



Monday, 25 April 2022

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 4 May 2022 in the Council Chamber, Council Offices, Foster Avenue, Beeston NG9 1AB, commencing at 7.00 pm.

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

Yours faithfully

Chief Executive

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

AGENDA

1. APOLOGIES

To receive apologies and to be notified of the attendance of substitutes.

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. MINUTES

(Pages 3 - 8)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 30 March 2022.

- 4. NOTIFICATION OF LOBBYING
- 5. DEVELOPMENT CONTROL
- 5.1 21/00772/FUL (Pages 9 - 32)

Construct two bungalows
Land to the rear of 55 Church Street, Eastwood, Nottinghamshire, NG16 3HR
- 5.2 21/00785/FUL (Pages 33 - 52)

Change of use for equestrian use, construct new stable block with associated works and track
Land to the rear of 6 Smithfield Avenue, Trowell, Nottinghamshire
- 5.3 22/00139/FUL (Pages 53 - 62)

Construct single storey rear extension
68 Awsworth Lane, Cossall, Nottinghamshire
- 5.4 22/00247/REG3 (Pages 63 - 72)

External alterations to existing building including new shop front entrances, new cladding/fascia to canopy, led strip lighting and other minor refurbishment works
35-37 The Square, Beeston, Nottinghamshire, NG9 2JJ
- 6. INFORMATION ITEMS
- 6.1 Appeal Decisions (Pages 73 - 74)
- 6.2 Delegated Decisions (Pages 75 - 84)

PLANNING COMMITTEE

WEDNESDAY, 30 MARCH 2022

Present: Councillor D K Watts, Chair

Councillors: D Bagshaw
L A Ball BEM
M Handley
G Marshall
P J Owen
S Paterson
D D Pringle
R D Willimott
T Hallam (Substitute)
J M Owen (Substitute)
H E Skinner (Substitute)

Apologies for absence were received from Councillors J W McGrath, D Grindell, R I Jackson and R S Robinson.

61 DECLARATIONS OF INTEREST

Councillor L A Ball BEM and Councillor D D Pringle both declared a non pecuniary interest in item 5.1 as they were acquainted with the owner of Trowell Garden Centre. Minute number 65.1 refers.

Councillor D Bagshaw declared a non pecuniary interest in item 5.4 as he was acquainted with the landowner. Minute 65.4 refers.

62 MINUTES

The minutes of the meeting on Wednesday 9 March 2022 were confirmed and signed as a correct record.

63 NOTIFICATION OF LOBBYING

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

64 DEVELOPMENT CONTROL

64.1 21/00752/FUL

Extension to garden centre including coffee lounge, children's play area, goods in handling and plant protection and enlargement of retail area

Trowell Garden Centre, Stapleford Road, Trowell, Nottinghamshire, NG9 3TG

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

There were no late items and no public speakers.

Debate focused on the benefits of the garden to the community including employment opportunities and the improvements that had been made to the entrance and car park. It was considered that, because the garden centre was situated in a former quarry, the impact on the openness and amenity of the Green Belt would be limited as the site was naturally shielded from view.

RESOLVED that planning permission be granted with the precise wording of the approval and conditions delegated to the Chair of Planning Committee in agreement with the Head of Planning and Economic Development.

Conditions

1. **The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
2. **The development hereby permitted shall be carried out in accordance with drawing(s) numbered Site Location Plan, Drwg No: 676/10 received by the Local Planning Authority on 6.09.2021, Site Plan, Drwg No: 676/20, Floor Plans, Drwg No: 676/21 and Elevations, Drwg No: 676/23A received by the Local Planning Authority on 8.09.2021.**
3. **No building operations above ground level shall be carried out until details of the manufacturer, type and colour of the materials to be used have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**

Reasons

1. **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. **For the avoidance of doubt.**
3. **No such details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).**

64.2 21/01005/FUL

Construct two storey side/rear extension, dormer to rear elevation and detached outbuilding ancillary to main dwelling
116 Derby Road, Bramcote, Nottinghamshire, NG9 3HP

Councillor D K Watts had requested that this item be brought before the Committee.

There were no late items.

Darren Hurrell, applicant, addressed the Committee prior to the general debate.

There was concern that the size of the proposed extension, with the addition of the cabin building to the rear of the garden would increase the footprint of the property disproportionately and that the large wall would impinge on neighbour amenity and change their outlook.

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

Reasons

The two storey part of the proposal by virtue of its height and location along the common boundary, would have an unacceptable impact on the amenity of the neighbouring property. 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).

64.3 21/00704/FUL

Construction of single storey and first floor rear extension
12 Rochester Court, Nuthall, Nottinghamshire, NG6 8WL

The application was deferred by the Committee at the meeting of 2 February 2022 to allow the applicant to consider a reduction in the size of the proposed development.

There was a late item comprised of an objection to the application by a local resident.

Beverley Shepherds, objecting, addressed the Committee prior to the general debate.

During the discussion of the application consideration was given to the size of the plot alongside the scale of the proposed development and the impact that this would have on neighbour amenity, privacy and light. It was noted that although there had been some modifications to the original proposal, these did not significantly reduce the size of the extension.

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

Reasons

The two storey rear extension, by virtue of its scale and location, would create an unacceptable impact on the amenity of the neighbouring property in terms of loss of light and privacy. This would be contrary to Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

64.4 21/00772/FUL

Construct two bungalows

Land to the rear of 55 Church Street, Eastwood, Nottinghamshire, NG16 3HR

This application was called before Committee by Councillor M Radulovic MBE.

There were no late items and no public speakers.

It was noted that the Committee considered the site prime for development, however the roof height of the proposed bungalows was too high and would therefore negatively impact on the amenity of neighbouring properties.

It was proposed by Councillor D Bagshaw and seconded by Councillor D K Watts that the item be deferred to allow the applicant to reconsider the roof height of the proposed development. On being put to the meeting the motion was carried.

RESOLVED that planning permission be deferred.

Reason

It was considered that the site as appropriate for development, but that the gable height of the proposed bungalows was too high, impacting negatively on neighbour amenity.

64.5 21/00785/FUL

Change of use for equestrian use, construct new stable block with associated works and track

Land to the rear of 6 Smithfield Avenue, Trowell, Nottinghamshire

Councillor D D Pringle requested that this item be determined by Committee.

There was a late item comprised of an amended plan which showed that no trees were to be removed that gravel would be used for the new access track.

There were no public speakers.

During the ensuing debate it was noted that there were concern that the location of the proposed stables close to houses would mean that residents would be affected by noise and odour. The access from Smithfield Avenue was considered narrow and there was concern regarding the access to bridleways across the A609.

It was proposed by Councillor D D Pringle and seconded by Councillor D K Watts that the item be deferred to allow consideration to be given to the issues with access, safety on the A609 and moving the stable block to the previously proposed site along the canal. On being put to the meeting the motion was carried.

RESOLVED that planning permission be deferred.

Reason

To allow consideration to be given to the issues with access, safety on the A609 and moving the stable block to the previously proposed site along the canal.

65 **PROPOSED STOPPING UP OF BRINSLEY FOOTPATH NUMBER 31, LAND TO THE REAR OF BRINSLEY RECREATION GROUND, CHURCH LANE, BRINSLEY**

It was noted that no objection had been made to the proposals to divert the footpath.

RESOLVED that the Stopping Up Order be made and that in the event that no relevant objections are made to the proposal or that any relevant objections that are made are withdrawn then the Order be confirmed without further reference to the Committee.

66 **INFORMATION ITEMS**

66.1 **APPEAL DECISIONS**

The appeal decisions were noted.

66.2 **DELEGATED DECISIONS**

The delegated decisions were noted.

67 **PROGRAMME OF MEETINGS**

RESOLVED that the next meeting of the Committee take place on 4 May 2022 at 7pm in the Council Chamber.

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Report of the Chief Executive

APPLICATION NUMBER:	21/00772/FUL
LOCATION:	Land to the rear of 55 Church Street, Eastwood, Nottinghamshire, NG16 3HR
PROPOSAL:	Construct two bungalows

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

1 Executive Summary

- 1.1 This application was first brought before Planning Committee on 30 March 2022 with a recommendation of refusal. Members deferred making a decision on the application to allow the agent to amend the ridge height following concerns in respect to the potential impact on residential amenity of 6 and 8 Midland Road.
- 1.2 The agent has responded and has provided an amended plan lowering the ridge height of the pair of semi-detached dwellings by approximately 1m to 5.7m with no rooms within the roof space. Each dwelling will have two double bedrooms, bathroom, a kitchen/dining/living room with two off road parking to the principal elevation.
- 1.3 The Committee is therefore asked to resolve that planning permission be granted subject to the conditions outlined in appendix 1. The original report is included at appendix 2.
- 1.4 The benefits of the proposal are that it would add to the Council's housing supply, and would not have a detrimental impact on the street scene, residential amenity or impact on highway safety.

APPENDIX 1

1 Details of the Application

1.1 The application seeks to construct a pair of two storey dwellings with an eaves height of approximately 2.6 and 5.7m to the ridge with a rear projection with a roof lantern. The application forms states materials to be agreed.

2 Site and surroundings

2.1 The site is currently overgrown/scrub land with some boundary treatments and a high wooden gate that provides security.

2.2 To the north lies a pair of bungalows with a 1.8m boundary fence. To the east is the access track serving the site and giving access to neighbouring plots, and beyond this is 10 Midland Road, a two storey redbrick semi-detached dwelling. To the south lies semi-detached dwellings on Malthouse Close, with one property having vehicular access to the rear of their property from the access track. To the west lies a mixture of terrace, semi-detached and detached dwellings constructed of red brick and concrete tiles.

3 Relevant Planning History

3.1 There have been several applications submitted for this site for the construction of a dwelling, the history for the site follows:

- 86/00191/OUT Erect one bungalow (approx 0.05ha) Granted conditional permission
- 89/00444/OUT Renew permission to construct one bungalow Granted conditional permission
- 92/00345/OUT Renew permission to construct one bungalow Granted conditional permission
- 95/00267/OUT Renew permission to construct bungalow Granted conditional permission
- 98/00268/OUT Renew permission to construct bungalow on land to rear Granted conditional permission
- 01/00329/OUT Renew permission to construct bungalow on land to rear Granted conditional permission
- 04/00622/OUT Renew permission to construct bungalow Granted conditional permission
- 07/00955/OUT Construct 2 N° semi-detached bungalows Granted conditional permission

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

4.2 **Part 2 Local Plan 2019**

- Policy 15 – Housing size, mix and choice
- Policy 17 – Place-making, Design and Amenity

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

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places.

5 Re consultations

5.1 A re consultation was undertaken for seven days to all neighbours and anyone who has made representation on the application. Any comments received will be reported in the late papers.

6 Assessment

6.1 The application site is not covered by any specific planning policy. The main issues for consideration for this proposal are therefore the design and appearance of the pair of dwellings, its impact on neighbour amenity and highway safety.

6.2 **Design and visual amenity**

6.2.1 Policy 10 of the ACS section 2 states that developments will be assessed in terms of d) massing, scale and proportion and e) materials and style. Policy 17 of the Part 2 Local Plan part 4 a) states that development should be of a size and design that makes a positive contribution to the appearance of the area and does not dominate the existing building.

6.2.2 The amended scheme seeks to construct a pair of semi-detached bungalows and are to be sited on the west side of the plot with off road parking forward of the principal elevation, two vehicles per dwelling. Down each side of the pair of dwellings is a pathway that leads to a private garden approximately 8.45m in length. No materials have been annotated on the plans or the application forms.

6.2.3 The amended design of the pair of semi-detached bungalows have a hipped roof arrangement with a maximum height of 5.7m and 2.6m to the eaves giving a more

proportioned and balanced appearance and in keeping with the dwellings within close proximity to the site.

6.2.4 Given the amended design, reduced overall height of the pair of semi-detached dwellings, along with the neighbouring properties to the north of the site will mean the proposal will not be viewed from the north.

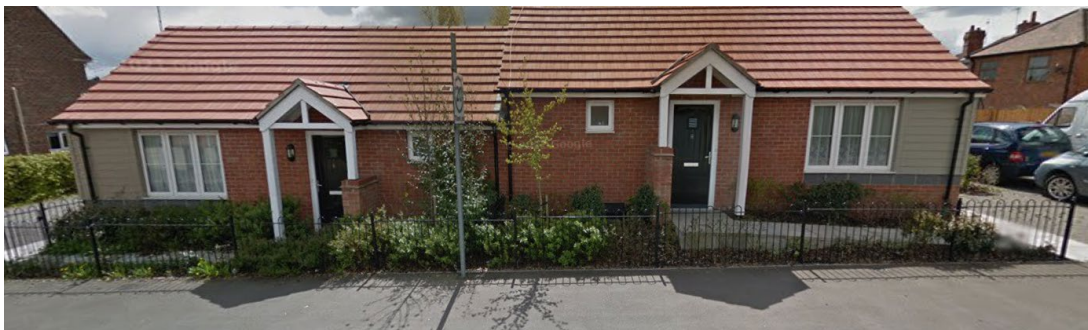
6.2.5 The amended scheme is now considered acceptable is considered an acceptable design and will not appear out of keeping with the area or have any impact on the street scene.

6.3 **Amenity**

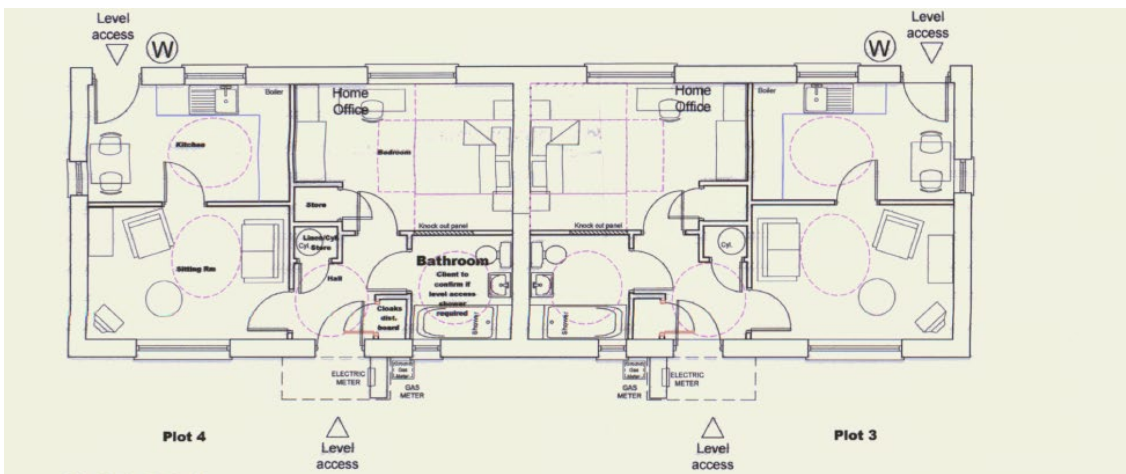
6.3.1 Policy 10 (f) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

6.3.2 The dwellings located to the south and west are a significant distance away from the joint boundaries with the site, and due to the length of their own gardens and the orientation, the proposal enables no impact on loss of light to the dwelling or their private amenity space.

6.3.3 The pair of bungalows to the north, 6 and 8 Midland Road, have small rear garden areas with a 1.8-2m boundary treatment on the joint boundary. These two modest bungalows are a recent addition to the street following the demolition of garages to enable the two dwellings to be constructed under 12/00683/REG3 for 6 dwellings.



6 and 8 Midland Road



Internal layout of the dwellings at 6 and 8 Midland Road

6.3.4 The amended plan demonstrates the ridge height being reduced by approximately 1m from the previous proposal and this reduction will have a positive impact on the amount of light to the habitable rooms and private amenity space of 6 and 8 Midland Road. It is now considered there would not be any significant impact on residential amenity of these dwellings.

