparison with neighbouring plots along Bramcote Drive, with the street having a mixture of property types and plot sizes. The majority of properties on Bramcote Drive are two storey. Winchester Avenue generally has larger plot sizes, many with extended two-storey detached dwellings with large areas of hard-standing.
- 2.3 To the south west, no. 20 is a detached house and has a door, two ground floor windows and one first floor window (obscurely glazed) in the north east side elevation. This property extends for almost the full width of its plot and has a detached garage and a relatively large area of hard standing to the front.
- 2.4 Across Bramcote Drive, to the front (south east), there are two bungalows and two chalet bungalows (with side facing dormers). These are infill developments built between the prevailing southern street scene of semi-detached housing (with mock Tudor detailing). All properties have hard-standing driveways and garages.

2.5 Across the junction with Winchester Avenue, no. 2 is a bungalow and has windows facing Winchester Avenue and the site. This property's main garden area faces Bramcote Drive concealed by hedging. It has vegetation including trees mainly to the front parts of the property, with a hard standing driveway.

3 Relevant Planning History

3.1 Planning permission was granted for a single storey detached dwelling to the rear of the property in 1994 (94/00460/OUT). Whilst this permission has expired, the principle of constructing an additional dwelling was considered acceptable. The dwelling would have been situated nearer the golf course boundary, accessed from Winchester Avenue.

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 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 17: Biodiversity

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
- Policy 28: Green Infrastructure Assets
- Policy 31: Biodiversity Assets

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

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.
- Section 12 – Achieving well-designed places.
- Section 15 – Conserving and enhancing the natural environment.

5 Consultation

5.1 **Council's Environmental Health Officer:** The proposed development site is close to existing residential properties and therefore occupiers may be adversely impacted by excessive demolition and construction noise. Recommends conditioning construction hours and the submission of a Demolition and Construction Method Statement and note to applicants regarding burning of waste.

- 5.2 **Council's Tree Officer:** None of the trees on site are TPO protected, most of the trees on site have been maintained on a regular basis with crown reduction works to limit the growth and will require regular maintenance to control the regrowth and as such would not be considered worthy of protection. The submitted plans appear to indicate that the majority of the trees will be retained, any tree losses could be mitigated by replacement planting.
- 5.3 **Council's Waste and Recycling Officer:** advisory comments regarding provision of bins.
- 5.4 **Nottinghamshire Wildlife Trust (NWT):** As the site is located within close proximity to several Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), request a Preliminary Ecological Assessment (PEA) to be undertaken to inform a supporting environmental report. Recommend a desktop assessment, a phase-1 habitat survey and a preliminary bat roost assessment. Given the location of the site and its context within the wider landscape (notably the adjacent golf course), recommend that the PEA also considers impacts on breeding birds, badgers, amphibians, and reptiles.
- 5.4.1 **NWT** were further consulted on the submitted Bat Survey and Preliminary Ecological Appraisal (PEA), confirming that the surveys were undertaken following best practice, are in date and to a good standard. NWT are satisfied with the ecologist's assessment of the site and support the recommendations made in sections 5.4-5.7 of the PEA. NWT also welcome the addition of elements which would support a biodiversity net gain, including the creation of a sedum roof.
- 5.5 In the first consultation, six neighbours either adjoining or adjacent to the site were consulted and a site notice was displayed. 13 (including 2 from the same household) responses were received - one observation and 12 objections. Eight objections were received to the second consultation (due to amendments). A third consultation was undertaken in relation to the Bat Survey and Preliminary Ecological Appraisal with no comment received.
- 5.6 Observation – neighbour requested clarification on some queries (agent to respond).
- 5.7 The objections can be summarised as follows:
- **Character & Design:**
 - Over development – two dwellings on plot occupied by one dwelling and it's garden
 - Too high – both dwellings approximately 50% higher than the existing dwelling.
 - Proposal does not fit comfortably with the existing traditional forms of housing in the established residential area
 - Large areas of plain white wall fails to reflect the vernacular of the area
 - Proposed dwelling on plot 1 too large on a prominent corner position
 - All properties either side of, and across the road from, the Winchester Avenue junction on Bramcote Drive are bungalows or chalet bungalows.

- The planning application states plot 2 is “smaller to preserve a sense of scale to the street scene”. This clearly acknowledges that plot 1 does not preserve a sense of scale.
 - Loss of ‘open’ junction
 - Knowing the interior of the existing property can understand the logic in demolition and rebuilding, this will probably prove more cost effective and provide a bespoke property, there may also be logic in applying for an additional property at the same time
 - Plot 2 looks extremely compressed and needs to be considerably deeper as a result.
 - Clear example of “garden grabbing” - council’s responsibility to prevent and will set further precedent.
 - One two-storey building would be more in keeping with the immediate vicinity and cause less strain on services which are already struggling to cope.
- **Amenity:**
 - Loss of light / overshadowing
 - Loss of privacy
 - Plot 1 side windows overlook our garden, should be obscure glazed
 - Sense of enclosure
 - Well-being and Mental Health
 - Residents have recently endured a large amount of construction activity and are fatigued by this.
- **Highway safety & access:**
 - Access difficulties to surrounding properties.
 - Traffic congestion and pollution
 - Access for plot 2 onto Bramcote Drive will create a dangerous lack of visibility (because of vegetation and a wall) for vehicles leaving the property
 - Plot 2 has insufficient manoeuvring space and the presence of a speed reduction bump outside the access means that access problems will be severely exacerbated
 - Parking of visiting vehicles will cause more traffic obstructions
 - A property recently developed on Bramcote Drive had insufficient driveway access signed off by the council, meaning that cars are not parked on the new drive and remain parked in the road.
 - Plot 2 only appears to have driveway space for 1 vehicle and this is not acceptable. More cars will be parked on an already busy through road and will restrict emergency vehicle access and access to drives on the opposite side of the road.
- **Drainage/ surface water run-off/ flooding:**
 - Given that the surface water drains into a combined sewer of small capacity (275mm diameter), any increased rainwater runoff will put the health and safety of local residents at risk as rainwater cannot drain away and sewage is discharged up and out of the drains pressurised by high volumes of rainwater coming ‘downstream’.
 - The main sewage pipe is frequently over-whelmed – causing flooding, the additional roof area and hard-standing will make the current drainage problem worse.

- **Wildlife and trees:**
 - Removal of garden space would have a very detrimental impact on local wildlife - local badger sets and fox dens in this area. The trees attract a large variety of birds including owls. There are also bats in the area.
 - Planning application form states there will be no 'trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character' - surprised at this response as several trees and the established hedge adjacent to 20 Bramcote Drive are to be removed.
 - Several of the proposed plans (eg "Proposed street scene" and "Proposed site plan", "Ariel image") show trees fronting both streets for the new development. There are around a dozen established blossom trees on the site, fronting both streets, and as many of these already-mature trees as possible should be maintained (rather than removed, or replaced) to aid drainage of the water table.
 - The planning application makes no reference to the existing trees adjacent to the proposed development site (located on Beeston Fields Golf Course) nor to their Root Protection Area (RPA) located within the property
 - The proposed development has not followed tree guidance as no phase 1 preliminary tree survey submitted

- **Consultation:**
 - Severn Trent Water should be consulted

- **Covenant:**
 - Unaware if the plot has a covenant placed on it by Beeston Fields Golf Club, most properties adjacent to the golf course do

- **Financial gain:**
 - Proposed development is for the developer's financial gain and should be refused or at least reduced to a single dwelling that is no higher than the existing property.
 - The owner of this property has history of "developing" sites and then moving on to a new project

- **Plans misleading and omissions:**
 - The 'visualisation drawing' showing an aerial view, is misleading since it shows smaller shadows being cast from the proposed 3 storey development than the ones created by a single storey home - a 2-storey development would not raise such issues.
 - The planning application appears to contain numerous omissions of valuable information and under-represents the full impact of the proposal.
 - The drawing of the 'street scene' suggests the proposed 3-storey houses are marginally higher than 20 Bramcote Drive but believe this is not an accurate representation.

- **Non-compliance with the Broxtowe Local Plan Part 2:**
 - Due to the impact on the visual amenity of neighbours, proportion scale and massing

- Applicant has ignored local design guidance (Policy 17) and contravened Policy 10 due to design, placement, density, visual amenity, character, frontages and landscaping.

- **Conditions:**

- Conditions regarding not obstructing pavements or the junction of Winchester Avenue/ Bramcote Drive, repairing any damage caused to the pavement and road surface and not using Winchester Avenue as a car park for contractors or building suppliers are required to prevent issues like those the recent house rebuilds and developments on Winchester Avenue have caused.

6 Assessment

6.1 The main issues relate to whether the scale and design of the dwellings are appropriate, if there would be harm to the character and appearance of the area and whether there would be an unacceptable impact on neighbour amenity and highway safety.

6.2 **Principle**

6.2.1 The site is within an established residential area and as such the principle of residential development is considered to be acceptable. The proposal seeks to build two x five bedroom properties, which would be suitable for occupation by a wide range of occupants, including families, and the ground floor layout could be readily adapted to accommodate the changing needs of the occupants, having separate living areas which could be used as a bedroom, and a utility room for Plot 1 which could be converted to a downstairs bathroom. The proposal would therefore accord with the aims of Policy 8 of the Aligned Core Strategy, and Policy 15 of the Part 2 Local Plan.

6.3 **Design**

6.3.1 The proposed design would be distinctive from its immediate surroundings and un-mistakenly modern, providing visual interest on this prominent street corner. The dwellings will provide contrasting textures and shapes taking reference from the diverse characteristics of the surrounding dwellings in a contemporary form.

6.3.2 On the north side of Bramcote Drive, there is no definitive building line but the proposed dwellings would sit no further forward than other dwellings on this side of the road. Whilst the dwellings as proposed are to be taller than the existing property, this is a chalet bungalow and there is no reason why the new dwellings should replicate its height. Bramcote Drive rises on the north site and continues to rise to Beeston Fields Golf Course, with properties on Winchester Avenue at a higher level (with a mixture of houses and bungalows next to each other). The height of these proposed dwellings would not be more noticeable in comparison to the height change caused by level changes and neighbouring properties at different heights nearby.

6.3.3 Whilst there will be an increase in built form, most of the open nature of the site is retained to the front, along Winchester Avenue and within the rear garden area. There are several examples of properties which occupy plots of a similar width to

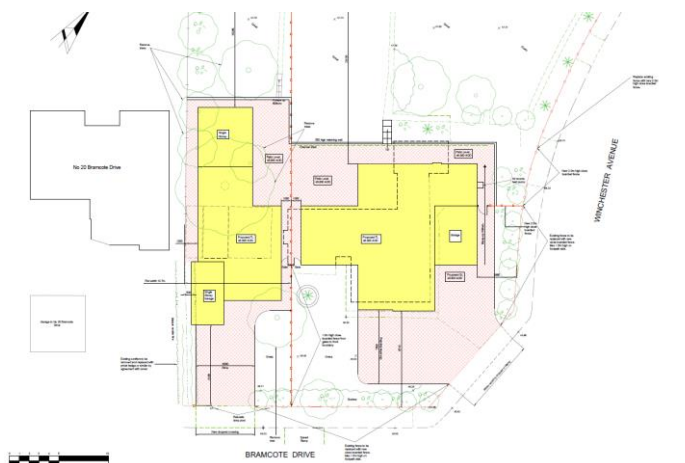
that of the Plot 2 (at a width of 11m), nos. 31, 33, 37, 39 and 45 are all on plots of a width of approximately 11m. As such, the position, height, density of the development and relationship with the boundaries are considered to be acceptable and in keeping with the character of this part of Bramcote Drive, and therefore would not have a detrimental impact on the locality.

6.3.4 The proposed houses would have a mixture of Imperial Brick York Clamp Linea bricks and monocouche render (chalk/ off white). The development of two dwellings (one modernised) at no. 26 Bramcote Drive (18/00433/FUL & 19/00678/FUL) and the yet to be constructed dwelling at 2A Bramcote Drive (20/00571/FUL) have provided modern rendered development, whilst the dwellings at nos. 31 & 33 have rendered finishes. There is also render (paint) used on many properties along Bramcote Avenue (under eaves or between bay windows). On the roofs, there would be natural Spanish slate. Other materials would be Pigmento Red zinc cladding and sedum flat roofs. The use of these materials is considered acceptable given the contemporary style of the dwellings and is reflective of materials used in the local area.

6.3.5 There is ample space within the site to accommodate the appropriate number of bins.

6.3.6 Overall, it is considered that the dwellings have been designed in consideration of the needs of modern families to provide a high quality of internal amenity space, whilst retaining outside amenity space to the rear and the front (between the plots). Materials have been chosen to create modern contemporary properties which will replace a property that is in need of modernisation. The design and materials are considered to be in keeping with nearby sites and it is acceptable to contrast and provide distinction in a street scene which contains a mixture of property types constructed over different periods. The proposal would provide two modern, efficient buildings and it is considered that the design of the buildings would have no adverse impact on the street scene.

6.4 Amenity



6.4.1 No. 20 is a detached house with a forward detached garage. There would be a gap of 1.2m (0.5m to the flat roof single storey garage) between the common boundary with no. 20 and the proposed side elevation of Plot 2. This dwelling would project 7.6m at ground floor, and 5.1m at first floor (though this first floor

roof would be at a distance 3.5m from the boundary), forward of the front elevation of no. 20. Plot 2 would extend to a similar depth as no. 20 to the rear, but be single storey. No. 20 has a side door and obscurely glazed windows along this boundary. Given the proposed single storey elements and that no. 20 has secondary windows in the facing elevation (to the north east), it is considered the proposed development would not have a significant impact on loss of light or outlook for the occupiers of this property. Upper floor windows facing no. 20 would serve the stairs and would be obscurely glazed and the dormer window would be partially obscurely glazed (with the top openers 1.7m above floor level clear glazed) - this will be conditioned. Upper floor windows facing the rear would not directly face this neighbour's rear garden. Therefore, it is considered that the proposal would not have a significant impact on the privacy of this neighbour.

