



Tuesday, 3 January 2023

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 11 January 2023 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)	P J Owen
	M Handley (Vice-Chair)	S Paterson
	D Bagshaw	D D Pringle
	L A Ball BEM	H E Skinner
	S J Carr	E Williamson
	R I Jackson	R D Willimott
	G Marshall	

A G E N D A

1. APOLOGIES

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

2. DECLARATIONS OF INTEREST

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

3. MINUTES

(Pages 5 - 22)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 7 December 2022.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 22/00721/REG3 (Pages 23 - 42)

Demolition of garages to south of 84 Chilton Drive and construction of 2 x two bedroom semi-detached dwellings and private amenity space. Creation of parking area with landscaping

Garages at Chilton Drive, Watnall, Nottinghamshire

5.2 22/00707/FUL (Pages 43 - 54)

Construct single storey front extension

12 Chapel Street, Kimberley, Nottinghamshire, NG16 2NP

5.3 22/00442/FUL (Pages 55 - 64)

Retain change of use from four separate dwellinghouses (C3) (two flats at 194, numbers 196 and 198) to a residential institution (C2)

194, 196 and 198 Station Road Beeston NG9 2AY

5.4 22/00758/FUL (Pages 65 - 78)

Construct two storey front and side extensions and balcony to rear

107 Babbington Lane, Kimberley, Nottinghamshire, NG16 2PT

5.5 22/00649/FUL (Pages 79 - 92)

Construct two storey side extension

25 Mansfield Road, Nether Green, Eastwood, Nottinghamshire, NG16 3DW

5.6 22/00651/FUL (Pages 93 - 106)

Retain the change of use to car wash and car valeting business (revised scheme)

Manor Garage, 92 Church Street, Stapleford, Nottinghamshire, NG9 8DJ

6. INFORMATION ITEMS

6.1 Appeal Statistics (Pages 107 - 108)

To update members on the performance of the Planning Department with regard to planning applications and appeals.

6.2 Appeal Decision 21/00704/FUL (Pages 109 - 110)

6.3 Delegated Decisions (Pages 111 - 120)

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PLANNING COMMITTEE

WEDNESDAY, 7 DECEMBER 2022

Present: Councillor D K Watts, Chair

Councillors: M Handley (Vice-Chair)
D Bagshaw
L A Ball BEM
R I Jackson
G Marshall
P J Owen
D D Pringle
H E Skinner
E Williamson
R D Willimott
T Hallam (Substitute)
C M Tideswell (Substitute)

Apologies for absence were received from Councillors S J Carr and S Paterson.

40 DECLARATIONS OF INTEREST

There were no declarations of interest.

41 MINUTES

The minutes of the meeting on 2 November 2022 were confirmed and signed as a correct record.

42 NOTIFICATION OF LOBBYING

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

43 DEVELOPMENT CONTROL

43.1 22/00228/FUL

Demolish public house and construct five detached dwellings and associated parking
Gardeners Inn, Awsworth Lane, Cossall, Nottinghamshire NG16 2RZ

This application was originally brought to Committee on 7 September at the request of Councillor L A Ball BEM where it was deferred.

There were no late items to be considered.

Richard Hutchinson, applicant and Rob Bryant, objecting addressed the Committee prior to the general debate.

It was noted that the application had been deferred to allow the applicant time to submit a Coal Mining Risk Assessment and for the benefit of a community group looking to purchase the former public house. The Committee were informed that the Coal Mining Risk Assessment had been submitted.

The Committee noted that the Friends of the Gardner's had gathered support locally and were hoping to make an offer to buy the former public house. It was noted that these plans included a post office and a warm space for the community.

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

Insufficient evidence to justify the loss of a community facility has been submitted to demonstrate that there is no longer a need for a public house in this location. The application is as such considered contrary to the aims of Policy 13 - Culture, Tourism and Sport of the Aligned Core Strategy Part 1 Local Plan 2014 and paragraph 93 (a) and (c) of the National Planning Policy Framework 2021 which seeks to protect community facilities and guard against the unnecessary loss of valued services.

43.2 22/00602/FUL

Demolition of existing buildings and erection of 60 dwellings including access and drainage infrastructure, substation, open space and great crested newt (GCN) mitigation (revised scheme)
Hulks Farm, Coventry Lane, Bramcote, Nottinghamshire, NG9 3GJ

Councillor D K Watts had requested that this application be determined by Planning Committee.

There were a number of late items for the Committee to consider including a minor amendment to the report, a number of clarifications and comments from partner agencies and an additional condition. These were noted prior to the debate.

Alan Staley, the applicant, addressed the Committee prior to the general debate.

The Committee noted that their previous objections to a similar proposal on this site were centred on development north of the railway line. It was stated that the section 106 agreement protected this site from development for a least thirty years, whilst it also had all the protections of being in the Green Belt. The debate progressed on to biodiversity net gain and spaces for wildlife, section 106 contributions for health and education and concerns about the open spaces being maintained by a management company.

There was concern that the railway could be accessed from the proposed development and it was requested that a condition be added to ensure that the boundary treatment was secure.

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

- (i) the prior completion of an agreement under section 106 of the Town and Country Planning Act 1990
- (ii) the following conditions:
 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.

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

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

Received by the Local Planning Authority on 25 July 2022:

- Site Location Plan ref: M028-STN-XX-DR-M2-A-02 Rev A
- Twin Garage ref: M028-STE-XX-DR-M2-A-G_01 Rev A
- Single Garage ref: M028-STE-XX-DR-M2-A-G_02 Rev A
- Arboricultural Method Statement page 'Tree Retention Plan' ref: 9864-T-02 Rev H

Received by the Local Planning Authority on 3 November 2022:

- Refuse Tracking Layout ref: 13 Rev C

Received by the Local Planning Authority on 14 November 2022:

- Planning Layout with dimensions ref: M028-STN-XX-DR-M2-A-08 Rev C
- Planning Layout ref: M028-STN-XX-DR-M2-A-01 Rev AA
- Planning Layout (aerial) ref: M028-STN-XX-DR-M2-A-01 Rev AA
- Cross Sections ref: M028-STN-XX-DR-M2-A-05 Rev D
- Boundary Treatment Plan ref: M028-STN-XX-DR-M2-A-06 Rev G
- Access Track Details ref: M028-STN-XX-DR-M2-A-07 Rev D

Received by the Local Planning Authority on 15 November 2022:

- Street Scenes ref: M028-STN-XX-DR-M2-A-04 Rev G

Received by the Local Planning Authority on 16 November 2022:

- Planting Plan 09864-FPCR-XX-XX-DR-L-0001 rev P09

Received by the Local Planning Authority on 18 November 2022

- Broughton-M028-STN-BRO-DET-AS-PLUS-DR-A-01
- Coniston-M028-STN-CON-DET_AS-PLUS-DR-A-01
- Coniston-Weaver-Semi-M028-STN-CONWEA-SEMI-AS-PLUS-DR-A-01
- Coniston-Weaver-SEMI-M028-STN-CONWEA-SEMI-AS-PLUS-DR-A-02
- Darwell-M028-STN-DAR-semi-AS-REN-DR-A-01
- Darwell-M028-STN-DAR-semi-AS-REN-DR-A_02
- Harland-M028-STN-HAR-semi-AS-PLUS-DR-A-01
- Harland-M028-STN-HAR-semi-AS-PLUS-DR-A-03
- Harland-M028-STN-HAR-Ter-AS-PLUS-DR-A-02
- Harland-M028-STN-HAR-Ter-AS-PLUS-DR-A-04
- Kentmere-M028-STN-KEN-Semi-AS-Plus-DR-A-01
- Kentmere-M028-STN-KEN-Semi-AS-Plus-DR-A-02
- Killington-M028-STN-KIL-DET-AS-STA-DR-A-01
- Leadmill-M028-STN-LEA-APA-AS-PLUS-DR-A-01
- Leadmill M028-STN-LEA-APA-AS-PLUS-DR-A-02
- Oldbury M028-STN-OLD-DET-AS-REN-DR-A-01
- Roundhill M028-STN-ROU-SEMI-AS-PLUS-DR-A-01 Rev A
- Roundhill M028-STN-ROU-SEMI-AS-PLUS-DR-A-02 Rev A
- Sherbourne-M028-STN-SHE-DET-AS-PLUS-DR-A-01
- Sherbourne-M028-STN-SHE-DET-AS-Ren-DR-A-01
- Stanford-M028-STN-STA-END-AS-STA-DR-A-01
- Stanford-M028-STN-STA-END-AS-STA-DR-A-02
- Thirlmere-M028-STN-THI-DET-AS-REN-DR-A-01
- Thirlmere-M028-STN-THI-DET-AS-STA-DR-A-01
- Weaver – M028-STN-WEA-DET-AS-PLUS-DR-A-01
- Weaver – M028-STN-WEA-DET-AS-REN-DR-A-01
- Whitewater M028-STN-WHI-DET-AS-PLUS-DR-A-01

Received by the Local Planning Authority on 22 November 2022:

- Materials Plan ref: M028-STN-XX-DR-M2-A-03 Rev L

Reason: For the avoidance of doubt.

3. No development shall commence until a Construction Method Statement (CMS) has been submitted to and approved in writing by the local planning authority. The CMS shall be adhered to throughout the construction period. The CMS shall provide for:
 - (a) site access for construction vehicles
 - (b) the parking of vehicles of site operatives and visitors
 - (c) loading and unloading of plant and materials
 - (d) storage of plant and materials used in constructing the development
 - (e) the erection and maintenance of security hoarding including

- decorative displays and facilities for public viewing, where appropriate
- (f) wheel washing facilities
- (g) measures to control the emission of dust and dirt during construction
- (h) agreed construction hours
- (i) communication strategy for recording, investigation and dealing with complaints with a suitable point of contact

Reason: No such details were provided and the development cannot proceed satisfactorily without such details being provided before development commences to ensure that the details are satisfactory in the interests of highway safety, to minimise disturbance to neighbour amenity and in accordance with the aims of aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

4. No development shall commence until remedial stabilisation works to address land instability arising from shallow coal mining legacy have been carried out in full in order to ensure that the site is made safe and stable for the development proposed. The remedial works shall be carried out in accordance with authoritative UK guidance

Prior to the occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of the remedial works and any mitigation measures necessary to address the risks posed by past coal mining activity.

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

5. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan should include the following:
- a) pipes over 200mm in diameter capped off at night to prevent animals entering
 - b) netting and cutting tools not to be left in the works area where they might entangle or injure animals
 - c) No stockpiles of vegetation should be left overnight and if they are left then they should be dismantled by hand prior to removal
 - d) construction lighting proposals

The development shall be constructed in accordance with the agreed

CEMP.

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

6. No development shall commence until evidence has been provided to demonstrate that an application to reduce the speed limit along Coventry Lane to 40mph has been made.

Reason: No such details were provided and the development cannot proceed satisfactorily without such details being provided before development commences in the interests of highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 14 of the Broxtowe Aligned Core Strategy (2014).

7. a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.
- b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-
- (i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and
 - (ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution and in accordance with the aims of Policies 1 & 19 of the Broxtowe Part 2 Local Plan (2019) and Policy of the Broxtowe Aligned Core Strategy (2014).

8. Development shall not commence until a Construction Methodology Statement has been submitted to and approved in writing by the Local Planning Authority. The construction methodology statement shall evidence consultation with Network Rail. The development shall be carried out in strict accordance with the approved construction methodology statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the operations of the railway and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and

Policy 10 of the Broxtowe Aligned Core Strategy (2014).

9. Development shall not commence until details of a suitable trespass proof fence, including details of the gated access, adjacent to Network Rail's boundary have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To safeguard the operations of the railway and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

10. No building to be erected pursuant to this permission shall be occupied or brought into use until:-

a) All necessary remedial measures stated within condition 8 have been completed in accordance with details approved in writing by the local planning authority; and

b) A verification report based on the information provided in accordance with condition 8 has been submitted and agreed in writing by the Local Planning Authority that demonstrates that the necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

Reason: In the interest of public health and safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

11. No buildings pursuant to this permission shall be first occupied until:

- the off-site highway works as shown for indicative purposes on drawing S278 104 Rev B, S278 103 Rev B, S278 102 Rev B, S278 101 Rev B, S278 100 Rev E have been provided and;
- respective driveways are drained to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development

Reason: In the interests of highway safety, and in accordance with the aims of aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 14 of the Broxtowe Aligned Core Strategy (2014).

12. Prior to the occupation of the first dwelling hereby approved, the ecological mitigation and enhancements shown on drawing 9864-E-09 received by the Local Planning Authority on 11 November 2022 shall be completed in full.

Reason: In the interests of residential amenity and in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).

13. Prior to the occupation of the first dwelling hereby approved, details of site boundary treatments, curtilage boundary treatments, seating and bin stores have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until its own boundary treatment has been erected in accordance with the agreed details.

Reason: In the interests of residential amenity, railway safety and the appearance of the area and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

14. Prior to the occupation of the first dwelling hereby approved, details of any external lighting should be submitted to and approved in writing by the Local Planning Authority. The development should be built in accordance with the approved details.

Reason: To safeguard the operations of the railway and in accordance with the aims and in accordance with the aims of Policies 17 & 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

15. Prior to the occupation of the first dwelling hereby approved, the mitigation measures in respect of fenestration on pages 19-22 of the Noise Risk Assessment & Acoustic Design Statement dated 8 July 2022 received by the Local Planning Authority on 23 August 2022 shall be completed in full.

Reason: In the interests of residential amenity and in accordance with the aims of Policies 17 & 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

16. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment & Drainage Strategy dated July 2022 received by the Local Planning Authority on 25 July 2022.

Reason: To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Broxtowe Part 2 Local Plan (2019) and Policy 1 of the Broxtowe Aligned Core Strategy (2014).

17. The development hereby permitted shall be carried out in accordance with the 'Tree Protection Measures' in Section 7.0 of the Arboricultural Assessment Rev F by FPCR dated July 2022.

Reason: In the interests of ecology and in accordance with the aims of the NPPF, Policies 17 & 31 of the Broxtowe Part 2 Local Plan (2019) and Policies 10 & 17 of the Broxtowe Aligned Core Strategy (2014).

18. If any trees or plants within the approved landscaping scheme, die or are removed or have become seriously damaged or diseased, within a period of 5 years, 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: In the interests of ecology and in accordance with the aims of the NPPF, Policies 17 and 31 of the Broxtowe Part 2 Local Plan (2019) and Policies 10 and 17 of the Broxtowe Aligned Core Strategy (2014).

19. If no development has commenced within 12 months of the date of this planning permission, no development shall take place until a badger survey has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with any recommendations contained within the updated survey.

Reason: To minimise the impact of the development on protected species within the site and in accordance with Policy 17 of the Broxtowe Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Part 2 Local Plan (2019).

20. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the prior written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. For areas where penetrative foundations are permitted, a methodology for reducing noise and vibration impact on neighbouring buildings and residents shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the piling activity. The activity shall be carried out in accordance with the approved details.

Reason: To protect groundwater from contamination and nearby buildings and residents from noise and vibration, in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).

21. No infiltration of surface water drainage into the ground via SUDS or soakaway on land affected by contamination is permitted without the consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect groundwater from contamination and in accordance with the aims of Policies 1 & 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 1 of the Broxtowe Aligned Core Strategy (2014).

22. If development has not commenced on site by 1 April 2023, a further bat survey is required to be carried out on Tree 7 (T7) and submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the mitigation measures if any are required.

Reason: To ensure the protection of bat species on site and in accordance with Policy 31 of Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy (2014).

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. This permission has been granted contemporaneously with an Agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.
3. 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. Burning of commercial waste is a prosecutable offence. All waste should be removed by an appropriately licensed carrier.
5. In order to carry out off-site works, you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act. The applicant is advised to contact the County Council Highways team for details on hdc.south@nottsc.gov.uk
6. The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151 of the Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land.
7. The Highway Authority considers it prudent that as part of the proposed off-site highway works, a Traffic Regulation Order is undertaken to provide a safer highway environment. The Order can be made on behalf of the developer by Via East Midlands at the expense of the developer. This is a separate legal process and the Applicant should contact the Highway Improvements Team on 0115 804 2100 for details.
8. Vegetation clearance should be avoided during the bird breeding season of March-August inclusive.
9. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the buildings.

10. The applicant is advised to contact Network Rail prior to commencing any works on land adjacent to the railway line, email: assetprotectionline@networkrail.co.uk
11. All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.
12. Excavated materials that are recovered via a treatment operation can be re-used on-site under the Development Industry Code of Practice. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. You should refer to the Environment Agency's Position statement on the Definition of Waste: Development Industry Code of Practice and <https://www.gov.uk/government/organisations/environmentagency>
13. Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. It is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: <https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-onyour-property>
14. Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:
 - Duty of Care Regulations 1991
 - Hazardous Waste (England and Wales) Regulations 2005
 - Environmental Permitting (England and Wales) Regulations 2010

The Waste (England and Wales) Regulations 2011
15. As this permission relates to the creation of a new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.

43.3 20/00826/FUL

Construct 240 Dwellings including Estate Roads, Public Open Space and Drainage Land at end of Braemar Avenue, Eastwood, Nottinghamshire

This application was brought to the Committee upon the request of Councillor M Handley and Councillor M Radulovic MBE.

There was a late item comprised of very detailed written answers from the Environmental Health Officer regarding the levels of contamination on the site, risks to construction workers, the bentonite curtain wall and the vent trench.

Matt Smith, the applicant, Richard Dale, objecting, Ron Jones, objecting, Councillor Linsey Ellis, Ward Member, Councillor M Brown, Ward Member and Councillor Milan Radulovic MBE, Ward Member, addressed the Committee prior to the general debate.

There was a long debate, which began with the noting of grave concerns regarding the contamination of the site, the possibility of a public inquiry, the results of the hydrorock report, the unknown nature of what was accepted into the tip and the likelihood that the tip had not been correctly capped. It was noted that permitted development rights were to be removed from the proposed properties. It was also noted that the tip site was larger than previously thought. There was concern at the suggestion that a bentonite wall would be economically unfeasible and that the development would cause an unacceptable level of pollution.

Debate moved on to the depth to which services were to be built and whether this would breach coal seams, the possibility of gas migration impacting on the amenity of existing residents and how any failures at the construction stage could have catastrophic consequences. It was stated that this site was not allocated in the Local Plan.

It was also noted that there was one narrow entrance and exit to the site and this was felt to be inadequate for the large number of homes that were proposed.

It was proposed by Councillor M Handley and seconded by Councillor R D Willimott that the vote be recorded. The votes were cast as follows:

For	Against	Abstention
	D Bagshaw	
	L A Ball BEM	
	T Hallam	
	M Handley	
	R I Jackson	
	G Marshall	
	P J Owen	
	D D Pringle	
	H E Skinner	
	C Tideswell	
	D K Watts	
	E Williamson	
	R D Willimott	

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

Reasons

Due to the close proximity of the application site to a former landfill site containing unknown levels of contamination, the proposal is considered to provide insufficient protection for future residents of the development, adversely impacting on the character of the area. Furthermore, there is insufficient evidence the mitigation measures proposed are adequate enough to ensure the development of the land will not pose a risk to human health and safety. As such, the proposal is considered to be contrary to Policy 19 of the Part 2 Local Plan 2019 and Part 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework (NPPF) 2019.

43.4 21/00672/REM

Construct 397 dwellings (reserved matters relating to reference 14/00515/OUT – plots R1 to R11 inclusive and plots G2, 3 and 4 only)
Boots Campus, Beeston, Nottinghamshire

The application was brought to the Committee because it was reserved matters application for a large major residential development.

There were late items in the form of a written statement from the agent and a note from the Council's Housing Officer.

Emily Christie, on behalf of the applicant, addressed the Committee prior to the general debate.

There was interest in how the modular build housing as proposed was to be constructed, bat and bird boxes and whether the site could be made greener. It was noted that there were to be an average of 1.7 parking spaces per dwelling and there was a debate as to whether this was adequate. It was also noted that most of the highways were to be adopted, with just the shared driveways be to maintained by the management company.