6.4 Access

6.4.1 The proposal has been assessed by Nottinghamshire County Council Highway Authority and they have not raised any objection to the application on highway grounds.

6.5 Coal

6.5.1 The site lies within a coal referral area and the agent did submit a Coal Mining Risk Assessment following the Coal Authorities objection to the application. The Coal Authority did remove their objection and agreed with the recommendations within the report, subject to conditions and informative.

7 Planning Balance

7.1 The benefits of the proposal are that it would provide two modern family homes on a parcel of land which is overgrown, the dwellings would have now have an acceptable design and provide an appropriate density for this residential area, and would be in accordance with the policies contained within the development plan

8 Conclusion

8.1 Recommend that planning permission for the development is Granted.

Recommendation

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

- 1. The development hereby permitted shall be 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 proposed block plan CF/DH/21/36/01 Rev C and proposed ground floor plan and elevations CF/DH/21/6/02 Rev C received by the Local Planning Authority 11 October 2021.**

Reason: For the avoidance of doubt.

- 3. No above ground works shall be carried out until details of the manufacturer, type and colour of the brick and tiles to be used have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**

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

- 4. No development 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:**
 - (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: No such 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 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014)

- 5. 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.**

Reason: No such details were submitted and in accordance with the aims of Policy 17 of the Broxtowe Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014)

- 6. No development shall commence until a scheme of intrusive investigations has been carried out on site to establish the risk proposed to the development by past shallow coal mining activity and any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable from the development proposed. The intrusive site**

investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: In the interest of public health and safety in accordance with Policy 21 of the Broxtowe Local Plan (2019)

- 7. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitable competent person confirming that the site is, or has been made, safe and stable from the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and finding of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address to the risk proposed by past coal mining activity.**

Reason: In the interest of public health and safety in accordance with Policy 21 of the Broxtowe Local Plan (2019)

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

Reason: To protect nearby occupants from excessive construction noise and vibration and in accordance with Policy 17 and 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

NOTES TO APPLICANT

- 1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.**
- 2. 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.**
- 3. As this permission relates to the creation of a new unit, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address is created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.**
- 4. Notice will be served on the developer to purchase the first time provision of bins. The resident will need to place bins at the curtilage of the property for collection. For more information please email recycling@broxtowe.gov.uk**

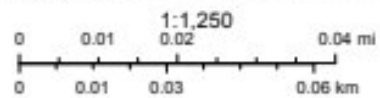
Site location plan

27/00772/FUL - Land to the rear of 55 Church Street



3/3/2022, 1:57:46 PM

-  Coal Referral Area
-  Coal Standing Advice
-  Coal Surface Mining Risk Plan
-  Site



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Photographs



Site notice



Access to the site between 8 and 10 Midland road



Principal elevation of 8 Midland Road



Principal elevation of 10 Midland Road



Southern boundary with 1-4 Malthouse Cl



Southern/western boundary of site – rear of 55 Church Street



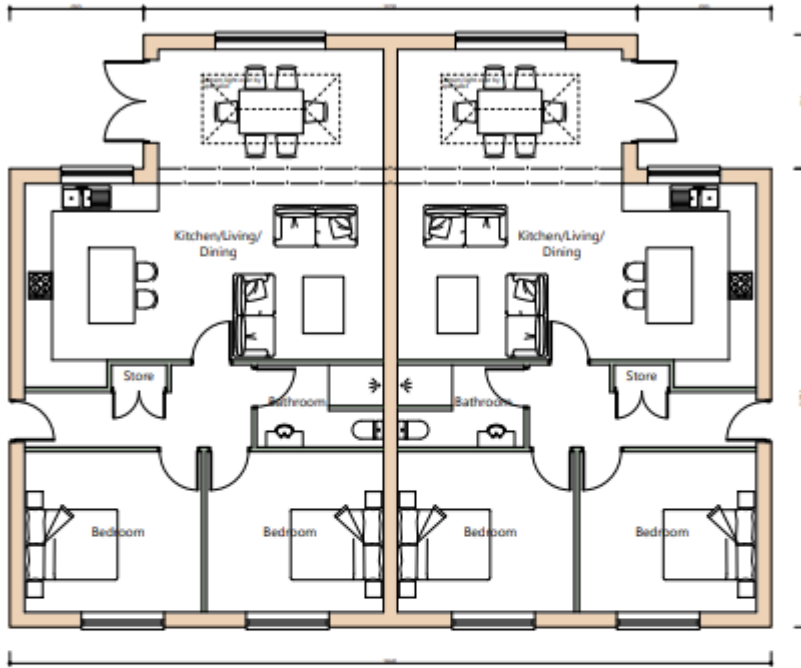
Northern boundary and the roofs of 6 and 8 Midland Road can just be seen over the boundary treatment.

Plans (not to scale)



Block plan

PROPOSED LAYOUT
SCALE 1:50



PROPOSED ELEVATIONS
SCALE 1:100



Proposed elevations and floor plans

Report of the Chief Executive

APPLICATION NUMBER:	21/00772/FUL
LOCATION:	Land to the rear of 55 Church Street, Eastwood, Nottinghamshire, NG16 3HR
PROPOSAL:	Construct two bungalows

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

1 Executive Summary

- 1.1 The application seeks full planning permission for the construction of a pair of semi-detached dwellings accessed via a private track between 8 and 10 Midland Road. To the boundaries is to be a mixture of 1.8m – 2.1m boundary fencing and mature hedgerows. The dwellings will be one and half storey high with flat roof dormers to the rear and principal elevation. Forward of the principal elevation is off road parking. The land is currently fenced off and is overgrown/scrub land.
- 1.2 The recommendation has been put forwarded using the amended plan demonstrating a pair of semi-detached dwellings approximately 2.6m to the eaves height, 6.7m to the ridge height with a flat roof dormer to the principal and rear first floor and a flat roof projection to the ground floor with a roof lantern. The dwellings will have a living room, bathroom bedroom and kitchen/diner to the ground floor and one bedroom within the loft space with an en suite.
- 1.3 It is considered that the main issues relate to whether the design, scale and appearance of the proposed dwellings is appropriate, and whether there would be any impact on neighbour amenity or on highway safety.
- 1.4 The benefits of the proposal are that it would add to the Council’s housing supply, and would not have a detrimental impact on the street scene or impact on highway safety. However, the siting of the proposed pair of dwellings along with the bulk and mass would result in an unacceptable impact on the residential amenity of the occupiers of 6 and 8 Midland Road. The proposal is considered an over intensive form of development and it is therefore considered that the proposal is unacceptable and that the application should be refused. The negative impacts are considered to carry sufficient weight to outweigh the benefits of the scheme.
- 1.5 The Committee is asked to resolve that planning permission be refused for the reason outlined in the appendix.

APPENDIX

1 Details of the Application

1.1 The application seeks to construct a pair of two storey dwellings with flat roof dormers set into the roof slope, forming the second storey, to the principal and rear elevations. To the rear is a flat roof projection with a roof lantern and one roof light in each side roof plane. The roof height, from eaves to ridge, is almost double the height of the ground floor, 2.6m to the eaves and 6.7m to the ridge height. The application forms states materials to be agreed.

2 Site and surroundings

2.1 The site is currently overgrown/scrub land with some boundary treatments and a high wooden gate that provides security.

2.2 To the north lies a pair of bungalows with a 1.8m boundary fence. To the east is the access track serving the site and giving access to neighbouring plots, and beyond this is 10 Midland Road, a two storey redbrick semi-detached dwelling. To the south lies semi-detached dwellings on Malthouse Close, with one property having vehicular access to the rear of their property from the access track. To the west lies a mixture of terrace, semi-detached and detached dwellings constructed of red brick and concrete tiles.

3 Relevant Planning History

3.1 There have been several applications submitted for this site for the construction of a dwelling, the history for the site follows:

- 86/00191/OUT Erect one bungalow (approx 0.05ha) Granted conditional permission
- 89/00444/OUT Renew permission to construct one bungalow Granted conditional permission
- 92/00345/OUT Renew permission to construct one bungalow Granted conditional permission
- 95/00267/OUT Renew permission to construct bungalow Granted conditional permission
- 98/00268/OUT Renew permission to construct bungalow on land to rear Granted conditional permission
- 01/00329/OUT Renew permission to construct bungalow on land to rear Granted conditional permission
- 04/00622/OUT Renew permission to construct bungalow Granted conditional permission

- 07/00955/OUT Construct 2 N° semi-detached bungalows conditional permission Granted

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

4.2 **Part 2 Local Plan 2019**

- Policy 15 – Housing size, mix and choice
- Policy 17 – Place-making, Design and Amenity

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

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places.

5 Consultations

5.1 **Nottingham County Council Highways:** The Highways Officer has stated the proposed dwellings are served from an existing driveway on Midland Road and as such the Highways Authority would not have any concerns with the proposal.

5.2 **Coal Authority:** The Coal Authority at first raised an objection due to the lack of Coal Mining Risk Assessment (CMRA) being submitted with the application. Once a CMRA was submitted the Coal Authority removed their objection and concurs with the recommendations within the report. They have recommended assessment for mine gas and SUDS along with other conditions.

5.3 Eleven properties were consulted and a site notice was displayed. Two responses were received with observations relating to the need for no obstruction to an existing access, and no surface water run-off outside the site.

5.4 Eastwood Town Council has not commented on the application.

6 Assessment

6.1 The application site is not covered by any specific planning policy. The main issues for consideration for this proposal are therefore the design and appearance of the pair of dwellings, its impact on neighbour amenity and highway safety.

6.2 Design and visual amenity

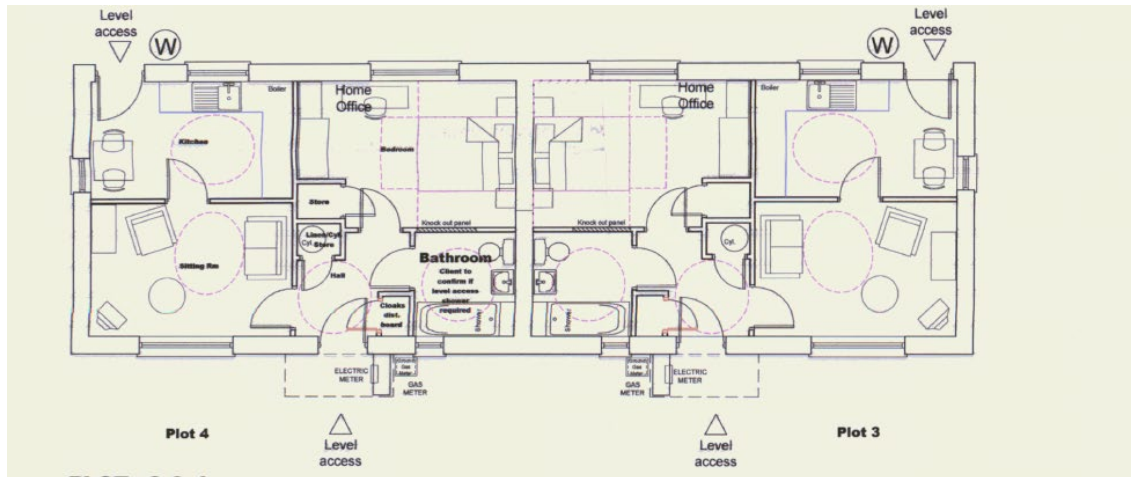
- 6.2.1 Policy 10 of the ACS section 2 states that developments will be assessed in terms of d) massing, scale and proportion and e) materials and style. Policy 17 of the Part 2 Local Plan part 4 a) states that development should be of a size and design that makes a positive contribution to the appearance of the area and does not dominate the existing building.
- 6.2.2 The proposed two storey dwellings (the second storey being in the roof) are to be sited on the west side of the plot with off road parking forward of the principal elevation, for two vehicles per dwelling. Down each side of the pair of dwellings is a pathway that leads to a private garden approximately 8.45m in length. No materials have been annotated on the plans or the application forms.
- 6.2.3 The design of the pair of semi-detached dwellings, including two flat roof dormer windows within the large hipped roof, are very top heavy due to the eaves height being only 2.6m with the ridge height being 6.7m. The massing, scale and proportion of the first floor unbalances the appearance of the pair of semi-detached properties and there are no similarly designed dwellings within close proximity to the site.
- 6.2.4 The position of the neighbouring properties north of the site will provide some screening, but due to the height of the ridge the roof will be visible when viewed from the north, over the top of the ridge height of 6 and 8 Midland Road.
- 6.2.5 The proposal is considered to be an over intensive form of development, creating a pair of semi-detached that are two storeys high, on a parcel of land which has historically received planning permission for one or two bungalows which are all single storey.

6.3 Amenity

- 6.3.1 Policy 10 (f) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 The dwellings located to the south and west are a significant distance away from the joint boundaries with the site, and due to the length of their own gardens and the orientation, the proposal enables no impact on loss of light to the dwelling or their private amenity space.
- 6.3.3 The pair of bungalows to the north, 6 and 8 Midland Road, have small rear garden areas with a 1.8-2m boundary treatment on the joint boundary. These two modest bungalows are a recent addition to the street following the demolition of garages to enable the two dwellings to be constructed under 12/00683/REG3 for 6 dwellings.



6 and 8 Midland Road



Internal layout of the dwellings at 6 and 8 Midland Road

6.3.4 The overall ridge height of 6 and 8 Midland Road are 4.6m with the habitable room windows on the rear elevation facing the site. The position of the proposed pair of semi-detached dwellings will have a negative impact on the light to the habitable rooms and private amenity space of 6 and 8 Midland Road due to the overall height being 6.7m and being as close as 7.8m from the habitable rooms on the rear elevations of 6 and 8 Midland Road. It is acknowledged the roof design is hipped but the sheer size and position of the proposal still will have a negative impact on these dwellings in terms of loss of light and outlook.

6.4 Access

6.4.1 The proposal has been assessed by Nottinghamshire County Council Highway Authority and they have not raised any objection to the application on highway grounds.

6.4.2 The points raised within the representations have been considered and obstruction to the neighbour’s garage is not a material planning consideration and cannot be conditioned to remain free from obstruction as this would be a civil matter.

6.5 Coal

6.5.1 The site lies within a coal referral area and the agent did submit a Coal Mining Risk Assessment following the Coal Authorities objection to the application. The Coal Authority did remove their objection and agreed with the recommendations within the report, subject to conditions and informative.

7 Planning Balance

- 7.1 The proposed pair of dwellings would add to the Councils housing supply, and would not have a detrimental impact on the street scene or impact on highway safety. However, the siting of the proposed pair of dwellings along with the bulk and mass would result in an unacceptable impact on the residential amenity of 6 and 8 Midland Road. The proposal is considered an over intensive form of development and it is therefore considered that the proposal is unacceptable and that the application should be refused.
- 7.2 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

8 Conclusion

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

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused subject to the following reasons.	
1.	The proposed development of two semi-detached dwellings, by virtue of their massing, scale and siting close to the north boundary, would have an overbearing and oppressive impact on the neighbouring properties of 6 and 8 Midland Road, resulting in an unacceptable loss of amenity for the occupiers of these dwellings, contrary to Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of Aligned Core Strategies Part 1 Local Plan (2014).
2.	The proposed pair of semi-detached dwellings are of a massing, scale and proportion that would result in an over-intensive and cramped form of development and would be detrimental to the character and appearance of the area. The development is therefore contrary to Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of Aligned Core Strategies Part 1 Local Plan (2014).
NOTES TO APPLICANT	
1.	Whilst it has not been possible to achieve a positive outcome, due to the fundamental concern regarding neighbour amenity and the design and scale of the dwellings, the Council has acted positively and proactively in the determination of this application by working to determine it within the agreed timescale.