6.4.2 No. 2 is a bungalow and is across Winchester Avenue (facing the side of Plot 1), with windows facing the site concealed by a hedgerow. The current bungalow on site is already at a higher height with a dormer window facing no. 2. Therefore, it is considered the addition of windows on the north east side elevation of plot 1 (some of which are proposed to be obscurely glazed), would have no significant impact on this neighbour's privacy.

6.4.3 Nos. 27, 31, 33 and 35 are across the highway from the site (to the front), two are bungalows and two are chalet bungalows and all are at a lower level. The existing dwelling on the site has one upper floor window facing Bramcote Drive. Whilst there would be an increase in upper floor windows facing Bramcote Drive, Plot 1 would be situated 9.7m from the front boundary and Plot 2 would be situated 8.2m from the front boundary (which would be the garage so first floor windows would be further back). This relationship is typical of the street scene and on other parts of Bramcote Drive, facing properties are closer. Due to the level changes, the prevailing highway and separation distance, it is considered that there would be no significant impact on these neighbours.

6.4.4 Overall it is considered that there would be no significant impact on the amenity of neighbouring properties.

6.5 Access

6.5.1 Plot one would have three parking spaces and space to manoeuvre on the driveway. Plot 2 would have driveway space for two cars. Both dwellings would have garage space. Bramcote Drive itself has no parking restrictions, therefore this parking arrangement is considered acceptable. Whilst there would be an additional dwelling, it is considered that any associated additional traffic movement would not be to an extent as to cause a disturbance or nuisance to other neighbours. Highways standing advice is applicable, therefore the standard highways conditions will be applied.

6.6 Sustainable Development

6.6.1 Sustainability has been considered as part of the proposal. Permeable paving will be used for the driveways allowing surface water to drain within the site, sedum roofing will be used on flat roof areas, render will provide insulation, air source

heat pump systems will provide efficient heating and hot water, materials will be sourced locally (where possible) and the provision of an additional dwelling on a wide plot in a sustainable location represents sustainable development.

6.6.2 The dwellings have been designed to meet, and where possible exceed, the requirements of Part L of the Building Regulations, in providing energy efficient homes.

6.7 Wildlife and Trees

6.7.1 A Bat Survey and Preliminary Ecological Appraisal (PEA) have been submitted. The Bat Survey confirms that no bats were seen emerging from any buildings on the site during the nocturnal emergence survey undertaken on 14 May 2021 and bat activity was relatively low in the vicinity. It recommends demolition should proceed with caution and a bat survey should be repeated if there is a delay in works commencing of more than 12 months. A condition will be included accordingly and a note to applicant regarding bats to remind the applicant of their legal obligation.

6.7.2 The PEA confirms there are a number of local wildlife sites within 1km of the site, but there no records of protected species within or immediately adjacent to the site boundary. Mitigation measures during construction are recommended and a condition will be used accordingly.

6.7.3 The site itself borders Beeston Fields Golf course which is an open space. There are no protected trees within the application site, but the vegetated boundary to the rear with the golf course will be retained. The Council's Tree Officer has commented that trees on the site are relatively well-maintained and any loss of trees or vegetation could be incorporated elsewhere on the site. Therefore, subject to conditions, it is considered there would be no significant impact on wildlife or trees.

6.8 Other Matters

6.8.1 Surface water will drain to soakaway crates which will be provided for both properties and the driveways will be permeable.

6.8.2 There is no requirement to consult Severn Trent Water on such a planning application and site drainage is covered by the building regulations. Other drainage issues such as blocked drains should be reported to Severn Trent.

6.8.3 A condition will be imposed in respect of hours of construction, in order to safeguard the amenity of residents in terms of noise and disturbance, and given the relatively quiet surroundings.

6.8.4 In regards to a covenant on the site (as per Beeston Fields Golf Course), no evidence has been provided of a specific covenant, but in case would be a legal matter beyond the scope of this planning application.

6.8.5 Financial gain is not a material consideration, and in relation to garden grabbing, the development proposal has been appraised above and is considered to have

no significant impact on the character of the area and makes efficient of a sustainably located plot.

- 6.8.6 The Council have worked with the applicant to secure changes to the plans to ensure they are accurate.
- 6.8.7 In regards to conditions for parking restrictions and damaged pavements, it is considered unreasonable to condition these.
- 6.8.8 The granting of planning permission for one site does not automatically set a precedent for future development. Planning applications would be considered on their own merit and in the context of the site in which they are located.
- 6.8.9 Whilst a single dwelling, if proposed, may result in a less cramped development and have less impact on neighbour amenity, it is considered that it would be unreasonable to refuse planning permission for a development which otherwise is considered to accord with the aims of the policies in the adopted local plans.

7 Planning Balance

- 7.1 The benefits of the proposal are that two modern family homes in keeping with the character of the surrounding area would replace a chalet bungalow which is in need of modernisation and the plot is relatively wide in comparison to neighbouring properties, the dwellings would have an acceptable design and provide an appropriate density in an established suburban neighbourhood, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan (this is given significant weight). There are considered to be no negative impacts.

8 Conclusion

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

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with drawing numbers TC/20005/2 received by the Local Planning Authority on 17 February 2021 and TC/20005/3 Rev A, TC/20005/4 Rev A, TC/20005/5 Rev A, TC/20005/6,

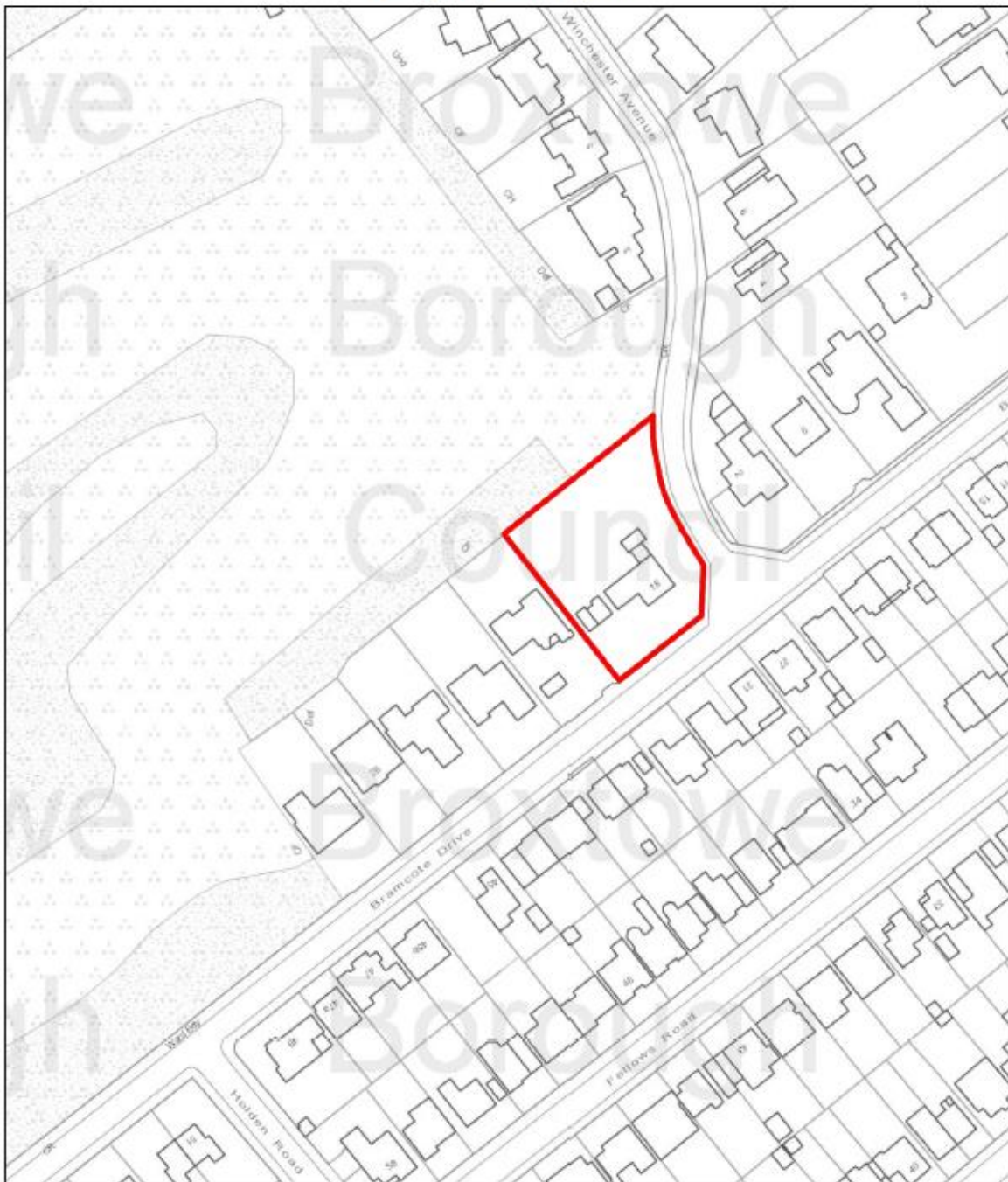
	<p>TC/20005/7 and TC/20005/8 received by the Local Planning Authority on 17 February 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No demolition or construction hereby approved shall take place until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:</p> <ul style="list-style-type: none"> a) The means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials; e) a scheme for the recycling/disposal of waste resulting from demolition/construction works; and f) details of dust and noise suppression to be used during demolition and construction. <p>The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: To protect nearby residents from excessive disturbance and loss of 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>
4.	<p>During demolition and construction, the mitigation measures as detailed in sections 5.4-5.7 of the Preliminary Ecological Assessment (PEA) shall be implemented.</p> <p><i>Reason: To ensure that any protected species which may be present on site are not adversely affected, in accordance with the NPPF (2019) section 15, Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy (2014).</i></p>
5.	<p>No dwelling hereby permitted shall be occupied until the parking area related to that dwelling has been surfaced in a hard bound material (not loose gravel) for a minimum of 5 metres behind the highway boundary and constructed with provision to prevent the unregulated discharge of surface water from the frontage to the public highway. The parking areas shall then be maintained as such for the life of the development.</p> <p><i>Reason: In the interests of highway safety in accordance with the aims of Policies 17 of the Broxtowe Part 2 Local Plan (2019) and Policies 10 of the Aligned Core Strategy (2014).</i></p>
6.	<p>On Plot 1, the bathroom windows on the first floor south west (side) elevation and the loft room (bedroom 5) window on the north east elevation, and on Plot 2, the upper floor stair window and non-opening section of the dormer window (as shown</p>

	<p>on drawing number TC/20005/5 Rev A) on the first floor south west (side) elevation and the upper floor windows on the north east (side) 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 for the Plot 2 south west dormer, any opening elements shall be a minimum of 1.7m above floor level. All windows shall be retained in this form for the lifetime of the development.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
7.	<p>No construction, demolition or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.</p> <p><i>Reason: To protect nearby occupants from excessive construction and demolition noise and vibration 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>
8.	<p>If works do not commence on site within 12 months of the date of this decision, an updated bat survey shall be submitted to and agreed in writing by the local planning authority. Any necessary mitigation shall be implemented in accordance with the agreed details.</p> <p><i>Reason: To ensure that protected species are not adversely affected, in accordance with the NPPF (2019) section 15, Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy (2014).</i></p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the extended determination timescale.</p>
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
3.	<p>Burning of commercial waste is a prosecutable offence. It also</p>

	causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
4.	The developer is reminded of their legal obligation to stop work immediately should any bats be encountered during the demolition and building of the existing and proposed dwellings. The Bat Conservation Trust should be contacted on 08451300228 for further advice in the event of bats or bat roosts being found.
5.	If possible demolition works should also take place outside of the bird breeding season (March to September), otherwise the affected areas need to be checked by an experienced ecologist prior to removal. Further information is available: https://www.gov.uk/guidance/wild-birds-protection-surveys-and-licences

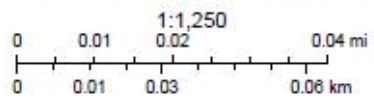
Site Map

18 Bramcote Drive



13/05/2021 13:27:34

 Site



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Photographs



Front (SE) and side (NE) elevations.



Street scene junction Bramcote Drive/
Winchester Avenue (facing away from site).



Street scene junction Bramcote Drive/
Winchester Ave (facing towards site on right).



Street scene along Winchester Avenue (site
on right).



Side (NE) elevation.



No. 2 Winchester Avenue as viewed from
site.



Rear boundary (NW)



Boundary and side elevation of no. 20.



Plot 2 (proposed site).



Plot 2 (proposed site).