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

1. **The development to which this approval relates shall be begun no later than the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.**

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

2. **This permission shall be read in accordance with the following plans:**

Received by the Local Planning Authority on 30.07.21:

- **0104 Proposed First Floor Site Plan (1 of 3) rev C**

- 0105 Proposed First Floor Site Plan (2 of 3) rev C
- 0106 Proposed First Floor Site Plan (3 of 3) rev C
- 0107 Proposed Second Floor Site Plan (1 of 3) rev C
- 0108 Proposed Second Floor Site Plan (2 of 3) rev C
- 0109 Proposed Second Floor Site Plan (3 of 3) rev C
- 0110 Proposed Third Floor Site Plan (1 of 3) rev C
- 0111 Proposed Third Floor Site Plan (2 of 3) rev C
- 0112 Proposed Third Floor Site Plan (3 of 3) rev C
- 0113 Proposed Roof Plan (1 of 3) rev C
- 0114 Proposed Roof Plan (2 of 3) rev C
- 0115 Proposed Roof Plan (3 of 3) rev C

Received by the Local Planning Authority on 27.06.22:

- 0001 Site Location Plan rev B
- 0050 Site Constraints Plan rev C
- 0150 Proposed Street Elevations (1 of 4) rev F
- 0151 Proposed Street Elevations (2 of 4) rev D
- 0152 Proposed Street Elevations (3 of 4) rev D
- 0153 Proposed Street Elevations (4 of 4) rev E
- 0201 Proposed Block Plan – Block 1 First Floor – Roof Plan rev D
- 0230 Block Section rev A
- 0231 Block Stair and Entrance Study rev A
- 0300 Proposed Unit Plans – Holt rev D
- 0301 Proposed Unit Plans – Dalby rev D
- 0302 Proposed Unit Plans – Weston semi rev D
- 0303 Proposed Unit Plans – Weston detached rev D
- 0304 Proposed Unit Plans – Dallington rev D
- 0305 Proposed Unit Plans – Rockingham rev D
- 0307 Proposed Unit Plans Delamare rev D
- 0310 1b2p Flat Type 1 B rev B
- 0311 1b2p Flat Type 2 B rev B
- 0312 1b2p Flat Type 3 B rev B
- 0316 2b4p Flat Type 1 B rev B
- 0317 2b4p Flat Type 2 B rev B
- 0318 2b4p Flat Type 3 B rev B
- 0319 2b4p Flat Type 4 B rev B
- 0320 Proposed Unit Elevations Holt rev D
- 0321 Proposed Unit Elevations Holt rev D
- 0322 Proposed Unit Elevations Holt rev C
- 0330 Proposed Unit Elevations Dalby rev D
- 0331 Proposed Unit Elevations Dalby rev D
- 0332 Proposed Unit Elevations Dalby rev C
- 0340 Proposed Unit Elevations Weston rev D
- 0341 Proposed Unit Elevations Weston rev C
- 0342 Proposed Unit Elevations Weston rev C
- 0343 Proposed Unit Elevations Weston rev E
- 0344 Proposed Unit Elevations Weston rev E
- 0345 Proposed Unit Elevations Weston rev B
- 0350 Proposed Unit Elevations Dallington rev D

- 0351 Proposed Unit Elevations Dallington rev D
- 0352 Proposed Unit Elevations Dallington rev D
- 0360 Proposed Unit Elevations Rockingham rev E
- 0361 Proposed Unit Elevations Rockingham rev E
- 0370 Proposed Unit Elevations Delamere rev E
- 0371 Proposed Unit Elevations Delamere rev D
- 0001 Schedule of Accommodation rev B
- 0002 Material Schedule rev B
- 0003 Schedule of Accommodation plot by plot rev B

Received by the Local Planning Authority on 30.06.22:

- 0930 Site Sections rev C
- 0931 Site Sections rev C

Received by the Local Planning Authority on 01.07.22:

- 2910 Soft Landscape Schedule rev A
- 2911 Maintenance Schedule rev A

Received by the Local Planning Authority on 11.10.22:

- 0100 Proposed site layout rev P
- 0101 Proposed Ground Floor Site Plan (1 of 3) rev B
- 0102 Proposed Ground Floor Site Plan (2 of 3) rev B
- 0103 Proposed Ground Floor Site Plan (3 of 3) rev B
- 0120 Proposed Access rev F
- 0121 Proposed elevation Materials rev D
- 0122 Proposed Refuse Strategy rev A
- 0123 Proposed Adoption Strategy rev A
- 0125 Proposed Bike Storage rev A
- 0126 Proposed Parking Strategy rev A
- 0200 Proposed Block Plan – Block 1 – Ground Floor rev F
- 0390 Proposed Block Elevations - Block 1 rev B
- 0900 Illustrative Landscape Masterplan rev E
- 0901 Landscape General Arrangement 1 of 2 rev E
- 0902 Landscape General Arrangement 2 of 2 rev E
- 0910 Landscape General Arrangement Planting Plan 1 of 2 rev D
- 0911 Landscape General Arrangement Planting Plan 1 of 2 rev D

Received by the Local Planning Authority on 09.11.22:

- 6104 Proposed Plot and Garden Cross Sections rev P02
- 0932 Site Sections 1 of 2
- 0933 Site Sections 2 of 2

Reason: For the avoidance of doubt.

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed

determination timescale.

2. The associated S106 Agreement and all relevant conditions on the outline permission (14/00515/OUT) must be complied with.
3. As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.

43.5 22/00295/FUL

Installation of two lane cricket practice net facility to north west of the cricket ground Cricket Pavilion and Sports Ground, Greenhills Road, Eastwood, Nottinghamshire, NG16 3FT

This application is brought to the Committee as the Council is the landowner.

There were no late items and no public speakers.

Discussions were had about the proposed development.

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

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

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

2. The development hereby permitted shall be carried out in accordance with Site Location Plan 1: 1250, Elevations and Perspective Views and Details received by the Local Planning Authority on 17 June 2022 and Proposed Block Plan 1: 500 received by the Local Planning Authority on 14 July 2022.

Reason: For the avoidance of doubt.

3. The proposed cricket nets shall not be used except between 08.30-20.00 hours Monday to Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.

Reason: To protect nearby residents from excessive operational noise, in accordance with Policy 19 of the Part 2 Local Plan (2019).

4. 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, in accordance with Policy 19 of the Part 2 Local Plan (2019).

5. No lighting/floodlighting shall be installed or operated in association with this permission

Reason: To protect nearby occupants from excessive light nuisance, in accordance with Policy 19 of the Part 2 Local Plan (2019).

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

43.6 21/00242/ENF

Unauthorised air extraction units
Bistro 66 (formerly The Circle), 66 High Road, Beeston, Nottingham

This matter was brought before Committee by Councillor D K Watts.

There were no late items and no public speakers.

The Committee discussed the air extraction units, with particular reference to their having been no further complaints since their initial construction.

It was proposed by Councillor H E Skinner and seconded by Councillor G Marshall that the enforcement case be kept open and reviewed in one year so that if there were any further complaints the case for enforcement could be brought back to Committee. On being put to the meeting the motion was passed.

RESOLVED that the enforcement case be kept open and reviewed in one year so that if there were any further complaints the case for enforcement could be brought back to Committee.

44 INFORMATION ITEMS

44.1 APPEAL DECISION 21/00856/FUL

The appeal decision was noted.

44.2 DELEGATED DECISIONS

The delegated decisions were noted.

Report of the Chief Executive

APPLICATION NUMBER:	22/00721/REG3
LOCATION:	Garages at Chilton Drive, Watnall, Nottinghamshire
PROPOSAL:	Demolition of garages to south of 84 Chilton Drive and construction of 2 x two bedroom semi-detached dwellings and private amenity space. Creation of parking area with landscaping

1. Purpose of Report

This application is brought before Planning Committee as the Council is the landowner and applicant.

2. Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outline in the appendix.

3. Detail

- 3.1 The application seeks full planning permission for the demolition of 18 garages and the creation of a pair of semi-detached dwellings, 7 parking spaces and bin storage areas for each dwelling.
- 3.2 A Design and Access Statement, pre development arboricultural report, car park study, ecology survey and day and skylight analysis taking 35 Edgwood Close into account have been submitted with the application.
- 3.3 Around the site are two storey terrace dwellings located to north, east and south of the site, and a bungalow to the west that is currently being converted to have habitable rooms within the loft. To the south of the garages is an area of open space that links Chilton Drive and Edgwood Close providing pedestrian access to Kimberley.
- 3.4 The main issue relates to whether the principal of a pair of dwellings and replacement parking with landscaping is acceptable and if the development is acceptable in terms of parking issues, design and impact on neighbour amenity and enhancement of ecology around the site.
- 3.5 The benefits of the proposal would be two additional family homes within a sustainable, urban location with access to a well-served public transport route giving access to shops, schools, public open spaces which would be in accordance with policies contained within the development plan that is given significant weight. The proposed pair of dwellings would contribute to the local economy by providing jobs during the construction process. There would be a change in the parking layout but this is considered to be outweighed by the benefits of the scheme.

4. Data Protection Compliance Implications

- 4.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

5. Financial Implications

- 5.1 There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

6. Legal Implications

- 6.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

7. Background papers

- 7.1 There were no background papers.

APPENDIX**8. Details of the Application**

- 8.1 The application seeks to construct two dwellings (semi-detached), each having two bedrooms, bathroom, kitchen, ground floor WC, dining/living room. Each dwelling will have access to private amenity space located to either the rear elevation or side elevation, which would be enclosed by a 1.8m close board fence.
- 8.2 The pair of dwellings will be constructed out of red facing brick, roof tiles to be grey, anthracite grey upvc windows and composite door. The gardens will be secured by a 1.8m close board fencing with three trees located in one of the gardens to enhance the ecology of the site.
- 8.3 Forward of the principal elevation of each dwelling is a small area providing soft landscaping. To the roof is the option of installing roof mounted photovoltaic solar panels and to the rear elevation is the option to install an air source heat pump for each dwelling.
- 8.4 The 18 garages will be demolished, the existing grassed area will be removed to facilitate the construction of the pair of dwellings, create formal parking spaces for 7 vehicles to the front of these, of which 4 will be allocated for the new dwellings.

9.0 Site and Surroundings

- 9.1 The site is located in a residential area with a row of garages located to the east and west of the site, an area of open space/grassed area to the south of the site. It should be noted that there are no designated parking spaces for residents and through the site is access to hard standing to the southern elevation of 84 Chilton Drive.
- 9.2 The land rises south to north with a pedestrian path way running along the southern boundary and within the site giving access to the dwellings on Chilton Drive. There is a surface water sewer easement running north south direction thorough the eastern part of the site. The site is accessed between 84 and 61 Chilton Drive with close board fencing on the rear boundary and small hedges or fences on the front gardens.
- 9.3 A significant number of dwellings along Chilton Drive have their kerb stones lowered to facilitate off road parking to the principal elevation.

10.0 Relevant Planning History

- 10.1 No relevant planning history.

11.0 Relevant Policies and Guidance

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

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: Spatial Strategy
- Policy 8: Housing Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 14: Managing Travel Demand
- Policy 16: Green Infrastructure, Parks and Open Spaces
- Policy 17: Biodiversity

11.2 Part 2 Local Plan 2019

- Policy 15: Housing size, mix and choice
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous substances and ground conditions
- Policy 31: Biodiversity Assets

11.3 National Planning Policy Framework (NPPF) 2021:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes
- Section 9- Promoting Sustainable Transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places.
- Section 15 – Conserving and enhancing the natural environment

12. Consultations

12.1 **Nottinghamshire County Council Highways:** has commented on the application and has stated they have no concerns subject to a condition regarding the parking and turning area be surfaced in a bound material within the parking bays and laid out in accordance with the submitted plans.

12.2 **Environmental Health Officer Pollution:** has commented on the applicant and has no objections subject to a condition regarding details of the Air Source Heat Pump (ASHP), condition regarding construction noise and a construction demolition method statement.

12.3 **Parks and Environment Officer – Bins:** has commented on the application and has requested the developer to purchase the first time provision of bins. This will be included in the decision notice.

12.4 **Tree Officer.** The tree is outside the red line and is not a great specimen and should not stand in the way of the development. No objections to the removal.

12.5 **Town Council** – No comments received.

12.6 There were 6 properties which were consulted and a site notice displayed. 2 objections have been received and can be summarised as follows:

- Never received the notification of the application and so could not provide our views on the application;
- The proposal is approximately 1.3m from the joint boundary and 2.6m away from the property wall – given the land to the opposite side of the site the dwellings could be moved further away;
- Although not overlooking, the side elevation of the nearest two storey dwelling would loom large over our garden (overbearing);
- Location of the houses would impact on light to the lower rear bedroom;
- From the rear garden visual amenity would be significantly impacted;
- Potential to have negative impact on residential amenity through noise disturbance due to the comings and goings from site;
- Would appreciate feedback as to whether these concerns have been taken into consideration and if not why have they not been mitigated in any way;
- Demolition (loss) of the garages would result in problems due to mobility issues and health issues, as the user of one of the garages, as unable to keep vehicle within short distance of property

13.0 Assessment

13.1 The main issues for consideration are whether the proposed development is acceptable in design and layout, has sufficient parking, has an acceptable relationship with neighbouring properties and would provide an adequate standard of amenity for future occupants.

14.0 Principal

14.1 The site is within an existing residential area and provides an opportunity to provide additional housing outside of Green Belt. There is also a need to boost housing supply which sites such as this can help deliver. The provision of a pair of dwellings on a brown field site is considered to be a benefit in terms of contributing to the provision of homes within the borough.

14.2 Whilst it is acknowledged there will be a loss of 18 garages, it is considered the loss is outweighed by the proposal of residential units that make an efficient use of the land. Whether there is adequate space to accommodate a pair of dwellings, replacement parking, and the impact a development of this size will have on neighbouring properties, the character of the area and parking provision will be discussed below.

14.3 To conclude, the site is located within an urban location and weight must be given to the need to boost housing supply. It will provide two family homes within an existing settlement in a sustainable location with public transport links providing access to the wider area. It is considered the proposed dwellings and replacement parking will not have an adverse effect on neighbour amenity and the design, massing, scale and appearance are considered to be acceptable. The principal of the development is therefore considered to be acceptable.

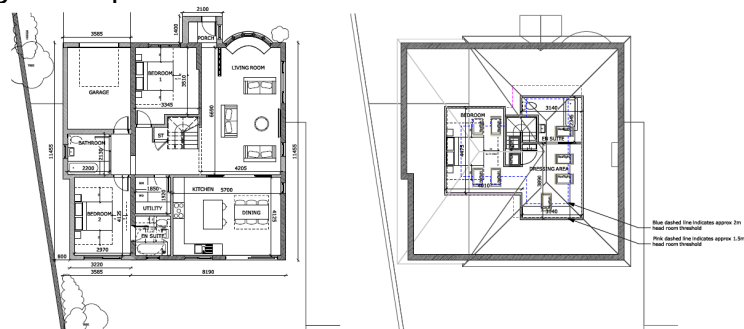
15.0 Design and visual amenity

- 15.1 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.
- 15.2 The site currently has a block of garages that run along the east of the site and west of the site and the garages are in a poor state of repair and which have a negative impact on the appearance of the area. The rear elevation of the garages to the east form the boundary with 28 Hillcrest Close and 61 Chilton Drive. The rear elevation helps forms the boundary with 35 Edgwood Road.
- 15.3 The demolition of the garages and construction of the semi-detached dwellings, 7 replacement parking spaces and landscaping will change the appearance of the area, but the proposal would not have any detrimental impact on the visual amenity of the area. Areas of soft landscaping have been factored into the scheme, specifically an area forward of the principal elevation and three trees are to be positioned within the garden areas of one of the dwellings. It is considered that the demolition of the garages and replacement with semi-detached dwellings will be a visual improvement to the area and residents.
- 15.4 Consideration has been given to the visual appearance of the dwellings and the amended scheme has broken up the bulk and mass of the principal elevation by the introduction of bay windows. The palette of materials has been designed to complement that found in the properties within close proximity to the site. The scheme has been designed to assimilate the pair of dwellings into the area, respecting the height of neighbouring dwellings, demonstrated in the submitted street scene plan.
- 15.5 Concerns have been raised about the development creating a sense of enclosure, due to the position of the proposed dwellings and the dwellings to the west of the site. Given the position of the semi-detached dwellings and the proposed boundary treatments it is considered that the position of the dwellings would not have a significant impact on the sense of enclosure to the dwellings to the west. The position of the dwellings could not be relocated further to the east of the site due to the existence of infrastructure within the ground, running north – south across the site.
- 15.6 To conclude, it is considered the dwellings and the replacement parking reflects an acceptable level of design that will tie in with the appearance of the surrounding properties. Consideration has been given to the position of the development and enabling the development to make a positive contribution to the area through the choice of materials and landscaping.

16.0 Amenity

- 16.1 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.

- 16.2 To the north and east of the site are rows of terrace two storey dwellings. The distance between the principal elevation and the closest dwelling to the north, 84 Chilton Drive, is approximately 13.4m and the windows on the principal elevation of the proposed dwelling face the side elevation of this dwelling. The closest dwelling to the east is 28 Hillcrest Close and the distance between the side elevation of the proposed dwelling and this dwelling is 11.1m. Both dwellings to the north and east are adequate distance away not to result in any significant impact in terms of loss of light, overlooking or overbearing. To the south lies 2 and 4 Woodbine Cottages with a public footpath running east / west between the site and these dwellings. The distance between the rear elevation of the proposal and the side elevation of this dwelling is approximately 15.7m, and as such it is considered there is adequate distance between the proposal and this dwelling not to have any impact on loss of light, overlooking or overbearing.
- 16.3 Concerns have been raised regarding loss of light, overbearing and over dominance on the dwelling to the west, 35 Edgwood Road. This detached bungalow is currently being extended and altered to the side and into the loft, 22/00214/FUL refers. Consideration has been given when designing the proposed scheme to ensure no loss of light, overbearing or overlooking to the approved scheme under construction at no. 35. Given the position of the semi-detached dwellings it is considered that there will not be any significant impact on the residential amenity of this dwelling. There is a surface water sewer easement to the east of the site and as such it would not be possible to re-position the proposed dwellings any further east. The applicant has confirmed that Severn Trent Water would not give approval to divert the sewer without providing the required 3.5m easement.



Approved plans 22/00214/FUL

- 16.3 Concerns have been raised regarding the location of the replacement parking on residential amenity. There is adequate boundary treatment and so no impact on residential amenity of the occupiers of neighbouring dwellings.
- 16.4 The replacement parking and landscaping will enhance the area has been designed to blend the scheme into the area.
- 16.5 To conclude, the position of the semi-detached dwellings and replacement parking would have adequate separation distances, the windows located on the side elevations are either below the height of the boundary treatment or conditioned to be obscure glazed, this ensures a neighbourly relationship can

be achieved and to secure an acceptable level of amenity can be retained for the dwellings around the site. It is also acknowledged the future occupants will have an acceptable level of amenity, with a satisfactory level of internal space and access to natural light and an outlook.

17.0 **Parking and Access**

- 17.1 In regard to assessing the highway impacts of the proposal, paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 17.2 The proposal seeks to demolish a total of 18 garages and create 7 car parking spaces, of which 4 will be allocated for the new dwellings.
- 17.3 A car parking survey was carried out over a 24-hour period from 07:00 Monday 3 February 2020 until 07:00 Tuesday 4 February 2020. It was determined that there is sufficient capacity within the area to accommodate the additional parked cars, excluding the garages and parking areas to be replaced by the proposal. The number of parked cars, excluding garages, was 57 and given the maximum parking capacity of 114 cars this equates to a parking stress of 50% and so therefore there is capacity for a further 57 vehicles to be parked within the area. During the 24 hour period no garages were visited, but it is therefore not possible to determine from the survey finding how many cars are parked in the garages. It is considered there is sufficient evidence demonstrate that the parking can accommodate the development and compensate for the loss of garages.
- 17.4 The existing pathway leading through the site is not a public right of way and there are other paths that link the dwellings with the pathways leading into Kimberley.
- 17.5 It is considered that there will not be a significant impact on highway safety or on street parking and there would be no changes to the pedestrian footpaths around the site.
- 17.6 It is acknowledged there will be construction vehicles associated with the site, however it is considered that there is adequate space on and around the site not to cause a nuisance. Notwithstanding this, a condition requiring the submission of details of a Construction Method Statement would further ensure that the development would keep disruption to a minimum. The details to be agreed prior to commencement of the works.
- 17.7 To conclude, it is considered that sufficient parking would be provided to accommodate the semi-detached dwellings and replacement parking. It is considered the parking survey has provided sufficient evidence to demonstrate that the area within the site can support the additional parking following the demolition of the garages and construction of semi-detached dwellings, subject to conditions.

18.0 Environmental Health

- 18.1 Policy 19 of the Part 2 Local Plan states development of land potentially affected by contamination will not be permitted unless and until a site investigation has been carried out to assess the nature and degree of contamination, using a method of investigation agreed in writing with the Council. Paragraph 184 of the NPPF states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rest with the developer and/or landowner.
- 18.2 The Councils Environmental Health Officer has not raised any objection to the application but has requested details of the Air Source Heat Pump to be approved before installation.
- 18.3 As the proposed development site is close to existing residential developments and therefore occupiers may be adversely impacted by excessive construction notice a condition should be added to any decision notice regarding hours of works. There shall not be any construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00 Monday to Friday and 08:00-13:00 Saturdays and no time on Sunday or Bank Holidays.
- 18.4 As the garages are proposed to be demolished to facilitate the pair of dwellings and parking, a construction/demolition method statement shall be submitted to and agreed in writing and adhered to throughout the construction period.
- 18.5 The conditions regarding hours of work and relating to the Construction Method Statement would secure the residential amenity and safety of residents and the general public.
- 18.6 The Councils Parks and Environment Officer for bins has assessed the application and has not raised any objections subject to the developer purchasing the first time provision of bins. As each property has a secure rear garden, the bins can be safely stored off the public highway, and the bins can easily be collected by the refuse team.

19.0 Other Issues

- 19.1 The comment raised regarding the notification of the application has been noted. However, the delivery and receipt of notification letters cannot be guaranteed and it is considered that the Local Planning Authority have carried out their statutory duty to consult satisfactorily.