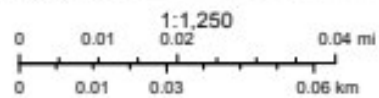
Site location plan

27/00772/FUL - Land to the rear of 55 Church Street



3/3/2022, 1:57:46 PM

-  Coal Referral Area
-  Coal Standing Advice
-  Coal Surface Mining Risk Plan
-  Site



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Photographs



Site notice



Access to the site between 8 and 10 Midland road



Principal elevation of 8 Midland Road



Principal elevation of 10 Midland Road



Southern boundary with 1-4 Malthouse Cl

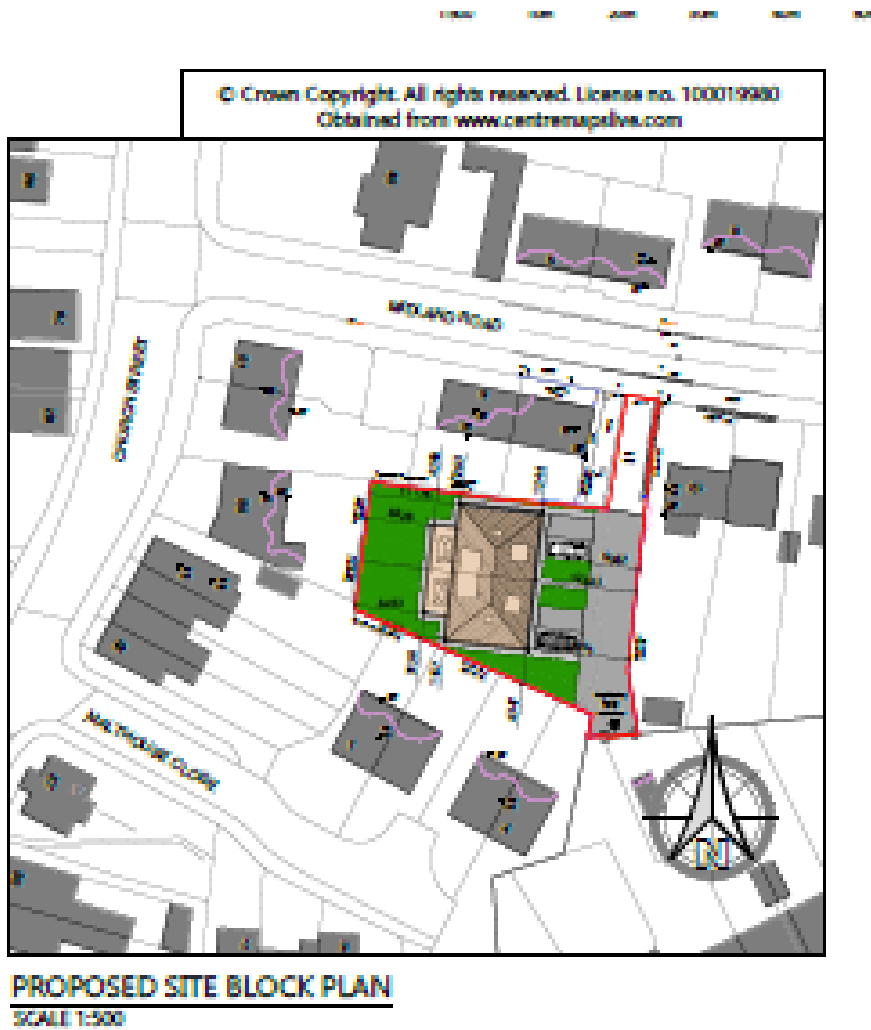


Southern/western boundary of site – rear of 55 Church Street



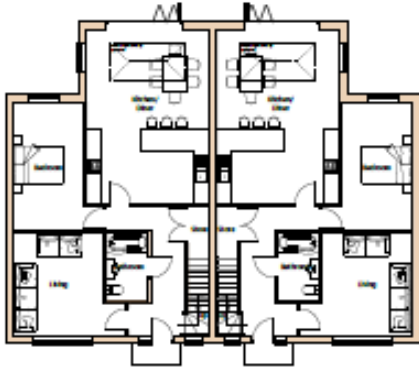
Northern boundary and the roofs of 6 and 8 Midland Road can just be seen over the boundary treatment.

Plans (not to scale)

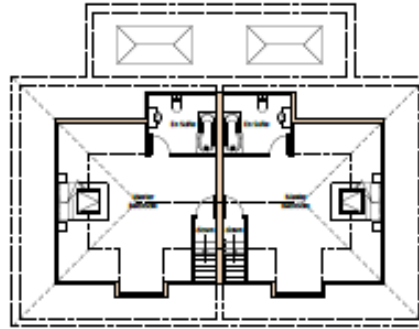


Proposed block plan

PROPOSED LAYOUTS
SCALE 1:50



GROUND FLOOR



FIRST FLOOR

PROPOSED ELEVATIONS
SCALE 1:100



FRONT



SIDE



REAR



SIDE

Proposed elevations and floor plans

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Report of the Chief Executive

APPLICATION NUMBER:	21/00785/FUL
LOCATION:	Land To The Rear Of 6 Smithfield Avenue Trowell Nottinghamshire
PROPOSAL:	Change of use for equestrian use, construct new stable block with associated works and track

1 Executive Summary

- 1.1 This application was first brought before Planning Committee on 30 March 2022 with a recommendation to grant conditional planning consent. Members deferred making a decision on the application to allow for consideration to reduce the impact on neighbours in terms of potential noise and odour pollution from the stable block.
- 1.2 In response to the decision at the previous planning committee the agent has amended the plans to relocate the stable block away to the south-east from neighbouring residential properties.
- 1.3 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in appendix 1 and the original report is included at appendix 2.

APPENDIX 1

1 Details of the Application

- 1.1 The application seeks full planning consent for the erection of a stable block, hardstanding fencing/gates and a new track.

2 Site and surroundings

- 2.1 The site includes a number of outbuildings/sheds in a poor state of repair which have been in this location for a number of years. The site consists of a grassland area north-east of properties off Smithfield Avenue. To the west the includes Nottingham Road, to the north No. 36 Nottingham Road a detached residential property, to the east further fields and to the south residential properties off Smithfield Avenue.

3 Consultations

- 3.1 No further consultation has been undertaken in respect of the amended plans GD/LG/21/020/01 Rev. D.

4 Assessment4.1 **Appraisal**

- 4.1.1 It remains the consideration that the proposed stables are considered not to result in an unacceptable loss of amenity for any neighbouring residents. The location of the proposed stable block has been amended and would be sited within open grassland north-east of Smithfield Avenue. The site will remain to be accessed by an existing vehicular access between 2 and 3 Smithfield Avenue. The proposed stable block will be sited to the north-east of properties off Smithfield Avenue approximately 56m from neighbouring property 34 Nottingham Road. The stable block will be approximately 15m from neighbouring property 36 Nottingham Road. Given the fact that the proposal would be accessed by an existing access and the proposed equestrian use is private for personal use only, it is considered that any potential increase in comings and comings would not be detrimental to the amenity of neighbouring properties.

- 4.1.2 The location of the proposed stables has been amended to lessen any potential noise or odour impact on any neighbouring properties.

5 Conclusion

- 5.1 The proposed stable block has been designed to be sympathetic to the agricultural character in this location. The location of the stables has been amended and would be set away from any neighbouring properties which will reduce any potential impact on the living conditions of neighbouring properties.

- 5.2 To conclude, it is considered that any potential concerns have been addressed, which is considered to be in accordance with the policies contained within the

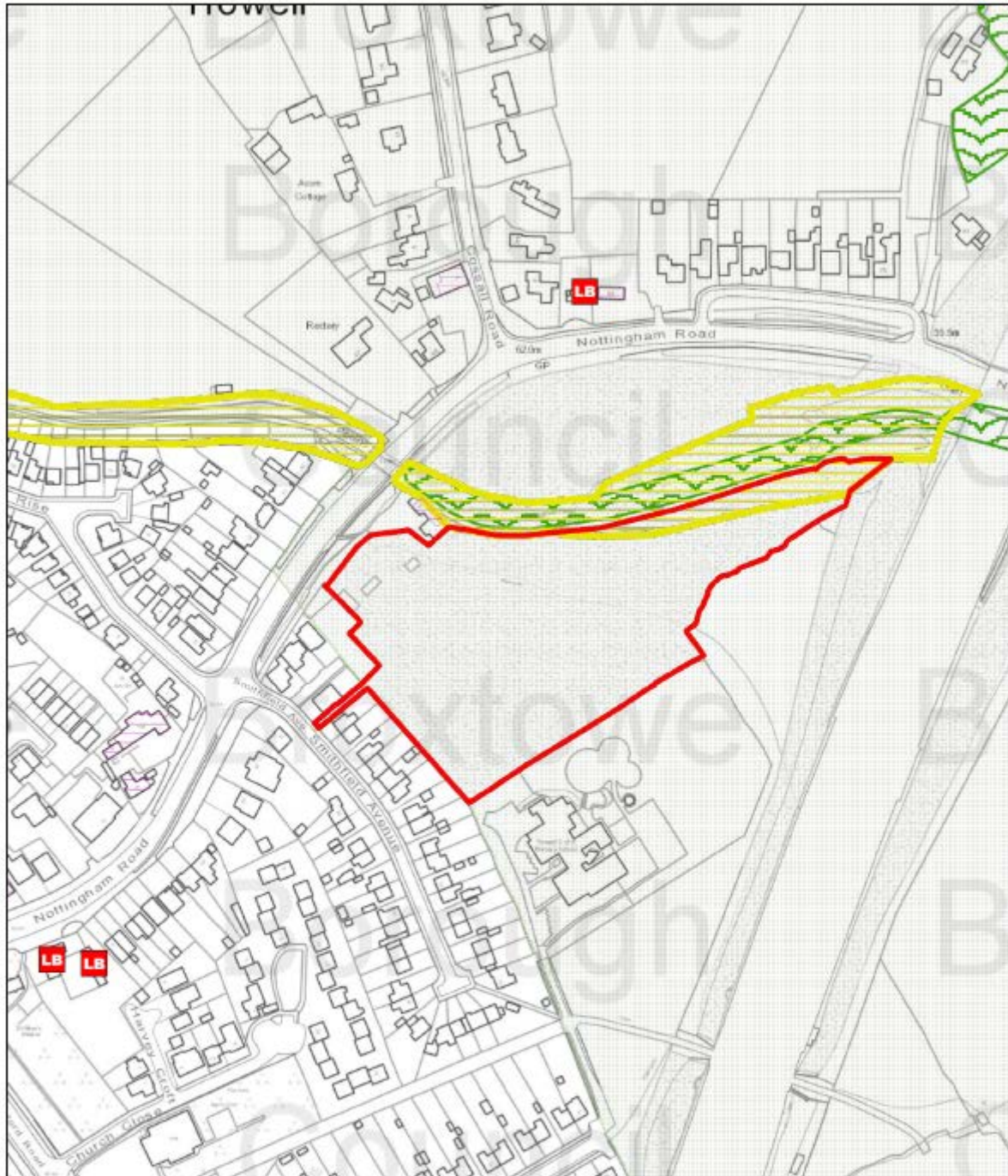
development plan. It is recommended that planning permission is granted, subject to the conditions set out below.

<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.	This permission shall be read in accordance with the following plans: site location plan 1:1250 (received by the Local Planning Authority 21.09.21), amended proposed layout, elevations and site plan GD/LG/21/020/01 Rev. D. (received by the Local Planning Authority 05.04.22). <i>Reason: For the avoidance of doubt.</i>
3.	The hereby permitted development shall be used for private/domestic purposes only and no business shall be carried out therefrom. <i>Reason: The application has been determined on the basis that the development does not relate to the provision of a business.</i>
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
3.	Due to the proximity of the site to residential properties it is recommended that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.
4.	Any manure heaps should be positioned such that neighbouring properties are not affected by nuisances e.g. odour or flies. Any complaints will be investigated to determine whether a statutory nuisance is being caused in accordance with the Environmental Protection Act 1990.

<p>5.</p>	<ul style="list-style-type: none"> • The footpath should remain open, unobstructed and be kept on its legal alignment at all times. Vehicles should not be parked on the RoW or materials unloaded or stored on the RoW so as to obstruct the path. • There should be no disturbance to the surface of the footpath without prior authorisation the Rights of Way team. • If the route is to be fenced, ensure that the appropriate width is given to the path and that the fence is low level and open aspect to meet good design principles. • If a structure is to be built adjacent to the public footpath, the width of the right of way is not to be encroached upon. • Structures cannot be constructed on the line of the right of way without the prior authorisation of the Rights of way team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed • The existing boundary hedge/tree line directly bordering the development/boundary etc is the responsibility of the current owner/occupier of the land. On the assumption that this boundary is to be retained it should be made clear to all new property owners that they are responsible for the maintenance of that boundary, including the hedge/tree line ensuing that it is cut back so as not to interfere with right of way. • Should scaffold be required on or over the RoW then the applicant should apply for a license and ensure that the scaffold is constructed so as to allow the public use without interruption. http://www.nottinghamshire.gov.uk/transport/licences-and-permits/scaffolding-hoarding-and-advertising-boards. <p>If this is not possible then an application to temporarily close the path for the duration should also be applied for (6 weeks' notice is required), email countryside.access@nottscc.gov.uk</p> <ul style="list-style-type: none"> • If a skip is required and is sited on a highway, which includes RoW then the company supplying the skip must apply for a permit. http://www.nottinghamshire.gov.uk/transport/licences-and-permits/skip-permit and also ensure that the RoW can still be accessed appropriately by the users permitted by its status i.e. equestrians if a on bridleway, motorised vehicles if on a byway open to all traffic.
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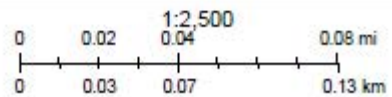
Site Location Plan (not to scale)

21/00785/FUL - Land To The Rear Of 6 Smithfield Avenue Trowell



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- Local Interest Building
- Green Belt
- Local Wildlife Site
- Listed Building
- Local Nature Reserves
- Site



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Photographs

View of existing access between No. 2 and 3 Smithfield Avenue



View of the rear of 3 Smithfield Avenue



View of the rear of 2 Smithfield Avenue



View of the side of 34 Nottingham Road



View of the side of 36 Nottingham Road



View of the site from access towards proposed stables location



Plans (not to scale)