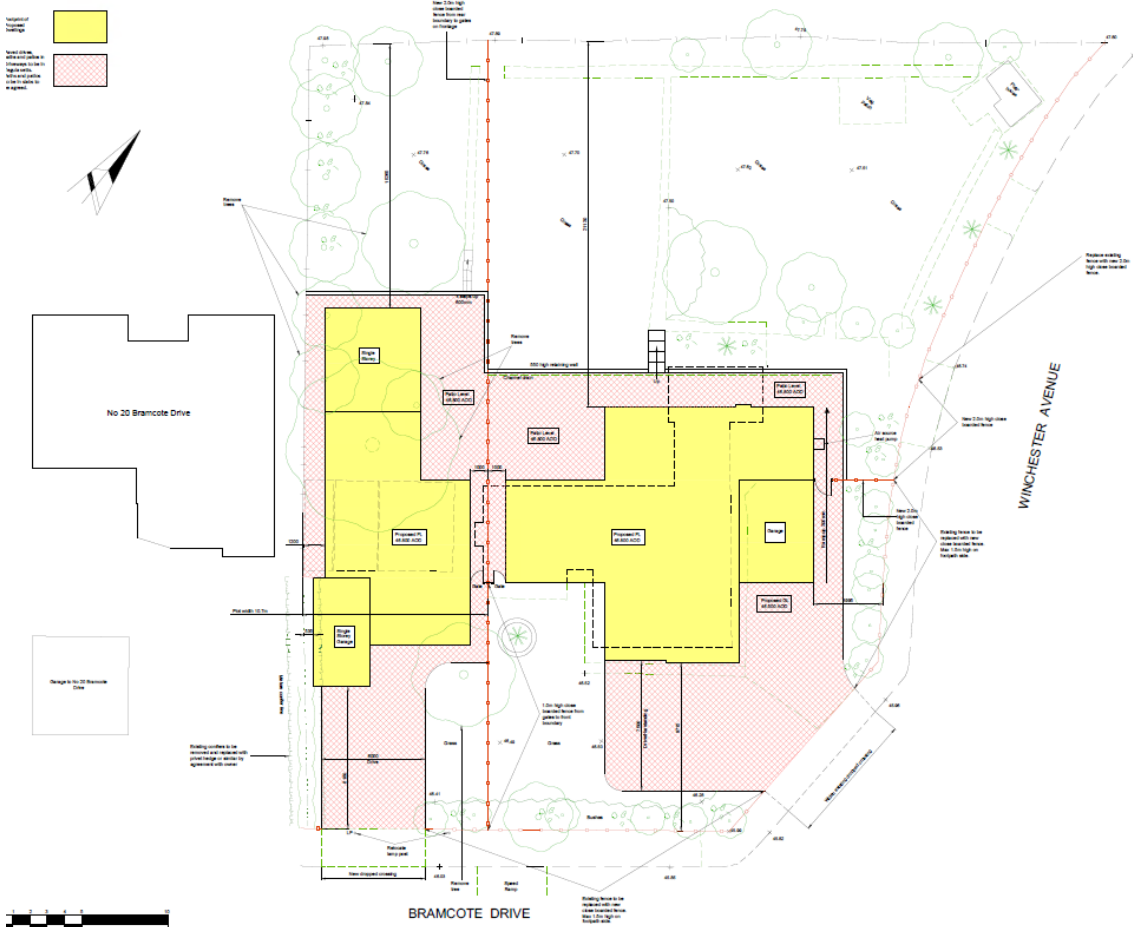


Modern dwelling on Bramcote Drive.

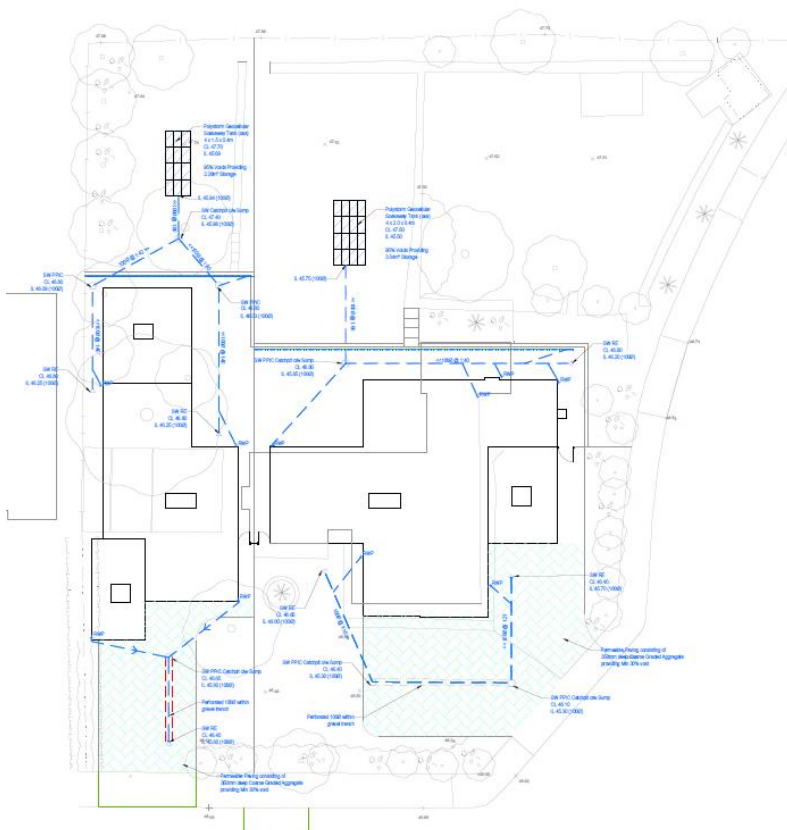


Rear (NW) elevation.

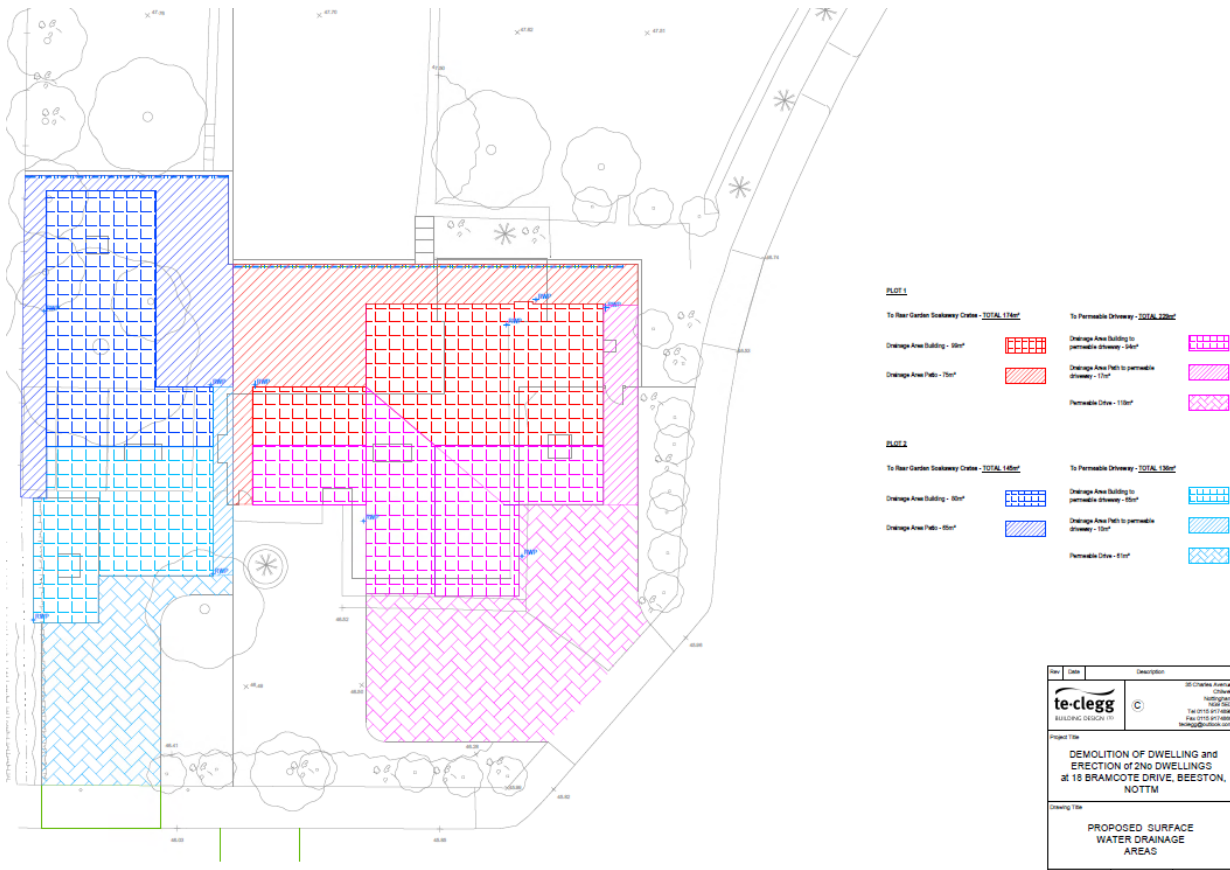
Plans (not to scale)



