

PLANNING COMMITTEE

WEDNESDAY, 30 MARCH 2022

Present: Councillor D K Watts, Chair

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

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

61 **DECLARATIONS OF INTEREST**

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

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

62 **MINUTES**

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

63 **NOTIFICATION OF LOBBYING**

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

64 DEVELOPMENT CONTROL

64.1 21/00752/FUL

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

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

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

There were no late items and no public speakers.

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

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

Conditions

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

Reasons

- 1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**
- 2. For the avoidance of doubt.**
- 3. No such details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).**

64.2 21/01005/FUL

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

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

There were no late items.

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

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

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

Reasons

The two storey part of the proposal by virtue of its height and location along the common boundary, would have an unacceptable impact on the amenity of the neighbouring property. Accordingly, the proposed development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).

64.3 21/00704/FUL

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

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

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

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

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

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

Reasons

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

64.4 21/00772/FUL

Construct two bungalows

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

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

There were no late items and no public speakers.

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

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

RESOLVED that planning permission be deferred.

Reason

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

64.5 21/00785/FUL

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

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

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

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

There were no public speakers.

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

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

RESOLVED that planning permission be deferred.

Reason

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

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

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

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

66 **INFORMATION ITEMS**

66.1 **APPEAL DECISIONS**

The appeal decisions were noted.

66.2 **DELEGATED DECISIONS**

The delegated decisions were noted.

67 **PROGRAMME OF MEETINGS**

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