

## **PLANNING COMMITTEE**

**WEDNESDAY, 5 OCTOBER 2022**

Present: Councillor D K Watts, Chair

Councillors: L A Ball BEM  
S J Carr  
G Marshall  
P J Owen  
S Paterson  
D D Pringle  
H E Skinner  
R D Willimott  
H Land (Substitute)  
J M Owen (Substitute)  
C M Tideswell (Substitute)

Apologies for absence were received from Councillors M Handley, D Bagshaw, R I Jackson and E Williamson.

### 30 **DECLARATIONS OF INTEREST**

Councillor H E Skinner declared a non pecuniary interest in item 5.1 as she was a patient at the Manor Surgery. Minute number 33.1 refers.

Councillors S J Carr and G Marshall declared a non pecuniary interest in item 5.1 as they were both members of the Beeston Town Centre Board. Minute number 33.1 refers.

Councillor L A Ball BEM declared a non pecuniary interest in item 5.5 as her property neighboured the proposed development. Minute number 33.5 refers.

### 31 **MINUTES**

The minutes of the meeting on 7 September 2022 were confirmed and signed as a correct record.

### 32 **NOTIFICATION OF LOBBYING**

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

### 33 DEVELOPMENT CONTROL

#### 33.1 22/00166/FUL

Demolition of the existing property known as Oban House and the construction of a Medical Centre incorporating a pharmacy and associated car parking, highway and landscaping works

Oban House, 8 Chilwell Road, Beeston, NG9 1EJ

The application was brought to the Committee at the request of Councillor J C Patrick due to the high level of interest in the proposed development.

The Committee considered the late items comprised of five submissions in opposition to the scheme, one submission in support of the scheme, a response from Nottinghamshire County Council in respect of travel plans, a clarification that the recommendation should not include a reference to a section 106 agreement and a petition against the demolition of Oban House.

Dr Louis Mok, applicant, and Tamar Feast, objecting, addressed the Committee prior to the general debate.

Consideration was given to the weight of causing substantial harm to the appearance of the conservation areas, the vista of St John the Baptist Church and surroundings of Oban House against the health benefit that a new medical centre would give to Beeston. The concerns of Nottinghamshire Wildlife Trust were noted, with particular reference to the biodiversity of the site, loss of established healthy trees and the lack of reference to net zero environmental impact in the proposals for the development.

There was support for the principle of a larger medical centre with more services in the town centre area of Beeston, but there was concern about the vehicular access to the Oban House site, the resulting increase in traffic and the danger this would cause to trams, buses and pedestrians. Concern about car parking spaces was also noted.

The debate progressed on the design of the proposed development which was not considered to be sympathetic to the surrounding conservation areas. It was noted that Oban House had served as a community centre and that a sympathetic adaptation would be considered preferable to demolition.

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

#### **Reasons**

**Loss of a heritage asset, biodiversity, net gain and substantial harm caused to the conservation area.**

### 33.2 20/00789/FUL

Construct six dwellings following demolition of existing dwelling  
21 Edgwood Road, Kimberley, Nottinghamshire, NG16 2JR

This application was brought before Committee upon the request of Councillor S Easom and Councillor R S Robinson.

The Committee considered the late items which included 29 letters of objection following a re-consultation on amended plans for the proposal.

Robin Wilde, objecting, Councillor S Easom, Ward Member and Councillor R S Robinson, Ward Member addressed the Committee prior to the general debate.

The Committee noted that the area was currently undergoing a consultation for a Traffic Regulation Order as there was a serious issue with car parking on the roads surrounding the proposed development. The issues associated with the proposal having no pavements were debated.

The debate progressed on the density of the proposal and the amenity of neighbouring properties, with an impact on the street scene and character of the area. It was noted that the plans had been wrongly labelled, so it was unclear as to which car parking spaces were to be allocated each property and where bins for each dwelling would be stored. In addition, there was concern about the proposed five bedroomed house, which would be dug two-metres into the ground and the impact that this might have on the safety of surrounding properties.

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

#### **Reasons**

**The development represents over-intensification and overdevelopment of the plot, impact on neighbour amenity, privacy, road safety.**

### 33.3 21/00507/FUL

Residential extensions and refurbishments creating one 2-bedroomed dwelling (House 1), two 3-bedroomed dwellings (House 3 and 4) and one 4-bedroomed dwelling (House 2), new gardens, a new vehicular access and a car park, off-site alterations to junction of track to the east of the site with Church Lane and to remove certain trees from the rear of the site.