Proposed Site Plan



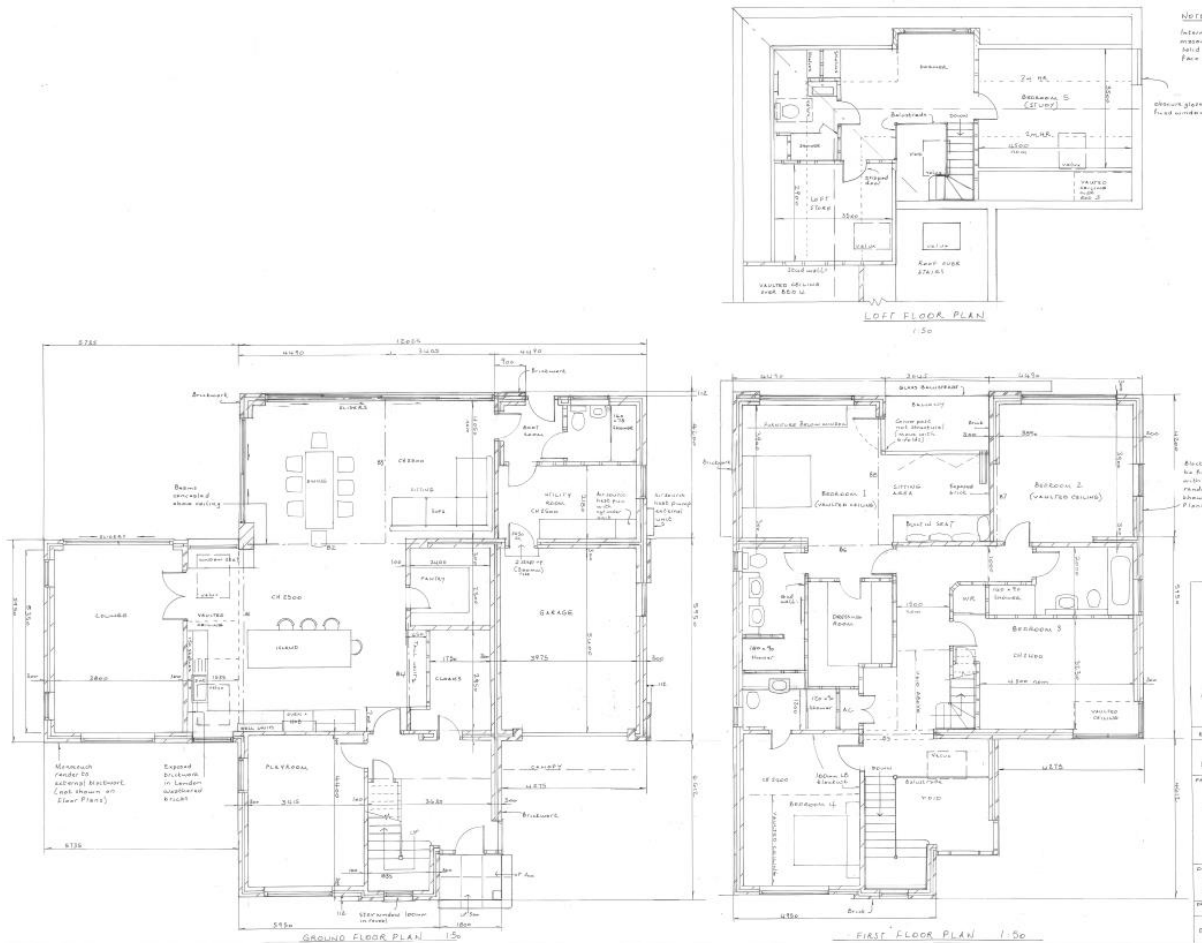
Drainage Layout



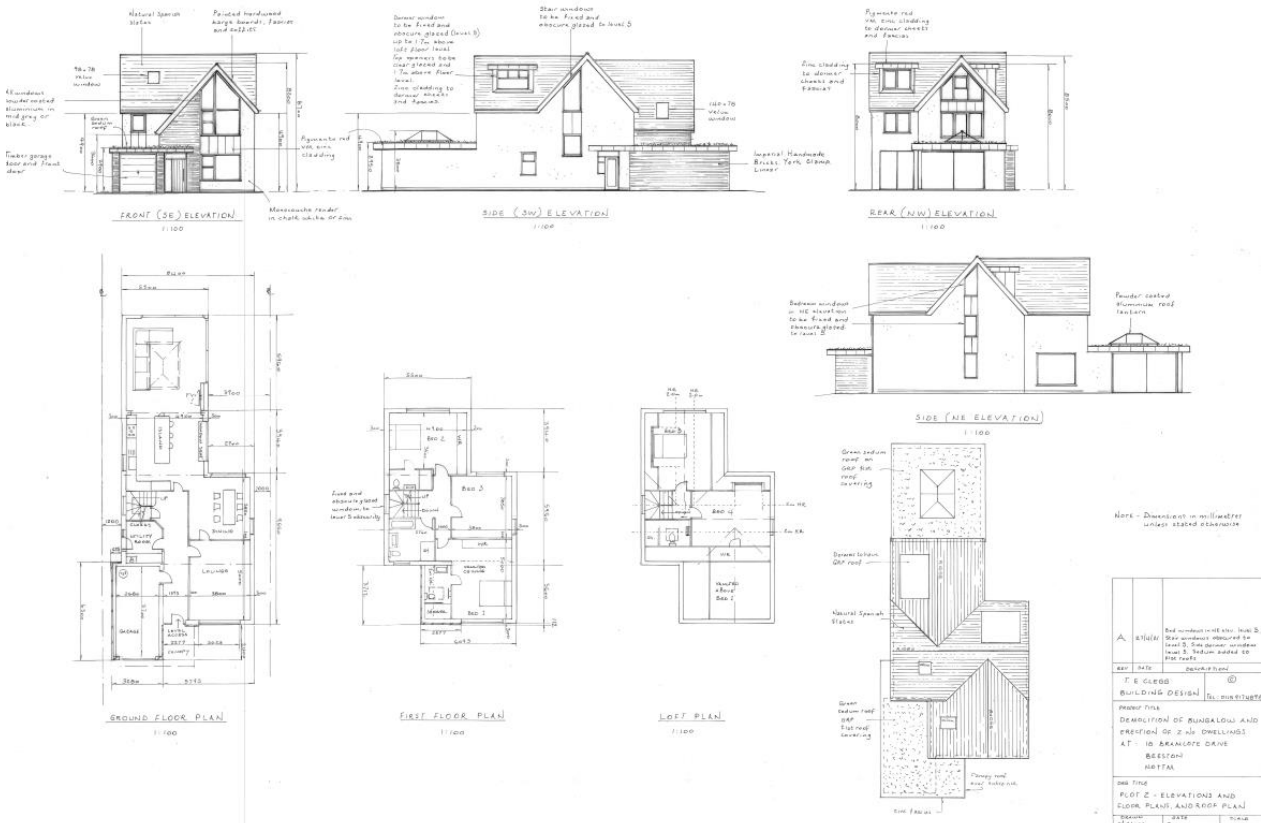
Drainage Area



Street scene and Roof, Elevations of Plot 1



Plot 1 Floor Plan



Plot 2 Elevations, Layout and Roof

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Report of the Chief Executive

APPLICATION NUMBER:	21/00160/FUL
LOCATION:	46 Broadgate Beeston Nottinghamshire NG9 2FW
PROPOSAL:	Construct single storey rear extension, rear balcony and patio area

Councillor L A Lally has requested that the application is determined by the Planning Committee.

1 Executive Summary

- 1.1 This application seeks planning permission for a single storey rear extension, rear balcony and patio area.
- 1.2 The proposed development is not considered to be harmful to the character of the host dwelling or out of keeping with the character of the surrounding area.
- 1.3 It is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring properties.
- 1.4 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. The extension would provide improved internal amenity and replace a glasshouse (which whilst attached is only accessible from the outside). The negative impact would be the loss of part of the garden to development (due to the extended patio) but the garden has a downward slope so this would provide an increase in usable amenity space near to the house, so this matter is considered to be outweighed by the benefits of the scheme.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 The proposal is for a single storey rear extension, rear balcony and patio area. The brick extension would replace a current attached glasshouse (on a slightly larger footprint, extending in front of the rear door), partially along the rear elevation. Above the extension, the current balcony would be extended, then beyond this, the extension roof would be a slightly sloping, zinc, lean-to at an eaves height of 2.5m (above the sloping ground level). To the rear, there would be bi-fold doors. Facing the south west side (within the garden), there would be a glazed door and two full height windows. With the removal of the ground floor rear elevation wall, the existing kitchen would be opened up to adjoin a dining/garden room.
- 1.2 The balcony would be the same width as the existing balcony and extend out to a total depth of 2.8m (the existing depth is 1.6m), so extending 1.2m in depth above the existing projection and proposed single storey rear extension. There would be a timber screen (1.8m high) on the north east side of the balcony and to the south west above the existing single storey rear element (on the boundary) and a glass balustrade (1m high) facing the rear garden and south west side.
- 1.3 The patio is currently at a lower level than the existing rear elevation, with three steps down from the rear door. The proposal would create level access to the proposed patio area which would extend beyond the proposed rear extension by 2.4m. At its foremost length, it would be 0.8m above the ground, there would then be four steps down to the lawn garden area (with two brick planting areas either side). There would be steps down to the north east side access and a detached store would be removed.
- 1.4 During the course of the application, amended plans were submitted as some measurements did not measure correctly and to include a timber screen on the south west boundary.

2 Site and Surroundings

- 2.1 The property is a semi-detached house (three storeys), and is a Local Interest Building. It has brown bricks and a slate roof. At the front there is an open porch, to the rear there is a flat roof element (with balcony), glasshouse (to be removed), by the north east side boundary there is a small store (to be removed) and beside the rear boundary, there is an outhouse.
- 2.2 The site slopes down from Broadgate and into the rear it continues to slope downwards in a south eastern direction. There are three steps down from the rear elevation into the rear garden. The rear of the site is over 1m lower than the rear elevation of the dwelling. There is a 1.6m high wall on the north east boundary which continues to the store, then there is a 2m high fence. The rear outhouse forms the rear boundary (2m to 2.5m high), then with no. 44, there is a fence (with trellis – 1.6m high). Both side boundary treatments follow the level of the land. There is a patio area by the house, then a sloping lawn, in front of the

rear outhouse there is a patio area with barbecue. There is planting and a large tree by no. 44.

2.3 Within the grounds of 44 and 46 Broadgate, there are Tree Preservation Orders along the front boundary (with Broadgate). No. 50, to the rear (south west side of the dwelling), has one first floor south west side window (clear) facing the site.

3 Relevant Planning History

3.1 There is no relevant planning history for the rear of the property but planning permission was granted for a dropped kerb on Broadgate (ref. 16/00176/FUL).

4 Relevant Policies and Guidance

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

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

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

4.2 **Part 2 Local Plan**

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

- Policy 17: Place-making, design and amenity
- Policy 31 – Biodiversity Assets

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

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

5 Consultation

5.1 **Council's Tree Officer** - no objections as there are no TPO trees to the rear where the extension is planned, and it is not in a Conservation Area.

5.2 Five neighbouring properties were consulted on the proposal, with three responses received, two objections and one no objection. One objector objected twice. Five neighbouring properties were re-consulted (due to the addition of a balcony screen), with one response received, with no objection.

5.3 The reasons for objections can be summarised as follows:

- Noise pollution - due to the size of the development (height and length of extension, number of doors, patio length and extended balcony) and the steepness of the hill, the present fencing will be ineffectual.
- These are noisy, party loving people in an otherwise peaceful neighbourhood.

- A garage with workshop was converted to an entertainment unit with patio and barbecuing area and bi-fold doors. This already causes a great deal of noise nuisance.
- Access – the neighbour does not allow access along the side drive for any part of the development works – the application property's side gate is not allowed for access and is to be blocked off.
- Privacy - concerned the extensive second and third entertaining area with the extended balcony will cause loss of privacy.
- The property is set on a very sloping site which would make the existing fence height of number 46 of no use whatsoever for noise/privacy purposes.

6 Assessment

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

6.2 **Design**

6.2.1 In terms of mass and scale, it is considered that the proposal does not represent a disproportionate addition as the rear extension is a partial width, single storey and replaces a current building. The balcony continues off an existing balcony and is considered a minimal depth increase of 1.2m.

6.2.2 The design is distinctive and contemporary, and is considered to respect this Local Listed Building. The extension would provide extended internal living space, level access to outside amenity space (fulfilling a provision of a lifetime home) and improved integration between the property and rear garden.

6.2.3 The materials for the balcony would be hardwood timber decking (to existing and proposed) and hardwood timber boarding (side screen). There would be a clear polished glass balustrade with a stainless steel handrail. The extension would have red clay facing brickwork laid in a Flemish bond (to match the existing adjacent elevation) and zinc roofing sheets, fascia, trim and gutters. The patio would have stone tiles on a pre-cast concrete deck. The use of these materials is considered acceptable.

6.2.4 There would be limited sight of the proposal from the street scene though it would be noticeable along Broadgate Lane to the rear. As it is to the rear and single storey, it is considered to have no significant impact on the street scene.

6.2.5 Overall, it is considered that an acceptable standard of design has been achieved and that the proposal would respect the character of the property and have no significant visual impact on the surrounding area.

6.3 **Amenity**

6.3.1 Whilst the balcony would be extended outward by 1.2m to be a total depth of 2.8m and the patio would be 0.8m at its furthest extent above the ground level, it is considered that both would have no significant impact on neighbouring properties. This is because the site is sufficient distance from neighbours to

retain privacy. A 1.8m high screen would be provided on the north east side of the balcony to increase privacy for the neighbour at no. 56, across Broadgate Lane; there is no screen on the existing balcony. As noted there is a dividing lane to the north east providing separation, the rear boundary is an approximate distance of 16m from the rearmost steps of the patio, there is an outbuilding on the rear boundary which provides screening and beyond the rear boundary, there are no directly facing properties. No. 44 is the closest neighbour to the side, but there is an existing first floor balcony (albeit smaller and the flat roof is currently open allowing potential access up to the boundary – the proposal would close this gap off). Given the increase in size of the balcony, it is considered that the 1.8m high screen on the south west boundary would maintain privacy. It is therefore considered the proposed balcony extension would not cause a material loss of amenity subject to the provision of the balcony screens being conditioned.

6.3.2 The proposed single storey rear extension would replace a current rear extension at a similar height with a minimal footprint increase. Therefore, it is considered to have no significant impact on neighbour amenity or privacy.

6.3.3 In regards to access for building works, this is a civil matter. In regards to noise, the property already has outside amenity space with a patio by the house and a patio and barbecue area towards the rear outbuilding. The balcony extension may increase outside usage on the first floor, but the patio would be similar to existing (just slightly higher) and the replacement of the glasshouse with the proposed rear extension would improve insulation meaning noise may be better contained inside the house. Any continual noise levels above an acceptable level could be reported to Environmental Health who would be able to advise or investigate.

6.4 TPO trees

6.4.1 The protected trees are to the front of the site, away from the proposed development so it is considered the development would have no significant impact on the TPO trees.

6.5 Other Matters

6.5.1 The rear outbuildings (including garage) were converted into an entertainment area with a patio to the front and barbecue area. It is likely that these works were carried out under permitted development.

7 Planning Balance

7.1 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. The extension would provide improved internal amenity and replace a glasshouse (which whilst attached is only accessible from the outside). The negative impact would be the loss of part of the garden to development (due to the extended patio) but the garden has a downward slope so this would provide an increase in usable

amenity space near to the house, so this matter is considered to be outweighed by the benefits of the scheme.

8 Conclusion

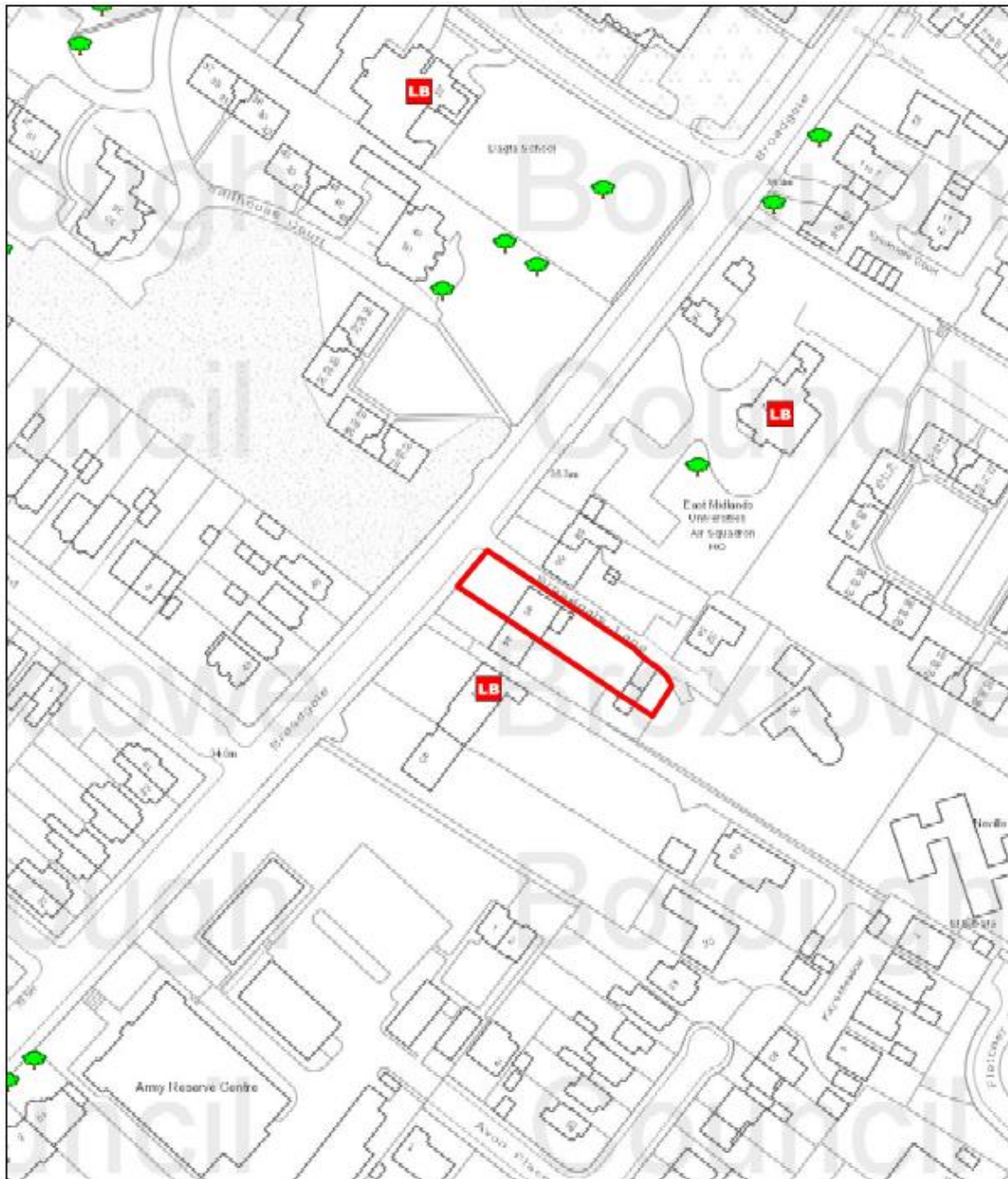
8.1 Overall, it is considered that the proposal is acceptable and that planning permission should be granted.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
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 drawing numbers C1-A3, C2-A3, C4-A3 Rev A, C7-A3 Rev A, C8-A3 Rev A, 38262_T and 38262_01_PES received by the Local Planning Authority on 5 March 2021; C9-A3 Rev B received by the Local Planning Authority on 8 May 2021 and C3-A3 Rev B, C5-A3 Rev C, C6-A3 Rev C, C10-A3 Rev C and C11-A3 received by the Local Planning Authority on 20 May 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The 1.8m high screens on the north east side of the balcony extension and south west side of the rear element hereby approved shall be installed prior to first use of the extended balcony and thereafter retained for the lifetime of the development.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>NOTES TO APPLICANT</p>	
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the extended determination timescale.</p>
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should</p>