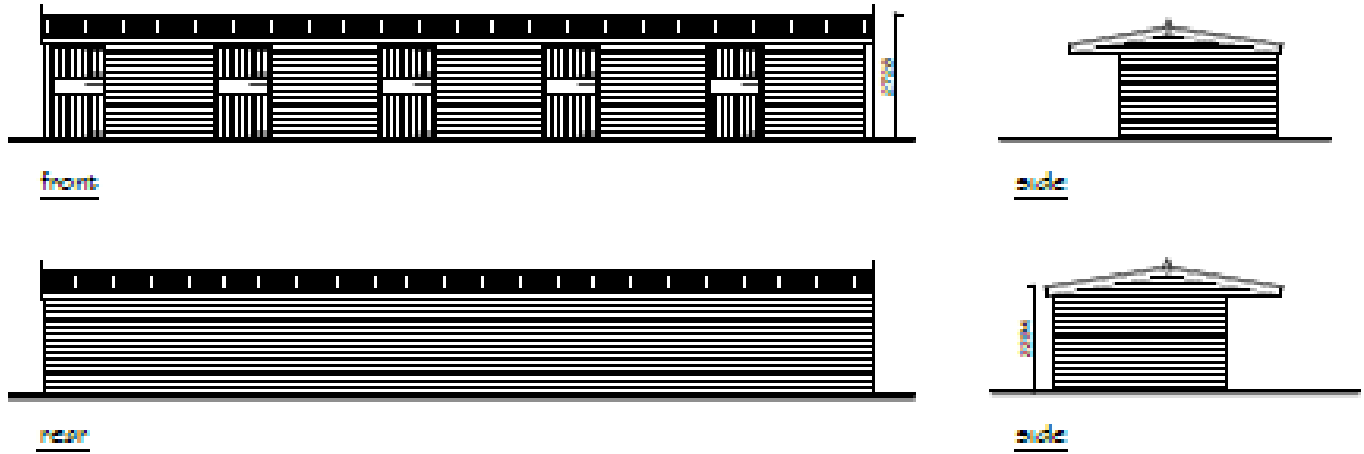
Existing Layout Plan



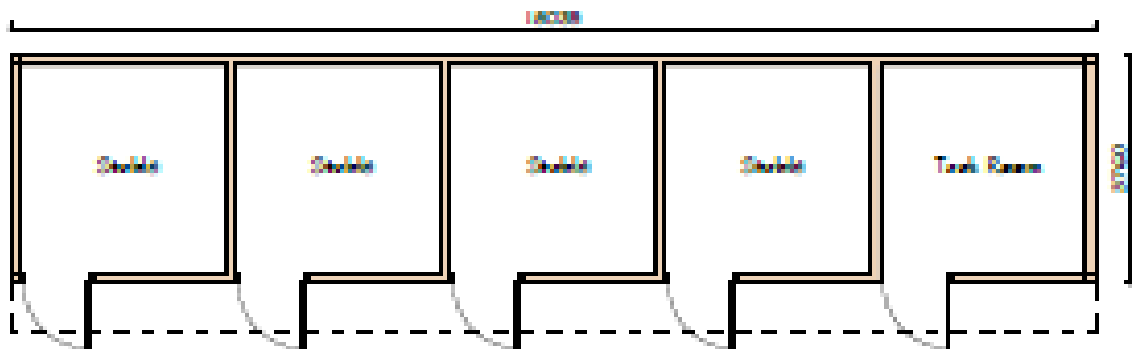
Proposed Layout Plan



Proposed Stable Block Elevations



Proposed Stable Block Floor Plans



Proposed Fencing/Gate Elevations



Report of the Chief Executive

APPLICATION NUMBER:	21/00785/FUL
LOCATION:	Land to the rear of 6 Smithfield Avenue, Trowell, Nottinghamshire
PROPOSAL:	Change of use for equestrian use, construct new stable block with associated works and track

The application is brought to the Committee at the request of Councillor D D Pringle on the grounds of neighbour amenity.

1 Executive Summary

- 1.1 The application seeks permission for the construction of a change of use for equestrian use, the construction for a new stable block with associated works and hard standing.
- 1.2 The site includes a number of outbuildings/sheds in a poor state of repair which have been in this location for a number of years. The site consists of a grassland area north of properties off Smithfield Avenue. To the west the includes Nottingham Road, to the north No. 36 Nottingham Road a detached residential property, to the east further fields and to the south residential properties off Smithfield Avenue.
- 1.3 The main issues relate to whether the proposed equestrian use is acceptable and the impact on the openness of the Green Belt; whether the design is acceptable; whether there would be an unacceptable impact on neighbour amenity; and whether the proposal would have an unacceptable impact on highway safety.
- 1.4 The proposal is consistent with local and national Green Belt policies and it is considered the development will not adversely impact the openness or character in this location. The proposal will not result in a significant impact upon the living conditions of neighbouring properties and will not be detrimental to the safety or capacity of the highway in this location. The development would be in accordance with the policies contained within the development plan. This is given significant weight.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 The application seeks full planning consent for the erection of a stable block, hardstanding fencing/gates and a new track.

2 Site and surroundings

- 2.1 The site includes a number of outbuildings/sheds in a poor state of repair which have been in this location for a number of years. The site consists of a grassland area north of properties off Smithfield Avenue. To the west the includes Nottingham Road, to the north No. 36 Nottingham Road a detached residential property, to the east further fields and to the south residential properties off Smithfield Avenue.

3 Relevant Planning History

- 3.1 None.

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

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

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

4.2 **Part 2 Local Plan 2019:**

- 4.2.1 The Council adopted the Part 2 Local Plan (P2LP) 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) 2021:**

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 13 – Protecting Green Belt land
- Section 12 – Achieving well-designed places.
- Section 15 - Conserving and Enhancing the Natural Environment
- Section 16 - Conserving and Enhancing the Historic Environment

5 Consultations

- 5.1 A number of properties either adjoining or opposite the site were consulted and a site notice was displayed.

5.2 First consultation: The application originally proposed to create a new access that would use an existing track forward of No. 30, 32 and 34.

5.2.1 **Resident comments**: 3 comments were received. 2 letters raising no objections and 1 letter raising the following concerns:

- Loss of privacy at the front existing properties facing the access proposed to be used.
- The proposal will create traffic resulting in damage to the condition of the existing track.
- There will be increased noise and odour pollution with horses/transport passing the front of adjacent properties.
- There is significant tree growth near the proposed access, loss of trees will result in the loss of privacy.

5.2.2 **NCC Highways**: concerns raised.

- The access will need widening at the entrance by 6.0m in width x 10m in length.

5.2.3 **NCC Public Rights of Way**: further information required.

- Trowell Footpath 6 runs to the north of the application site. The application plan and drawings shows a post and rail fence at the western edge of the footpath. However, it doesn't show the footpath and how it is to be accommodated within the wider site. Please could the applicant provide more information regarding the footpath in order that this may be considered further.

5.2.4 **Council's Environmental Health Officer**: no objection subject to restricting potential lighting and burning of waste.

5.2.5 **Trowell Parish Council**: objection on the grounds of the proposed access in the interests of highway safety.

5.2.6 **Council's Conservation Officer**: no objections.

5.3 Second consultation: The application was amended and the application proposes use of the existing access between No. 2 and 3 Smithfield Avenue.

5.3.1 **Resident comments**: 2 comments were received. 1 letter raising no objections and 1 letter raising the following concerns:

- Potential noise and odour resulting from the stable block.
- Parking and access to the field.

5.3.1 **NCC Highways**: no objections, subject to restricting the use of the stables to private only by condition.

5.3.3 **NCC Public Rights of Way**: no objections.

5.3.4 **Trowell Parish Council:** uphold objections.

6 Assessment

6.1 The main issues for consideration are the principle of development, the impact on the character and appearance of the area, the impact on the amenity of neighbouring properties and highway safety.

6.2 **Principle**

6.2.1 The site is located within the Nottingham Derby Green Belt under Policy 8 of the Part 2 Local Plan, in accordance with Policy 8, applications for development in the Green Belt will be determined in accordance with the NPPF, as supplemented by Broxtowe specific points 1-4.

6.2.2 In accordance with paragraph 149 of the NPPF, it is considered that the proposed development falls under exception (b) 'the provision of appropriate facilities for outdoor sport as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it'. The proposal is for equestrian use and therefore the principle of development is considered acceptable.

6.2.3 Paragraph 137 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It identifies openness as an essential characteristic of the Green Belt. The site includes a number of outbuildings in poor condition that would appear to have been on the land for a number of years. The proposed stable block is approximately 18m in length and 3.7m in width featuring a dual pitched roof and 2.7 in height. The proposal also includes a new hard standing area for the horses, associated wooden fencing/gate and a track leading from the existing access off Smithfield Avenue.

6.2.4 The proposed stable block is to be sited along the northern boundary of the site which forms a hedgerow. The proposal includes the removal of one of the existing sheds to be replaced with the proposed stable block. It is considered that the hardstanding area will maintain the openness of the Green Belt, whilst the stable block is to be sited within the corner of the field therefore this reduces the overall impact of the proposed development on the openness in this location.

6.3 **Visual Amenity**

6.3.1 The proposed stable block is to be positioned up against existing hedging along the north-west boundary. The site includes fields to the east of Nottingham Road. The location of the proposal is set at significantly lower land levels than Nottingham Road. Views of the proposed stable block will be limited due to the change in land levels and its rear siting behind the properties of Smithfield Avenue. The proposed stable block will be constructed from timber and includes a dual pitched roof. The proposed gate and post and rail fencing will be approximately 1.2m in height sited around the perimeter of the hardstanding area. It is considered that the design and proposed materials are consistent with the equestrian and agricultural character of the locality.

6.3.2 To the north-east of the proposed stable includes 36 Nottingham Road which is a locally listed building (non-designated heritage asset). Due to the siting, size, scale and design of the proposal it is considered that the development will not be detrimental to the this building and therefore it is considered the proposal will help preserve the agricultural setting in this location.

6.4 Residential Amenity

6.4.1 The application has been considered against the requirements of paragraph 130 of the NPPF, which seeks to create places which promote health and well-being, with a high standard of amenity for existing and future users.

6.4.2 The proposed stable block will be sited to the north of properties off Smithfield Avenue approximately 26m from neighbouring property 34 Nottingham Road. The stable block will be approximately 25m from neighbouring property 36 Nottingham Road.

6.4.3 The site is accessed by an existing vehicular access between 2 and 3 Smithfield Avenue. Windows are located in the side elevation at first floor level of both No. 2 and 3 Smithfield Avenue. No windows are located in the side elevation at ground floor level of No. 2 and an existing garage/driveway separates the existing access and neighbouring property No. 3. Given the fact that this is an existing access and the proposed equestrian use is private for personal use only it is considered that any potential increase in comings and comings would not be detrimental to the amenity of neighbouring properties.

6.4.4 No external lighting is proposed as part of the development. Environmental Health have provided no objections to the application. Given the location of the proposed stables sited away from residential properties there are limited concerns with regards to potential odour.

6.4.5 The application as a result of its siting, size and design is considered not significantly detrimental to the amenity of any neighbouring properties.

6.5 Highway Safety

6.5.1 The access has been amended to use the existing access between No. 2 and 3 Smithfield Avenue. The access width is approximately 3.4m facilitating a single lane for a vehicle. A single lane track is proposed from the existing access to the proposed stables. NCC Highways have provided no objections to the proposed development.

6.5.2 In the interests of restricting the volume of potential traffic entering and leaving the site, a condition has been added requiring the proposed stables to be used only in connection with the applicant's own use and no livery/riding school nor other business nor commercial use should be permitted.

6.5.3 Trowell Footpath 6 runs to the north of the application site and will remain unaffected by the proposed development. As a result, the NCC Public Rights of Way team have provided no objections.

7 Conclusion

- 7.1 The proposed development complies with Green Belt policies contained within the Part 2 Local Plan 2019 and national polices contained within the National Planning Policy Framework 2021.
- 7.2 The proposed stable block has been designed to be sympathetic to the agricultural character in this location. The location of the stables would be away from any neighbouring properties which will reduce any potential impact on the living conditions of neighbouring properties.
- 7.3 On balance, it is considered that any potential concerns have been addressed, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.
- 7.4 It is recommended that planning permission is granted, subject to the conditions set out below.

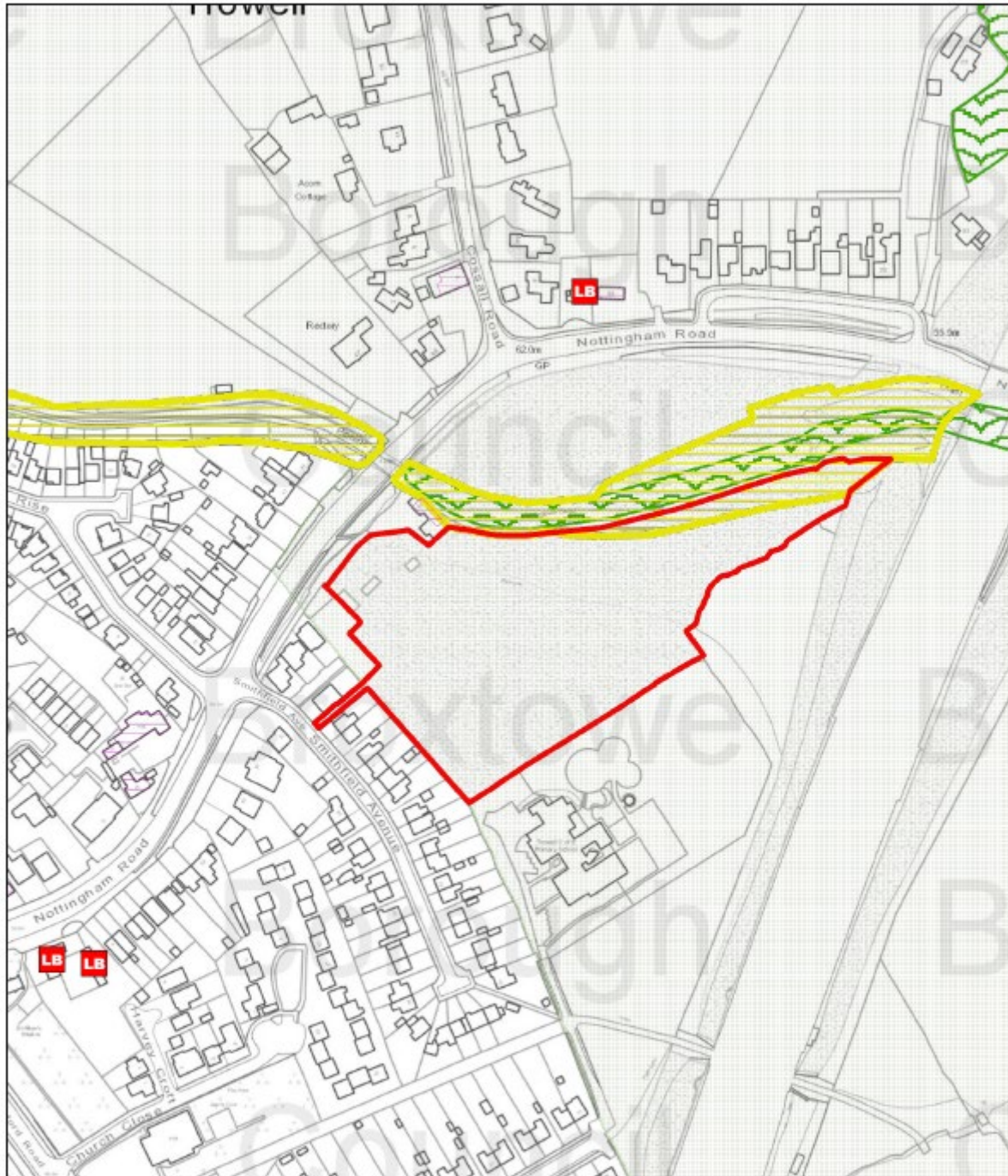
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	This permission shall be read in accordance with the following plans: site location plan 1:1250 (received by the Local Planning Authority 21.09.21), amended proposed layout, elevations and site plan No. GD/LG/21/020/01 Rev. B (received by the Local Planning Authority 27.01.22). <i>Reason: For the avoidance of doubt.</i>
3.	The hereby permitted development shall be used for private/domestic purposes only and no business shall be carried out therefrom. <i>Reason: The application has been determined on the basis that the development does not relate to the provision of a business.</i>
	NOTES TO APPLICANT