20.0 Planning Balance

- 20.1 The benefits of the proposal are that it would provide two family homes within an existing urban area and would support short term benefits such as jobs during the demolition and construction of the proposed dwellings and creation of the off road parking spaces and would be in accordance with policies

contained within the development plan. There would not be any significant impact on the amenity of neighbours.

21.0 Conclusion

21.1 To conclude, it is considered the proposed dwellings are of an acceptable size, scale and layout such that there will not be an adverse effect on neighbour amenity and it will provide an acceptable standard of amenity for future occupants of the dwellings. The level of replacement parking is acceptable to meet the requirements of the existing and proposed dwellings and the scheme is considered to be acceptable and should be approved.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following reasons.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2.	The development hereby permitted shall be carried out in accordance with drawings daylight and skylight analysis 2766 (03) E01, geo environmental assessment, design and access statement, car park study, arboricultural report received by the Local Planning Authority 7 September 2022 and proposed block plan 2766 (08) E01 Rev A, proposed site plan 2766 (08) E02 Rev C, proposed plans, elevation and floor plans 2766 (08) E03 Rev C and proposed elevation 2766 (08) E04 Rev A received 25 November 2022. Reason: For the avoidance of doubt.
3.	No above ground works shall commence until samples of external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details. Reason: and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).
4.	No above ground works shall take place until a landscaping scheme showing a minimum 10% biodiversity net gain has been

	<p>submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> a. numbers, types, sizes and positions of proposed trees and shrubs; b. details of boundary treatments; c. planting, seeding/turfing of other soft landscape areas and d. timetable for implementation. <p>The approved scheme shall be carried out strictly in accordance with the approved details and shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p>Reason: No such details were submitted with the application, to ensure the development presents a satisfactory standard of external appearance to the area, to ensure a sufficient standard of neighbour amenity and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 the Broxtowe Aligned Core Strategy (2014).</p>
<p>5.</p>	<p>No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or Bank Holidays.</p> <p>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
<p>6.</p>	<p>No development within the full planning permission phase hereby approved shall take place until a Construction/Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:</p> <ul style="list-style-type: none"> a) The means of access for construction traffic; b) Parking provision for site operatives and visitors; c) The loading and unloading of plant and materials; d) The storage of plant and materials used in construction/demolition of the development;

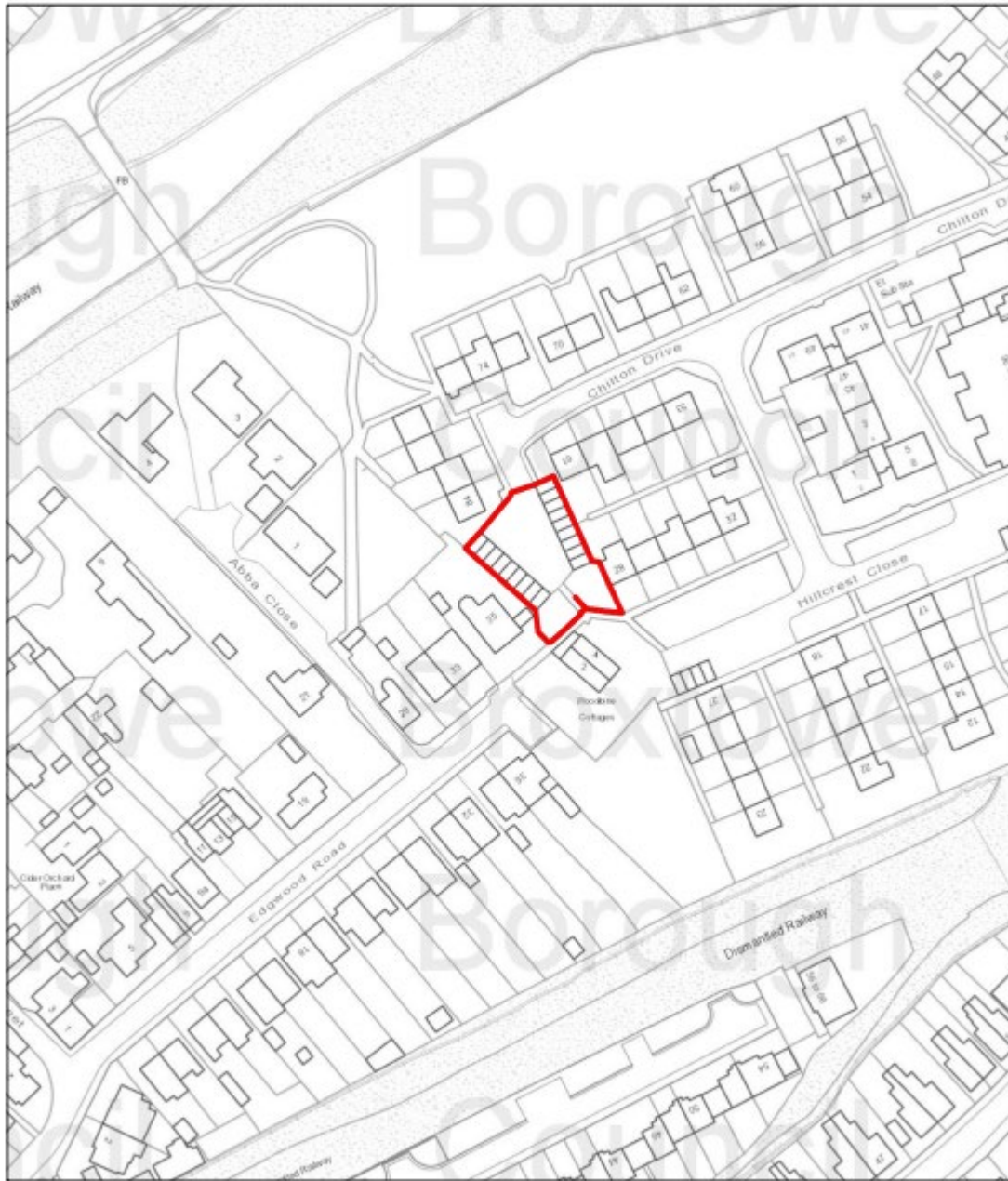
	<p>e) A scheme for the recycling/disposal of waste resulting from construction/demolition works;</p> <p>f) Details of dust and noise suppression to be used during the construction phase and;</p> <p>g) A report identifying any asbestos and documenting its safe removal</p> <p>The approved statement shall be adhered to throughout the construction period.</p> <p>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
7.	<p>No part of the development hereby permitted shall be brought into use until the parking bays/ areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 2766(08) E02 Rev C. The parking bays/ areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of vehicles.</p> <p>Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
8.	<p>Occupation of the hereby approved dwellings shall not take place until the site access has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the access to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p> <p>Reason: In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</p>
9.	<p>No air source heat pump shall be installed unless a noise assessment for the air source heat pumps has been submitted to and agreed in writing with the Local Planning Authority.</p> <p>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local</p>

	Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority
3.	As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
4.	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.
5.	Developer to purchase the first time provision of bins. Notice served in due course. Developer to purchase the first time provision of bins. Notice served in due course. 1. Developer to purchase the first time provision of bins. Notice served in due course. 2. Each property would be allocated the following: 1 x 240 litre bin for residual waste 1 x 240 litre bin for recycling waste

	<p>1 x 37 litre bag for glass</p> <p>3. Bins need to be presented at the edge of adopted highway for emptying. The operatives or vehicle will not enter the private road to collect and return the bins from the properties</p> <p>4. The size of a 240 litre bins is 1074mm (h) x 580mm (w) x 734mm (d)</p>
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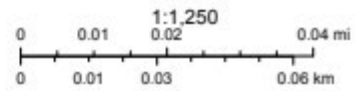
Site Location Plan

22/00721/REG - Garages at Chilton Drive



12/15/2022, 12:02:26 PM

 Site



Photographs



Looking north towards 84 Chilton Drive



Looking north east towards 61 Chilton Drive



Looking south towards 4 Woodbine Cottages and pathway



84 Chilton Drive and parking



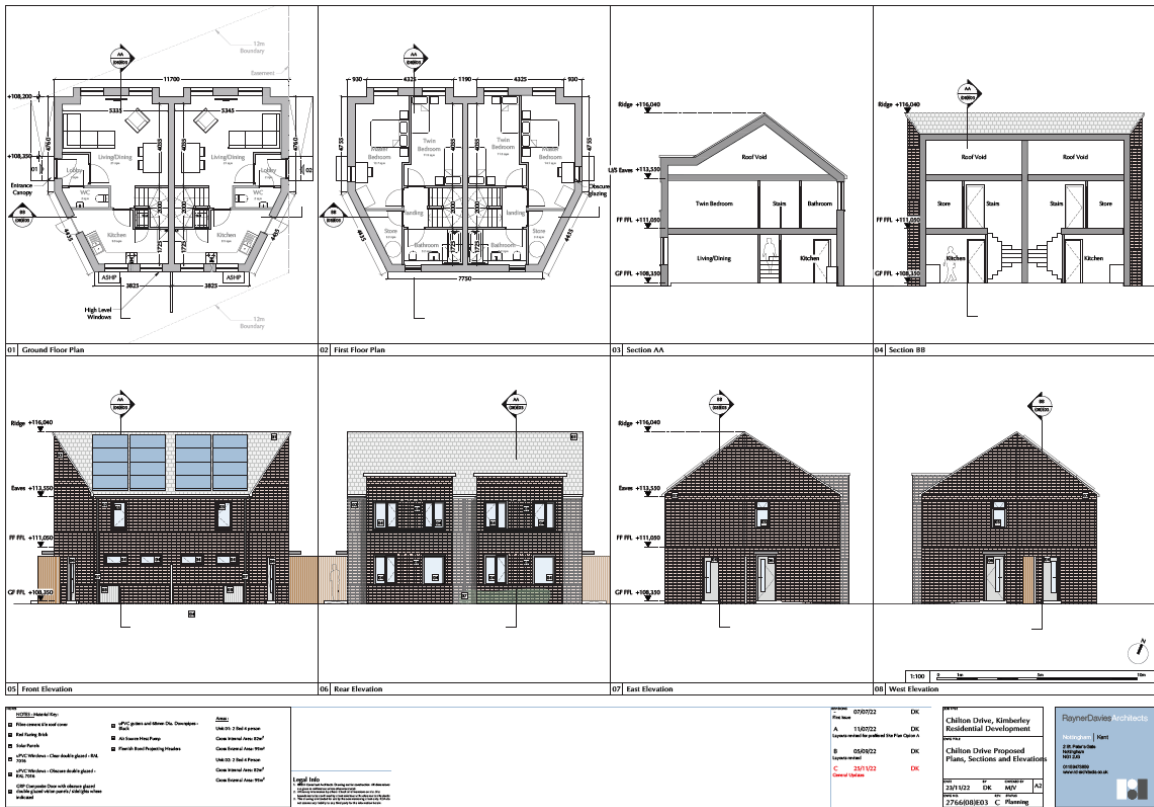
Principal elevation of 84 Chilton Drive



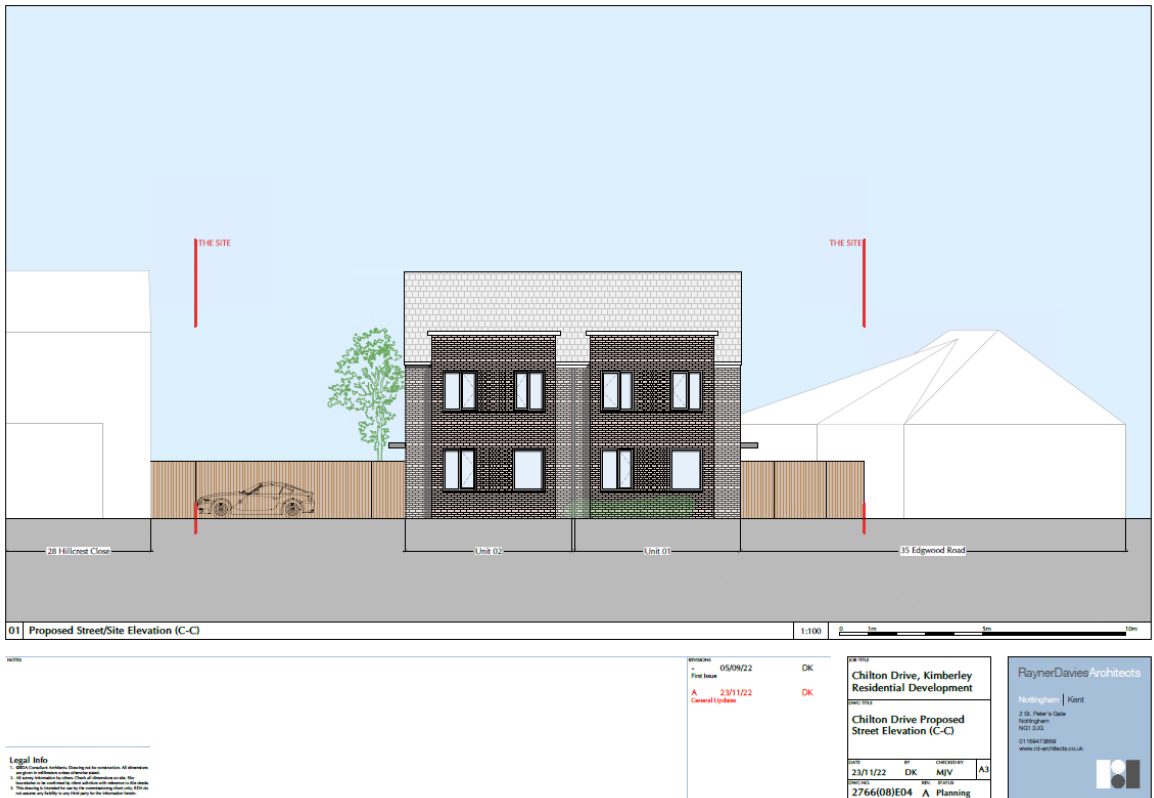
Looking south west towards 35 Edgwood Road and the works undertaken at this dwelling



Looking east from within 35 Edgwood Road towards the site



Proposed elevations and floor plans



Proposed street scene elevations

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Report of the Chief Executive

APPLICATION NUMBER:	22/00707/FUL
LOCATION:	12 Chapel Street, Kimberley, Nottinghamshire, NG16 2NP
PROPOSAL:	Construct single storey front extension

1. Purpose of Report

Councillor M J Crow has requested this application be determined by Committee.

2. Recommendation

The Committee is asked to resolve that planning permission be granted for the reasons set out in the appendix.

3. Details

3.1 The application seeks full planning permission for the erection of a single storey lean to extension onto the principle elevation of the property.

3.2 The application site consists of a two storey end terraced brick built property located within a built up residential area. The house is linked to the neighbouring property number 14 by way of a party wall. There is a small enclosed grassed garden to the front of the property and a small courtyard garden to the rear.

3.3 The site is located within the Kimberley Conservation Area. The main issues relate to whether or not the design and appearance of the proposal are acceptable with regards the impact on the existing house and neighbouring properties, to preserving and enhancing the character of the Conservation Area and impact on neighbour amenity. The principle of this proposal is therefore acceptable

3.4 The benefits of the proposal are that it would be an enlargement to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. The proposal will have no negative impact on the characteristics of the Conservation area and is considered to preserve and enhance the visual amenity of the area. There are considered no negative impacts therefore the proposal is acceptable.

4. Financial Implications

4.1 The comments from the Head of Finance were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

APPENDIX

7. Details of the Application

- 7.1 The application seeks full planning permission for the erection of a single storey lean to extension onto the principle elevation of the property. The proposed extension will measure 1.5m by 3.88m with a mono pitched ridge height of 3.28m and will be finished in matching materials to the existing house.
- 7.2 The proposed front extension is to be a replacement for an existing extension of similar design and would extend the property by a further 1.5m. The proposed extension will have a mono-pitched roof with a maximum height to match that of the existing extension with two roof lights fixed within the roof. The eaves height on the proposal will match that of the existing extension. There will be a single door and single window on the south west elevation of the extension the same size as those existing.

8. Site and Surroundings

The application site consists of a two storey end terraced brick built property located within Kimberley Conservation Area. The house is linked to the neighbouring property number 14 by way of a party wall. There is a small enclosed grassed garden to the front of the property and a small courtyard garden to the rear.

In regards to neighbouring properties the site is located in a built up residential area of Kimberley with an adjoining neighbour to the north west (14 Chapel Street) and also an immediate neighbour to the south east (10 Chapel Street) albeit stepped south closer to the road. 2 Railway Cottages is located to the north linked by the rear gardens.

9. Relevant Planning History

85/00557/FUL Construction of a two storey rear extension

10. Relevant Policies and Guidance**10.1 Broxtowe Aligned Core Strategy 2014**

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

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

10.2 Part 2 Local Plan 2019:

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

Policy 17: Place-making, design and amenity
Policy 23: Proposals affecting designated and non-designated heritage assets

10.3 National Planning Policy Framework (NPPF) 2021:

Section 2: Achieving Sustainable Development.

Section 4: Decision-making.

Section 12: Achieving well-designed places.

Section 16: Conserving and enhancing the historic environment

10.4 Consultations

10.4.1 Council's Conservation Officer: I do not object to this proposal. I have reviewed the further objection but I do not consider this to be sufficient grounds to warrant a refusal. The terraced properties are characterised by single storey lean to's in this location; the roof pitch will not be altered substantially and the massing of the building will not be unduly harmed. It is the last property in a row of terraces before it ends with a flanking masonry wall. If this was proposed on a terraced property in the middle of the row, it would be considered in a different light, because the massing of the properties would be unduly impacted upon. But as the end property it will not serve to disrupt the balance or rhythm of these houses. It is a modestly scaled extension and the rooflights are aligned with the apertures below.

10.4.2 Councillor Comments: Councillor Robinson has raised the concerns of the objectors with the planning officer.

10.5 Neighbours

Two neighbours were consulted on the application with objections being received from two neighbours and one third party objection being received raising the following points:

- a) Impact on the character of the property and the Conservation Area
- b) Appearance in respect of neighbouring properties
- c) Alterations to a property in the Conservation area
- d) Reduction in available garden area
- e) Inaccuracies in the Heritage Statement
- f) Inappropriate design.

10.6 Assessment

The main issues relate to whether or not the design and appearance of the proposal are visually acceptable within its impact on the Conservation area and impact on neighbour amenity.

10.6 Principle

The principle of a single storey front extension to an existing dwelling to replace an existing extension within a residential area in this location, is deemed acceptable in regard to the existing character of the dwelling and the surrounding area with having no detrimental effect on the integrity of the Conservation area.

The statutory duty of sections 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special

regard to the desirability of preserving or enhancing the character or appearance of that area.

10.7 Design and Heritage

10.7.1 Policy 10 states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development. Policy 11 of the Aligned Core Strategy states that development will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their assets and significance.

10.7.2 Policy 17 of the Part 2 Local Plan 2019 states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene. Policy 23 of the Part 2 Local Plan 2019 states that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance.

10.7.3 The proposed front extension will be an enlargement of an existing lean to extension pulling the front elevation of the extension south west towards the public road by 1.5m giving a total depth of the extension to be 2.6m while keeping the width of the extension to be the full width of the site and so increasing the existing footprint from 4.2m² up to 10.1m². The proposed eaves and ridge height of the extension will match that of the existing extension with an overall ridge height of 3.2m.

10.7.4 The replacement extension will be of similar design and appearance to the existing and will just increase the overall depth. The three properties within this stretch of the terrace all have matching front extensions linked to each other. This proposal will break the visual appearance of the principal fenestration of the buildings, however given that this property is the last within the terrace and the design of the extension remains consistent with the existing dwelling, along with the proposed materials matching the existing property, the enlarged extension is considered not to have any detrimental visual effect on the property or the surrounding area.

10.7.5 Information submitted on the application form indicates that the finish materials of the proposed extension will match that of the existing house with bricks used in the construction of the walls and tiles to be used on the roof. The windows and doors were submitted to be constructed of uPVC. Following discussions with the agent it was considered that given the location within the Conservation area, then Timber would be a more suitable material with the window being white and the door being red style in a similar appearance and design to those existing. Therefore, it is considered that the proposed finish materials to be used in the development are considered acceptable in respect to their appearance within the local streetscape.

10.7.6 It is considered that the proposed extension will make a minimal visual impact on the street scene given the overall increase in the scale and massing of the existing extension and its location immediately adjacent to the public road. However, given the setback from the public road and the matching materials and height to the existing, the extension will read as a subsidiary addition to the property and

acceptable in terms of its impact on the street scene and compatible with the local vernacular providing no detrimental impact on the Conservation Area.

11. Amenity

Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers.

Policy 17 of the Part 2 Local Plan 2019 states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

The proposal is a larger replacement for an existing lean to extension and set to the principle elevation. Given this is a replacement extension and its location within the site along with the relationship with the neighbouring properties it is considered that there will be no negative impact on neighbour amenity even with the increase in the footprint of the floor area.

Given the proposed extensions location on the existing property as a larger replacement for an existing extension and its relationship with the neighbouring houses it is considered that there will be no additional loss of sunlight/daylight to the surrounding neighbouring amenity spaces.

12. Access

The site currently has only on road parking. Given the extension is a larger replacement for an existing front extension and there will be no proposed intensification of the property it is considered there will be no additional impact on road safety.

13. Planning Balance

The benefits of the proposal are that it would be a replacement extension to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity, have no negative impact on the characteristics of the Kimberley Conservation area and would be in accordance with the policies contained within the development plans.