	<p>be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
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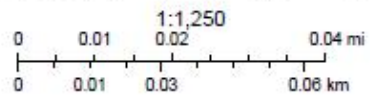
Site Map

46 Broadgate



11/06/2021 10:57:45

-  Site
-  Listed Building
-  Single TPO



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Photographs



Front (NW) elevation.



Rear (SE) elevation.



Rear boundary with no. 50.



Rear boundary with Broadgate Lane (no. 52/54 in background).



Side boundary with Broadgate Lane (and no. 56).



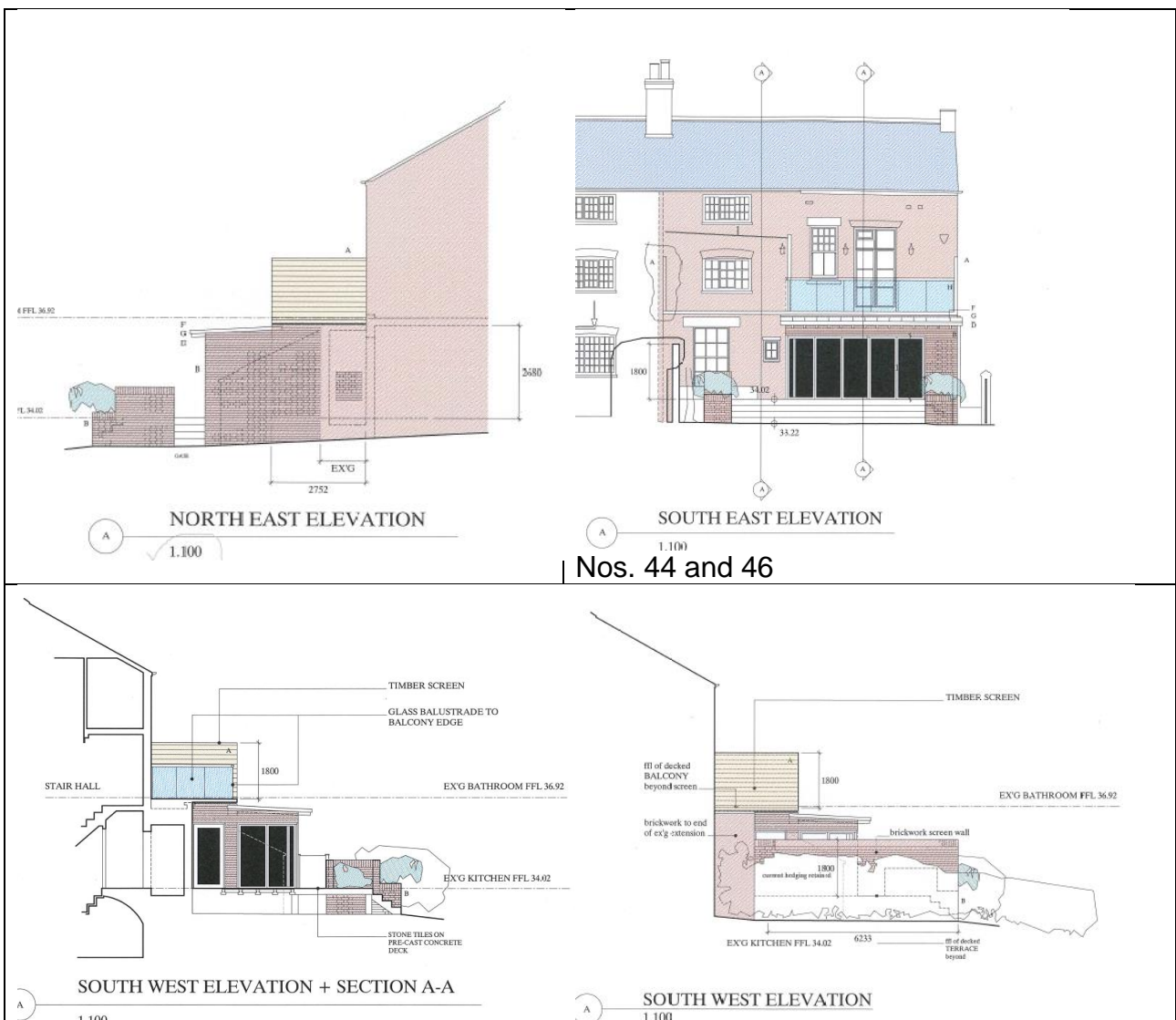
Side boundary with no. 44.



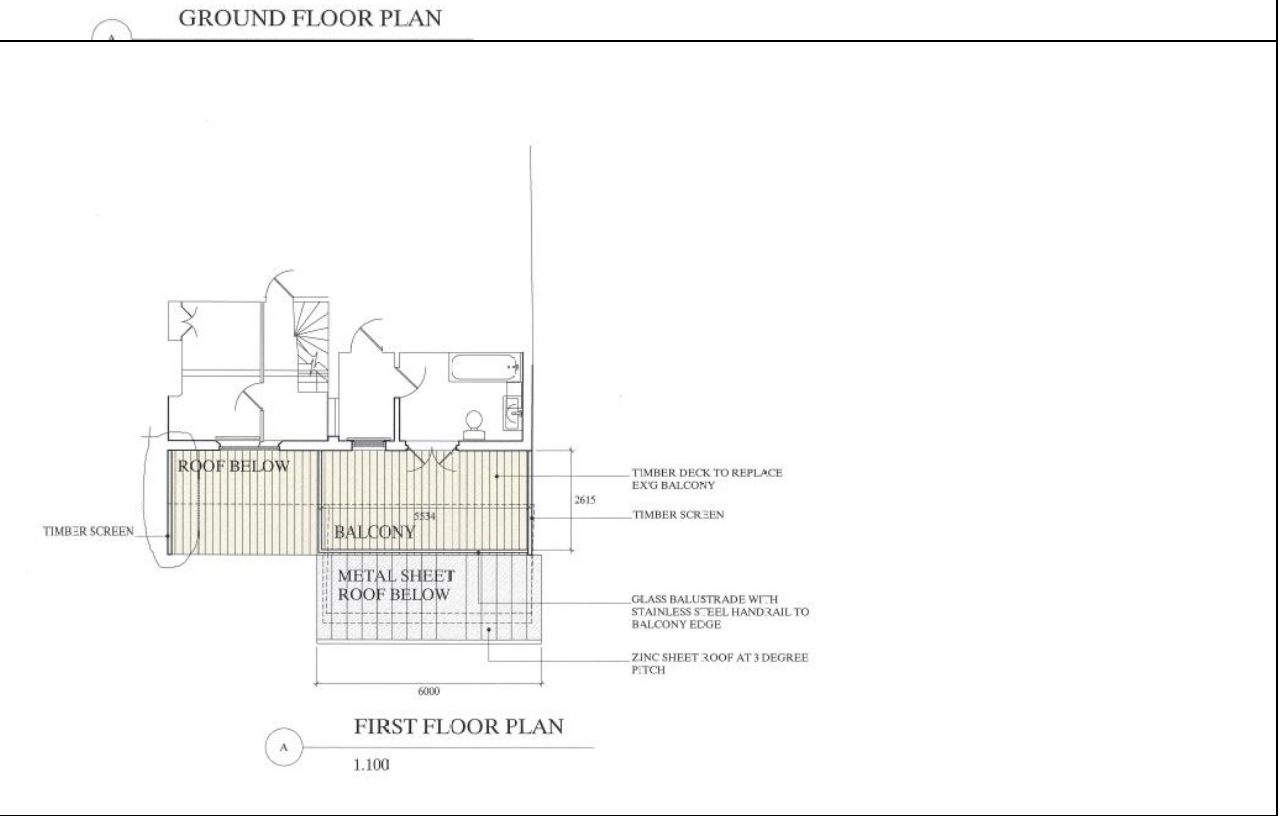
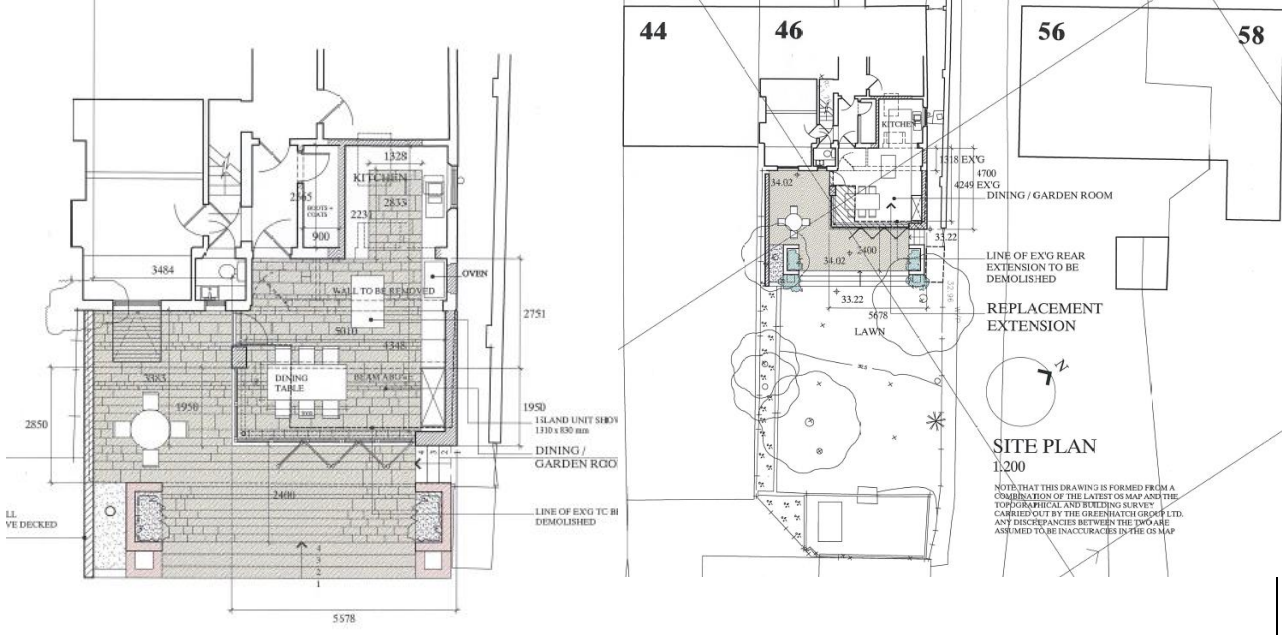
Existing balcony viewed from Broadgate Lane.

Rear of site viewed from Broadgate Lane.

Plans (not to scale)



Showing screen with no. 44



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Report of the Chief Executive

APPLICATION NUMBER:	21/00098/FUL
LOCATION:	Broad Oak Farm, Main Street, Strelley
PROPOSAL:	Construct single/two storey rear extension, single storey infill side extension and replace front hedge with stone wall and timber gates

Councillor P J Owen has requested that the application is determined by the Planning Committee.