1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
3.	Due to the proximity of the site to residential properties it is recommended that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.
4.	Any manure heaps should be positioned such that neighbouring properties are not affected by nuisances e.g. odour or flies. Any complaints will be investigated to determine whether a statutory nuisance is being caused in accordance with the Environmental Protection Act 1990.
5.	<ul style="list-style-type: none"> • The footpath should remain open, unobstructed and be kept on its legal alignment at all times. Vehicles should not be parked on the RoW or materials unloaded or stored on the RoW so as to obstruct the path. • There should be no disturbance to the surface of the footpath without prior authorisation the Rights of Way team. • If the route is to be fenced, ensure that the appropriate width is given to the path and that the fence is low level and open aspect to meet good design principles. • If a structure is to be built adjacent to the public footpath, the width of the right of way is not to be encroached upon. • Structures cannot be constructed on the line of the right of way without the prior authorisation of the Rights of way team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed • The existing boundary hedge/tree line directly bordering the development/boundary etc is the responsibility of the current owner/occupier of the land. On the assumption that this boundary is to be retained it should be made clear to all new property owners that they are responsible for the maintenance of that boundary, including the hedge/tree line ensuing that it is cut back so as not to interfere with right of way. • Should scaffold be required on or over the RoW then the applicant should apply for a license and ensure that the scaffold is constructed so as to allow the public use without interruption. <p>http://www.nottinghamshire.gov.uk/transport/licences-and-permits/scaffolding-hoarding-and-advertising-boards.</p>

	<p>If this is not possible then an application to temporarily close the path for the duration should also be applied for (6 weeks' notice is required), email countryside.access@nottsc.gov.uk</p> <ul style="list-style-type: none">• If a skip is required and is sited on a highway, which includes RoW then the company supplying the skip must apply for a permit. http://www.nottinghamshire.gov.uk/transport/licences-and-permits/skip-permit and also ensure that the RoW can still be accessed appropriately by the users permitted by its status i.e. equestrians if a on bridleway, motorised vehicles if on a byway open to all traffic.
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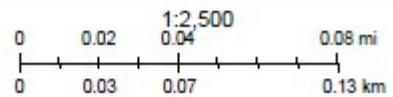
Site Location Plan (not to scale)

21/00785/FUL - Land To The Rear Of 6 Smithfield Avenue Trowell



3/10/2022, 1:38:40 PM

- Local Interest Building
- Green Belt
- Local Wildlife Site
- Listed Building
- Local Nature Reserves
- Site



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Photographs

View of existing access between No. 2 and 3 Smithfield Avenue



View of the rear of 3 Smithfield Avenue



View of the rear of 2 Smithfield Avenue



View of the side of 34 Nottingham Road



View of the side of 36 Nottingham Road



View of the site from the north (including existing outbuildings)



Plans (not to scale)

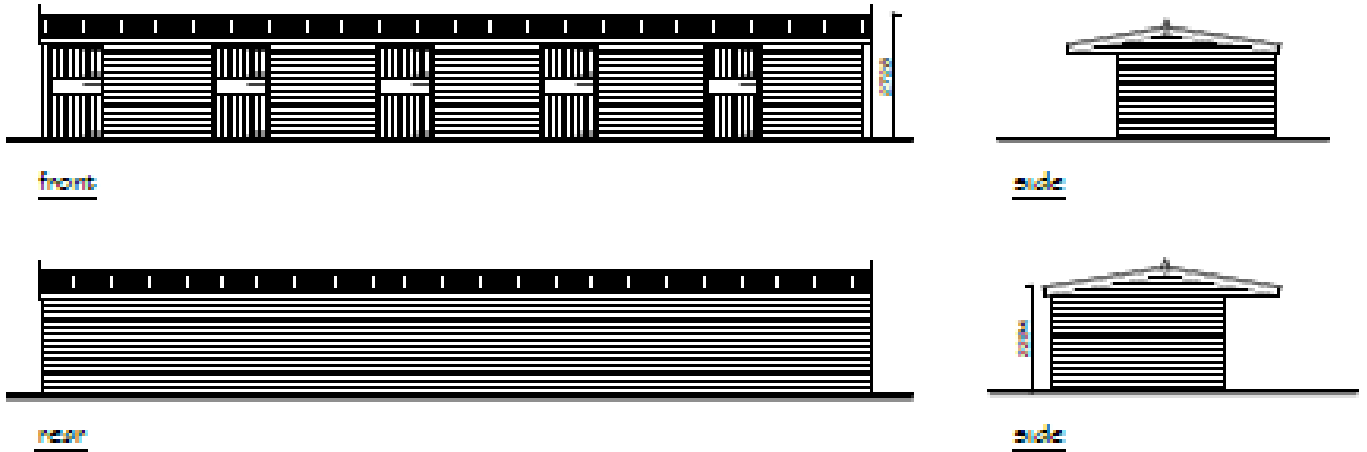
Existing Layout Plan



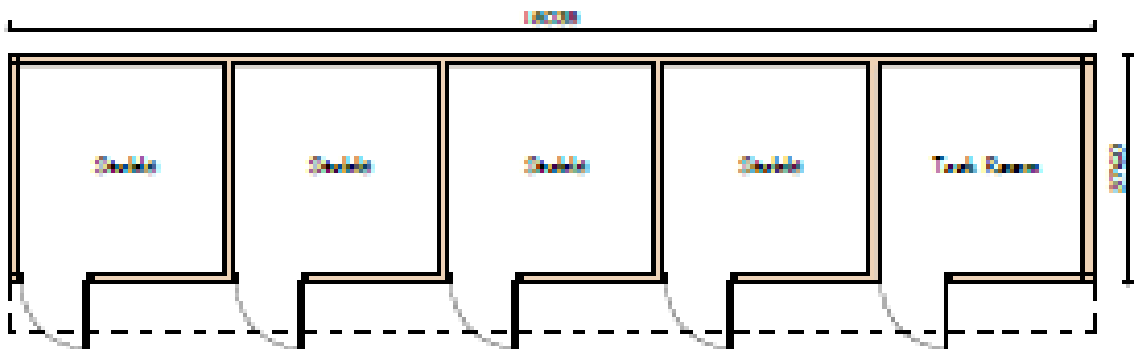
Proposed Layout Plan



Proposed Stable Block Elevations



Proposed Stable Block Floor Plans



Proposed Fencing/Gate Elevations



Report of the Chief Executive

APPLICATION NUMBER:	22/00139/FUL
LOCATION:	68 Awsworth Lane Cossall Nottinghamshire
PROPOSAL:	Construct single storey rear extension

This application has been called to Planning Committee by Councillor L A Ball BEM.

1 Executive Summary

- 1.1 The application seeks planning permission for a single storey side and rear extension to a residential property.
- 1.2 The dwelling is a detached property within a semi-rural location and within the Nottinghamshire Green Belt.
- 1.3 The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity.
- 1.4 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers. The negative impacts are the inappropriateness of the development in the Green Belt and its impact upon the openness in this location.
- 1.5 The Committee is asked to resolve that planning permission be refused for the reasons set out in appendix 1. The original report to Committee is included at appendix 2.

APPENDIX 1

2 Details of the Application

2.1 This application seeks permission to construct a flat roof single storey side and rear extension, with three roof lights. The proposal will create an extended kitchen/dining area and utility space.

3 Site and surroundings

3.1 The application property is a detached dwelling with mixed brick, render and timber cladded finish. There is off road parking to the front and side of the property. Plots in this location include spacious front and rear gardens.

3.2 The property is located in a semi-rural location with neighbouring residential dwellings to the north and south and open fields/land to the east and west. The application site is in the Nottinghamshire Green Belt.

4 Relevant Planning History

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

4.2 08/00949/FUL - Construct two storey rear extension (refused)

4.3 09/00178/FUL - Construct two storey rear extension (revised scheme) (approval)

4.4 12/00093/FUL - Construct two storey building to provide garage and summer room (refused)

4.5 12/00299/FUL - Construct two storey building to provide garage and summer room (revised scheme) (refused)

5 Relevant Policies and Guidance5.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity

5.2 **Part 2 Local Plan 2019**

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

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

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

6 Consultations

6.1 One objection has been received from a neighbouring property raising the following concerns:

- Side kitchen window affected - loss of light
- Sense of enclosure
- View affected
- Unable to maintain garage on the boundary
- Loss of property value

7 Assessment

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

7.2 **Principle**

7.2.1 The application site is washed over by Green Belt, and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. 149 of the NPPF states that the Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, exceptions to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 of the P2LP states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

7.2.2 As stated in the Planning History section of the report, the original dwelling has been extended by two storeys to the rear (09/00178/FUL). The volume of the original dwelling has been calculated to be approximately 373.26m³, the two storey rear extension is 257m³ and the proposal seeks to add a further 216m³. The calculations for the rear extension (already implemented) and the proposed single storey side and rear extension along with the original dwelling would be 846.26m³ which would result in an increase of an approximately 126.721% of the original volume of the dwelling.

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

7.3 **Design and Appearance**

7.3.1 The proposed flat roof single storey side and rear extension is L shaped, approximately 8m wide, 10m long and 2.8m to the ridgeline. There is a total of 3 roof lights and bi fold and sliding doors giving access on the rear patio area. Due to the siting, size, scale and design of the proposal the development is considered to be a subservient addition to the existing property. Given the location of the extension, it is considered that there would not be any significant impact on the visual amenity of the area.

7.4 Amenity

7.4.1 The proposed single storey side and rear extension would be separated from the side elevation of neighbouring property No. 66 located to the south. No windows are proposed in the side elevation of the proposal. Whilst it is noted land levels rise south to north in this location, due to the limited height of the proposed extension it is considered that this would not result in a significant loss of light upon No. 66. Furthermore, it should be noted that loss of value and loss of view is not a material planning consideration. Moreover. Boundary maintenance is a private matter and would not warrant refusal of the application. Due to the siting, size, scale and design of the proposal the development is considered not to be significantly detrimental to the amenity of any neighbouring properties in terms of any potential overlooking, overbearing or overshadowing impact.

7.5 Access

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

8 Planning Balance

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

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

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

9 Conclusion

9.1 Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension, in conjunction with the existing extension, represent a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other material considerations that justify treating this proposal as an exception.
	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.

MAP FROM BROXTOWE MAPS – 68 Awsworth Lane, Cossall



4/11/2022, 1:06:27 PM

- Green Belt
- Site

1:1,250
0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km

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Photographs

View from street



Proposed location



Side elevation of existing property

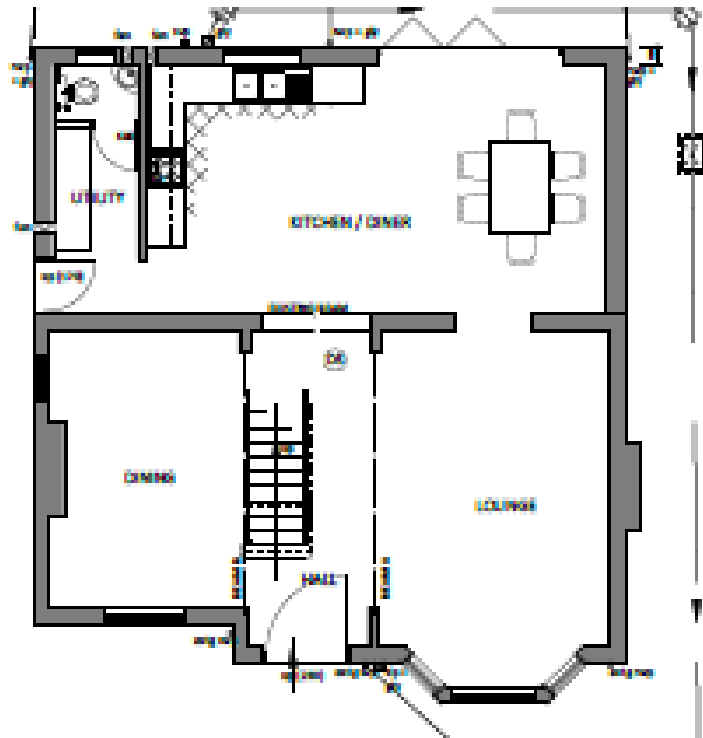


Side elevation of neighbour No. 66.



Plans (not to scale)