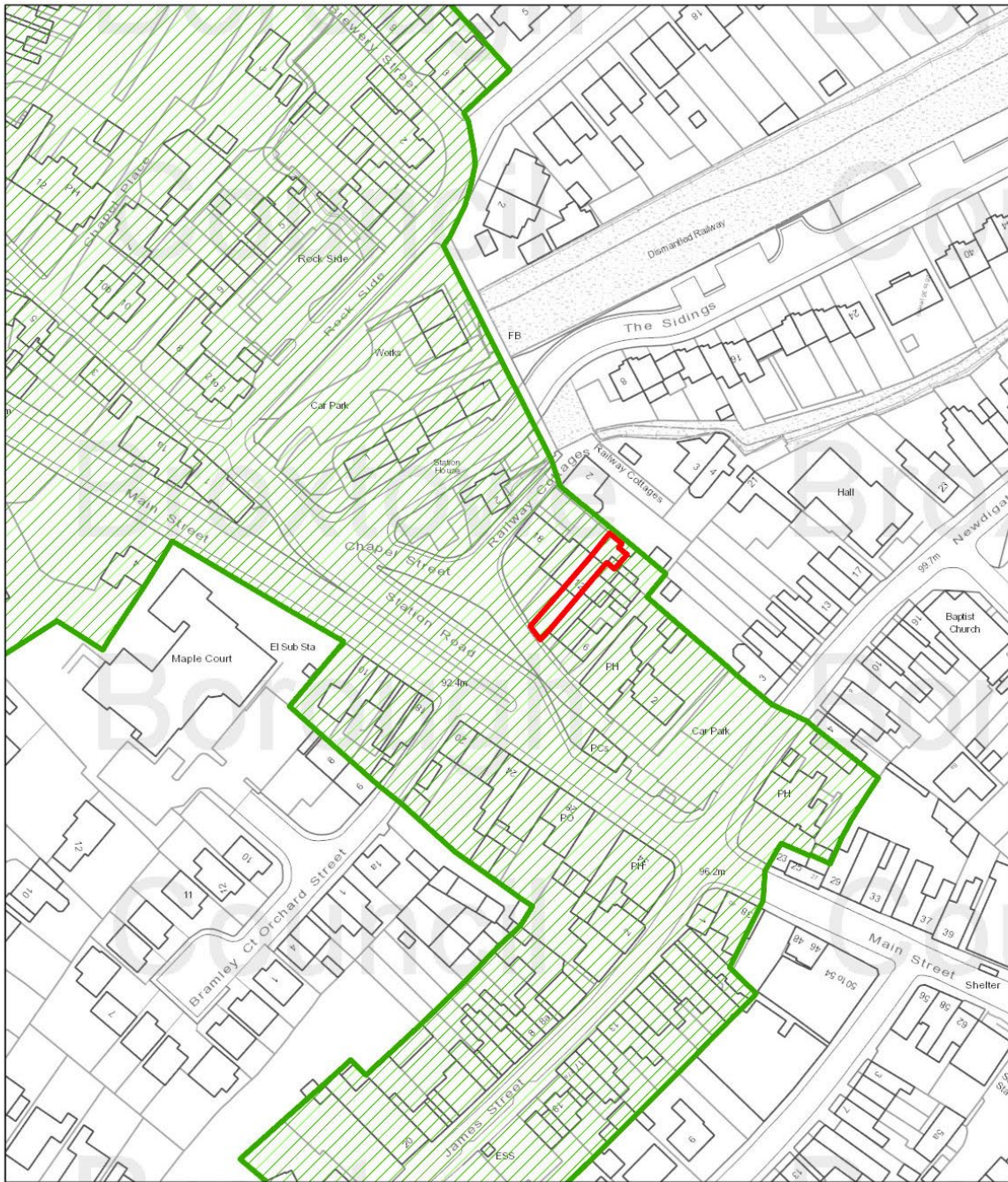
There are considered no negative impacts, therefore the proposal is acceptable.

14. Conclusion

Recommend that planning permission for the development is granted.

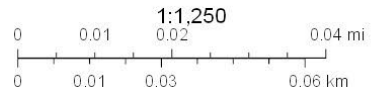
Recommendation	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the Site Location Plan, Proposed General Plan (Drawing Number: 22-2470) received by the Local Planning Authority on 3 October 2022</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The single storey front extension shall be constructed using materials to match the existing house and as specified in the application form received by the Local Planning Authority on 3 October 2022 and the email correspondence received from the agent on the 12 October 2022, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
NOTES TO APPLICANT	
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>

12 Chapel Street, Kimberley, NG16 2NP



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-  Conservation Area
-  Site



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Photographs



Photograph showing the principle (south west) elevation and the existing extension

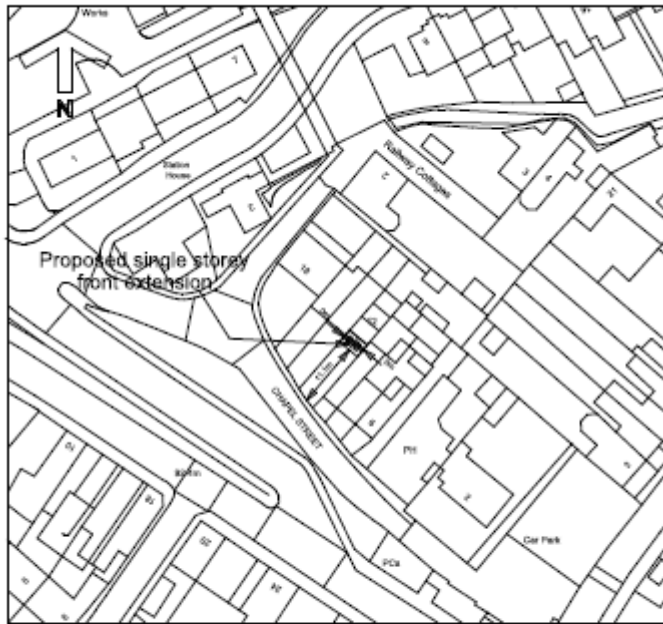


Photograph showing the principle (south west) elevation and the existing extension

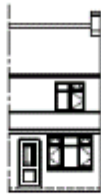


Photograph showing the site notice in situ

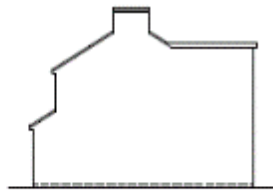
Plans (not to scale)



1/500 BLOCK PLAN



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



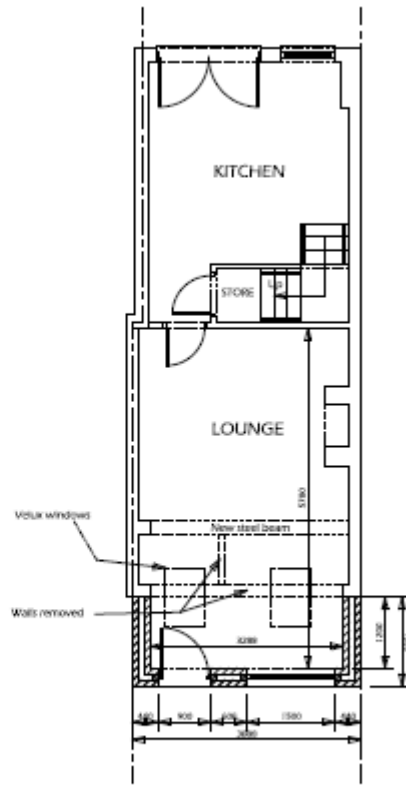
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

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Report of the Chief Executive

APPLICATION NUMBER:	22/00442/FUL
LOCATION:	194, 196 and 198 Station Road Beeston NG9 2AY
PROPOSAL:	Retain change of use from four separate dwellinghouses (C3) (two flats at 194, numbers 196 and 198) to a residential institution (C2)

1. Purpose of the Report

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

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the conditions outlined in the appendix.

3. Executive Summary

3.1 The application seeks planning permission to retain the change of use of numbers 194, 196 and 198 Station Road to a residential care home.

3.2 The site currently comprises of three semi-detached two storey dwellings, one of them being converted into two flats (no.194 Station Road).

3.3 The main issues relate to whether the principle of the change of use would be acceptable and whether there will be an unacceptable impact on neighbour amenity.

3.4 The benefits of the proposal are the retention of the building as a residential use, and the provision of targeted accommodation to the benefit of the existing care home residents and compliance with policies contained within the development plan. There would be the potential for an impact on neighbour amenity but this is outweighed by the benefits of the scheme.

3.5 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

4. Financial Implications

4.1 There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5 Legal Implications

5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers

7.1 None submitted

APPENDIX

8. Details of the Application

- 8.1 The application seeks to change the use of nos.194 (two flats), 196 and 198 Station Road from residential (Class C3) to a 12 bedrooms residential care home (Class C2). The type of care will be the provision of care for younger adults with mental health conditions and learning difficulties with regular staff working at the property providing 24-hour cover, 365 days per year.
- 8.2 194 Station Road would be used a semi-independent living units for the use of residents of the care home, in an assisted living environment, in the form of two apartments, to be operated in associated with the use of 196 and 198 Station Road.
- 8.3 During the determination of the application, the site plan was amended to include 194 Station Road within the application site.

9. Site and surroundings

- 9.1 196 and 198 Station Road are a pair of two storey semi-detached properties with a small front paved area enclosed by a low wall. 194 Station Road has an open frontage. Access to the rear is via a path to the south east side of the property and through a side gate located between 196 and 194 Station Road.
- 9.2 To the north of the application site, adjoining 194 Station Road, are Flats 1 and 2 192 Station Road, a two storey property.
- 9.3 To the south east is located an apartment block, currently under construction.
- 9.4 Directly behind the site, to the south west are located nos. 4 and 6 Waverley Avenue, detached two storey dwellings.
- 9.5 Opposite the site, at the junction of Station Road and Queens Road, there are advertisement hoardings enclosing a single storey building/garage behind.
- 9.6 There are a mix of uses in the surrounding area, including retail units facing Queens Road and residential uses; further north west along Station Road there is a restaurant, a take away and other commercial uses.

10. Relevant Planning History

- 10.1 Planning permission was granted in 2001 (01/00593/FUL) for a change of use from tattoo shop to residential at 196 Station Road.
- 10.2 Planning permission was granted in 2018 (18/00467/FUL) to construct a single storey rear extension at ground floor flat 194 Station Road.

11. Relevant Policies and Guidance**11.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

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

11.2 Part 2 Local Plan 2019:

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

- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, design and amenity

11.3 National Planning Policy Framework (NPPF) 2021:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 8 – Promoting healthy and safe communities
- Section 12 – Achieving well-designed places

12. Consultations

12.1 **Council’s Private Housing Officer:**

Advises that there is no difference between the existing and proposed plans. As a HMO, this property will require a mandatory HMO. Requests to provide a copy of Broxtowe HMO property Standards to the owner. Clarification required in regard to:

- Room sizes in m²
- FD30 fire doors labels
- Heat detector/ fire alarm locations labels
- 1st floor rear en-suites have no doors labelled
- Kitchen amenities
- Confirmation that the only access between 196 and 198 is via an open entranceway at ground floor level between the kitchen and dining rooms.

12.2 **Council’s Environmental Health Officer:**

Recommends a Note to Applicant to advise that noise separation measures between non-related units should be installed. Advises that Anti-social behaviour can only be managed by the site’s operator, it could also be addressed by EH’s ASB Team and appropriate multi agency panels if the issue is referred. Would suggest that the change of use should not be applied to no.194 as it is a semi-detached dwelling and to reduce the potential of operational noise affecting the occupiers at no.192 Station Road, however, operational noise may still impact other neighbouring residents.

12.3 Four properties either adjoining or opposite the site were consulted. Two objections were received, on the following grounds:

- Concerns regarding amenity of neighbouring residents in respect of parking
- anti-social behaviour, noise issues at any time

- Whilst acknowledging the important work the facility is doing, it is important to ensure that this does not have a detrimental impact on neighbouring properties
- Suggest the implementation of measures to avoid detrimental impact on neighbours' amenity.

12.4 The site location plan has been amended to include 194 Station Road, a re-consultation has taken place with no further objections.

13. Assessment

13.1 The main issues for consideration are the principle of the change of use and whether the proposal would have an impact on neighbour amenity.

13.2 Principle

13.2.1 The proposed use of the buildings is considered to retain the residential nature of a dwelling and as such, subject to matters outlined below, is considered to be acceptable in principle.

13.3 Amenity

13.3.1 Policy 17 of the Part 2 Local Plan states that permission will be granted for development which integrates into its surroundings, provides convenient access and ensures a satisfactory degree of amenity for occupiers of new development and neighbouring properties.

13.3.2 The application does not propose any external changes to the dwellings but to change the use from C3 to C2, therefore there would not be any issue with loss of light or overlooking.

13.3.3 It is clear from the representations received there are significant concerns regarding the potential loss of amenity, noise and parking issues.

13.3.4 Concerns have been raised about noise and disturbance to the neighbours. Although the site has capacity for a maximum of 12 users, the site is comprised of three properties; one of them has been converted into two flats. Nos. 196 and 198 have capacity for four occupants each and staff members on a 24-hour rota. 192 Station Road flats have capacity for two occupants each. All dwellings have the appearance of a traditional house with enclosed rear garden.

13.3.5 In regard to the use, the nature of the use as a residential care home for up to 4 persons per house (196 and 198 Station Road) and up to 2 persons per flat (194 Station Road), would not significantly differ compared to the use of a dwelling house, where it may be expected for a family including people of this age to reside, and as such it is considered, subject to the provision of a management plan condition, that there would not be any significant impact in terms of increase of noise and disturbance for the occupiers of neighbouring dwellings sufficient to warrant a refusal.

13.4 Access

13.4.1 The dwellings do not offer off road parking. However, none of the residents have access to a vehicle. The change of use from dwellings to a care home would not generate any additional demand for on street parking over and above the current use. It is also noted that as the site is located on a well-served public transport route, staff and visitors have the option to use this sustainable means of transport rather than private vehicles. As such, it is considered that the proposed use would not result in a significant detriment to highway safety or result in inconvenience to local residents in terms of parking.

13.5 Other Matters

13.5.1 The issue of the current use and applying retrospectively has been raised by an objector. It should be noted the Local Planning Authority cannot penalise applicants/agent for applying retrospectively. Furthermore, the owner of the premises was under the impression that the current use of the dwellings would fall under Class C3b (no more than six residents living together as a single household where care is provided for residents) which would not require formal planning permission, therefore being permitted development.

14. Planning Balance

14.1 The benefits of the proposal are that it would regularise a change that requires planning permission, the care home would enable more targeted service provision to the benefit of the users of the facility to the benefit of the wider community, and would enable the retention of a residential use, which could be converted back to a dwelling should there be a demand in the future, without recourse to major alterations.

14.2 The negative impact is the noise issues arising from the use, however, subject to the implementation of noise mitigation measures within the Management Plan (which will be conditioned), it is not considered sufficient to outweigh the positives.

14.3 On balance, it is considered that, for the reasons above, the negative impact would not outweigh the benefits of the proposed development and that planning permission should be granted.

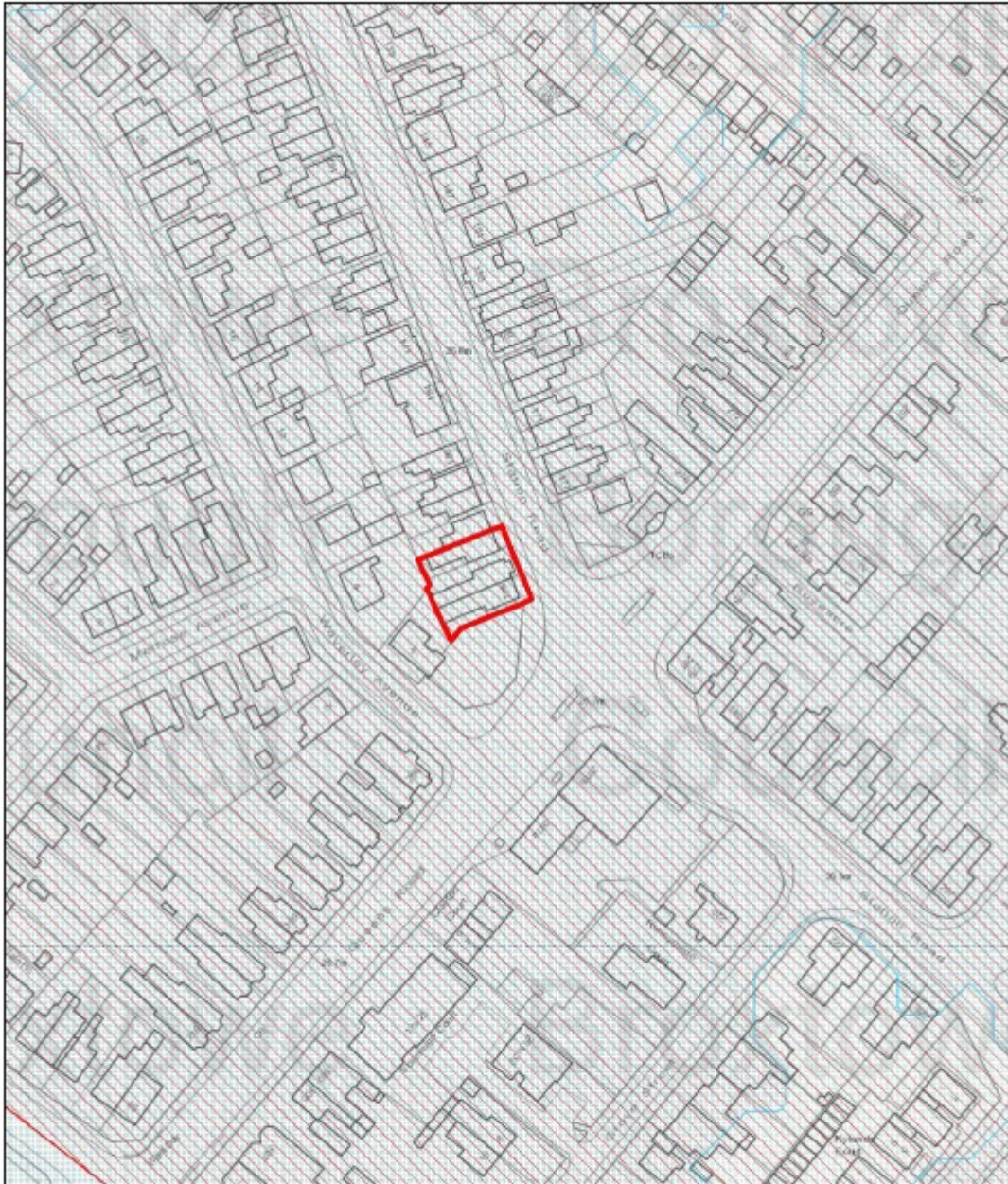
15. Conclusion

15.1 Grant planning permission subject to conditions. The proposal is in accordance with the aims of Policies A, 2, 8 and 10 of the Broxtowe Aligned Core Strategy (2014) and Policies 15 and 17 of the Broxtowe Part 2 Local Plan (2019).





<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be retained in accordance with drawing 3588/01B received by the Local Planning Authority on 17 November 2022.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
2.	<p>Within 6 months of this decision, a Resident Management Plan (RMP) shall be submitted to and approved in writing by the Local Planning Authority. The use hereby approved shall thereafter be carried out in accordance with the approved RMP, for the lifetime of the use. For the avoidance of doubt, the RMP shall include the following:</p> <ul style="list-style-type: none"> i) Details of on-site staffing, including a dedicated property manager during normal office hours supported by designated wardens who will stay at the premises and will deal with any emergencies or incidents outside office hours including night time supervision; ii) Details of how the property manager and wardens will liaise with local residents (primarily but not exclusively in Station Road, and Waverley Avenue) throughout the year and how residents can make contact in the event of any disturbance, emergencies or any other management issues; iii) The proposed management of servicing and deliveries; iv) Details of noise management including measures to ensure that noise disturbance to neighbouring residential properties is minimised. <p><i>Reason: To protect the amenities of neighbouring residents and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i></p>
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The applicant should ensure that sound insulation to limit the transmission of noise between properties is installed and achieves the minimum requirements as contained in the current version of British Standard Approved Document E.