1 Executive Summary

- 1.1 This application seeks planning permission for a single/two storey rear extension, a single storey infill side extension, and a stone wall with gates.
- 1.2 The application property is a Local Interest Building. The site is located within an Article 4 Direction area of the Strelley Conservation Area. The site also lies within the Nottinghamshire Green Belt where Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). The policy also states that disproportionate additions to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.
- 1.3 The original dwelling already has a single storey side extension, porch, conservatory and detached garage. The proposed additions to the dwelling together with these existing extensions will result in an approximate increase of 69% of the volume of the original property.
- 1.4 It is considered that no ‘very special circumstances’ have been demonstrated by the applicant to treat the proposal as an exception to policy. The proposal is therefore contrary to Policy 8 of the Broxtowe Part 2 Local Plan (2019) and paragraphs 143, 144 and 145 of the National Policy Framework (2019).
- 1.5 The design of the proposed extensions and proposed boundary wall is considered to be acceptable. It is considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring properties. It is also considered that the impact of the proposed wall on the street scene will not be significant and therefore will not substantially harm the character and appearance of the Strelley Conservation Area.
- 1.6 It is considered that the proposal is not acceptable as it represents a disproportionate addition to a property in the Green Belt. Accordingly, planning permission should be refused in line with the resolution set out in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks permission to construct a single/two storey extension, a single storey infill side extension and a stone wall with gates on the front boundary.
- 1.2 The two storey rear extension would have a hipped roof with a ridge height of 7.7m and an eaves height to match the house; the ridge would be set down by 1m from the main ridge. The single storey rear extension would adjoin the two storey element, it would have a flat roof with a height of 2.9m, the roof would have a roof lantern which would bring the total height to 3.5m. The proposed side extension would be an infill and would link the main house to the existing garage, it would have a gable roof with a ridge height of 4.7m and an eaves height to match the eaves of the existing garage (2.5m). In terms of materials, the information provided on the submitted elevation indicates the use of bricks and roof tiles to match those of the existing house.
- 1.3 The proposed boundary wall would have a height of 1.2m and would extend for a length of 22.2m. It would include 3.3m wide and 1.1m high timber gates in front of the existing porch. The boundary wall would be built using Bulwell stone. Amended plans were submitted showing that a hawthorn, holly and privet hedge will be planted behind the wall, with a grass verge in front of the wall. The proposed gates would be timber with boarded infill panels hinged on timber posts.

2 Site and Surroundings

- 2.1 The application site is set back from the highway and consists of a two storey detached dwelling with hipped roof. It has a single storey side extension with hipped roof, a rear conservatory, a front porch with gable roof and a detached garage to the side with hipped roof. To the front, there is a 1.8m high hedgerow with an access either side with timber farm gates leading into a driveway and a lawn area to the rear.
- 2.2 The site is located within a residential area within the Strelley Conservation Area and the Nottinghamshire Green Belt. Directly to the rear, there is an open paddock area with associated structure (barn), with open fields located directly beyond. Directly adjacent the site, to the east side, there are dwellings, some of the dwellings being Local Interest Buildings. Further west, along Main Street there are some Local Interest Buildings and two Grade II Listed Buildings: Stables at Golder Close and Golder Close and adjoining boundary wall.

3 Relevant Planning History

- 3.1 The application property has planning permission for a detached garage and a front porch (86/00417/FUL) and a rear conservatory (94/00134/FUL).

4 Relevant Policies and Guidance

- 4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**
4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment

4.2 **Part 2 Local Plan**

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

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity
- Policy 23: Proposals Affecting Designated and Non-Designated Heritage Assets

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

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 13 - Protecting the Green Belt
- Section 16 - Conserving and Enhancing the Historic Environment

5 Consultation

5.1 **Conservation Advisor** – no objection to the concept of the extension and its impact on the Conservation Area. Advises that the existing porch, although a later addition, is an appropriate style that suits the character and appearance of the host dwelling. The proposed rooflights should be conservation rooflights, fitted flush to the roofline. Clarification required in regard to the new windows and doors and advises that timber windows should be used on the elements of the build that are in keeping with the style of the host dwelling. Aluminium bi-folding doors would be acceptable to the rear. Samples of materials should be provided. Objects to the proposed boundary wall. The hedge is a positive feature and part of the character of the Conservation Area, therefore, the proposed wall would alter the character of the property and the Conservation Area as it would be a long built structure against the highway and would be a prominent alteration to the street scene. The proposed material does not correspond to the host dwelling and is not in keeping with the character of the Conservation Area.

5.2 Following receipt of amended plans, the Conservation Advisor considers that the amendments address concerns about the boundary wall and the retention of the existing porch and has no further observations to make.

5.3 4 neighbouring properties were consulted, with no representations received.

6 Assessment

6.1 The main issues for consideration are whether or not the principle of the development is acceptable in the Green Belt as well as the impact on the Strelley Conservation Area, impact upon residential amenity and the design of the proposal.

6.2 Green Belt

- 6.2.1 The application site is situated within the Green Belt and therefore the principle of the development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe's Part 2 Local Plan (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, although an exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 states that additions that result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.
- 6.2.2 As set out in the Planning History section of this report, the application property has been extended before. The proposed additions are a single/two storey rear extension and a single storey infill section to link the main dwelling to the existing garage. The combined volume of the proposed extensions together with the existing extensions and garage has been calculated at approximately 69% of the volume of the original dwelling which is significantly over the 30% restriction as set out in Policy 8.
- 6.2.3 As the proposed extensions will result in an increase of the volume of the original dwelling by more than 30%, they are considered to result in a disproportionate addition to the original dwelling that would be inappropriate development in the Green Belt. The application site is located within a visible location within the street scene of Strelley and it is considered that the construction of the single/two storey rear extension and the single storey extension to the side of the dwelling (in combination with the existing extensions) will result in disproportionate additions to the original dwelling, which would impact negatively on the openness of the Green Belt.
- 6.2.4 It is not considered that any 'very special circumstances' have been demonstrated that would outweigh the harm caused to the Green Belt by the inappropriate development and therefore the application should be refused.

6.3 **Conservation Area, design and access**

- 6.3.1 The Strelley Conservation Area was originally designated in 1973. Most of the buildings in the village originate from the 18th Century but many cottages have been modernised or replaced during the 19th Century. In 1981, an Article 4 Direction was designated which imposes further and stricter controls on minor changes to buildings and other structures. The Article 4 Direction covers most properties in Strelley Village and their curtilage and outbuildings.
- 6.3.2 The roof style of the two storey rear extension is considered to match the style of the original dwelling as it is hipped. The set down of the proposed roof is considered to be appropriate and will distinguish the extension from the original house. The single storey rear element would have a contemporary design but this is acceptable as it would be to the rear and would not be readily visible from the

street scene. It is considered that the design of the proposed single/ two storey rear extension and infill side extension achieve an acceptable level of design and are in keeping with the character of the host dwelling and will not result in a negative impact to the setting or character of the Conservation Area.

- 6.3.3 The roof tiles and facing brickwork would match those of the existing dwelling. It is considered that the materials to be used are acceptable.
- 6.3.4 Following amended plans, the Council's Conservation Advisor considers the proposed boundary wall to be acceptable. Because the site is within the Strelley Conservation Area, any development should be sensitive to the heritage of the local area and not have a negative impact upon its character. Revised plans show that the existing grass verge will be retained and new grassed sections would be created to maintain a continuous section of grass beside the highway. The central gate will be solid timber with the height in line with the height of the wall. In regards the materials, the wall would be of true natural stone and the existing hedge would be replaced behind the proposed boundary wall. Although the proposed boundary wall would result in a change to the character and appearance of the front elevation of the property, and its setting within the Conservation Area, it is considered to be acceptable because the grass verge will soften the appearance of the wall and will be in keeping with the character of the Conservation Area.
- 6.3.5 The application site is currently served by two vehicular access points located adjacent the boundaries with Pinfold Cottage and with the plot of land located to the west, with a centrally located hedgerow. The application proposes the provision of a centrally located vehicular access point which includes 3.3m wide and 1.1m high timber gates, with a driveway to the front and to the existing garage located to the side of the host dwelling. The driveway will provide the provision for the parking of four off street parking spaces along with space to allow vehicles to leave the site in a forward gear. It is considered there are no highway safety issues relating to this application.

6.4 Amenity

- 6.4.1 Directly to the east of the application site are Pinfold Cottage and nos. 1 and 2 Broad Oak Cottage. The host dwelling is set behind the rear of these neighbouring properties by approximately 7.6m, 10.4m and 16.6m respectively. Along the existing boundary of the application site and Pinfold Cottage there is the existing garage and a 1.6m high fence. Between the application site and nos. 1 and 2 Broad Oak Cottage, there is an existing 2m high hedgerow and a variety of trees within the curtilage of the neighbouring properties. Within the side (east) elevation of the proposed single storey rear extension, there would be full height glazed windows in the facing elevation and two first floor windows on the rear elevation of the two storey element. These two windows would be facing south. It is therefore considered that the proposal will not have any significant impact on the amenity of these immediate neighbouring properties in terms of loss of light, outlook or privacy.
- 6.4.2 Directly to the north of the application site, there is Broad Oak Public House, on the opposite side of Main Street. The proposed development does not involve

new openings on the front elevation. It is therefore considered that the proposal will not have any significant impact on the amenity of the Public House.

6.4.3 The impact upon all other neighbouring properties is considered acceptable.

7 Planning Balance

7.1 The proposed extensions will provide additional living space for the residents in the form of a new bedroom, living space and garden room and the design and impact upon neighbour amenity are acceptable. However, the proposal represents a disproportionate addition to the original dwelling that is harmful to the Green Belt. On balance, it is considered that the harm by virtue of the inappropriate development outweighs any benefits and the proposal is therefore not acceptable.

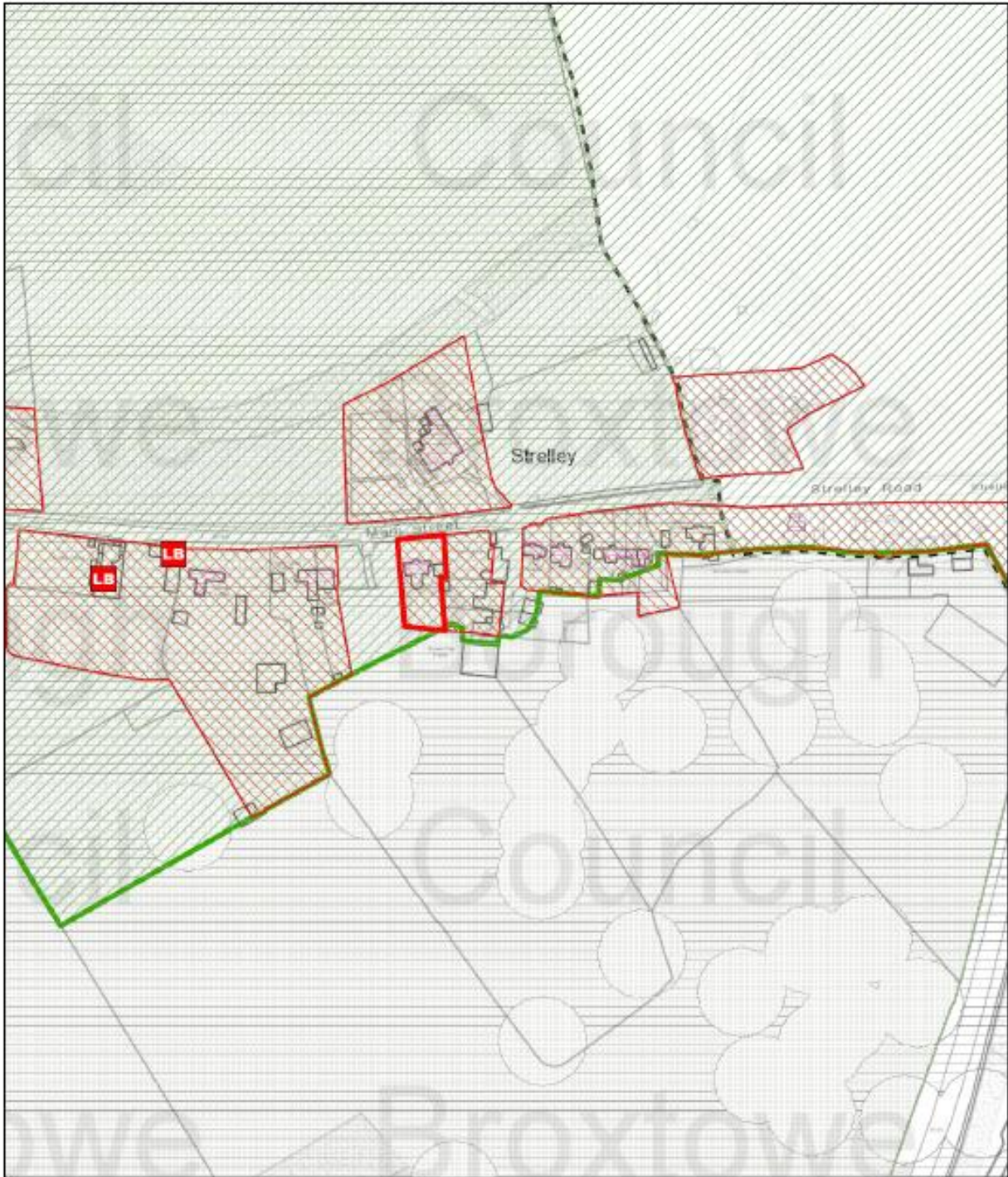
8 Conclusion

8.1 The proposal is considered to be inappropriate development that is harmful to the openness of the Green Belt.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be REFUSED for the following reasons:	
1.	The site lies within the Nottinghamshire Green Belt, where in accordance with paragraph 143 of the NPPF, inappropriate development is by definition harmful and should not be approved except in very special circumstances. The proposal constitutes inappropriate development as the extensions represent a disproportionate addition to the dwelling. No ‘very special circumstances’ to warrant an exceptional permission being granted have been demonstrated. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan (2019) and the National Planning Policy Framework (2019).
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to seek amendments to the plans to make the development acceptable but amendments were not forthcoming to reduce the volume of the extensions.