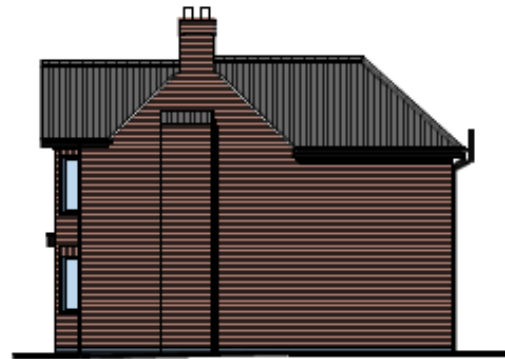
Proposed block plan



Existing elevations



FRONT



SIDE



REAR

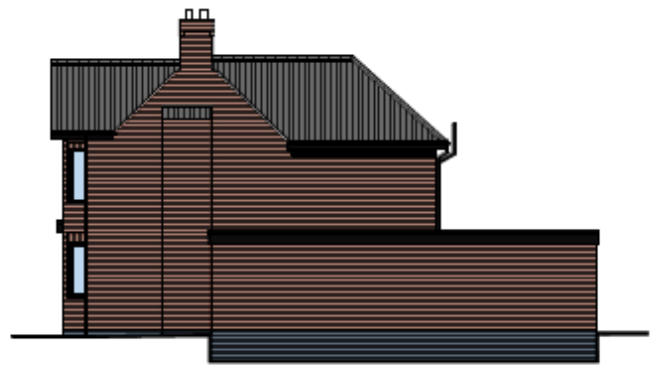


SIDE

Proposed elevations



FRONT



SIDE

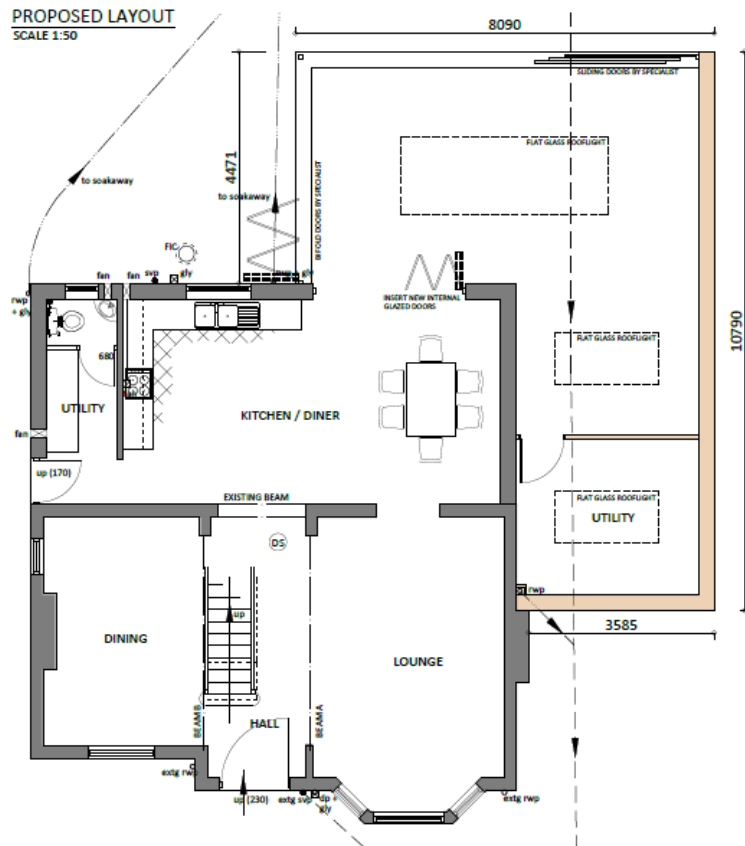


REAR

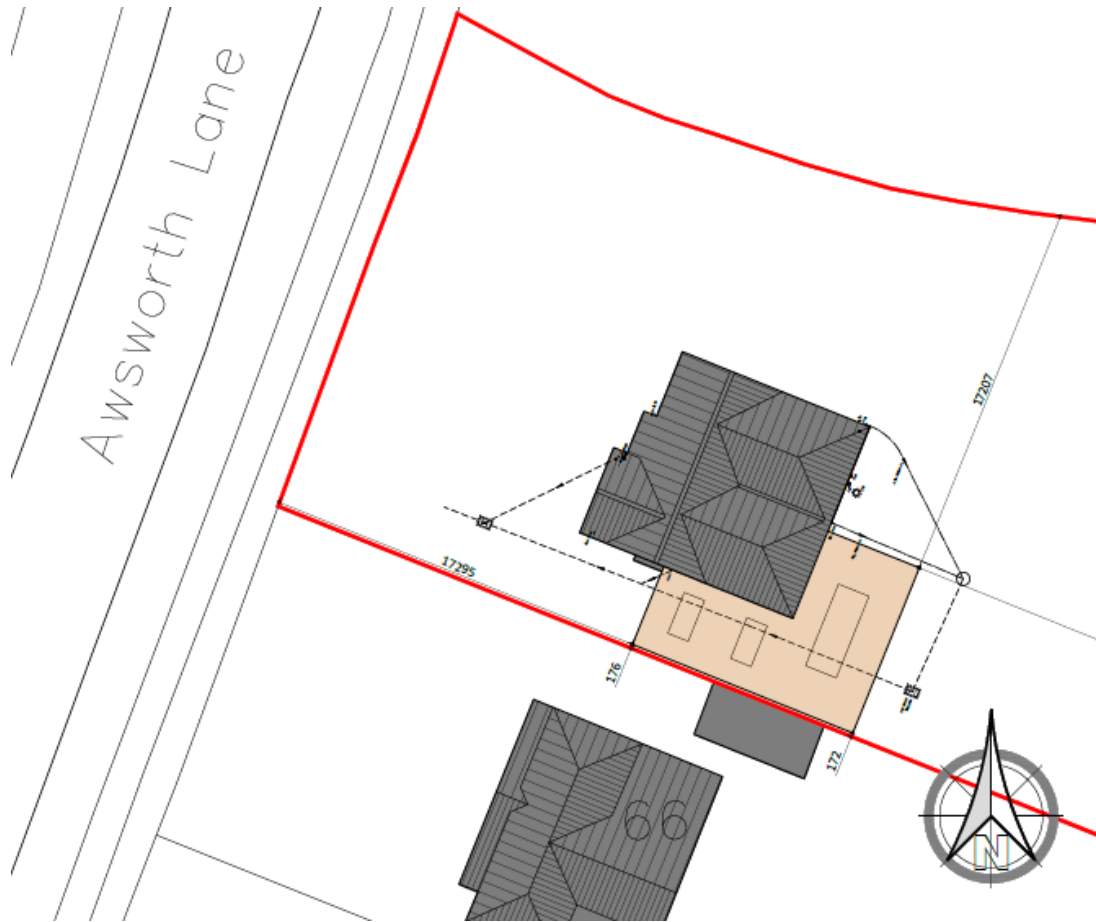


SIDE

Proposed floor plan



Proposed block plan



Report of the Chief Executive

APPLICATION NUMBER:	22/00247/REG3
LOCATION:	35-37 The Square, Beeston, Nottinghamshire, NG9 2JJ
PROPOSAL:	External alterations to existing building including new shop front entrances, new cladding/fascia to canopy, led strip lighting and other minor refurbishment works

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

1 Executive Summary

- 1.1 The application seeks full planning consent for external alterations to an existing building including new shop front entrances, new cladding/fascia to an existing canopy, led strip lighting and other minor refurbishment works.
- 1.2 The site includes 35-37, The Square Beeston comprising of vacant retail units at ground floor level with a mixture of office and retail at first floor.
- 1.3 The main issues relate to whether the design is acceptable and its impact on heritage assets; whether there would be an unacceptable impact on neighbour amenity; and whether the proposal would have an unacceptable impact on highway safety.
- 1.4 The Committee is asked to resolve that planning consent be granted subject to the conditions outlined in the appendix

APPENDIX

2 Details of the Application

2.1 The application proposes the refurbishment of existing shopfronts 35-37 The Square; including the painting of existing glazed frames and the installation of two additional shop front entrances. External piers and stall risers would receive new cladding. Whilst the existing external canopy structure will remain, the existing external canopy cladding would be replaced with new fascia details and soffit cladding. Both fascia would have integrated recessed LED strip lights and down lights above shop front entrances.

3 Site and surroundings

3.1 The application property includes 35-37, The Square Beeston, Nottinghamshire. The site is located within the town centre of Beeston.

4 Relevant Planning History

4.1 93/00441/FUL - Construct new shopfronts and make internal refurbishment (approval)

4.2 93/09031/ADV - Display 2 no. illuminated projecting signs and 3 no. illuminated fascia signs (approval)

4.3 01/00938/ADV - Display illuminated replacement fascia and projecting signage (approval)

5 Relevant Policies and Guidance5.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

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

5.2 **Part 2 Local Plan 2019**

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

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

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

6 Consultations

- 6.1 Resident comments: none received.
- 6.2 Broxtowe Environmental Health – no objections.

7 Assessment

- 7.1 The main issues relate to whether the design is acceptable and its impact on heritage assets; whether there would be an unacceptable impact on neighbour amenity; and whether the proposal would have an unacceptable impact on highway safety.
- 7.2 The proposed external works include the refurbishment of existing shopfronts 35-37, The Square. The proposed external works are located within the town centre of Beeston and as such the general principle of development is considered to be acceptable in this location.
- 7.3 The Beeston West End Conservation Area and the listed St. John's the Baptist church are located to the south west and west of the site respectively. Views of the proposed works within the setting of the adjacent conservation area and listed building are limited. The proposed external works include re-painting existing glazed frames in anthracite grey and the installation of two additional shop front entrances. External piers and stall risers would receive light and dark stone cladding. The existing external canopy would be finished in new anthracite grey cladding. Both fascia would have integrated recessed LED strip lights and down lights above shop front entrances.
- 7.4 Due to the intervening highway, it is considered the proposal will not harm these heritage assets. The proposed external works help to enhance the shop frontages within a high visible town centre location. It is therefore considered the proposed external works will have no significant impact on visual amenity.
- 7.5 External lighting is included as part of the external works including: recessed circular down lights above entrances, recessed linear LED strip lighting (within panel joints) and recessed linear LED strip lighting – within soffit of the fascia. The external lighting will be no greater than 50cd/m², which is considered appropriate in a town centre location. No residential is located at first floor level. As such it is considered the proposed development will not be significantly detrimental to the amenity of any neighbouring properties.
- 7.6 It is considered that the proposed external works will not be detrimental to the access or parking provision to the site.

8 Conclusion

- 8.1 In conclusion, it is considered that the proposed external works will enhance shop fronts 35-37 and make a positive impact upon the character and appearance of Beeston town centre. As such, it is recommended that planning permission is granted, subject to the conditions set out below.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that advertisement consent 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>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.</p>
2.	<p>This permission shall be read in accordance with the following plans: Site location plan No: 8000 Rev. A, Existing floor plans No. 08008 Rev. B, Existing elevations No. 08030 Rev. A, Proposed floor plans No. 08020 Rev. D, Proposed elevations No. 08040 Rev. A, Proposed lighting plan No. 08050 Rev. A (received by the Local Planning Authority 18.03.22).</p> <p>Reason: For the avoidance of doubt.</p>
3.	<p>The intensity of illumination of the signs shall not exceed 50 candelas/square metre.</p> <p>Reason: To ensure that the development does not appear as an unduly prominent feature in the area in accordance with Policy 10 – Design and Enhancing Local Identity of the Broxtowe Aligned Core Strategy 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</p>
4.	<p>The hereby permitted external lighting shall not be used outside of permitted opening hours.</p> <p>Reason: To ensure that the development does not appear as an unduly prominent feature in the area in accordance with Policy 10 – Design and Enhancing Local Identity of the Broxtowe Aligned Core Strategy 2014 and Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan 2019.</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>

Photographs

Views of existing building from the Square



View from Foster Avenue



View of existing canopy



View under existing canopy

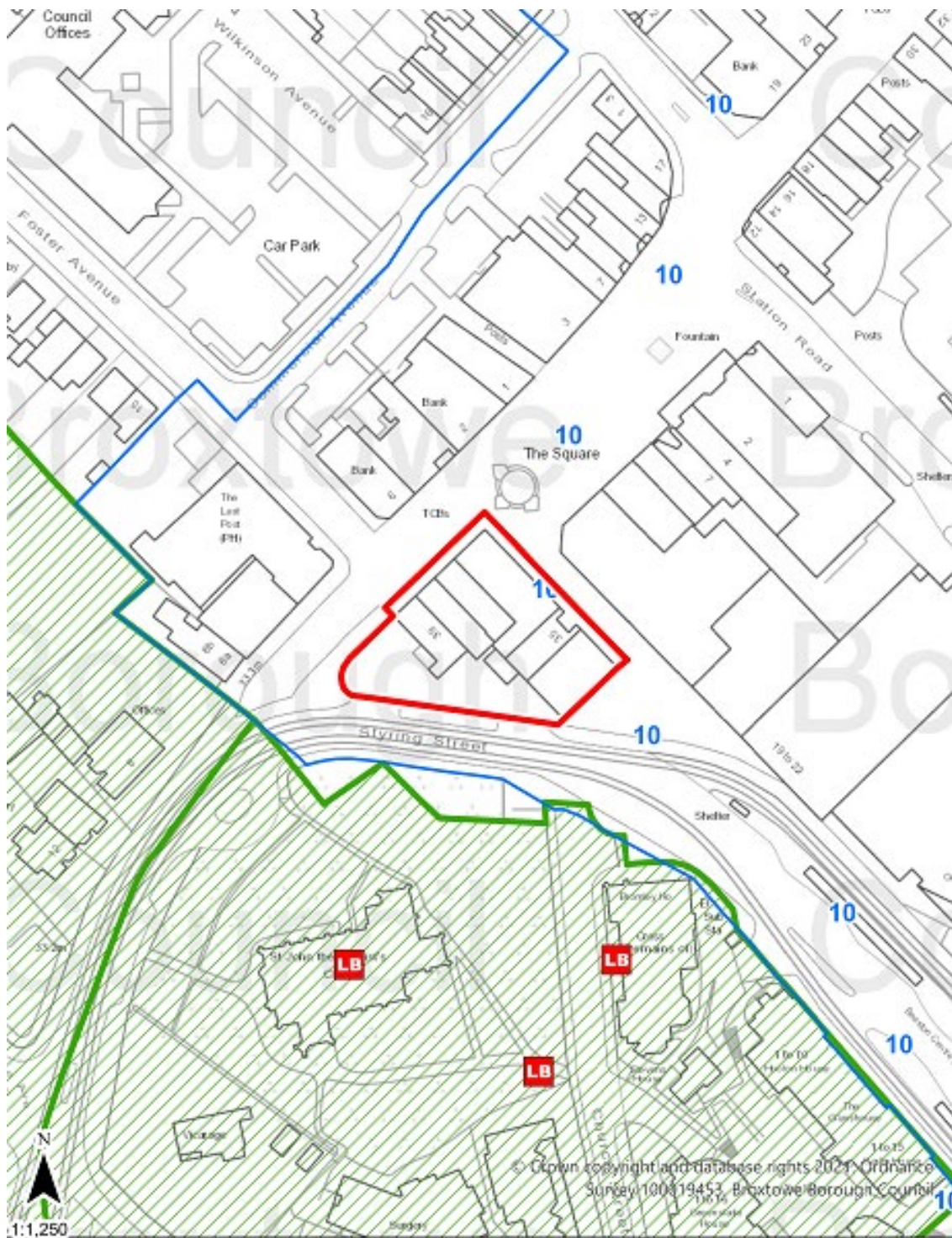


View of existing shop front







Plans (not to scale)

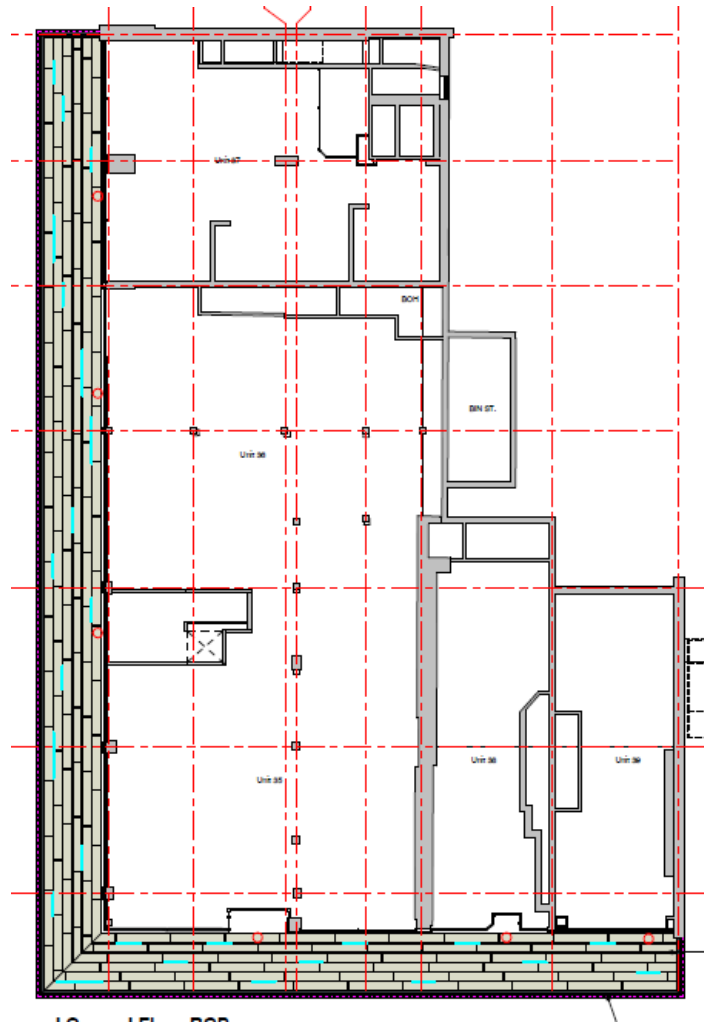
Site location plan



Legend

-  Site Outline
-  Conservation Area
-  Listed Building
-  Town or District Centre