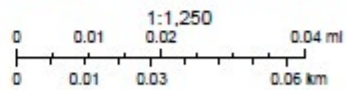
Site Map

22/00442/FUL 194, 196 and 198 Station Road, Beeston NG9 2AY



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-  Article 4 Direction
-  Site
-  Flood Zone 2
-  Flood Zone 3



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Photographs



Front elevations



194 Station Road rear/side elevations



Relationship between 194 and 196



196 rear/side elevations

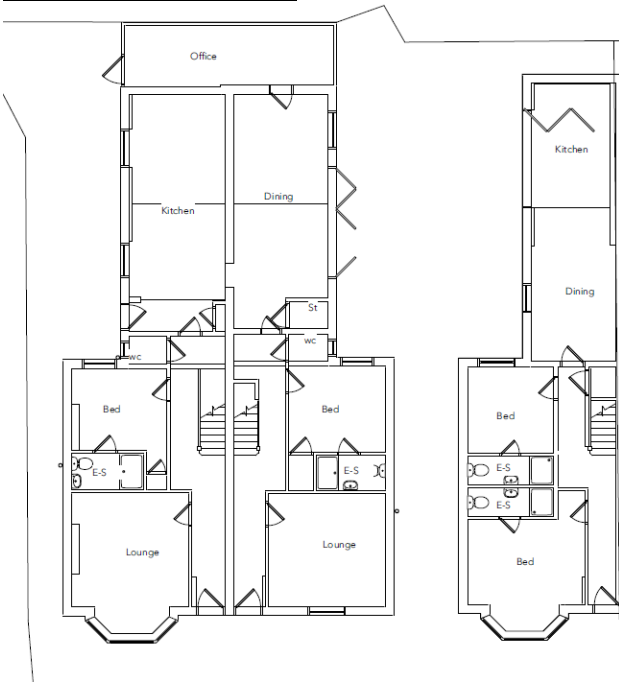


Relationship with no.6 Waverley Av.



Relationship with no.4 Waverley Av.

Plans (not to scale)



Proposed and existing ground floor layout



Proposed and existing first floor layout



Block Plan

Report of the Chief Executive

APPLICATION NUMBER:	22/00758/FUL
LOCATION:	107 Babbington Lane, Kimberley, Nottinghamshire, NG16 2PT
PROPOSAL:	Construct two storey front and side extensions and balcony to rear.

1. Purpose of Report

Councillor P J Owen has requested this application be determined by Committee.

2. Recommendation

The Committee is asked to resolve that planning permission be refused for the reasons set out in the appendix.

3. Detail

3.1 The application seeks permission to construct two storey front and side extensions and a balcony to rear.

3.2 The dwelling is a detached house with a detached garage. The property is located in the green belt, in a group of houses separated from the main built up area of Swingate. A Right of Way provides walking access along the common boundary to the south west of this site, adjacent to the neighbouring field.

3.3 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 and parking.

3.4 The benefits of the proposal are that it would provide improved facilities for the occupiers. The negative impacts due to the cumulative nature of the proposal, are the inappropriateness of the development in the Green Belt, its impact upon the openness in this location and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.

4. Financial Implications

4.1 There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers

7.1 A Design and Access statement has been submitted.

APPENDIX

8. Details of the Application

- 8.1 The application seeks permission to construct two storey front and side extensions and a balcony to the rear. At the front the two storey extension would extend for a partial width of 4.1m in front of the existing entrance. It would form a double height porch, with the removal of a downstairs w/c and first floor bedroom and the installation of an L-shaped stairway. It would have a forward facing gable roof, at an overall height of 5.6m and have a glazed frontage. It would extend out from the existing front elevation by 1.5m.
- 8.2 The two storey side extension would be situated to the south west elevation, it would have a width of 6.1m and extend forward of the existing front elevation by 2m, and beyond the existing rear elevation. It would have a hip roof, at an eaves height of 5m and an overall height of 6.8m. To the front elevation, there would be a large amount of glazing, including on the gable end. The glazing would continue around onto the first floor side elevation, then there would be a smaller window on the first floor side. The rear elevation would also have a large area of glazing, including up to the gable end and there would be a balcony at first floor level. The balcony would extend out from the rear elevation by 2.1m and be supported by posts. Internally, on the ground floor there would be an open plan lounge and on the first floor there would be a two bedrooms with a shared en-suite.
- 8.3 The property would increase from 4 to 5 bedrooms.

9. Site and surroundings

- 9.1 The application property is a detached house, with a detached garage. To the front of the dwelling there is off-road parking with space for approximately 7 vehicles. Beyond the site access, Babbington Lane continues as an unadopted road. The site is relatively flat.
- 9.2 The property is located in the green belt, in a group of houses separated from the main built up area of Swingate. There is a mixture of housing on relatively generous plots to the north and north east, with the site dwelling at the end of this group, to the west, and situated further back than the neighbouring dwelling and is enclosed by fields to the south and west. A Right of Way provides walking access along the south west common boundary of this property and there is a hedgerow/ trees to the west, screening the agricultural fields.
- 9.3 No. 105, to the north, is situated forward of the north-east of the dwelling. It is a chalet bungalow and along with no. 103, to the east of 105, is situated on a slightly smaller plot. It has windows facing the rear and side (west), towards the site's driveway.

10. Relevant Planning History

- 10.1 There have been previous planning applications at this property with the associated works carried out, as follows:
- 10.2 88/00483/FUL – construct two storey extension

10.3 91/00622/FUL – convert integral garage to study

11. Relevant Policies and Guidance

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

- 11.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.
- 11.1.2 Policy A: Presumption in Favour of Sustainable Development
- 11.1.3 Policy 2: The Spatial Strategy
- 11.1.4 Policy 3: The Green Belt
- 11.1.5 Policy 10: Design and Enhancing Local Identity

11.2 Part 2 Local Plan 2019

- 11.2.6 The Council adopted the Part 2 Local Plan on 16 October 2019.
- 11.2.1 Policy 8: Development in the Green Belt
- 11.2.2 Policy 17: Place-making, design and amenity

11.3 National Planning Policy Framework (NPPF) 2021:

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

11.4 **Consultations**

- 11.4.1 Councillors and Town Council:
- 11.4.2 Councillor R S Robinson - no comment received.
- 11.4.3 Councillor M Crow - no comment received.
- 11.4.4 Councillor S Easom - no comment received.
- 11.4.5 Kimberley Town Council - no comment received.

12. Consultees

12.1 **The Coal Authority** - As this application is for householder development, I can confirm that we do not require the submission of a Coal Mining Risk Assessment (CMRA) and consultation with us is not required in this case. Request that you attach our Informative Notice to the Decision Notice if planning permission is granted.

12.2 **Rights of Way Officer (Via East Midlands Ltd on behalf of Nottinghamshire County Council)** - Kimberley Footpath 3 runs along the south western boundary of the application site. A definitive plan showing the legally recorded route of the right of way can be obtained from Nottinghamshire County Council (countryside.access@nottscc.gov.uk). Kimberley Footpath 3 appears to be unaffected by the proposal. As such, the Rights of Way team has no objections. Please include NTA's.

12.3 One response has been received to the neighbour consultation/ site notice, with no objections raised.

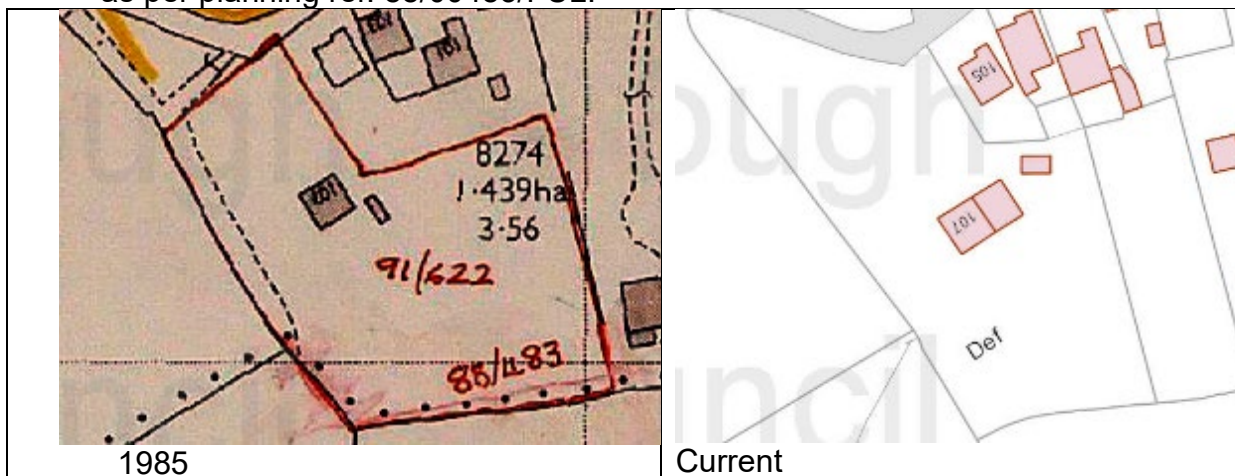
13. Assessment

13.1 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 and parking.

13.2 Principal of development and Green Belt

13.2.1 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. Para 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.

13.2.2 As shown below, the site dwelling has undergone a substantial increase in size, as per planning ref. 88/00483/FUL:



13.2.3 Plans are not available online for 88/00483/FUL or 91/00622/FUL, though the previous proposal provided for a two storey extension and from the images of the dwelling above it is difficult to envisage the original dwelling. Even so if we disregard this previous extension just for the current calculations, the volume of the existing dwelling, is approximately 463.04 cubic metres. The proposed extensions would have a volume of 425.69 cubic metres. Therefore, $425.69 / 463.04 \times 100 = 91.93\%$ increase. Using the Broxtowe Maps measurement tool, the footprint of the original dwelling (as per 1985) measures approximately 61.4 square metres with the extended part on the current map measuring approximately 49.7 square metres, which calculates to an approximate increase of 80.1% on the original dwelling, before the proposed development is taken into account. As an estimate and taken in terms of volume increase the current dwelling is likely to have already had an 80.9% increase on its original form even before the proposed development is taken into account.

- 13.2.4 This volume increase therefore far exceeds the 30% allowance and represents, even without including the previous extensions, an almost doubling of the size of the property as it stands today. Therefore, it is considered the proposal will add to the cumulative impact, be inappropriate development, in accordance with Policy 8 and have a significant impact upon the openness and character of the Green Belt.
- 13.2.5 The applicant has asked that if they omit the proposed side extension and apply just for the front two storey porch extension could they do this within the 30% restriction of Policy 8. Whilst the previous extension was constructed before the current policy was adopted, Policy 8 states 'original building relates to a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally'. From the maps available above the proposal would have already exceeded its 30% allowance, therefore any proposed increase, no matter how small would exceed the 30% rule and as such still be considered contrary to Policy 8.
- 13.2.6 The applicant has stated that the proposal would represent an improvement over development that they could carry out under permitted development, but Policy 8 relates to development that would require planning permission and does not, therefore, impact the applicant's ability to implement permitted development rights.

13.3 Design and Appearance

- 13.3.4 The proposal is considered to be of an appropriate scale in relation to the dwelling, as the front extension to the entrance area, whilst two storey in height, would represent a modestly sized extension compared to the size of the main dwelling, and in design terms it is considered that it would provide a visual improvement and showpiece entrance to the frontage. The two storey side extension, whilst relatively larger than the existing dwelling would, along with the proposed frontage provide a modern element to this dwelling and create improved living space throughout. The balcony would provide views onto the neighbouring fields. Overall due to the dwellings situation, detached, at the end of a row and within a relatively large plot, set back from the public highway, it is considered that the proposal would not cause a terraced or cramped effect within the street scene, and it would be of an acceptable design and have no significant impact on the street scene.

13.4 Amenity

- 13.4.4 For the occupiers, it is considered that the development would provide generous room sizes with access to facilities on all floors, ground floor space to fulfil the needs for a lifetime home, and access to natural light and outlook for all habitable rooms. Whilst there would be an increase in the footprint of the dwelling, the garden is considered to be of a generous size and would retain a good level of outside amenity space and would therefore not represent an over-development of the site.

13.4.5 It is considered that the proposal would have no significant impact on surrounding neighbours, as the dwelling is within a relatively large plot with fields to the south and west, whilst no's 103 and 105 are situated forward of this dwelling on smaller plots, the proposed side extension would be to the south west elevation, away from these dwellings and the front porch would create a double height entrance area, meaning that the upper floor area would be set back from any front glazing.

13.5 Access

13.5.1 Whilst there would be some development to the front, this would be a relatively small footprint increase in relation to the existing drive, therefore current parking and access into the site would be unaffected by the development and as such it is considered that the development would not have a significant impact on highway safety or result in an increase demand for on street parking.

13.5.2 The proposed side extension would be constructed to the south west elevation. An existing Right of Way runs along this common boundary, but as the proposed extension would be situated some distance from this Right of Way, it is considered that the development would have no significant impact on the Right of Way. The Right of Way Officer has provided no objections, but commented that a note to applicant should be included in the decision notice should planning permission be granted.

13.6 Ground conditions

13.6.1 The Coal Authority have requested that a note to applicant is attached should planning permission be granted.

13.7 Planning Balance

13.7.1 The benefits of the proposal are that it would provide improved facilities for the occupiers.

13.7.2 The negative impacts due to the cumulative nature of the proposal, are the inappropriateness of the development in the Green Belt, its impact upon the openness in this location and the applicant has not demonstrated very special circumstances which would allow for development over and above the allowed 30%.

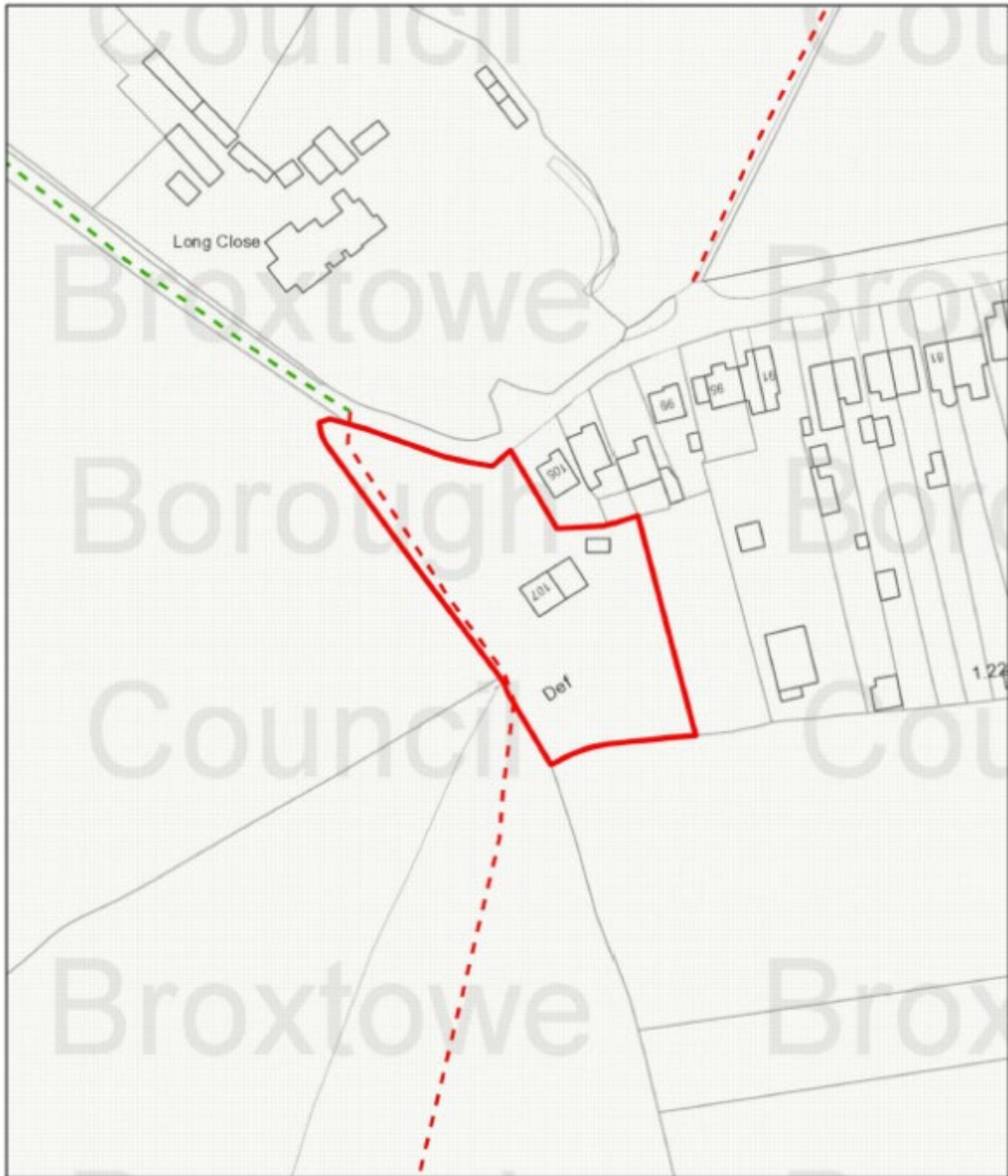
13.7.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

14. Conclusion

14.1 Recommend that planning permission for the development is refused.

Recommendation	
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 extensions represents 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.	Whilst it has not been possible to achieve a positive outcome due to the fundamental concern regarding impact on the Green Belt, the Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

107 Babbington Lane Kimberley Nottinghamshire NG16 2PT



12/13/2022, 9:05:42 AM



Site



Green Belt

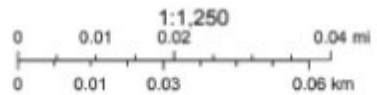
Public Rights of Way



Byway open to all traffic

--- Bridleway

--- Footpath



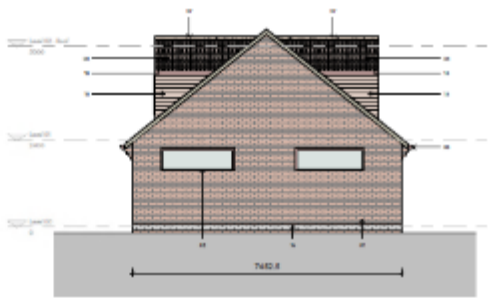
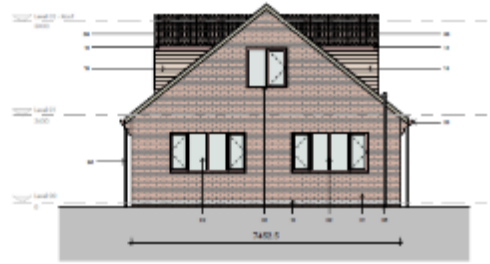
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Plans (not to scale)

Existing and Proposed block plans



Existing elevations



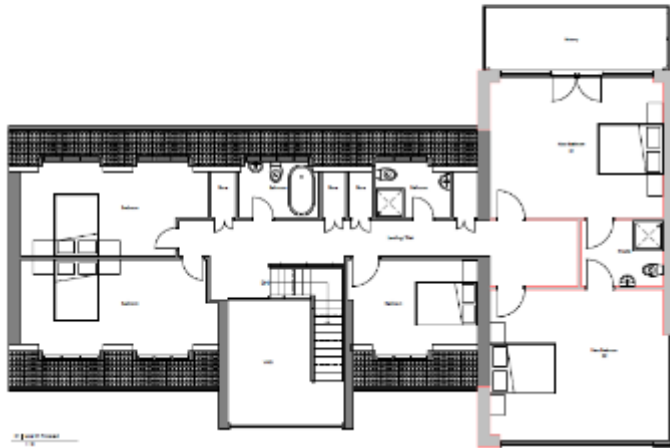
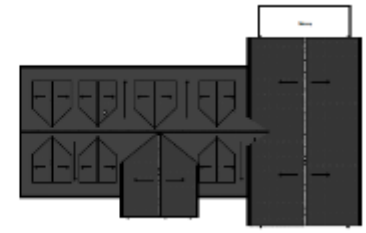
Proposed elevations



Existing floor and roof plan



Proposed floor plan



Report of the Chief Executive

APPLICATION NUMBER:	22/00649/FUL
LOCATION:	25 Mansfield Road, Nether Green, Eastwood, Nottinghamshire, NG16 3DW
PROPOSAL:	Construct two storey side extension

1. Purpose of the Report

The application is brought to the Committee at request of Councillor J P T Parker.

2. Recommendation

The Committee is asked to resolve that planning permission is refused subject to the reasons outlined in the appendix.

3. Detail

3.1 The application seeks planning permission for a two storey side extension to a domestic dwelling.

3.2 The dwelling is an end two storey property in a semi-rural location, within the Nottinghamshire Green Belt.

3.3 The recommendation has been put forward using the amended plans which reduced the volume of the extension to 41.6% from 44.3%.

3.4 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.

3.5 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 Green Belt and the scale and design of the proposed side extension on the character and appearance of the building and the area.

3.6 The Committee is asked to resolve that planning permission be refused for the reason set out in the appendix.

4. Financial Implications

4.1 There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers

7.1 None submitted.

APPENDIX

8. Details of the Application

- 8.1 The application has been amended twice during the determination of the application, each time reducing the volume of the extension. The recommendation has been put forward using the amended plans received 24 November 2022 that has a volume of 41.6%.
- 8.2 The two storey extension has been designed to be stepped in from the principal elevation but flush with the rear elevation, detailing to the eaves and ridge to match the host dwelling. The measurements of the two storey side extension are 4m wide 6m in length, 4.85 to the eaves (to match the existing eaves) and 7.4m to the ridge. The extension will create a kitchen to the ground floor and master bedroom to the first floor. It should be noted the existing single storey flat roof rear extension will be demolished, which is a later addition, to enable the volume to be added to the two storey side extension.
- 8.3 The application form states that the extension will be lime rendered to match the existing north and eastern elevations and the roofing is proposed to be concrete interlocking tiles to match the existing terrace dwelling.

9. Site and Surroundings

- 9.1 The application property is an end terrace dwelling with a brick finish to the principal elevation, render to the side and rear elevations and tiled roof. The property is located in a semi-rural location with neighbouring residential dwellings to the south, open fields to the west behind the property and agricultural and equestrian land to the north. The application site is within the Nottinghamshire Green Belt.

