

PLANNING COMMITTEE

WEDNESDAY, 23 JUNE 2021

Present: Councillor D K Watts, Chair

Councillors: D Bagshaw
L A Ball BEM
D Grindell
M Handley
R I Jackson
G Marshall
J W McGrath
P J Owen
S Paterson
D D Pringle
R D Willimott
S J Carr (Substitute)

An apology for absence was received from Councillor R S Robinson.

6 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

7 **MINUTES**

The minutes of the meeting on 2 June 2021 were confirmed and signed with a minor correction to the Declarations of Interest.

8 **NOTIFICATION OF LOBBYING**

The Committees received notifications of lobbying in respect of the planning applications subject to consideration at the meeting.

9 **DEVELOPMENT CONTROL**

9.1 **APPLICATION NUMBER 21/00092/FUL**

Construct 3 and 4 storey building comprising 9 apartments (Use Class C4) and provision of parking area.

129-131 High Road Beeston NG9 2LL

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

Members considered the late items for the application which included 25 letters of objection against the proposed development and two letters of support.

Mr Sandit Leihal (applicant), Mr Neville Bostock (objecting) and Councillor B C Carr (Ward Member) addressed the Committee prior to the general debate.

Members debated the application with particular reference to the parking problems that already exist on Peveril Road and Marlborough Road and the impact of the proposed development on homes on Cedar Avenue including loss of light and privacy. There was also concern that purpose built student accommodation was failing to take pressure off the general housing stock.

Debate progressed on to the size of the development which was considered to be overwhelming for the plot and too tall in comparison with neighbouring properties.

RESOLVED that planning permission be refused due to its scale and design being totally out of keeping with the area, with a proposal that results in the overdevelopment of the plot, and would exacerbate existing local parking issues. This creates a development at odds with its surroundings and one which creates an overbearing and overly dominant impact on neighbouring properties, to the detriment of the amenity of neighbouring properties. The proposed development is therefore contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

Reason

The application proposes the overdevelopment of the plot to the detriment of neighbour amenity.

9.2 APPLICATION NUMBER 20/00423/FUL

Proposed alterations to site access roadway, improvements to main road junction, alterations to existing coal stock yard site entrance and new commercial development comprising B1C, B2 and B8 units with associated roadways, hard-standings and landscaping.

Watnall Disposal Point, Main Road, Watnall, Nottinghamshire, NG16 1HA

The request for this item to be brought before Planning Committee was made by Councillors J M Owen and R D Willimott.

There were no late items for the Committee to note.

Mr Charles Holehouse (applicant) addressed the Committee prior to the general debate.

Councillor R D Willimott asked for his comments to be recorded as follows:

In an email from Nottinghamshire County Council, they ask for the provision of such a crossing near to the existing bus stops. However, in their response to the current application this provision is omitted. I would support the application with the reinstatement of a crossing with a refuge as originally proposed. This measure would follow the recent precedent set by the provision of such a crossing on Main Road as part of the Aerofab Development at approximately 250 metres north of this location.

The debate also included comments regarding traffic problems relating to the site and the dust caused by open storage of coal and gypsum on the site.

It was proposed by Councillor D K Watts and seconded by Councillor J W McGrath that the item be deferred to allow the clarification of Nottinghamshire County Council's position on the need for a pedestrian crossing and for consideration to be given a condition regarding open storage on the site.

RESOLVED that the application be deferred.

9.3 APPLICATION NUMBER 21/00119/FUL

Demolish existing dwelling and construct 2 dwellings
18 Bramcote Drive, Beeston, Nottinghamshire, NG9 1AS

This item was brought to Committee by Councillor S J Carr.

There were no late items for the Committee to consider.

Miss Danielle Asano (applicant) and Mr Norman Ronald (objecting) addressed the Committee prior to the general debate.

The Committee noted that there were a range of house types on Bramcote Drive and that the proposed development would be in-keeping with its surroundings. It was also considered that this was a large plot that could comfortably accommodate two detached houses and that this proposal made good use of the available space.

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 drawing numbers TC/20005/2 received by the Local Planning Authority on 17 February 2021 and TC/20005/3 Rev A, TC/20005/4 Rev A, TC/20005/5 Rev A, TC/20005/6, TC/20005/7 and TC/20005/8 received by the Local Planning Authority on 17 February 2021.**

Reason: For the avoidance of doubt.