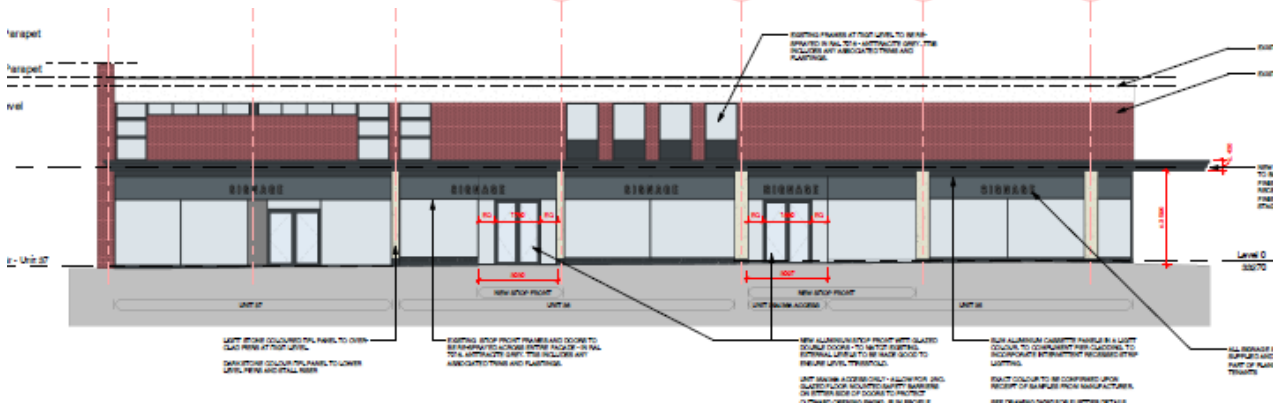
Proposed canopy lighting



Proposed canopy refurbishment



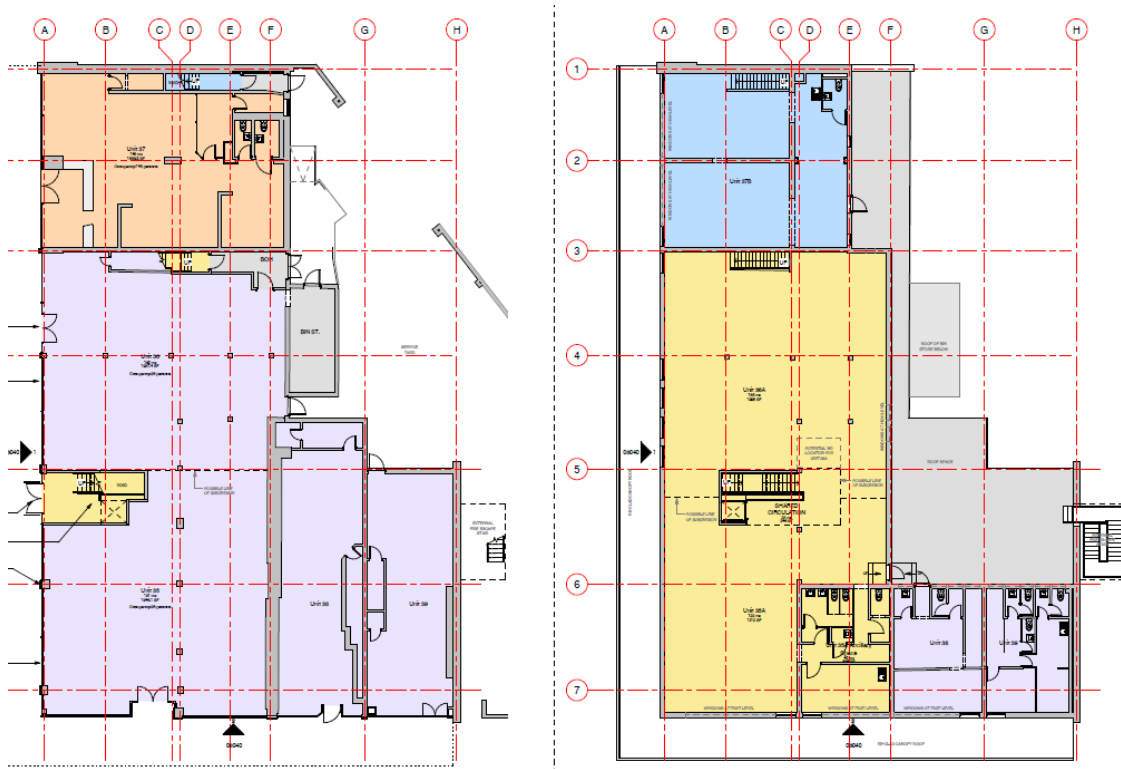
Proposed North East elevation



Proposed North East elevation



Proposed ground and floor plans



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Report of the Chief Executive

APPEAL SUMMARY

APPLICATION NUMBER:	20/00667/FUL
LOCATION:	28 Park Road, Chilwell, Beeston, Nottingham, NG9 4DA
PROPOSAL:	Demolish existing bungalow and additions and construct one pair of semi-detached dwellings.

RECOMMENDATION BY OFFICER – APPROVE

REASON FOR REFUSAL - “The proposed semi-detached dwellings, by virtue of their size, scale and position within the site, would represent an over-intensive development of the site, resulting in an unacceptable impact on neighbour amenity and a detriment to the established character of the street, contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).”

LEVEL OF DECISION: COMMITTEE

APPEAL ALLOWED

The application was refused planning permission following Committee and the decision notice issued on 23 April 2021, for the reason below, as recommended by the Chair of Planning in agreement with the Head of Service:

“The proposed semi-detached dwellings, by virtue of their size, scale and position within the site, would represent an over-intensive development of the site, resulting in an unacceptable impact on neighbour amenity and a detriment to the established character of the street, contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).”

The Planning Inspectorate considered the appeal by way of written representations.

The Inspector issued a decision letter and considered the main issues to be the effect of the proposal on the character and appearance of the area and the living conditions of the occupants of nearby dwellings.

The Inspector summarised the proposed development would not cause harm to the character and appearance of the area. The proposal would therefore accord with policy P10 of the Broxtowe Aligned Core Strategy 2014 (ACS) and Policy 17 of the Broxtowe Part 2 Local Plan 2019 (P2LP), where they seek to protect character and appearance. The proposal would also preserve the character and appearance of the Conservation Area. In addition to this, the Inspector summarised that the proposed development would not cause harm to the living conditions of the occupants of nearby dwellings. The proposal would therefore accord with Policy P10 of the ACS and Policy 17 of the P2LP, where they seek to safeguard living conditions.

Other considerations the Inspector took into account included: the suggestion that the proposal would amount to a breach of the rights afforded under the Human Rights Act 1998 (HRA), in particular Protocol 1, Article 1, however the Inspector found that no harm would be caused to living conditions as a result of the proposed development; the proposal would result in the loss of a bungalow but given the scale of this loss the Inspector considered it would not compromise the strategic objective of the development plan to provide a mix of house types and sizes; the existing trees on the site are of no visual merit, and the Inspector determined there is no reason to consider that their loss should be objectionable; whilst reference has been made to the setting of a precedent and to other house building taking place in the Borough, the Inspector must determine the appeal on its own merits; Park Road is subject to parking restrictions and the additional access would lead to the loss of a small area that can potentially be used for on-street parking, however the Inspector determined that this would be compensated for by the off-street parking that would be available to serve each of the two dwellings and there was no objection raised by the Highway Authority; finally the Inspector determined that there is no substantive evidence to suggest that the proposal would cause harm with respect to surface water drainage, pollution or biodiversity interests and potential damage to property would be a private matter between the parties involved.

Subject to planning conditions as per the appeal notice, the Inspector concluded that the appeal should be allowed.

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
12 MARCH 2022 TO 15 APRIL 2022**

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 : Miss Sarah-Marie Taylor EMEC Ecology Ltd 21/00658/FUL
 Site Address : Attenborough Nature Centre Barton Lane Attenborough NG9 6DY
 Proposal : **Proposed Automatic Number Plate Recognition (ANPR) cameras (x4), camera pole (x1) and payment machine (x1)**
 Decision : **Conditional Permission**

Applicant : Mr Ian Plumb 21/00849/FUL
 Site Address : Land To Rear Of 179 High Road Chilwell Nottinghamshire NG9 5BA
 Proposal : **Construct two storey dwelling**
 Decision : **Refusal**

Applicant : Ms Rebecca Hodges 21/01019/FUL
 Site Address : 197 Attenborough Lane Attenborough Nottinghamshire NG9 6AB
 Proposal : **Construct single storey rear extension and raised patio**
 Decision : **Conditional Permission**

Applicant : Mrs Hooker 21/01028/FUL
 Site Address : 19 Cator Lane Chilwell Nottinghamshire NG9 4AY
 Proposal : **Construct single storey rear extension, hip to gable roof extension, rear dormer and front porch canopy**
 Decision : **Conditional Permission**

Applicant : Mr Harbhajan Singh Bains 21/01051/FUL
 Site Address : 43 Bramcote Avenue Chilwell Nottinghamshire NG9 4DW
 Proposal : **Construct dwelling**
 Decision : **Refusal**

Applicant : Lauren Vickers 22/00067/FUL
 Site Address : 61 Hall Drive Chilwell Nottinghamshire NG9 5BX
 Proposal : **Retain hip-to-gable dormer and loft conversion**
 Decision : **Refusal**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mr Thomas Rush 22/00012/FUL
 Site Address : 2 Station Road Awsworth Nottinghamshire NG16 2RF
 Proposal : **Retain garden building**
 Decision : **Conditional Permission**

Applicant : Mr J Ahmed 22/00047/FUL
 Site Address : 91 Ilkeston Road Trowell Nottinghamshire NG9 3PY
 Proposal : **Construct first floor rear extension**
 Decision : **Conditional Permission**

Applicant : Miss Kira Reeder 22/00098/PNH
 Site Address : 6 Trowell Grove Trowell Nottinghamshire NG9 3QH
 Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.0 metres, with a maximum height of 3.50 metres, and an eaves height of 3.0 metres.**
 Decision : **PNH Approval Not Required**

Applicant : Mrs H Holt 22/00161/PNH
 Site Address : 14 Station Road Awsworth Nottinghamshire NG16 2RF
 Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.80 metres, with a maximum height of 3.90 metres, and an eaves height of 2.40 metres**
 Decision : **PNH Approval Not Required**

BEESTON CENTRAL WARD

Applicant : Mr Karl Mendez 20/00088/FUL
Site Address : CWCS Portland Street Beeston Nottinghamshire NG9 2LP
Proposal : **Retain and upgrade six existing air conditioning units in amended position**
Decision : **Conditional Permission**

Applicant : Mr Iqbal 21/00888/FUL
Site Address : 30 Queens Road East Beeston Nottinghamshire NG9 2GS
Proposal : **Construct single/ two storey side and single storey rear extensions**
Decision : **Conditional Permission**

Applicant : Mr Christopher Beardsmore 21/00981/CLUE
Site Address : 29 City Road Beeston Nottinghamshire NG9 2LQ
Proposal : **Certificate of Lawfulness for an existing use as a HMO within Use Class C4**
Decision : **Approval - CLU**

Applicant : N/A Getir UK Ltd 21/00988/CLUE
Site Address : Standby Unit 5 Windsor Works Windsor Street Beeston Nottinghamshire
Proposal : **Certificate of Lawfulness for an existing use as Class B8 (storage or distribution)**
Decision : **Refusal**

Applicant : Mr Mr Atwal 22/00060/CLUE
Site Address : 15 Fletcher Road Beeston Nottinghamshire NG9 2EL
Proposal : **Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4**
Decision : **Approval - CLU**

Applicant : Mr S Akhtar 22/00078/PNH
Site Address : 20 Lower Road Beeston Nottinghamshire NG9 2GL
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 2.8 metres, and an eaves height of 2.8 metres.**
Decision : **PNH Approval Not Required**

Applicant : Mr James Roberts JDR Holdings Ltd 22/00069/CLUP
Site Address : 28 Waverley Avenue Beeston Nottinghamshire NG9 1HZ
Proposal : **Certificate of lawfulness for proposed change of use from dwelling house (Class C3) to house in multiple occupation (Class C4)**
Decision : **Approval - CLU**

Applicant : Mr James Brydon 22/00072/FUL
Site Address : 3 Scott Avenue Beeston Nottinghamshire NG9 1HX
Proposal : **Construct two storey front and rear extensions and single storey rear extension including raised deck**
Decision : **Conditional Permission**

Applicant : Mr S Akhtar 22/00079/PNH
Site Address : 10 Lower Road Beeston Nottinghamshire NG9 2GL
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 2.8 metres, and an eaves height of 2.8 metres**
Decision : **PNH Approval Not Required**

Applicant : Mr David So SODA ESTATES 20 LTD 22/00097/PNH
Site Address : 5 Pelham Crescent Beeston Nottinghamshire NG9 2ER
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.0 metres, with a maximum height of 3.21 metres, and an eaves height of 2.90 metres.**
Decision : **PNH Approval Not Required**

Applicant : Mr C Burton 22/00135/PNH
Site Address : 46 Beacon Road Beeston Nottinghamshire NG9 2EY
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.0 metres, with a maximum height of 3.0 metres, and an eaves height of 3.0 metres**
Decision : **PNH Approval Not Required**

BEESTON NORTH WARD

Applicant : Mr Bragan 21/00938/FUL
Site Address : 109 Dennis Avenue Beeston Nottinghamshire NG9 2RD
Proposal : **Retain hip to gable and dormer extension and flue**
Decision : **Conditional Permission**

Applicant : Mr D Lawton 21/00993/FUL
Site Address : 5 Wollaton Vale Nottingham NG8 2PD
Proposal : **Construct single storey and first floor rear extensions with balcony above the ground floor extension. External alterations to the rear elevation windows at first floor.**
Decision : **Conditional Permission**

Applicant : MRS CONSTATINE 22/00003/FUL
Site Address : 59 Derby Road Beeston Nottinghamshire NG9 2TB
Proposal : **Construction of car port to side and alterations to existing garage to create covered seating area**
Decision : **Conditional Permission**

Applicant : Mr Mr Atwal 22/00004/CLUE
Site Address : 7 Peveril Road Beeston Nottinghamshire NG9 2HY
Proposal : **Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4 (revised scheme)**
Decision : **Approval - CLU**

Applicant : Mrs Gabriele Chirico 22/00023/FUL
Site Address : 31 Warwick Avenue Beeston Nottinghamshire NG9 2HQ
Proposal : **Construct two storey rear extension and loft conversion**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Philip Gretton 22/00075/FUL
Site Address : 4 Briar Close Beeston Nottinghamshire NG9 3AH
Proposal : **Construct two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr C Burton 22/00081/PNH
Site Address : 38 Clifford Avenue Beeston Nottinghamshire NG9 2QN
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3 metres, and an eaves height of 3 metres.**
Decision : **PNH Approval Granted**

Applicant : Mr Mr Atwal 22/00120/CLUE
Site Address : 129B High Road Beeston Nottinghamshire NG9 2LH
Proposal : **Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4**
Decision : **Approval - CLU**

Applicant : Mr Mr Atwal 22/00121/CLUE
Site Address : 35 Broadgate Beeston Nottinghamshire NG9 2HD
Proposal : **Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4**
Decision : **Approval - CLU**

Applicant : Mr & Mrs Singh 22/00184/CLUP
Site Address : 4 Charlotte Grove Beeston Nottinghamshire NG9 3HU
Proposal : **Certificate of lawfulness for proposed single storey rear extension**
Decision : **Approval - CLU**

BEESTON RYLANDS WARD

Applicant : Mrs T Beardsmore 22/00016/FUL
Site Address : 5 Station Villas Beeston Nottinghamshire NG9 1JH
Proposal : **Construct side and rear extensions, alterations to existing outbuilding including covered area connecting to new garage to rear. Improvements to access / parking areas**
Decision : **Conditional Permission**