10. Relevant Planning History

- 10.1 There are no historic planning applications for the property. It is noted that a single storey rear extension appears to have been constructed around the 1980's.
- 10.2 An application was approved by the Planning Committee for a single storey side and rear extension to the end terrace, 20/00908/FUL refers. The approved single storey extensions increased the volume of the dwelling by 34.1%. This permission has not been implemented.

11. Relevant Policies and Guidance11.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy

- Policy 10: Design and Enhancing Local Identity

11.2 Part 2 Local Plan 2019:

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

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

11.3 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

12. Consultations

12.1 A total of 2 neighbours were consulted on all the amendments received and no objections have been received.

12.2 Councillors and Parish/Town Councils:

- Councillor J T P Parker – requested the application be determined by Planning Committee.
- Eastwood Town Council – No comments received

13. Assessment

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

14. Principal of development and Green Belt

14.1 The application site is washed over by Green Belt, and therefore the principal 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 Green Belt will be determined in accordance with the NPPF. Paragraph 145 of the NPPF states that Local Planning Authority should regard the construction of new building as inappropriate in Green Belt, although an exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 states that additions which results in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

14.2 As stated in the planning history the original dwelling has been extended to the rear and the proposal seeks to demolish this extension to add to the volume of the proposed two storey side extension. The volume of the original dwelling

has been calculated to be 367.09m squared, the extension to be demolished is 75.02m squared which takes the volume back to the original. The proposed two storey side extension has been calculated to be 152.71m squared which would be an increase of 41.60% of the original volume.

- 14.3 It should be noted the extant planning permission for a L shape wrap around extension could be implemented in line with 20/00908/FUL has a volume increase of 34.1%. The applicant does not wish to implement this permission but requires an additional first floor space as well as ground floor space.
- 14.4 The proposed two storey side extension will exceed the 30% volume increase which would 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 Green Belt.

15. Design and scale

- 15.1 Policy 10 (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development. Policy 17 (4a) states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.
- 15.2 The width of the proposed two storey side extension is just less than half the width of the existing frontage, is set back from the principal elevation by approximately 1.05m and reads as a later addition to the end terrace dwelling. The rear single storey extension does not make a positive contribution to the character and appearance of the area as it cannot be seen from the public realm and so the removal would be a visual improvement when viewed from within the site.
- 15.3 The proposed two storey side extension measures 4m wide, 6m in length and will create a large kitchen to the ground floor and master bedroom to the first floor. Consideration has been given to the pitch of the roof to match the existing roof pitch and the detailing around the eaves and ridge has been continued across into the proposed two storey side extension.

16. Amenity

- 16.1 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.
- 16.2 The position of the proposed two storey side extension will be to the north of the existing dwelling, away from the closest neighbouring property, No 23 Mansfield Road. It is considered the two storey side extension will not have any significant impact on the residential amenity of the adjoining dwelling.
- 16.3 It should be noted the existing single storey rear extension will be demolished to facilitate the volume of the two storey side extension, the demolition of the rear

extension will be an improvement to the adjoining neighbour amenity by removing a single storey extension built up to and onto the joint boundary.

17. Highway Safety

17.1 There is an existing vehicular access to the site and there are no proposed changes to this arrangement. There is adequate parking provision within the site for off road parking, a double garage and a parking space to the front of the garage doors.

18. Planning Balance

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

18.2 The negative impact is that the development would be inappropriate within the Green Belt and the applicant has not demonstrated very special circumstances which would allow for development over and above the allowed 30% and that the proposed two storey side extension represents an overly prominent addition that would be out of keeping with the character of the surrounding area.

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

19. Conclusion

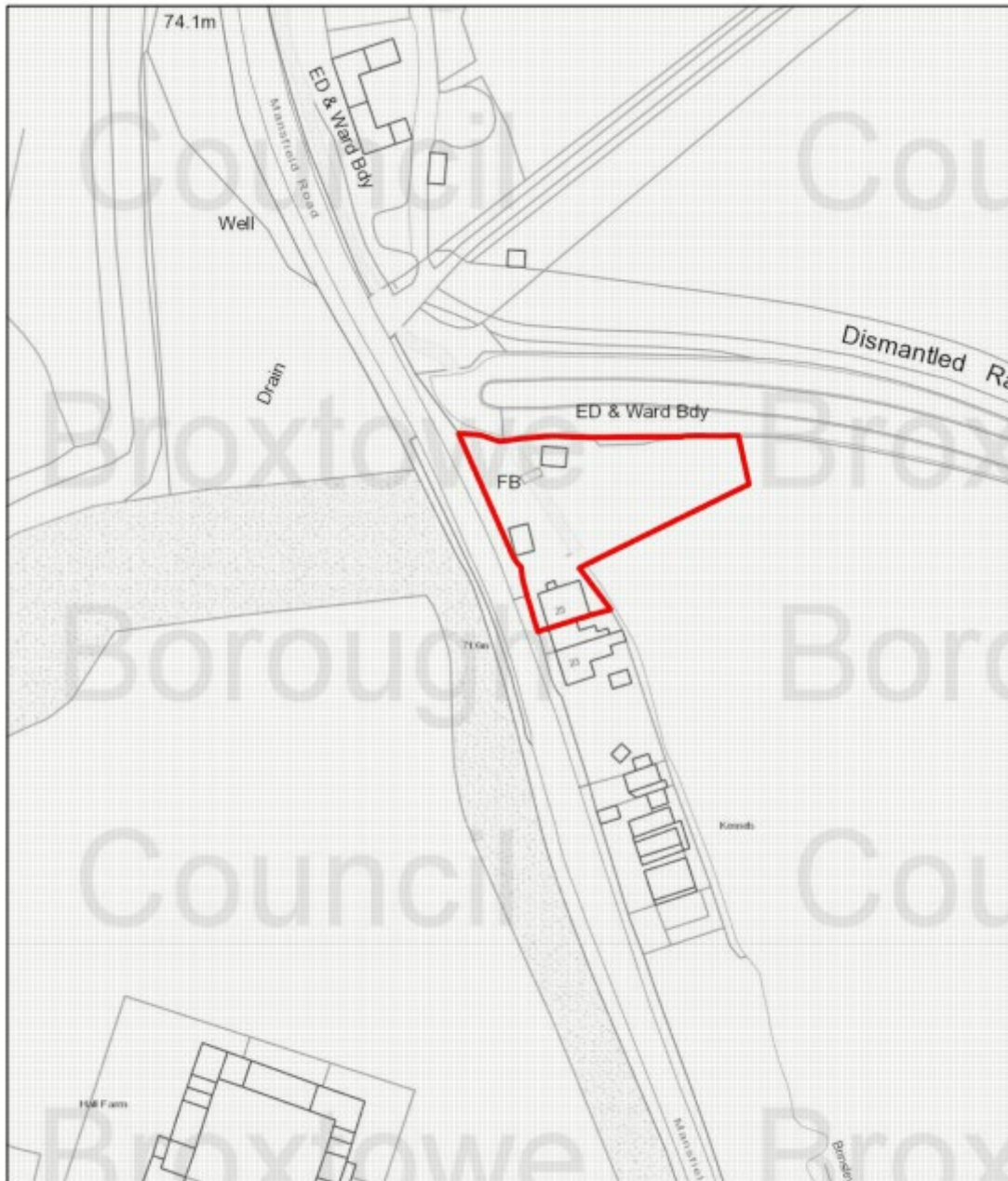
19.1 Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	The proposed extension constitutes inappropriate development within the Green Belt as the proposed extension represents 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

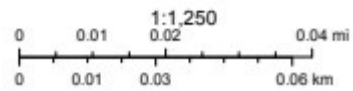
	<p>that there were any minor alterations which could be made to the scheme to make the proposal acceptable.</p>
--	------------------------------------------------------------------------------------------------------------------------

Map

22/00649/FUL - 25 Mansfield Road Nether Green



11/29/2022, 12:30:47 PM



- Green Belt
- Site

Photographs



Principal elevation



Rear elevation



Side elevation and location of extension



Off road parking and existing garage



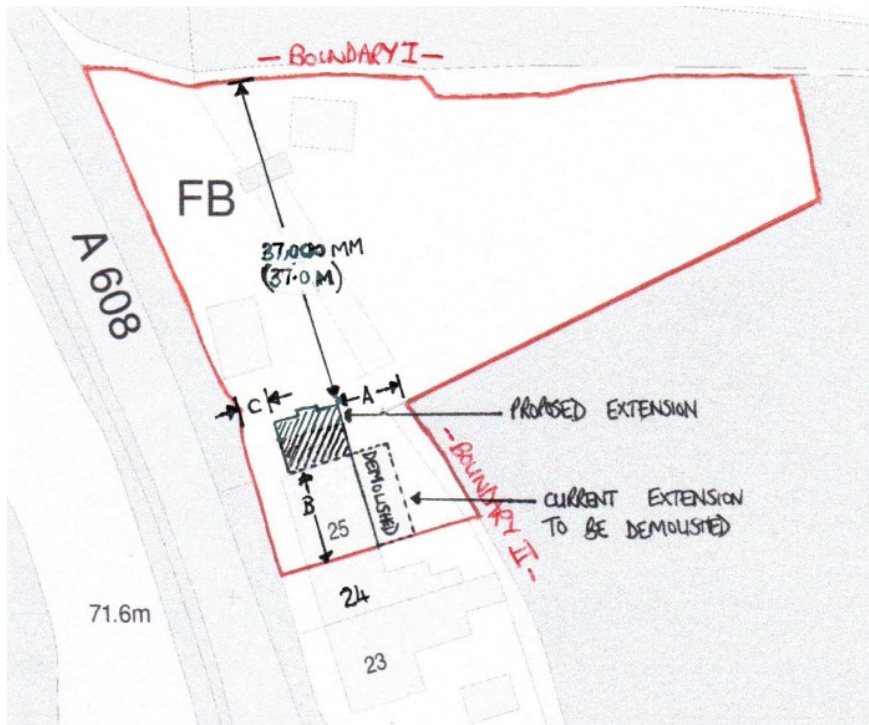
Garden area and patio area to the rear of the dwelling





Rear elevation of the adjoining neighbour

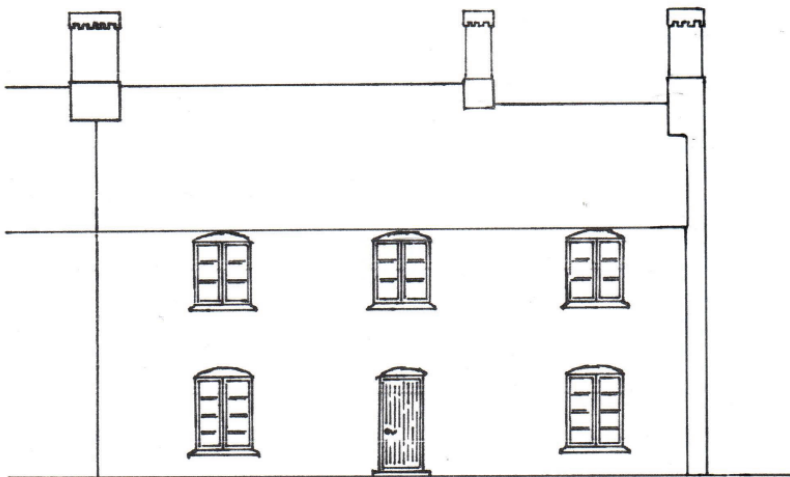
Plans (not to scale)



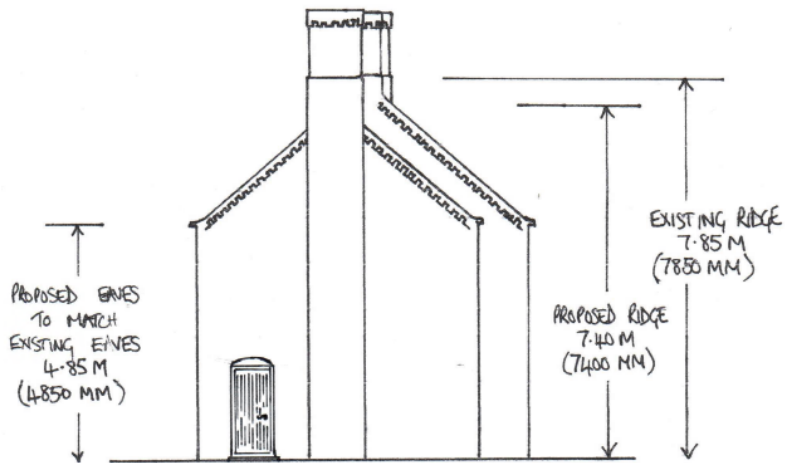
Block plan



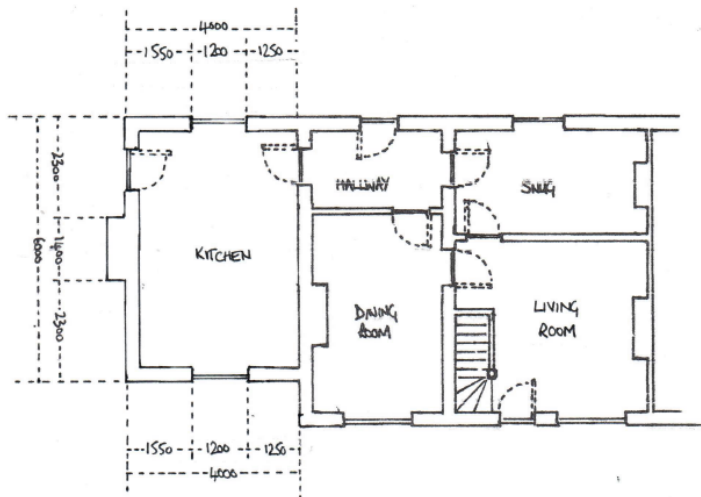
Proposed principal elevation



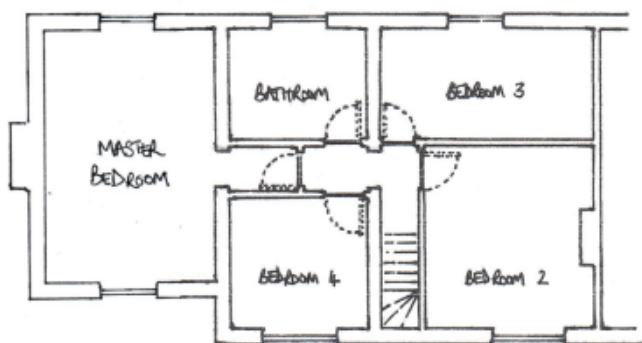
Proposed rear elevation



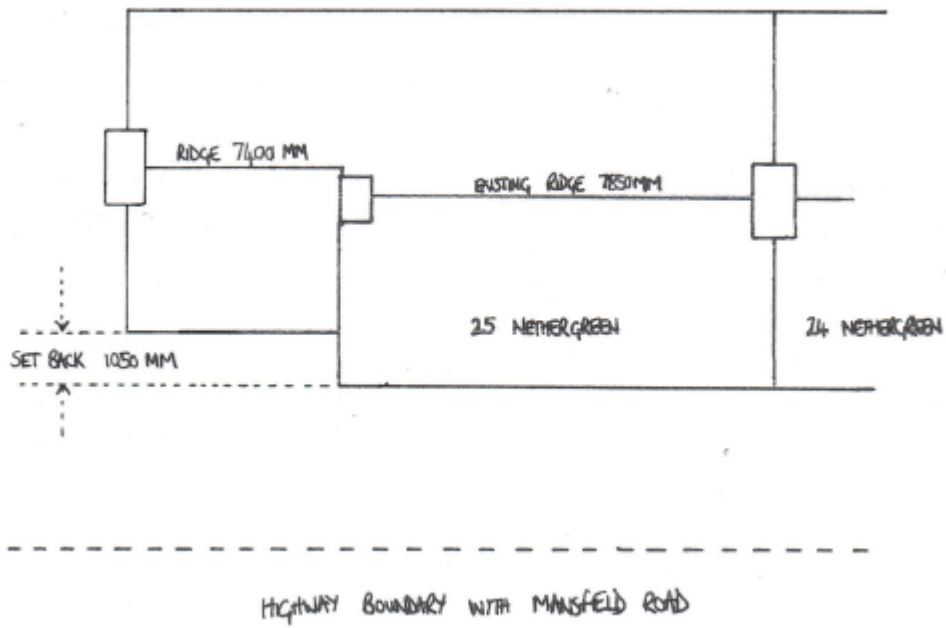
Proposed side elevation



Proposed ground floor



Proposed first floor



Proposed roof plan

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Report of the Chief Executive

APPLICATION NUMBER:	22/00651/FUL
LOCATION:	Manor Garage, 92 Church Street, Stapleford, Nottinghamshire, NG9 8DJ
PROPOSAL:	Retain the change of use to car wash and car valeting business (revised scheme)

1. Purpose of the Report

The application is brought to the Committee at request of Councillor J W McGrath.

2. Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

3. Detail

- 3.1 The application seeks full planning consent for the change of use to a car wash and car valeting business. The application also retrospective consent for the retention of a metal column previously part of a larger canopy structure that will be used to attach CCTV and security lighting. The proposal also seeks retrospective consent for the installation of associated drainage on the site forecourt.
- 3.2 The site includes an existing motor vehicle repair garage and forecourt off Church Street, Stapleford. The site has been previously used as a car washing and valeting business without planning permission which has been subject to enforcement action.
- 3.3 The main issues relate to whether the proposed design is acceptable; whether there would be unacceptable impact on the amenity of neighbouring occupiers and whether the proposal would have an unacceptable impact on highway safety.
- 3.4 The benefits of the scheme are that the proposal would help to make a positive economic and social contribution to the local area and provide employment; it would be in a sustainable location with appropriate vehicular access and would not result in any significant impact upon the character of the area or the living conditions of neighbouring properties. The development would be in accordance with the policies contained within the development plan. This is given significant weight.

4. Financial Implications

- 4.1 The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers:

None.

APPENDIX

1. Details of the application

- 1.1 The application seeks full planning consent for the change of use to car wash and car valeting business. The application also includes the retention of a metal column previously part of a larger canopy structure that will be used to attach CCTV and lighting. The proposal also seeks retrospective consent for the installation of associated drainage on the site forecourt.

2. Site and surroundings

- 2.1 The site includes an existing motor vehicle repair garage and an associated forecourt off Church Street, Stapleford. The site has been previously used as a car washing and valeting business without planning permission which has been subject to enforcement action.

- 2.2 The site is located within a predominantly residential area including residential properties 92 adjoining the site to the north and 70 directly adjacent to the south. To the west includes further residential properties along Church Street. To the east includes a number of existing commercial/light industrial units.

3. Relevant Planning History

- 3.1 Planning permission was refused for the change of use to a car wash and car valeting business, including the erection of a canopy, protective screens and additional drainage ref. 22/00351/FUL. Previously, a canopy structure and protective screens had been erected without planning permission on the site in association with the car was facility. The application was refused on the grounds of visual amenity due to the impact resulting from the canopy and protective screens and residential amenity as a result of concerns regarding noise resulting from the use of a jet wash/hovering equipment.
- 3.2 The applicant has submitted a retrospective advert application for the erection of associated signage on the forecourt ref. 22/00700/ADV. This application is currently pending.

4. Relevant Policies and Guidance

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

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

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

- 4.1.3 Part 2 Local Plan 2019

- Policy 17 – Place-making, Design and Amenity
- Policy 19 – Pollution, Hazardous Substances and Ground Conditions

4.1.4 National Planning Policy Framework (NPPF) 2021:

- Part 2 – Achieving Sustainable Development
- Part 6 – Building a Strong, Competitive Economy
- Part 9 – Promoting Sustainable Transport
- Part 12 – Achieving Well Designed Places
- Part 15 – Conserving and Enhancing the Natural Environment

5 Consultations

5.1 **County Highways** – no objections.

5.2 **Broxtowe Environmental Health** – no objections subject to conditioning the development to be in accordance with the Noise Impact Assessment. The NIA includes acoustic fencing to be erected on the south-west boundary and the applicant has agreed to erecting this prior to the use commences.

5.3 **Resident comments:** 7 objections received raising the following concerns:

- No requirement for a car wash in this location.
- The site is poorly maintained and will negatively affect the character and appearance of the locality.
- Noise levels will increase as a result of the proposed car wash.
- Opening hours would disturb neighbouring properties.
- Loss of privacy – overlooking into neighbouring properties.
- Church Street is a busy road and the proposal would increase traffic in this location creating highway safety concerns.
- Air pollution associated with the intensification of the use of the site.
- Drainage proposed could result in increased surface water issues on the highway and footway.
- The application is retrospective and the associated signage has been erected.
- Impact on property prices.
- Car valeting in association with the vehicle repair garage is unauthorised outside of the building.
- Boundary ownership issues.

6 Assessment

6.1.1 Principle of Development

6.1.2 The site is located within the main built up area of Stapleford and therefore the general principle of a car wash facility is acceptable subject to any other material considerations.