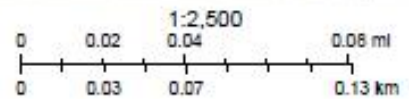
Site Map

21/00098/FUL Broad Oak Farm, Main Street, Strelley



5/8/2021, 4:15:28 PM

- | | | | |
|---|-------------------------|---|-----------------|
|  | Coal Standing Advice |  | Listed Building |
|  | Local Interest Building |  | Green Belt |
|  | Article 4 Direction |  | Site |
|  | Conservation Area | | |



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Photographs



Front elevation



Rear elevation



Existing garage and side elevation



Existing hedge



Street scene facing west



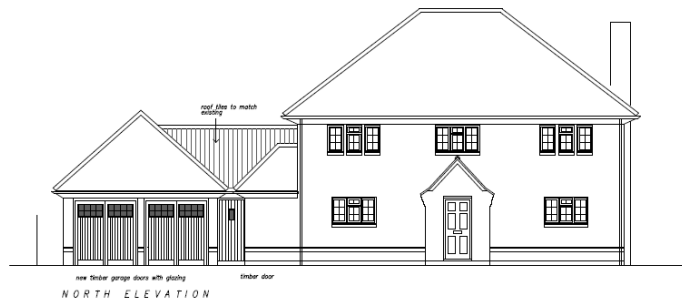
Street scene facing east

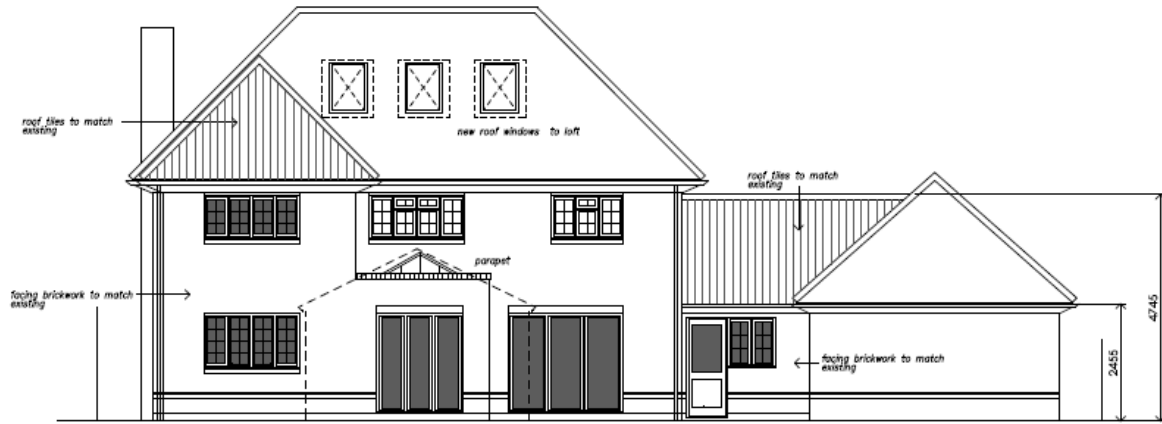


View of western entrance

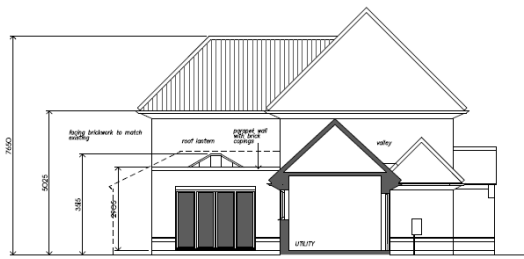
View of eastern entrance

Plans (not to scale)





SOUTH ELEVATION

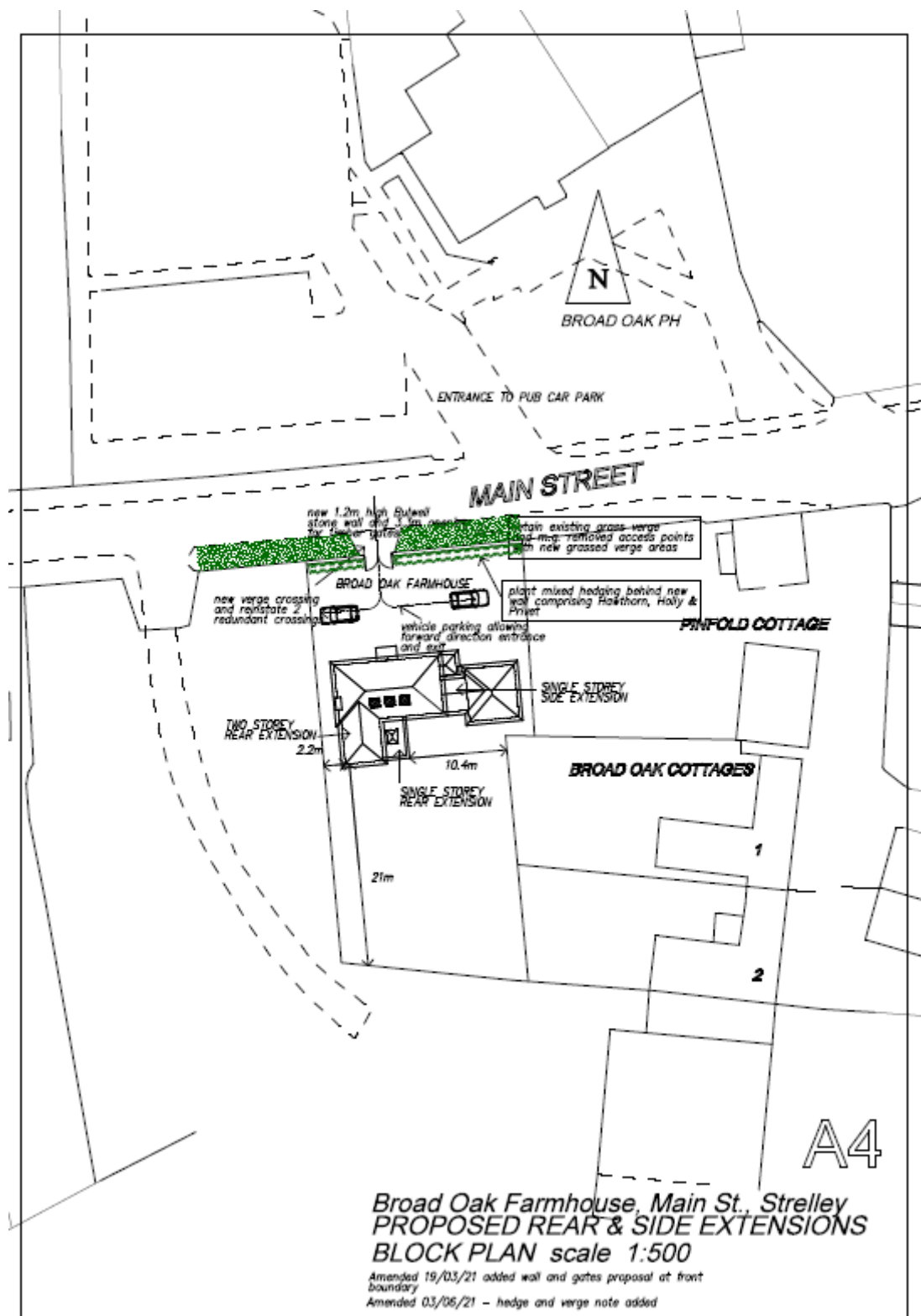


EAST ELEVATION (SECTIONAL)



NORTH ELEVATION (showing proposed wall and gate)

Block Plan



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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
26 April 2021 TO 28 May 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 Jay Shepard 20/00893/FUL
Site Address : 4 Ladybridge Close Attenborough Nottinghamshire NG9 6BS
Proposal : **Construct single storey front/side extension**
Decision : **Conditional Permission**

Applicant : Mrs Rachel Phillips 21/00046/FUL
Site Address : 8 Clumber Avenue Chilwell Nottinghamshire NG9 4BJ
Proposal : **Retain hip to gable roof enlargement, rear dormer & pitched roof to existing two storey extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Mann 21/00112/CLUP
Site Address : 70 Crofton Road Attenborough Nottinghamshire NG9 5HW
Proposal : **Certificate of Lawfulness to construct single storey rear extension**
Decision : **Refusal**

Applicant : Mr James Bauld 21/00283/FUL
Site Address : 1 Siskin Close Bramcote Nottinghamshire NG9 3SX
Proposal : **Construct single storey rear extension and convert garage and construct external stores, front gate, insert window to side elevation and timber cladding to existing garage**
Decision : **Conditional Permission**

Applicant : Mr A Kime 21/00324/PNH
Site Address : 5 Heathfield Grove Chilwell Nottinghamshire NG9 5EB
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.00 metres, with a maximum height of 4.00 metres, and an eaves height of 3.67 metres**
Decision : **Refusal**

Applicant : Mr D Duthie 21/00337/PNH
Site Address : 37 Kingrove Avenue Chilwell Nottinghamshire NG9 4DQ
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 8.00 metres, with a maximum height of 3.50 metres, and an eaves height of 2.40 metres**
Decision : **PNH Approval Not Required**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Rowley 21/00180/FUL
Site Address : 87 Barlow Drive South Awsworth Nottinghamshire NG16 2RR
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : Mr R Haynes 21/00196/AGR
Site Address : Spring Farm Cottages Track From Nottingham Road To The M1 Trowell Nottinghamshire
Proposal : **Prior notification to construct agricultural building**
Decision : **Refusal**

Applicant : Mrs Diana Ormsby 21/00193/FUL
Site Address : 48 Awsworth Lane Cossall Nottinghamshire NG16 2RZ
Proposal : **Convert swimming pool to garage and garden room including an extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Preston 21/00334/PNH
Site Address : 8 Windsor Close Trowell Nottinghamshire NG9 3PU
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.80 metres, with a maximum height of 3.60 metres, and an eaves height of 2.30 metres**
Decision : **PNH Approval Not Required**

BEESTON CENTRAL WARD

Applicant : STAR BARS Star Pubs and Bars Limited 20/00836/ADV
Site Address : White Lion 24 Middle Street Beeston Nottinghamshire NG9 1FX
Proposal : **Display illuminated and non-illuminated signage**
Decision : **Conditional Permission**

Applicant : Mr C Burton 21/00107/PNH
Site Address : 195 Lower Regent Street Beeston Nottinghamshire NG9 2DD
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.5 metres, with a maximum height of 3 metres, and an eaves height of 3 metres**
Decision : **PNH Approval Not Required**

Applicant : Mr Andy Horwood Tesco 21/00121/ADV
Site Address : Tesco Extra 1 Station Road Beeston Nottinghamshire NG9 2WJ
Proposal : **Install LCD screen and 3 flag pole signs**
Decision : **Conditional Permission**

Applicant : Mr William Brandley Virtue Living Ltd 21/00131/CLUE
Site Address : 213 Queens Road Beeston Nottinghamshire NG9 2BT
Proposal : **Certificate of Lawfulness for an existing use as a HMO within Use Class C4**
Decision : **Approval - CLU**

Applicant : Mr Tim McNeil 21/00211/CLUP
Site Address : 62 Fletcher Road Beeston Nottinghamshire NG9 2EL
Proposal : **Certificate of lawfulness for proposed hip to gable extension and dormer window, and conversion of garage to living accommodation.**
Decision : **Approval - CLU**

Applicant : Mr James Villarreal Price Innovations Ltd 21/00215/FUL
Site Address : Mooregate House Middle Street Beeston Nottinghamshire
Proposal : **Change of use of existing laundry room and office to student ensuite bedroom**
Decision : **Conditional Permission**

Applicant : Mr S L Ching 21/00260/PNH
Site Address : 2 King Street Beeston Nottinghamshire NG9 2DL
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.00 metres, with a maximum height of 3.00 metres, and an eaves height of 2.90 metres**
Decision : **Withdrawn**

BEESTON NORTH WARD

Applicant : Ms J Yang Palma Real Estate Ltd 21/00173/CLUE
Site Address : 66 Boundary Road Beeston Nottinghamshire NG9 2RF
Proposal : **Certificate of Lawfulness for an existing use as a HMO within Use Class C4**
Decision : **Approval - CLU**

Applicant	:	Mr X Xu	21/00268/PNH
Site Address	:	1 The Cloisters Beeston Nottinghamshire NG9 2FR	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.43 metres, with a maximum height of 2.80 metres, and an eaves height of 2.30 metres	
Decision	:	Prior Approval Refused	

BEESTON RYLANDS WARD

Applicant	:	Mr & Mrs Russell	21/00033/FUL
Site Address	:	103 Meadow Road Beeston Nottinghamshire NG9 1JQ	
Proposal	:	Construct single storey rear extension and extend raised decking	
Decision	:	Conditional Permission	

Applicant	:	Mr and Mrs Saied Zahmatkesh	21/00095/FUL
Site Address	:	51 Trent Road Beeston Nottinghamshire NG9 1LJ	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	

Applicant	:	Mr C Wagner	21/00105/FUL
Site Address	:	6 Canal Side Beeston Nottinghamshire NG9 1NG	
Proposal	:	Loft conversion with side dormer and external alterations (revised scheme)	
Decision	:	Conditional Permission	

Applicant	:	Mr Stephen Barber	21/00132/FUL
Site Address	:	2A Ireland Avenue Beeston Nottinghamshire NG9 1JD	
Proposal	:	Construct concrete built store	
Decision	:	Conditional Permission	