Applicant	:	Mr Miller	22/00039/FUL
Site Address	:	87 Beech Avenue Beeston Nottinghamshire NG9 1QD	
Proposal	:	Construct single storey rear / side extension and hip to gable roof extension including rear dormer	
Decision	:	Conditional Permission	
Applicant	:	Mr J Roberts JDR Holdings Ltd	22/00104/CLUP
Site Address	:	3 Lilac Crescent Beeston Nottinghamshire NG9 1PD	
Proposal	:	Certificate of lawfulness for proposed change of use from dwelling house (Class C3) to house in multiple occupation (Class C4)	
Decision	:	Approval - CLU	
Applicant	:	Mrs Georgiou-Hassell	22/00162/PNH
Site Address	:	31 West Crescent Beeston Nottinghamshire NG9 1QF	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.0 metres, with a maximum height of 3.20 metres, and an eaves height of 2.85 metres	
Decision	:	PNH Approval Not Required	
Applicant	:	Ms A Lefevre	22/00196/CLUP
Site Address	:	8 West Crescent Beeston Nottinghamshire NG9 1QE	
Proposal	:	Certificate of Lawfulness for proposed single storey side extension	
Decision	:	Approval - CLU	
BEESTON WEST WARD			
Applicant	:	Mr Singh	21/00721/FUL
Site Address	:	22 Wollaton Road Beeston Nottinghamshire NG9 2NR	
Proposal	:	Construct two / three storey student accommodation to accommodate 6 studio and 6 cluster flats	
Decision	:	Conditional Permission	
Applicant	:	Ms Hardwicke	21/00972/FUL
Site Address	:	114 Park Road Chilwell Nottinghamshire NG9 4DE	
Proposal	:	Construct detached outbuilding to side of dwelling for use as physiotherapy treatment business. External alterations to the rear elevation of the dwelling.	
Decision	:	Conditional Permission	
Applicant	:	Miss Gemma Salusbury Sandstone UK Property Investment Ltd	21/01044/CLUP
Site Address	:	111 Wollaton Road Beeston Nottinghamshire NG9 2NP	
Proposal	:	Certificate of Lawfulness for proposed change of use from dwellinghouse (Class C3) to house in multiple occupation (Class C4)	
Decision	:	Approval - CLU	
Applicant	:	Mr Geoffrey Skinner	22/00020/FUL
Site Address	:	26 Park Street Beeston Nottinghamshire NG9 1DF	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Ms Angela Aiello Compa Foods Limited	22/00045/ADV
Site Address	:	31 Wollaton Road Beeston Nottinghamshire NG9 2NG	
Proposal	:	Sign to be displayed above shop front on existing fascia	
Decision	:	Conditional Permission	
Applicant	:	Nationwide Nationwide Nationwide Building Society	22/00077/ADV
Site Address	:	1 High Road Beeston Nottinghamshire NG9 2JL	
Proposal	:	New signage consisting of 2 fascia panels and signs; projecting sign; ATM signage and vinyls to windows	
Decision	:	Conditional Permission	
Applicant	:	Mr Mr Atwal	22/00122/CLUE
Site Address	:	1 Vernon Avenue Beeston Nottinghamshire NG9 2NS	
Proposal	:	Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4	
Decision	:	Approval - CLU	

BRAMCOTE WARD

Applicant : Mr and Mrs Hutchby 21/01029/FUL
Site Address : 75 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD
Proposal : **Demolish existing dwelling and construct a two storey dwelling with landscaping including raised patio to the rear**
Decision : **Conditional Permission**

Applicant : Ms Middleton 22/00062/FUL
Site Address : 13 Coniston Road Beeston Nottinghamshire NG9 3AD
Proposal : **Construct single and two storey rear and side extensions. Installation of freestanding Air Source Heat Pump**
Decision : **Conditional Permission**

Applicant : Mr and Mrs Miller 22/00065/FUL
Site Address : 280 Derby Road Bramcote Nottinghamshire NG9 3JN
Proposal : **Construct single storey side and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr and Mrs Foster 22/00086/FUL
Site Address : 27 Balmoral Drive Bramcote Nottinghamshire NG9 3FU
Proposal : **Erection of a two storey rear extension with rendering**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Main 22/00124/FUL
Site Address : 4 Ullswater Crescent Bramcote Nottinghamshire NG9 3BE
Proposal : **Construct single storey side / rear extension to form garage and rear porch and solar panels to roof**
Decision : **Conditional Permission**

BRINSLEY WARD

Applicant : Mr & Mrs Carter 21/01049/FUL
Site Address : 21 Hall Lane Brinsley Nottinghamshire NG16 5AG
Proposal : **Construct extension to ground and first floor to rear elevation. Replace existing pitched roof to ground floor extension to flat roof with balcony above. Juliet balcony and doors to extended bedroom at first floor.**
Decision : **Conditional Permission**

Applicant : Mr Wayne Pynegar 22/00055/FUL
Site Address : 80 Cordy Lane Brinsley Nottinghamshire NG16 5BZ
Proposal : **Construct dropped kerb**
Decision : **Conditional Permission**

CHILWELL WEST WARD

Applicant : Ms and Mr Radford & Forsyth 22/00053/FUL
Site Address : 237C Chilwell Lane Bramcote Nottinghamshire NG9 3DU
Proposal : **Construct single storey extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Antony Hampsted 22/00133/CLUP
Site Address : 2 Orchard Crescent Chilwell Nottinghamshire NG9 4GZ
Proposal : **Certificate of Lawfulness for proposed hip to gable extension with rear dormer**
Decision : **Approval - CLU**

EASTWOOD HALL WARD

Applicant : Mr Mathew Faulkner 21/00606/FUL
Site Address : Open Land North Of Lower Beauvale Newthorpe Nottinghamshire
Proposal : **Erection of agricultural storage barn**
Decision : **Conditional Permission**

Applicant : Mr Mark Ward Hermes Parcelnet Limited 21/01045/ADV
Site Address : 4 Oyster Road Eastwood Nottinghamshire NG16 3UA
Proposal : **New External Signage**
Decision : **Conditional Permission**

Applicant : Ms H Kirk Sanders Hirewear 22/00028/FUL
Site Address : 1A Coach Drive Eastwood Nottinghamshire
Proposal : **Change of use from beauty salon to retail unit for hire of wedding attire**
Decision : **Conditional Permission**

EASTWOOD HILLTOP WARD

Applicant : Mr and Mrs Platts 21/00974/FUL
Site Address : 45 Percy Street Eastwood Nottinghamshire NG16 3EP
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : Mr Iain Gorman 21/00992/FUL
Site Address : 365 Nottingham Road Eastwood Nottinghamshire NG16 2AP
Proposal : **Construct two storey side extension including rendering of dwelling (revised scheme)**
Decision : **Conditional Permission**

Applicant : Zoe Longton 21/01006/FUL
Site Address : 38 Abbey Road Eastwood Nottinghamshire NG16 3FF
Proposal : **Change of use and conversion of part of the detached garage to use as dog grooming business**
Decision : **Conditional Permission**

Applicant : Mr Richard & Andy Skam & Perkins KVAR Developments Ltd 21/01026/FUL
Site Address : 15 Castle Street Eastwood Nottinghamshire NG16 3GW
Proposal : **Conversion of existing house to form two dwellings**
Decision : **Conditional Permission**

Applicant : Mr Mark Coulson 22/00022/FUL
Site Address : 21 Charles Avenue Eastwood Nottinghamshire NG16 2AG
Proposal : **Construct two storey rear and single storey rear and side extensions**
Decision : **Conditional Permission**

Applicant : Mr Adam Walsh 22/00041/FUL
Site Address : 46 Dovecote Road Eastwood Nottinghamshire NG16 3EZ
Proposal : **Construct two storey side/ rear extension**
Decision : **Conditional Permission**

Applicant : Mr D Underhill 22/00177/PNH
Site Address : 28 Edward Road Eastwood Nottinghamshire NG16 3EU
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.115 metres, with a maximum height of 3.60 metres, and an eaves height of 2.990 metres**
Decision : **PNH Approval Not Required**

Applicant : Mrs Xing Liu Jade Kitchen 22/00198/PNH
Site Address : 199 Nottingham Road Eastwood Nottinghamshire NG16 3GS
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.0 metres, with a maximum height of 3.00 metres, and an eaves height of 3.00 metres.**
Decision : **Withdrawn**

Applicant : Mrs Corinne Thewlis 22/00320/PNH
Site Address : 10 Beauvale Rise Eastwood Nottinghamshire NG16 3FL
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 2.17 metres, with a maximum height of 3.74 metres, and an eaves height of 2.74 metres**
Decision : **Withdrawn**

GREASLEY WARD

Applicant : Mr Richard Maher 21/00400/FUL
Site Address : Newlands Cottage 199A Main Street Newthorpe Nottinghamshire NG16 2DL
Proposal : **Construct detached garage / workshop**
Decision : **Refusal**

Applicant	: Miss R Hussain	22/00029/FUL
Site Address	: Beauvale House Moorgreen Newthorpe Nottinghamshire NG16 3QY	
Proposal	: Retain 7 CCTV cameras	
Decision	: Conditional Permission	
Applicant	: Mr. Rob Fearn	22/00056/FUL
Site Address	: 18 Gilt Hill Kimberley Nottinghamshire NG16 2GZ	
Proposal	: Construct single storey rear extension	
Decision	: Conditional Permission	
Applicant	: Mrs Ruth Child Q+A Planning Ltd	22/00087/ADV
Site Address	: 2 Giltbrook Retail Park Ikea Way Giltbrook NG16 2RP	
Proposal	: 5 x adverts on front elevation	
Decision	: Conditional Permission	
KIMBERLEY WARD		
Applicant	: Mr G Carlin	22/00027/FUL
Site Address	: 6 Lawn Mill Road Kimberley Nottinghamshire NG16 2HD	
Proposal	: Alterations to roof (hip to gable) and construction of two dormers to the front roof slope	
Decision	: Conditional Permission	
NUTHALL EAST & STRELLEY WARD		
Applicant	: Mr & Mrs Powell	21/01037/FUL
Site Address	: 5 Highfield Road Nuthall Nottinghamshire NG16 1BQ	
Proposal	: Construct gable roof with increase in overall ridge height. Construction of rear dormer including Juliet balcony	
Decision	: Conditional Permission	
Applicant	: Mr Duffy	22/00024/FUL
Site Address	: 16 Horsendale Avenue Nuthall Nottinghamshire NG16 1AN	
Proposal	: Construction of a first floor to create additional bedrooms to create a two storey dwelling. Construction of a single storey side extension. Alterations to existing front and rear elevations.	
Decision	: Conditional Permission	
Applicant	: - Blakemore Property Ltd	22/00033/FUL
Site Address	: 205 Nottingham Road Nuthall Nottinghamshire NG16 1AE	
Proposal	: External alterations to create new shopfront. New car park layout including provision of EV charging spaces, new sub station, new bin store, cycle parking, landscaping and associated works (including outdoor seating)	
Decision	: Conditional Permission	
STAPLEFORD NORTH WARD		
Applicant	: Mr K Hudspeth	21/00918/FUL
Site Address	: 56 Hickings Lane Stapleford Nottinghamshire NG9 8PA	
Proposal	: Construct single storey side and rear extension, erect summerhouse to rear garden and install dropped kerb leading from Hickings Lane	
Decision	: Conditional Permission	
Applicant	: Ms Dee-Ann Allen Pawfect Paws Grooming	21/01032/FUL
Site Address	: Wendy's 191 Pasture Road Stapleford Nottinghamshire NG9 8HZ	
Proposal	: Change of use to dog groomers	
Decision	: Conditional Permission	
Applicant	: Mr Ian Jelley	22/00066/FUL
Site Address	: 50 Hickings Lane Stapleford Nottinghamshire NG9 8PA	
Proposal	: Construct 2 storey side and single storey rear extension (revised scheme)	
Decision	: Conditional Permission	
Applicant	: Mr Andrew Sankey	22/00197/PNH
Site Address	: 14 Mayfield Drive Stapleford Nottinghamshire NG9 8JG	
Proposal	: Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.0 metres, with a maximum height of 3.00 metres, and an eaves height of 3.00 metres.	
Decision	: PNH Approval Not Required	

STAPLEFORD SOUTH EAST WARD

Applicant : Mr & Mrs Tasnim 22/00001/FUL
Site Address : 14 Wadsworth Road Stapleford Nottinghamshire NG9 8BD
Proposal : **Construct two storey rear and single storey side/rear extensions and loft extension with dorm**
Decision : **Conditional Permission**

Applicant : Mr David Chapman 22/00089/FUL
Site Address : Cloud House 170 Nottingham Road Stapleford Nottinghamshire NG9 8AR
Proposal : **Re-position and reduce size of approved agricultural building under reference 21/00420/FUL (revised scheme)**
Decision : **Conditional Permission**

Applicant : Mr L Hutchinson 22/00107/PNH
Site Address : 19 Westerlands Stapleford Nottinghamshire NG9 7JE
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.0 metres, with a maximum height of 3.550 metres, and an eaves height of 2.5 metres**
Decision : **PNH Approval Not Required**

Applicant : Mr Andrew Masser 22/00127/FUL
Site Address : 48 Wadsworth Road Stapleford Nottinghamshire NG9 8BD
Proposal : **Retain raised patio and fencing and erect canopy (revised scheme)**
Decision : **Refusal**

STAPLEFORD SOUTH WEST WARD

Applicant : Mr Adam Fullwood 22/00006/FUL
Site Address : Fairfield Primary School Toton Lane Stapleford NG9 7HB
Proposal : **Construction of new path and gates**
Decision : **Conditional Permission**

Applicant : Wildstone Estates Limited 22/00042/ADV
Site Address : Advertising Right 160 Derby Road Stapleford Nottinghamshire
Proposal : **Installation of illuminated digital poster hoarding to replace existing 48 sheet advert**
Decision : **Conditional Permission**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mr & Mrs Ruperalia 21/01023/FUL
Site Address : Sunnycroft House 326 Nottingham Road Toton Nottinghamshire NG9 6EF
Proposal : **Construct a single storey rear extension (orangery) and covered seating area**
Decision : **Conditional Permission**

Applicant : Mr Alan Heys 22/00005/FUL
Site Address : 44 Mountbatten Way Chilwell Nottinghamshire NG9 6NG
Proposal : **Existing conservatory to be demolished and replaced with garden room**
Decision : **Conditional Permission**

Applicant : Mr Noble 22/00013/FUL
Site Address : 3 Gardenia Close Toton Nottinghamshire NG9 6FQ
Proposal : **Replacement of existing conservatory with single storey rear extension and new accessible ramp from driveway to front door**
Decision : **Conditional Permission**

Applicant : Mr Gary Briggs Greene King 22/00017/FUL
Site Address : The Corn Mill Swiney Way Chilwell Nottinghamshire NG9 6GX
Proposal : **Construction of two timber framed pergolas with poly carb roof covering, lighting and heating to existing paved area to main entrance area, new picket fence to play area and to rear of existing smoking shelter complete with heating and lighting, extension of existing paved area into section of car park, new posts and festoon lighting and relocation of the existing TV**
Decision : **Conditional Permission**

Applicant : S Brookes 22/00031/CLUP
Site Address : 30 Hillview Road Toton Nottinghamshire NG9 6FX
Proposal : **Certificate of lawfulness for proposed rear single storey extension following demolition of existing conservatory**
Decision : **Approval - CLU**

Applicant	:	Mr & Mrs Howarth	22/00054/FUL
Site Address	:	1A Inchwood Close Toton Nottinghamshire NG9 6FH	
Proposal	:	Construct side extension (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Longstaff	22/00073/FUL
Site Address	:	15 Orpean Way Toton Nottinghamshire NG9 6LE	
Proposal	:	Construct first floor side extension over existing garage	
Decision	:	Conditional Permission	
Applicant	:	Paul Fretwell Wellfield Property Investments Ltd	22/00082/CLUP
Site Address	:	37 Sandown Road Toton Nottinghamshire NG9 6JW	
Proposal	:	Certificate of lawfulness for proposed single storey rear extension and demolish detached garage/greenhouse	
Decision	:	Withdrawn	
WATNALL & NUTHALL WEST WARD			
Applicant	:	Mr Ben Fones	22/00015/FUL
Site Address	:	1 Edward Road Nuthall Nottinghamshire NG16 1DB	
Proposal	:	Construct first floor side extension	
Decision	:	Withdrawn	
Applicant	:	K Baker Doctore On Track Training Services Ltd	22/00018/FUL
Site Address	:	Land At Hall Farm Narrow Lane Watnall NG16 1HU	
Proposal	:	Change of use of land as construction training facility, including siting of portacabins and creation of outdoor training area enclosed by 2m high soil bunds to three sides	
Decision	:	Refusal	
Applicant	:	Mr and Mrs Wooley	22/00093/CLUP
Site Address	:	2 Spring Close Watnall Nottinghamshire NG16 1JG	
Proposal	:	Certificate of Lawfulness for proposed rear conservatory	
Decision	:	Approval - CLU	
Applicant	:	Rebecca Reed	22/00114/FUL
Site Address	:	35 Chestnut Drive Nuthall Nottinghamshire NG16 1FB	
Proposal	:	Construct single and two storey rear extension	
Decision	:	Conditional Permission	