6.2 Visual Amenity

- 6.2.1 Since the original application the applicant has removed the unauthorised canopy structure and protective screens which previously fronted the highway. The previous application was partly refused on the grounds of the harm to the character and appearance to the locality.
- 6.2.2 The site currently comprises of a vehicle repair garage and associated forecourt. The site frontage and south boundary includes a low level brick wall and metal railings. Beyond the site to the east includes a number of commercial units and surrounding residential plots to the north, west and south.
- 6.2.3 The application seeks to retain one metal column originally from the canopy structure to be used for CCTV and associated security lighting. The column is set back from the highway and approximately 3.3m in height. It should be noted that acoustic fencing is proposed in accordance with the noise assessment and this has been designed to be staggered away from the highway to lessen the prominence of the proposed fencing on the street scene.
- 6.2.4 Given the existing commercial appearance of the site, it is considered that the character of the site is distinctly commercial relative to surrounding residential properties and as such it is considered that the proposed car wash facility operating on the forecourt of the existing garage is considered not to adversely impact the character of the area in this location.

6.3 Residential Amenity

- 6.3.1 Policy 17 of the P2LP states that that permission will be granted for development which ensures a satisfactory degree of amenity for neighbouring properties. Policy 19 of the P2LP states permission will not be granted for development which would result in an unacceptable level of pollution. Moreover, this policy states proposal for developments must identify potential nuisance issues arising from the nature of the proposal and address impacts on that development from existing land uses.
- 6.3.2 The application has also been considered against the requirements of paragraph 130 (f) of the NPPF which states decisions should ensure that developments create places with a high standard of amenity for existing users. Further to this, paragraph 174 (e) seeks to prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution. Paragraph 185 of the NPPF seeks to ensure that new development is appropriate or its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

- 6.3.3 Whilst the site comprises of an established motor vehicle repair garage, the immediate vicinity is predominantly residential to the south, west and north. Whilst the eastern boundary of the site includes existing 2m high acoustic fencing, the frontage and side boundaries include low level boundary treatment. A number of objections have been received raising a number of concerns with regards to noise pollution from the proposed car wash facility.
- 6.3.4 In response the applicant has submitted a Noise Impact Assessment and the Council's Environmental Health team have provided no objections to the proposal subject to the recommendations contained within the noise report and opening hours. The noise report identified that the existing background noise levels are affected by road traffic noise from the B6003 (Church Street). Baseline noise surveys were undertaken for a continuous 7-day period at locations representative of the closest noise sensitive receptors. Short-term noise measurements of existing car wash and car valeting operations were incorporated in the report and assessed against BS 4142:2014 + A1:2019.
- 6.3.5 The noise report identified that the installation of 2m high acoustic fencing along the south-west boundary of the site would be required to reduce noise pollution affecting residential properties south of the site. In accordance with the noise report, in order for the acoustic fence to be effective, it must be close boarded with no gaps with a minimum density of 20 kg/m². The barrier will be located adjacent to the existing 2m high acoustic barrier on the eastern barrier. A condition has been added to ensure the acoustic fencing in accordance with the above specification is implemented prior to the use commences.
- 6.3.6 The cumulative impact from pressure washers and vacuums on site in close proximity to residential properties has been assessed. In absence of any evidence contrary to the findings of the Noise Impact Assessment, it is considered that the proposed car wash facility would not be detrimental to the living conditions of neighbouring properties subject to the implementation of acoustic fencing mitigation along the south-west boundary. Furthermore, the proposed opening hours contained with the noise report 09:00 - 18:00 Monday to Saturday and 09:00 - 17:00 Sunday are deemed acceptable.
- 6.3.7 Other concerns raised by neighbouring properties have been considered in the assessment of this application. Drainage facilities have been provided by the application including a ACO drainage channels adjacent the site entrance and exit points and there are limited concerns with regards to any excess surface water drainage over spilling on to the highway. Additional concerns relate to air pollution; however, it is considered that given the lawful use of the site is an existing garage the impact of a car wash would be negligible in terms of any potential air pollution impact. Concerns have been raised in relation to loss of privacy resulting from the proposal, however given the site already operates as commercial use it is considered that there would not be a significantly detrimental impact to any neighbouring properties in terms of any overlooking impact.

6.4 Highway Safety

6.4.1 The site includes an entrance and exit that has previously been used during the operation of the vehicle repair business. Visibility and access width of the existing accesses are suitable to ensure vehicles can safely exist on and off Church Street. The forecourt has adequate vehicle turning space to safely allow a vehicle to egress off the site on to Church Street in a forward gear. The acoustic fencing proposed on the south-west boundary has been designed to ensure that the end panel is not more than 1m in height for the first 2.4m in length to not obstruct the visibility splay. County Highways have assessed the application and have provided no objections to the proposed use of the site as a car wash facility. As such, it is considered that the proposal would not be detrimental to the safety or capacity of the highway.

7 Planning balance

7.1 In accordance with paragraph 81 of the NPPF significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development, and as such granting planning permission for the proposed car wash will help to support the business to make a positive economic contribution to the area. On balance it is considered that any potential disturbance caused by the proposed use does not outweigh the economic and social benefits from granting planning permission.

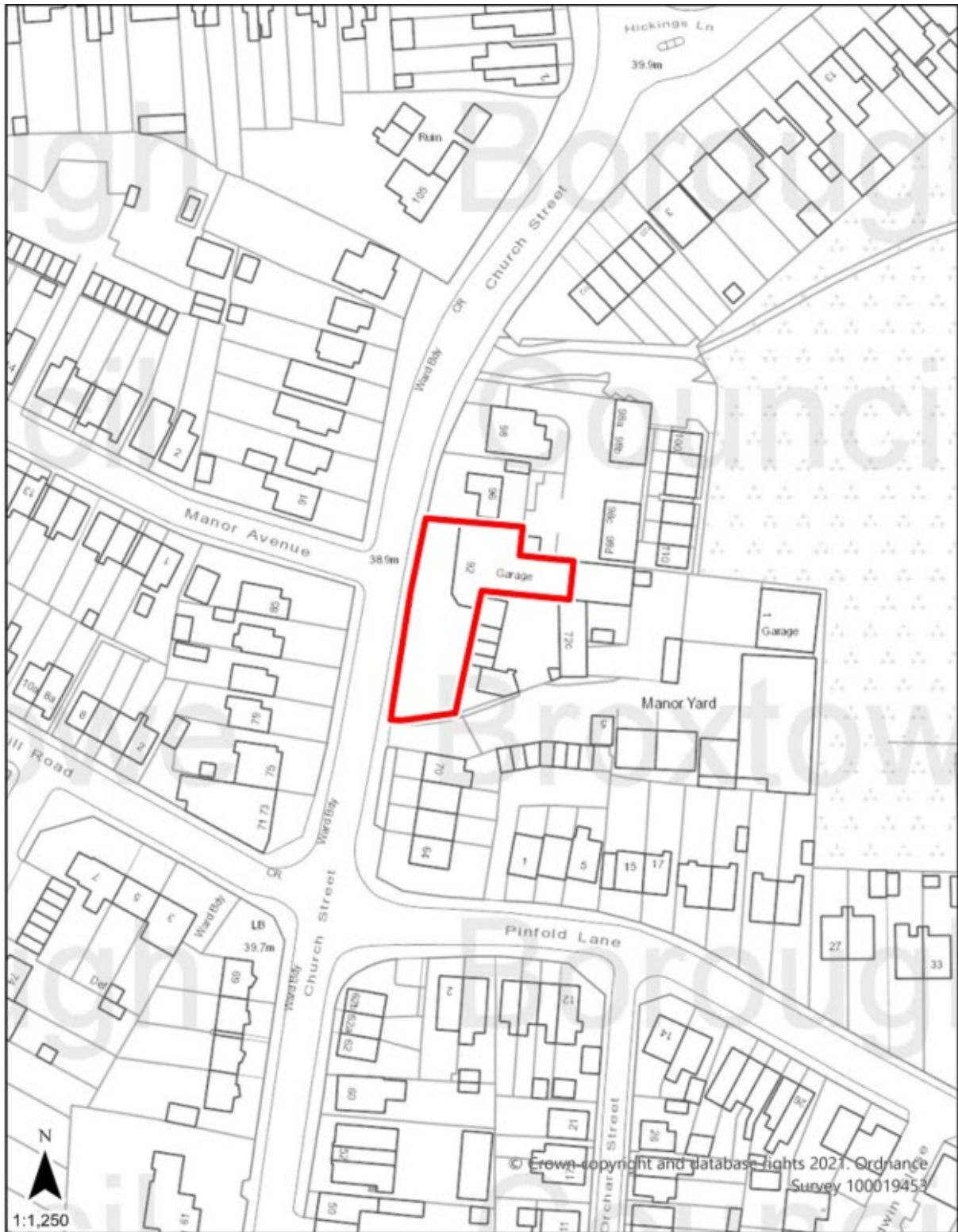
8 Conclusion

8.1 It is recommended that conditional planning permission be granted.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby approved shall be begun before the expiration of 3 years from the date of this permission. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
2.	This permission shall be read in accordance with the following plans: Site Location Plan 1:1250 (Received by the Local Planning Authority 09/09/22), Existing Site Layout Plan 2022/04-A1, Existing Elevation A and C, Existing Elevation A, B and C (Received by the Local Planning Authority 13/09/22), Proposed Layout Plan 2022/04-

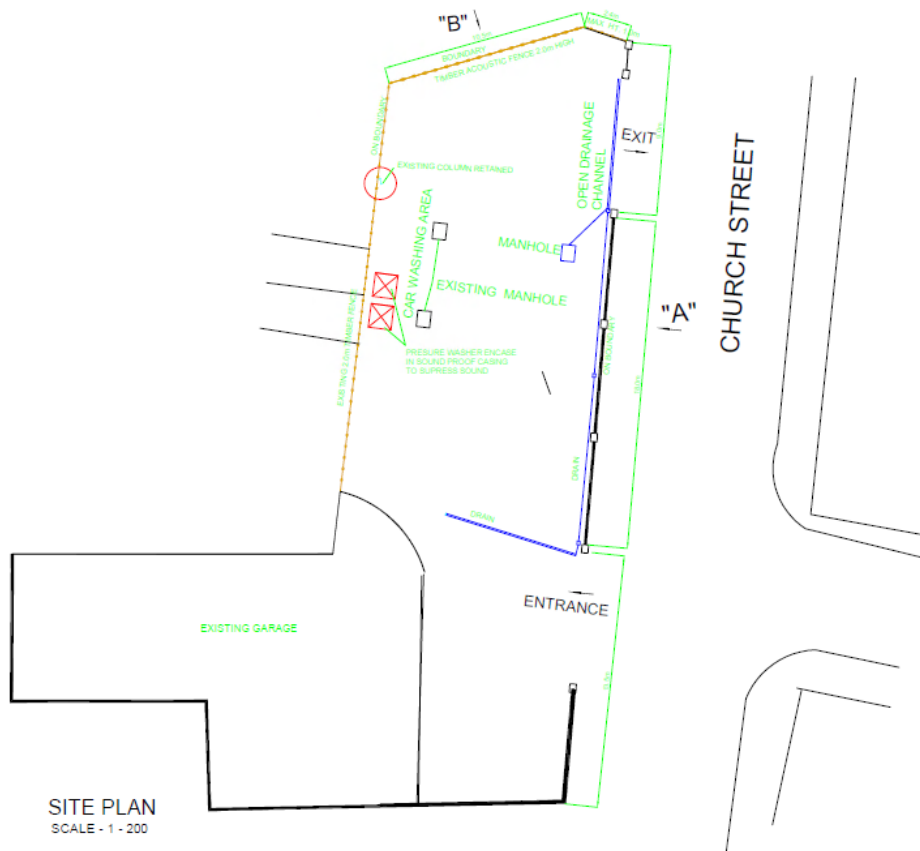
	<p>A1, Proposed Elevations A and B (Received by the Local Planning Authority 13/12/22).</p> <p>Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.</p>
3.	<p>Prior to the commencement of the use of the hereby permitted development the acoustic fencing shall be carried out in accordance with the recommendations contained within the Noise Impact Assessment Ref. R22.1768-1-AG (27/10/22).</p> <p>Reason: To protect nearby occupiers from excessive odour in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.</p>
4.	<p>The hereby approved development shall not be used except between 09:00 - 18:00 Monday to Saturday and 09:00 - 17:00 Sunday without the prior agreement in writing of the Local Planning Authority.</p> <p>Reason: To protect nearby occupiers from excessive odour in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions 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>

Site Location Plan (not to scale)

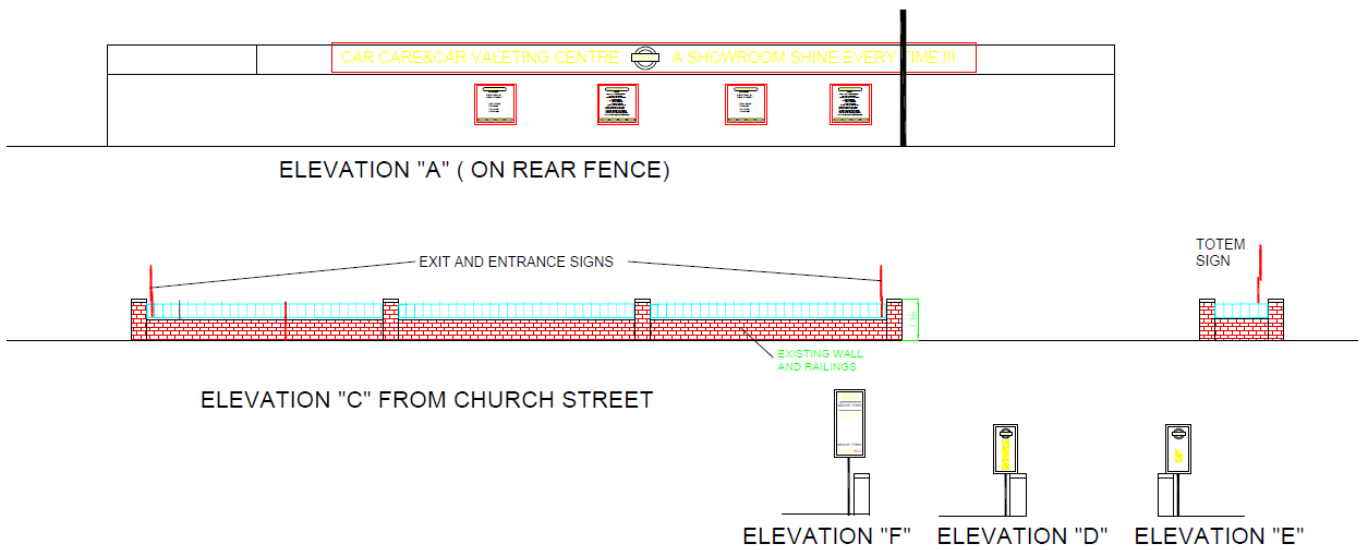


Legend
 Site Outline

Proposed Site Layout

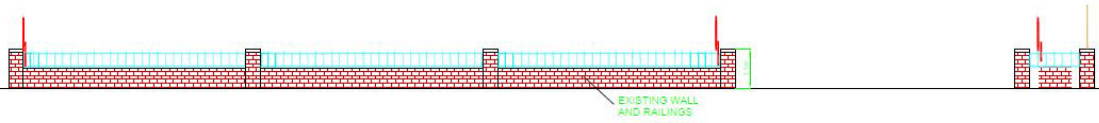


Proposed Front Elevation showing column

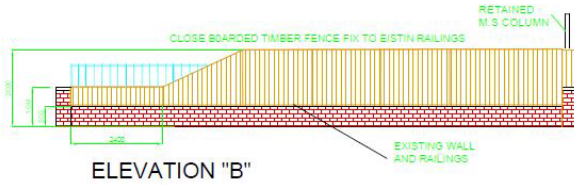


PROPOSED DETAILS OF SIGNAGE FOR CAR WASH AND VALETING UNIT AR 92 CHURCH STREET, STAPLEFORD - PROPOSED ELEVATIONS
SCALE 1-100

Proposed acoustic fencing elevations



ELEVATION "A" FROM CHURCH STREET



ELEVATION "B"

PROPOSED CAR WASH AND VALETING UNIT AT 92 CHURCH STREET, STAPLEFORD - PROPOSED ELEVATIONS
SCALE 1:100

Photo of car wash site



Photo of car washing area



Photo of column to be retained



Photo of proposed location of acoustic fencing



Photo of site entrance



Photo of site exit



Report of the Chief Executive

APPEAL STATISTICS

1. Purpose of the Report

To update members on the performance of the Planning Department with regard to planning applications and appeals.

2. Recommendation

Members are asked to NOTE the report.

3. Detail

3.1 Planning applications determined between 1 April 2022 and 16 December 2022.

Type of Development	No. within target	No. decided this period	% achieved to date.	BVP Target
Major Applications	11	14	78.57%	50% in 13 weeks
Minor Applications	99	104	95.19%	90% in 8 weeks
Other applications	373	386	96.63%	95% in 8 weeks

3.2 Appeals:

The Appeals percentage (BV204) for the same period is: 57.9% (10 allowed plus 1 part allowed = 11 out of a total of 19).

Of those decisions that were overturned (contrary to officer recommendation) at planning committee, 69% were subsequently allowed at appeal (9 /13).

There has only been one major application overturned at appeal since April, therefore currently the Council is not in danger of special measures.

Appeals:

Appeal Ref	Planning Ref	Major or Minor	Level of Decision	Date	Decision
22/00012	21/00909/FUL	Minor	Committee	26/08/2022	Allowed
22/00007	21/00443/FUL	Minor	Committee	05/08/2022	Allowed
22/00008	21/00495/FUL	Minor	Delegated	24/05/2022	Allowed
22/00020	21/00052/FUL	Minor	Committee	06/09/2022	Allowed
22/00004	20/00891/FUL	Major	Committee	25/07/2022	Allowed
21/00020	20/00667/FUL	Minor	Committee	07/04/2022	Allowed
22/00009	21/00364/FUL	Minor	Committee	06/06/2022	Allowed
22/00021	21/00704/FUL	Minor	Committee	01/12/2022	Allowed
22/00022	21/00971/FUL	Minor	Committee	23/09/2022	Allowed
22/00010	21/00807/FUL	Minor	Committee	03/10/2022	Allowed
22/00013	21/01005/FUL	Minor	Committee	02/08/2022	Split

22/00018	21/00738/FUL	Minor	Committee	17/08/2022	Dismissed
22/00005	21/00092/FUL	Minor	Committee	24/05/2022	Dismissed
22/00016	21/00400/FUL	Minor	Delegated	02/08/2022	Dismissed
22/00002	21/0005/FUL	Minor	Committee	19/05/2022	Dismissed
22/00006	20/00687/FUL	Major	Committee	26/07/2022	Dismissed
22/00015	22/00149/FUL	Minor	Delegated	11/08/2022	Dismissed
21/00018	20/00272/FUL	Minor	Delegated	20/06/2022	Dismissed
22/00011	22/00127/FUL	Minor	Delegated	03/10/2022	Dismissed

4. Financial Implications

4.1 The comments from the Head of Finance Services were as follows:

If an appeal for costs is submitted, there is a risk of financial outlay should the costs appeal be upheld. The Council has lost two cost appeals cases this year, the first of which will cost up to £1,000. In the second case, which is still ongoing, the applicant has requested in the region of £26,000. The costs, as presented in both of these cases, are currently being assessed, possibly contested and verified.

5. Legal Implications

5.1 There are no direct legal implications arising from this report.

6. Data Protection Compliance Implications

No issues.

7. Background Papers

None.

Report of the Chief Executive

APPEAL DECISION

APPLICATION NUMBER:	21/00704/FUL
LOCATION:	12 Rochester Court, Nuthall, NG6 8WL
PROPOSAL:	Construction of single storey and first floor rear extension

APPEAL ALLOWED

This application was first brought before Planning Committee on 2 February 2022 with a recommendation to grant conditional planning permission. Members deferred making a decision on the application to allow further consideration to reduce the impact on neighbours at the northern boundary. The application was recommended for planning permission at Planning Committee on 30 March 2022. The Committee resolved to refuse planning permission at that meeting for the following reasons:

1. *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).*

The application Ref 21/00704/FUL, dated 22 September 2021, was refused by notice dated 4 April 2022.

The Inspector considered the main issues to be the effect of the proposed development on the living conditions of nearby residents, with particular reference to privacy, sunlight and daylight.

The inspector has taken into account the location and setting of the adjacent properties as well as the personal circumstances of the occupier of no.19 Springfield Drive. It is important to stress that the personal circumstances of the neighbouring occupier are not considered to be a material planning consideration.

The width of the proposed development would be the same as that of the original house and the first floor element would include bi-folding and sliding doors which would form a large Juliet balcony.

The Inspector considered the proposed development would not cause unacceptable overshadowing or loss of light on neighbouring properties due to the design of the extension. The inspector also considered that the proposed ground floor side window, due to the boundary treatment and number 10's outbuilding would not result in an unacceptable loss of privacy. In regards to the large amount of glazing to the rear elevation, as it would be orientated to overlook the appeal site and would not face towards neighbouring properties it would not have an unacceptable loss of privacy.

The Inspector concluded that having regard to the scale and location of the extension, the proposal would have an acceptable impact on the living conditions of nearby residents in terms of privacy, sunlight and daylight.

Two conditions have been attached specifying the approved plans and materials to provide clarity and to ensure that matching materials are used.