Applicant	:	Mr T Fitchett	21/00156/FUL
Site Address	:	13 Appleton Road Beeston Nottinghamshire NG9 1NE	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Ms J Yang Palma Real Estate Ltd	21/00174/CLUE
Site Address	:	35 Lilac Grove Beeston Nottinghamshire NG9 1PA	
Proposal	:	Certificate of Lawfulness for an existing use as a HMO within Use Class C4	
Decision	:	Approval - CLU	

Applicant	:	Ms J Yang Palma Real Estate Ltd	21/00175/CLUE
Site Address	:	17 Ashfield Avenue Beeston Nottinghamshire NG9 1PY	
Proposal	:	Certificate of Lawfulness for an existing use as a HMO within Use Class C4	
Decision	:	Approval - CLU	

BEESTON WEST WARD

Applicant	:	Mr Toni Skenderaj VD Properties Ltd.	20/00612/FUL
Site Address	:	53 - 55 Chilwell Road Beeston Nottinghamshire NG9 1EN	
Proposal	:	Construct single/two storey rear extension and extend roof to create 1 additional flat and change of use of ground floor from retail (Class A1) to restaurant (Class E) with flue to rear	
Decision	:	Conditional Permission	

Applicant	:	Mr R Bagg	21/00015/FUL
Site Address	:	2A Glebe Street Beeston Nottinghamshire NG9 1AF	
Proposal	:	Retain boundary wall	
Decision	:	Conditional Permission	

Applicant	:	Mr David Comber Greene King Pub Partners	21/00066/FUL
Site Address	:	Commercial Inn 19 Wollaton Road Beeston NG9 2NG	
Proposal	:	Construct first floor balcony/terrace with pergola and external alterations including rear timber cladding and relocation of staircase	
Decision	:	Conditional Permission	

Applicant : Robert and Lucy Howe 21/00167/FUL
Site Address : 1 Hope Street Beeston Nottinghamshire NG9 1DJ
Proposal : **Construct two storey side extension.**
Decision : **Conditional Permission**

Applicant : K MILLER 21/00195/FUL
Site Address : 19 Newton Street Beeston Nottinghamshire NG9 1FL
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Vodafone Ltd 21/00287/FUL
Site Address : Vodafone Telecommunications Mast Electricity Substation Albion Street Beeston Nottinghamshire
Proposal : **Remove existing 17m mast with 6 antennas and ancillary equipment and replace with a 21.9m mast with 12 antennas and ancillary equipment**
Decision : **Conditional Permission**

BRAMCOTE WARD

Applicant : Mr & Mrs Jackman 21/00093/FUL
Site Address : 1 Grasmere Road Beeston Nottinghamshire NG9 3AQ
Proposal : **Construct single storey side extension, new roof to existing bay window and side dormer**
Decision : **Conditional Permission**

Applicant : Mr M Lake 21/00142/FUL
Site Address : 29 St Michaels Square Bramcote Nottinghamshire NG9 3HG
Proposal : **Conversion of carport/garage into habitable room, construct rear extension to garage and replace existing rear extension flat roof with single pitched roof**
Decision : **Conditional Permission**

Applicant : Mr Gary Shelton 21/00176/FUL
Site Address : 54 Thoresby Road Bramcote Nottinghamshire NG9 3EN
Proposal : **Construct single storey rear extension and new porch to front elevation**
Decision : **Conditional Permission**

Applicant : Bohuslav Kukan Bradshaw Construction Ltd 21/00210/FUL
Site Address : 154 Ewe Lamb Lane Bramcote Nottinghamshire NG9 3JW
Proposal : **Construct two storey rear extension**
Decision : **Conditional Permission**

Applicant : Amy Carty 21/00229/FUL
Site Address : 5 Beeston Fields Drive Beeston Nottinghamshire NG9 3DB
Proposal : **Construct first floor extension**
Decision : **Conditional Permission**

BRINSLEY WARD

Applicant : Ms Chantelle Beck 20/00621/FUL
Site Address : 54 Broad Lane Brinsley Nottinghamshire NG16 5BD
Proposal : **Change of use of summer house for dog grooming business**
Decision : **Conditional Permission**

Applicant : Mrs A Roberts 21/00231/PNH
Site Address : 22 High Street Brinsley Nottinghamshire NG16 5BN
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 8.00 metres, with a maximum height of 4.0 metres, and an eaves height of 3.00 metres**
Decision : **PNH Approval Not Required**

CHILWELL WEST WARD

Applicant : Mr Smith 21/00148/FUL
Site Address : 58 Leamington Drive Chilwell Nottinghamshire NG9 5LN
Proposal : **Construct front entrance porch**
Decision : **Conditional Permission**

Applicant : Mr D Marriott DCM Building and Roofing Ltd 21/00153/FUL
Site Address : 10 Leamington Drive Chilwell Nottinghamshire NG9 5LJ
Proposal : **Construct single storey front extensions**
Decision : **Conditional Permission**

Applicant : Mrs B Bowler 21/00238/PNH
Site Address : 2 Ridgewood Drive Chilwell Nottinghamshire NG9 5NW
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.00 metres, with a maximum height of 3.153 metres, and an eaves height of 2.200 metres**
Decision : **PNH Approval Not Required**

EASTWOOD HALL WARD

Applicant : Mr Colin Duke 21/00194/FUL
Site Address : 64 Mill Road Newthorpe Nottinghamshire NG16 3PS
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : Mr P Barnes 21/00218/FUL
Site Address : 42 Mansfield Road Eastwood Nottinghamshire NG16 3DZ
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mrs E Palfreyman 21/00263/PNH
Site Address : 119 Greenhills Road Eastwood Nottinghamshire NG16 3FT
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.3 metres, with a maximum height of 3.6 metres, and an eaves height of 2.25 metres**
Decision : **Refusal**

EASTWOOD HILLTOP WARD

Applicant : Mr Tim McNeil McNeil Construction 20/00828/FUL
Site Address : 289 Nottingham Road Eastwood Nottinghamshire NG16 2AP
Proposal : **Demolish single storey building and construct a new detached dwelling.**
Decision : **Conditional Permission**

Applicant : Mr A Widdowson A G Commercial 21/00127/FUL
Site Address : 233 - 235 Nottingham Road Eastwood Nottinghamshire NG16 3GS
Proposal : **Conversion of Existing A1 Retail Unit to Form 2 Separate A1 Retail Units, Construct Single Storey Rear Extension to Workshop and Conversion to 1 Flat and Subdivide First Floor into 2 Self Contained Flats.**
Decision : **Conditional Permission**

Applicant : Mr and Mrs Larner 21/00145/FUL
Site Address : 193 Chewton Street Eastwood Nottinghamshire NG16 3JR
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Stephen Bucknell IVC Evidensia Ltd 21/00136/FUL
Site Address : Lawrence Veterinary Centre 166 Nottingham Road Eastwood Nottinghamshire NG16 3GG
Proposal : **Construct single storey courtyard extension**
Decision : **Conditional Permission**

Applicant : Mr A Saunders 21/00141/OUT
Site Address : 4 Church Walk Eastwood Nottinghamshire NG16 3BG
Proposal : **Outline permission to construct detached dwelling at the rear of 4 Church Walk (with all matters reserved)**
Decision : **Conditional Permission**

Applicant : Mr Nick Durow 21/00155/FUL
Site Address : 12 Oak Drive Eastwood Nottinghamshire NG16 3BW
Proposal : **Construct front extension**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : Mr Robert Bailey Swallow Hill Homes 21/00051/MMA
Site Address : 80 Dovecote Road Newthorpe Nottinghamshire NG16 3QN
Proposal : **Minor Material Amendment to reference 19/00443/FUL to change a two bedroom bungalow on plot 8 to a 3 bedroom adapted bungalow**
Decision : **Conditional Permission**

Applicant : Mrs Granger 21/00146/FUL
Site Address : 1 Violet Avenue Newthorpe Nottinghamshire NG16 2BL
Proposal : **Construct new attached garage**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Mr & Mrs P Whyley 21/00158/FUL
Site Address : 5 Moray Court Kimberley Nottinghamshire NG16 2TL
Proposal : **Construct first floor front extension**
Decision : **Conditional Permission**

Applicant : Linda Birkin Little Oaks Nursery 21/00224/FUL
Site Address : Little Oaks Day Nursery 92 High Street Kimberley Nottinghamshire NG16 2PD
Proposal : **Construct pre-school nursery building**
Decision : **Conditional Permission**

NUTHALL EAST & STRELLEY WARD

Applicant : Mr & Mrs Kevin & Elaine Marsh 21/00122/FUL
Site Address : 35 Roland Avenue Nuthall Nottinghamshire NG16 1BB
Proposal : **Raise the roof of existing garage and convert to habitable accommodation**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Wright 21/00219/FUL
Site Address : 2 Temple Crescent Nuthall Nottinghamshire NG16 1BG
Proposal : **Construct two storey side extension**
Decision : **Conditional Permission**

STAPLEFORD NORTH WARD

Applicant : Mrs Hayley Hooker 21/00151/FUL
Site Address : 50 Ilkeston Road Stapleford Nottinghamshire NG9 8JE
Proposal : **Retain garage**
Decision : **Conditional Permission**

Applicant : Mr Simon Knowles 21/00209/FUL
Site Address : 11 Winston Close Stapleford Nottinghamshire NG9 8PH
Proposal : **Conversion of integral garage into additional living space**
Decision : **Conditional Permission**

STAPLEFORD SOUTH EAST WARD

Applicant : Mr Spink MyPad 2020 Ltd 20/00675/FUL
Site Address : Former Builders Yard Rear Of 68 Nottingham Road Stapleford NG9 8AQ
Proposal : **Construct 15 dwellings with new access from Cemetery Road, parking and associated landscaping**
Decision : **Conditional Permission**

Applicant : Mr Avtar Singh 21/00115/FUL
Site Address : 19 West Avenue Stapleford Nottinghamshire NG9 8DY
Proposal : **Erect fence in rear garden and balcony to front elevation**
Decision : **Conditional Permission**

Applicant : Mr Robert Aston 21/00117/FUL
Site Address : 9 Wadsworth Road Stapleford Nottinghamshire NG9 8AZ
Proposal : **Construct first floor/two storey extensions and insert first floor side window**
Decision : **Conditional Permission**

Applicant : Mr A Arshad 21/00201/PNH
Site Address : 153 Nottingham Road Stapleford Nottinghamshire NG9 8AY
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 8.0 metres, with a maximum height of 3.0 metres, and an eaves height of 3.0 metres**
Decision : **PNH Approval Granted**

Applicant : Mr L Stafford 21/00245/PNH
Site Address : 49 Sisley Avenue Stapleford Nottinghamshire NG9 7HW
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.00 metres, with a maximum height of 3.50 metres, and an eaves height of 2.45 metres**
Decision : **PNH Approval Granted**

STAPLEFORD SOUTH WEST WARD

Applicant : NA MBNL, for and on behalf of H3G UK Limited 20/00858/TEL
Site Address : Telecommunications Mast EWH061 Palmer Drive Stapleford Nottinghamshire
Proposal : **Installation of 20m high monopole and equipment cabinets**
Decision : **Non Determination**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mr & Mrs Alexander 21/00068/FUL
Site Address : 23 Sandown Road Toton Nottinghamshire NG9 6GL
Proposal : **Construct two storey side extension including loft conversion**
Decision : **Conditional Permission**

Applicant	:	Mr & Mrs Cooke	21/00078/FUL
Site Address	:	1 Aldridge Close Toton Nottinghamshire NG9 6JA	
Proposal	:	Construct first floor extension over existing garage, two storey side extension and single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs Vickie Bramdom	21/00079/FUL
Site Address	:	12 Lichfield Close Toton Nottinghamshire NG9 6JZ	
Proposal	:	Construct new boundary wall and convert garage into living accommodation	
Decision	:	Conditional Permission	
Applicant	:	Michael Hayward	21/00135/FUL
Site Address	:	13 Old Mill Close Toton Nottinghamshire NG9 6EU	
Proposal	:	Demolition of existing outhouse and construct single storey side and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr M Barber	21/00139/CLUP
Site Address	:	11 Hickton Drive Chilwell Nottinghamshire NG9 6DD	
Proposal	:	Certificate of Lawful Development to erect single storey rear extension	
Decision	:	Approval - CLU	
Applicant	:	Mr Basirat Ali Hassani	21/00188/FUL
Site Address	:	317 Nottingham Road Toton Nottinghamshire NG9 6EG	
Proposal	:	Construct single storey rear and side extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs Karen Westgate	21/00192/CLUP
Site Address	:	2 Adrian Close Toton Nottinghamshire NG9 6FL	
Proposal	:	Certificate of Lawfulness for proposed construction of a single storey rear extension	
Decision	:	Approval - CLU	
WATNALL & NUTHALL WEST WARD			
Applicant	:	Mr Ryan Smart	21/00111/FUL
Site Address	:	Land Adjacent To 6 Ash Crescent Nuthall Nottinghamshire NG16 1EY	
Proposal	:	Construct detached dwelling	
Decision	:	Refusal	
Applicant	:	Mr C Toomey	21/00248/PNH
Site Address	:	27 Alandene Avenue Watnall Nottinghamshire NG16 1HH	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.30 metres, with a maximum height of 3,55 metres, and an eaves height of 2.5 metres	
Decision	:	PNH Approval Not Required	
Applicant	:	Mr M Watkinson	21/00273/FUL
Site Address	:	9 Edward Road Nuthall Nottinghamshire NG16 1DB	
Proposal	:	Construct bungalow	
Decision	:	Conditional Permission	

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