Willoughby Almshouses, Church Lane, Cossall, Nottinghamshire, NG16 2RT

Councillor L A Ball BEM requested that the application be considered by Committee.

There were no late items for consideration.

Marie Gilbert, supporting, made representation to the Committee prior to the general debate.

The debate centred on the duty of the Committee to ensure that the condition of the almshouses did not degenerate further, versus the importance of preserving their unique character with a more sympathetic redevelopment. It was noted that Cossall Parish Council strongly supported the proposed development.

**RECOMMENDED to the Secretary of State that planning permission be approved with conditions and the precise wording of the approval to be agreed by the Chair of the Planning Committee and the Head of Planning and Economic Development.**

33.4 21/00508/LBC

Residential extensions and refurbishments creating one 2-bedroomed dwelling (House 1), two 3-bedroomed dwellings (House 3 and 4) and one 4-bedroomed dwelling (House 2), new gardens, a new vehicular access and a car park, off-site alterations to junction of track to the east of the site with Church Lane and to remove certain trees from the rear of the site.

Willoughby Almshouses, Church Lane, Cossall, Nottinghamshire, NG16 2RT

Councillor L A Ball BEM requested that this proposal come before Committee.

There were no late items.

Marie Gilbert, supporting, made representation to the Committee prior to the general debate.

The debate for items 5.3 and 5.4 were taken together as the decisions were inextricably linked.

**RECOMMENDED to the Secretary of State that that Listed Building Consent be approved with conditions and the precise wording of the approval to be agreed by the Chair of the Planning Committee and the Head of Planning and Economic Development.**

33.5 22/00116/FUL

Construct Multi Use Games Area (MUGA) Facility with 3m high perimeter fencing and 4 floodlighting columns (revised scheme)

Awsworth Junior and Infant School, The Lane, Awsworth

The application was brought to the Committee at request of Councillor D D Pringle.

There were late items for the Committee to consider in the form of advice from Sport England regarding the alteration to hours and use condition.

Helen Radford, objecting, made representation to the Committee prior to the general debate.

The debate followed, with various points being made about the benefit to the community, the impact on neighbours, other similar facilities in the immediate vicinity, traffic and car parking issues.

It was noted that the main objections to the proposal centred on the increase in opening hours and the extension of the use of the MUGA to the wider community.

It was proposed by Councillor S J Carr and seconded by Councillor D K Watts that there be a recorded vote.

The votes were as follows:

For	Against	Abstention
S J Carr	L A Ball BEM	
G Marshall	J M Owen	
S Paterson	P J Owen	
H E Skinner	D D Pringle	
H Land	D K Watts	
C M Tideswell	R D Willimott	

The Chair then used his casting vote.

**RESOLVED that planning permission be refused.**

It was then proposed by Councillor D K Watts and seconded by Councillor G Marshall that the precise wording of and reasons for the refusal be delegated to the Chair of the Planning Committee in agreement with the Head of Planning and Economic Development.

**RESOLVED that the precise wording of and reasons for the refusal be delegated to the Chair of the Planning Committee in agreement with the Head of Planning and Economic Development.**

### **Reasons**

#### **Impact on neighbour amenity, noise, traffic, cars.**

(Councillor S J Carr and Councillor C M Tideswell having left the room after the recorded vote, did not vote thereon.)

### 33.6 22/00367/FUL

Construct single detached garage  
Nelson Cottage, Main Street, Strelley

The application was brought to the Committee at request of Councillor P J Owen.

There were no late items.

Kaye Bartlet, applicant, addressed the Committee prior to the general debate.

The Committee noted that the development would not impact negatively on the openness and amenity of the Green Belt.

**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.**

33.7 22/00499/FUL

Construct three storey extension to the existing purpose built student accommodation to create an additional six bedrooms.

1 Queens Road East, Beeston, Nottinghamshire

The application was brought to the Committee at request of Councillor P Lally and Councillor L A Lally.

There were no late items.

Fraser Williams, applicant, and Councillor P Lally, Ward Member, addressed the Committee prior to the general debate.

The Committee debated the application with particular reference to the size of the plot, proximity to neighbours, impact on privacy, over intensification and overdevelopment.

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

**Reasons**

**Proximity to neighbours, impact on privacy, over intensification and overdevelopment.**

34 INFORMATION ITEMS

34.1 APPEAL DECISION

The appeal decision was noted.

34.2 APPEAL DECISION

The appeal decision was noted.

34.3 DELEGATED DECISIONS

The delegated decisions were noted.