To conclude, having considered the development plan and other relevant material considerations, the appeal is allowed.

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
14 NOVEMBER 2022 TO 09 DECEMBER 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 : Mr Christopher Parkin Brain Chill Limited 22/00511/VOC
Site Address : 139 Attenborough Lane Attenborough Nottinghamshire NG9 6AA
Proposal : **Removal of condition 4 (No amplified music or speech shall be permitted inside or outside the premises at any time) of Reference 20/00484/FUL**
Decision : **Conditional Permission**

Applicant : Mr Capo 22/00568/FUL
Site Address : 73 - 79 Mottram Road Chilwell Nottinghamshire NG9 4FW
Proposal : **Create new accesses to provide off street parking for nos. 73, 75, 77 and 79 Mottram Road**
Decision : **Refusal**

Applicant : Mr & Mrs Bersch 22/00702/FUL
Site Address : 79 Harris Road Chilwell Nottinghamshire NG9 4FD
Proposal : **Construct single/ two storey side/rear extension**
Decision : **Conditional Permission**

Applicant : Mr C Bethel 22/00704/FUL
Site Address : 5 Ferndale Close Attenborough Nottinghamshire NG9 6AQ
Proposal : **Remove existing boundary fencing, erect boundary walling adjacent to public highway and gate**
Decision : **Conditional Permission**

Applicant : Mrs S Woolgrove 22/00731/FUL
Site Address : 27 The Strand Attenborough Nottinghamshire NG9 6AU
Proposal : **Demolish existing extension, construct new single storey extension and walls to rear.**
Decision : **Conditional Permission**

Applicant : Mr Nigel Glenister W. Westerman Ltd 22/00776/FUL
Site Address : 158 Bye Pass Road Chilwell Nottinghamshire NG9 5HL
Proposal : **Reconfiguration of existing car park to provide additional spaces**
Decision : **Conditional Permission**

Applicant : Mr Eddie 22/00778/FUL
Site Address : 9 Barratt Lane Attenborough Nottinghamshire NG9 6AD
Proposal : **Proposed replacement windows**
Decision : **Conditional Permission**

Applicant : Mr & Mrs D Walton 22/00779/FUL
Site Address : 104 Bramcote Lane Chilwell Nottinghamshire NG9 4ES
Proposal : **Construct single-storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr R J Crabtree 22/00784/CAT
Site Address : St Marys Church Church Lane Attenborough Nottinghamshire
Proposal : **Remove/Fell Variegated Holly**
Decision : **No Objection**

Applicant : Mr R J Crabtree 22/00786/CAT
Site Address : St Marys Church Church Lane Attenborough Nottinghamshire
Proposal : **Crown lift to 3-5 metres, crown thin less than 30% and crown clean**
Decision : **No Objection**

Applicant : Mr Ahiaba Achimugu 22/00855/CAT
Site Address : 11 Long Lane Attenborough Nottinghamshire NG9 6BG
Proposal : **Removal of 3 trees due to ground issues 1) A Conifer 2) An ash tree 3) An apple tree**
Decision : **No Objection**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mr Hilton 22/00407/FUL
Site Address : Field House Farm Cossall Road Trowell Nottinghamshire NG9 3PG
Proposal : **Conversion of 3 existing Barns and construct one dwelling**
Decision : **Conditional Permission**

Applicant : Mrs Odele 22/00715/FUL
Site Address : 18 Tulip Road Awsworth Nottinghamshire NG16 2RS
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr David Gunn 22/00816/FUL
Site Address : 39 Northern Drive Trowell Nottinghamshire NG9 3QN
Proposal : **Construct single storey side extension (west elevation) and first floor side extension (east elevation)**
Decision : **Conditional Permission**

BEESTON CENTRAL WARD

Applicant : Mr Jag Randhawa 22/00282/CLUE
Site Address : 211A Queens Road Beeston Nottinghamshire NG9 2BT
Proposal : **Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4**
Decision : **Refusal**

Applicant : Mr Jag Randhawa 22/00283/CLUE
Site Address : 211B Queens Road Beeston Nottinghamshire NG9 2BT
Proposal : **Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4**
Decision : **Refusal**

Applicant : Mr M Ahmed 22/00354/FUL
Site Address : Beeston Muslim Centre Evelyn Street Beeston Nottinghamshire NG9 2EU
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Chee Kwong 22/00606/CLUE
Site Address : 234 Queens Road Beeston Nottinghamshire NG9 2BG
Proposal : **Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4**
Decision : **Approval - CLU**

Applicant : 22/00741/FUL
Site Address : 37 Evelyn Street Beeston Nottinghamshire NG9 2EU
Proposal : **Change of use to B8 storage and distribution and internal and retrospective external alterations including insertion of vents and roller shutter to south west elevation and vents to north west elevation**
Decision : **Conditional Permission**

Applicant : Mr Jamie Agius 22/00817/FUL
Site Address : 21 Linden Grove Beeston Nottinghamshire NG9 2AD
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Sheng Shi 22/00915/NMA
Site Address : 232 Queens Road Beeston Nottinghamshire NG9 2BN
Proposal : **Non material amendment to 20/00538/FUL to insert a roof light into duplex 3, amend window positioning/sizes in south east elevation and replace ground floor window with door and steps/handrail in south east elevation**
Decision : **Unconditional Permission**

BEESTON NORTH WARD

Applicant : Mr H Ahmed 22/00722/FUL
Site Address : 9 Broadgate Avenue Beeston Nottinghamshire NG9 2HE
Proposal : **Construct first floor rear extension, two storey side/rear extension, alterations to roof above first floor side extension, and loft conversion including the insertion of rooflights**
Decision : **Conditional Permission**

Applicant : Mr Harpreet Pannu 22/00742/FUL
Site Address : The Firs 26 Derby Road Beeston Nottinghamshire NG9 2TJ
Proposal : **Construct two storey front, side and rear extensions and single storey front and side extensions.**
Decision : **Conditional Permission**

Applicant : Andrew Rutherford NG8 2RJ 22/00790/FUL
Site Address : Land South Of 70 And 72 Sandy Lane Beeston Nottinghamshire
Proposal : **Construct two detached dwellings**
Decision : **Refusal**

Applicant : G Chirico 22/00803/FUL
Site Address : 31 Warwick Avenue Beeston Nottinghamshire NG9 2HQ
Proposal : **Construct two storey rear extension, hip to gable roof, and dormer to the rear to facilitate loft conversion (revised scheme)**
Decision : **Conditional Permission**

BEESTON RYLANDS WARD

Applicant : Emily Christie Ilke Homes Land Limited 21/00672/REM
Site Address : Boots Campus Beeston Nottinghamshire
Proposal : **Construct 397 dwellings (reserved matters relating to reference 14/00515/OUT - plots R1 to R11 inclusive and plots G2, 3 and 4 only)**
Decision : **Conditional Permission**

Applicant : Mr Stuart Townsend Symbiotec Ltd 22/00519/FUL
Site Address : 13 Beeston Business Park Technology Drive Beeston Nottinghamshire NG9 1LA
Proposal : **Installation of 6 condensers**
Decision : **Conditional Permission**

BEESTON WEST WARD

Applicant : Mr J Huang Skyline Properties 22/00592/FUL
Site Address : 8A & 8B Chilwell Road Beeston Nottinghamshire NG9 1EJ
Proposal : **Conversion of office building with flat at first floor to large HMO (Sui Generis) including construction of pitched roof in lieu of flat roof, and a two storey rear extension to facilitate the conversion**
Decision : **Conditional Permission**

Applicant	:	Mr Ross Considine Ottimo Restaurant	22/00636/ADV
Site Address	:	Unit 5 2 Station Road Beeston Nottinghamshire NG9 2WJ	
Proposal	:	Retain display of 1 static illuminated fascia sign and 1 projecting sign	
Decision	:	Conditional Permission	
Applicant	:	Mr Alican Erkol	22/00681/FUL
Site Address	:	47 High Road Beeston Nottinghamshire NG9 2JQ	
Proposal	:	Install new shop front	
Decision	:	Conditional Permission	
Applicant	:	Mrs Laura Monaghan	22/00724/PNH
Site Address	:	95 Denison Street Beeston Nottinghamshire NG9 1DQ	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.5 metres, with a maximum height of 3.0 metres, and an eaves height of 2.41 metres.	
Decision	:	PNH Approval Granted	
Applicant	:	Sue Berry	22/00735/FUL
Site Address	:	14 Cyril Avenue Beeston Nottinghamshire NG9 1DS	
Proposal	:	Construct single storey rear and side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr M Ahmed	22/00762/CAT
Site Address	:	83 Park Road Chilwell Nottinghamshire NG9 4DE	
Proposal	:	Remove Conifer in front garden. 2. Prune Silver Birches to driveway. 3. Prune low hanging branches of Lime Tree in front garden. 4. Prune branches of eucalyptus tree in neighbour garden. 5. Reduce height of trees at side of house.	
Decision	:	No Objection	
Applicant	:	Mr C S Hall	22/00785/TPOW
Site Address	:	Pear Tree House 65A Grove Avenue Chilwell Nottinghamshire NG9 4DZ	
Proposal	:	Proposed works to TPO/BEE/14 - Crown shape and slight reduction with pruning of long overhanging branches	
Decision	:	Conditional Permission	
Applicant	:	Colin	22/00787/TPOW
Site Address	:	19 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	Works to T1 (Beech - Reduce to 5m and trim sides), T2 (3 Lime Trees over the driveway to be re-pollard back to previous pollard points, T3 (Purple Plum - 2 lower limbs removed), T4 (2 Yew Trees on the road side to be crown reduced by 25% and crown lifted to 3 metres, 1 Yew Tree on the side of the property to be crown reduced by 25%, T5 (Hazel - Pollard by 50% (3m) and have 1 limb removed, and T6 (2 Cherry - Fell) and the stumps ground below ground. Orange blossom tree to be reduced in height by 2 metres and shaped.	
Decision	:	Conditional Permission	
Applicant	:	Mr R Duffin	22/00850/CAT
Site Address	:	93 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	Acers - Crown, thin and reduce back. Tall evergreen - Reduce height as damaging wall.	
Decision	:	No Objection	
BRAMCOTE WARD			
Applicant	:	Mr Joshua Thomson	22/00646/FUL
Site Address	:	45 Thoresby Road Bramcote Nottinghamshire NG9 3EN	
Proposal	:	Construct first floor side, single storey rear and front porch extensions	
Decision	:	Conditional Permission	

Applicant	:	MR J SAIDI MR H SHERZADEH	22/00733/FUL
Site Address	:	82 Valmont Road Bramcote Nottinghamshire NG9 3JD	
Proposal	:	Construct single storey rear/front extensions, infill extension to attach garage to dwelling and change of use to living accommodation	
Decision	:	Conditional Permission	
Applicant	:	Mr Richard Adams North Sands Developments Ltd	22/00756/TPOW
Site Address	:	88 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	Removal of trees numbered T96, T97 and T98 as indicated in the accompanying Tree Report (Ramm S Arb Report RSE 4927 R2 V2 ARB.pdf). Replacement with three Beech trees within the site.	
Decision	:	Conditional Permission	
Applicant	:	Mr and Mrs Mahadoo	22/00770/FUL
Site Address	:	2 Lambourne Close Bramcote Nottinghamshire NG9 3NP	
Proposal	:	Construct single storey rear extension, glazed front porch and external alterations including change to garage doors and insertion of two high level windows to south east elevation at ground floor level	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Mitchell	22/00774/FUL
Site Address	:	44 The Chancery Bramcote Nottinghamshire NG9 3AJ	
Proposal	:	Construct new entrance porch to the front elevation to include a cloakroom with WC	
Decision	:	Conditional Permission	
Applicant	:	Mrs D Grundy	22/00814/OUT
Site Address	:	Land Adjacent To 3 The Jardines Bramcote Nottinghamshire NG9 3BH	
Proposal	:	Outline application to construct detached bungalow with all matters reserved	
Decision	:	Conditional Permission	

BRINSLEY WARD

Applicant	:	Mr T Walters	22/00706/FUL
Site Address	:	2 Queens Drive Brinsley Nottinghamshire NG16 5DF	
Proposal	:	Construct single storey rear extension and 1.8m high fencing to existing side and rear boundaries	
Decision	:	Conditional Permission	

CHILWELL WEST WARD

Applicant	:	Mr Callum Pike	22/00665/FUL
Site Address	:	4 Orchard Crescent Chilwell Nottinghamshire NG9 4GZ	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs Paula Jackson	22/00701/OUT
Site Address	:	Land At 89 Sunnyside Road Chilwell Nottinghamshire NG9 4FQ	
Proposal	:	Outline application to construct dwelling with all matters reserved	
Decision	:	Conditional Permission	
Applicant	:	Mr Chris Pudney	22/00730/FUL
Site Address	:	3 Hawkwood Close Chilwell Nottinghamshire NG9 5FX	
Proposal	:	Construct single storey front extension, conversion of garage into habitable room and new pitched roof to existing garage	
Decision	:	Conditional Permission	

EASTWOOD HALL WARD

Applicant	:	Mr Neil Humphries	22/00295/FUL
Site Address	:	Cricket Pavilion And Sports Ground Greenhills Road Eastwood NG16 3FT	
Proposal	:	Installation of 2 lane cricket practice net facility to north west of the cricket ground	
Decision	:	Conditional Permission	

EASTWOOD HILLTOP WARD

Applicant : Mr Matthew Smith Gleeson Homes 20/00826/FUL
Site Address : Land At End Of Braemar Avenue Eastwood Nottinghamshire
Proposal : **Construct 240 dwellings including estate roads, public open space and drainage**
Decision : **Refusal**

Applicant : Miss Mariam Mann Mann architectural designs ltd 22/00480/FUL
Site Address : 199 Nottingham Road Eastwood Nottinghamshire NG16 3GS
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mr Barry Hutsby Gillotts Funeral Directors 22/00783/FUL
Site Address : Former Eastwood Police Station 146-154 Nottingham Road Eastwood Nottinghamshire NG16 3GG
Proposal : **Construct ground floor extensions and external alterations (revised scheme)**
Decision : **Conditional Permission**

Applicant : Mr Martynas Juodis Nuthall Contractors Limited 22/00792/FUL
Site Address : The Coach House 91C Nottingham Road Eastwood Nottinghamshire
Proposal : **Change of use of coach house (Class C3) to 3 bedroom HMO (Class C4)**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : Mr J Warren 22/00123/LBC
Site Address : The Coach And Gate House Beauvale House Moorgreen Newthorpe Nottinghamshire NG16 3QY
Proposal : **Listed Building Consent to retain 2 gates and install new gate at driveway**
Decision : **Conditional Permission**

Applicant : Mr J Warren 22/00134/FUL
Site Address : The Coach And Gate House Beauvale House Moorgreen Newthorpe Nottinghamshire NG16 3QY
Proposal : **Retain 6 sheds, 2 gates and install new gate to driveway**
Decision : **Conditional Permission**

Applicant : Mr Paul Murray Curvecraft 22/00136/FUL
Site Address : Unit 1 Birch Park Park Lodge Road Giltbrook Nottinghamshire NG16 2AR
Proposal : **Installation of spray booth extracts, external extract plant and wood burner flue**
Decision : **Conditional Permission**

Applicant : Matthew Severn & Rob Rafferty 22/00553/FUL
Site Address : Land At The Rear Of 67 Moorgreen Newthorpe Nottinghamshire NG16 2FD
Proposal : **Convert barn to dwelling including construction of single storey extension**
Decision : **Conditional Permission**

Applicant : Miss Kimberley Chessum 22/00675/FUL
Site Address : 390 Nottingham Road Newthorpe Nottinghamshire NG16 2ED
Proposal : **Construct detached garage in rear garden**
Decision : **Conditional Permission**

Applicant : Jo Longdon 22/00765/CLUP
Site Address : 34 Moorgreen Newthorpe Nottinghamshire NG16 2FB
Proposal : **Certificate of Lawfulness to construct proposed single storey rear extension**
Decision : **Approval - CLU**

Applicant : Mr Richard Buxton 22/00773/PMAP32
Site Address : 70 Main Street Newthorpe Nottinghamshire NG16 2ET
Proposal : **Prior Notification for Change of Use from commercial to residential**
Decision : **Prior Approval Not Required**

Applicant : Mr David Speed 22/00806/FUL
Site Address : 12 Goodman Close Giltbrook Nottinghamshire NG16 2UR
Proposal : **Construct single storey extensions to the side/ rear and single storey extension to the front**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Mr & Mrs Dryden 22/00220/FUL
Site Address : 31 Ascot Avenue Kimberley Nottinghamshire NG16 2TU
Proposal : **Construct first floor extension with Juliet balcony**
Decision : **Conditional Permission**

Applicant : Mr & Miss Donze & Briggs 22/00729/FUL
Site Address : 26 North Street Kimberley Nottinghamshire NG16 2PN
Proposal : **Demolish existing rear extension and construct new single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Matt Scott Axiomatic 22/00750/FUL
Site Address : Graphic House Noel Street Kimberley Nottinghamshire NG16 2NE
Proposal : **Construct 9 x two storey dwellings following demolition of industrial building**
Decision : **Conditional Permission**

Applicant : Mr J Crowe Into Skin Ltd 22/00754/FUL
Site Address : 31 Main Street Kimberley Nottinghamshire NG16 2NG
Proposal : **Change of use from shop premises to tattoo and piercing parlour**
Decision : **Conditional Permission**

Applicant : Mr John Turner Mypad 2020 Ltd 22/00847/DEM
Site Address : 4 Church Hill Kimberley Nottinghamshire NG16 2HY
Proposal : **Demolition of existing dwelling to permit future residential development**
Decision : **Prior Approval Not Required**

NUTHALL EAST & STRELLEY WARD

Applicant : Mr Tom Broster Peveril Homes Limited 21/00654/MMA
Site Address : Hempshill Hall Low Wood Road Nuthall NG6 7AB
Proposal : **Minor material amendment to application no. 18/00292/NMA alterations to house types**
Decision : **Conditional Permission**

Applicant : Mr TARIQ ALVI 22/00436/FUL
Site Address : 2 Woodland Drive Nuthall Nottinghamshire NG16 1AJ
Proposal : **Construct two storey front and side, single storey rear extensions and porch to front**
Decision : **Conditional Permission**

Applicant : Mr Gary Oliver 22/00663/FUL
Site Address : Home Farm, Foremans Cottage Main Street Strelley Nottinghamshire NG8 6PD
Proposal : **Retain change of use of stables to provide ancillary accommodation**
Decision : **Conditional Permission**

Applicant : Mr David Llewellyn 22/00766/FUL
Site Address : 39 Assarts Road Nuthall Nottinghamshire NG16 1AP
Proposal : **Construct single storey front extension**
Decision : **Conditional Permission**

STAPLEFORD SOUTH EAST WARD

Applicant : Mr Jamie Lakin 22/00710/FUL
Site Address : 32 Pinfold Lane Stapleford Nottinghamshire NG9 8DL
Proposal : **Change of use from outbuilding to beauty studio**
Decision : **Conditional Permission**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mr Nick Hawke 22/00684/FUL
Site Address : 71 Spinney Rise Toton Nottinghamshire NG9 6JL
Proposal : **Construct 2 storey side / rear extension and loft conversion including dormers**
Decision : **Conditional Permission**

Applicant : Mr C Salter 22/00732/FUL
Site Address : 23 Lonsdale Drive Toton Nottinghamshire NG9 6LS
Proposal : **Construct single storey side and rear and two storey side extension**
Decision : **Conditional Permission**

Applicant : Ms L Morgan 22/00728/TPOW
Site Address : 4 Sandhurst Drive Chilwell Nottinghamshire NG9 6NH
Proposal : **Works to tree TPO/CHI/09 - raise canopy 3-4 feet**
Decision : **Conditional Permission**

Applicant : Mr Paul Coe 22/00747/CLUP
Site Address : 2 Orpean Way Toton Nottinghamshire NG9 6LE
Proposal : **Certificate of Lawfulness for proposed single storey rear extension**
Decision : **Approval - CLU**

Applicant : Mr J Birtles 22/00757/TPOW
Site Address : 5 Steven Close Toton Nottinghamshire NG9 6JX
Proposal : **Ash Tree - Crown lift to 8m removing two lowest branches, Crown and reduce lower branches growing towards property by aprox 2 meters, remove deadwood over 60mm in diameter over entire tree.**
Decision : **Conditional Permission**

Applicant : Mr B Walker 22/00838/TPOW
Site Address : 114 Stapleford Lane Toton Nottinghamshire NG9 6GB
Proposal : **T1 Ash - To fell to near ground level, due to repeat infections of inonotus hispidus low on the main stem resulting in cavity information and degradation on the structural integrity increasing potential for failure - tree overhangs the main road**
Decision : **Conditional Permission**

WATNALL & NUTHALL WEST WARD

Applicant : Mr Andrew Webster 22/00679/FUL
Site Address : 24 Coronation Road Nuthall Nottinghamshire NG16 1EP
Proposal : **Construct two storey front and single storey rear extensions**
Decision : **Conditional Permission**

Applicant : Mr Jack Duffy 22/00749/FUL
Site Address : 78 Kimberley Road Nuthall Nottinghamshire NG16 1DF
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

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