- 3. No demolition or construction hereby approved shall take place until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:**

- a) The means of access for construction traffic;**
- b) parking provision for site operatives and visitors;**
- c) the loading and unloading of plant and materials;**
- d) the storage of plant and materials;**

- e) a scheme for the recycling/disposal of waste resulting from demolition/construction works; and
- f) details of dust and noise suppression to be used during demolition and construction.

The approved statement shall be adhered to throughout the construction period.

Reason: To protect nearby residents from excessive disturbance and loss of amenity and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

- 4. During demolition and construction, the mitigation measures as detailed in sections 5.4-5.7 of the Preliminary Ecological Assessment (PEA) shall be implemented.

Reason: To ensure that any protected species which may be present on site are not adversely affected, in accordance with the NPPF (2019) section 15, Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy (2014).

- 5. No dwelling hereby permitted shall be occupied until the parking area related to that dwelling has been surfaced in a hard bound material (not loose gravel) for a minimum of 5 metres behind the highway boundary and constructed with provision to prevent the unregulated discharge of surface water from the frontage to the public highway. The parking areas shall then be maintained as such for the life of the development.

Reason: In the interests of highway safety in accordance with the aims of Policies 17 of the Broxtowe Part 2 Local Plan (2019) and Policies 10 of the Aligned Core Strategy (2014).

- 6. On Plot 1, the bathroom windows on the first floor south west (side) elevation and the loft room (bedroom 5) window on the north east elevation, and on Plot 2, the upper floor stair window and non-opening section of the dormer window (as shown on drawing number TC/20005/5 Rev A) on the first floor south west (side) elevation and the upper floor windows on the north east (side) elevation shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and for the Plot 2 south west dormer, any opening elements shall be a minimum of 1.7m above floor level. All windows shall be retained in this form for the lifetime of the development.

Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

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

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

8. If works do not commence on site within 12 months of the date of this decision, an updated bat survey shall be submitted to and agreed in writing by the local planning authority. Any necessary mitigation shall be implemented in accordance with the agreed details.

Reason: To ensure that protected species are not adversely affected, in accordance with the NPPF (2019) section 15, Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy (2014).

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the extended determination timescale.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
3. 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.
4. The developer is reminded of their legal obligation to stop work immediately should any bats be encountered during the demolition and building of the existing and proposed dwellings. The Bat Conservation Trust should be contacted on 08451300228 for further advice in the event of bats or bat roosts being found.
5. If possible demolition works should also take place outside of the bird breeding season (March to September), otherwise the affected areas need to be checked by an experienced ecologist prior to removal. Further information is available: <https://www.gov.uk/guidance/wild-birds-protection-surveys-and-licences>

9.4 APPLICATION NUMBER 21/00160/FUL

Construct single storey rear extension, rear balcony and patio area
46 Broadgate, Beeston, Nottinghamshire, NG9 2FW

Councillor L A Lally asked that the application be determined by Planning Committee.

There were no late items to be considered for this proposal.

Mr Simon Griffiths (applicant) addressed the Committee prior to the general debate.

It was noted that the applicant had worked with neighbours to address concerns that they had about proposals.

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 drawing numbers C1-A3, C2-A3, C4-A3 Rev A, C7-A3 Rev A, C8-A3 Rev A, 38262_T and 38262_01_PES received by the Local Planning Authority on 5 March 2021; C9-A3 Rev B received by the Local Planning Authority on 8 May 2021 and C3-A3 Rev B, C5-A3 Rev C, C6-A3 Rev C, C10-A3 Rev C and C11-A3 received by the Local Planning Authority on 20 May 2021.

Reason: For the avoidance of doubt.

3. The 1.8m high screens on the north east side of the balcony extension and south west side of the rear element hereby approved shall be installed prior to first use of the extended balcony and thereafter retained for the lifetime of the development.

Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

NOTES TO APPLICANT

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

9.5 APPLICATION NUMBER 21/00098/FUL

Construct single/two storey rear extension, single storey infill side extension and replace front hedge with stone wall and timber gates
Broad Oak Farm, Main Street, Strelley

Councillor P J Owen had requested that this application be brought to Planning Committee.

There were two late items comprised of a letter in support of the application and a letter documenting changes to the proposed development from the applicant.

Mr M Yarlett (applicant) made representation to the Committee prior to the general debate.

The debate included noting that the proposed changes were sympathetic to the style of the property and that they would not have a material impact on openness of the Green Belt or neighbour amenity.

RESOLVED that planning permission be granted subject to conditions regarding time, materials and plans.

10 INFORMATION ITEMS

10.1 DELEGATED DECISIONS

The Committee noted the delegated decisions.