

PLANNING COMMITTEE

WEDNESDAY, 6 JULY 2022

Present: Councillor T Hallam (Substitute), in the Chair

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

Apologies for absence were received from Councillors D K Watts, M Handley, S J Carr and R I Jackson.

11 ELECTION OF CHAIR

It was proposed by Councillor H E Skinner and seconded by Councillor G Marshall that Councillor T Hallam be elected as Chair for the meeting. On being put to the meeting, the motion was carried.

RESOLVED that Councillor T Hallam be appointed as Chair for the duration of the meeting.

12 DECLARATIONS OF INTEREST

Councillor P J Owen declared a non pecuniary interest in item 5.1 as he had been the political opponent of the objector. Minute number 15.1 refers.

Councillors G Marshall, M Radulovic MBE, H E Skinner and S Paterson declared a non pecuniary interest in item 5.1 as they shared a party affiliation with the objector. Minute number 15.1 refers.

13 MINUTES

The minutes of the meeting of 8 June 2022 were confirmed and signed as a correct record.

14 NOTIFICATION OF LOBBYING

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

15 DEVELOPMENT CONTROL

15.1 22/00142/FUL

Construct single storey and two storey rear extensions
8 Kenton Avenue, Nuthall, Nottinghamshire, NG16 1PX

Councillor P J Owen requested that this application be determined by Committee at the meeting of 8 June 2022 where it was deferred to allow a site visit to take place.

There were no late items for the Committee to consider.

Sheik Assab, objecting, addressed the Committee prior to the general debate.

The Committee considered the application and were concerned by the size and scale of the proposed development along with its impact on neighbour amenity. It was noted that a previous planning permission that had been granted and subsequently lapsed without being built was for a significantly smaller extension.

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

Reasons

The proposed extensions given the scale and size represent an over intensive form of development which would have an unacceptable impact on the amenity of the immediate neighbouring properties in terms of loss of light by virtue of its overbearing nature, contrary to Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

15.2 22/00211/REG3

Demolition of garages and construct three dwellings
Selside Court, Chilwell, Nottinghamshire

This application was brought before Committee for consideration because the Council was the applicant.

The late items were comprised of plans amended to move the dwellings further away from the boundary with other homes on Selside Court and two further objections from local residents.

Peter Goodrick, on behalf of the applicant, addressed the Committee prior to the general debate.

The Committee debated the application noting concerns regarding the Toton and Chetwynd Plan, the need for affordable housing in the area and that the demolition of the garages would prevent antisocial behaviour. It was also considered that the appearance of the proposed development would be an improvement compared to the garage site.

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 drawings proposed elevations and floor plan 2766(08)A03 Rev A and site location plan 2766(02)A01 Rev A received 4 March 2022, proposed block plan 2766(08)A02 Rev B, proposed street elevations 2766(08)A04 Rev C, proposed block plan 2766(08)A01 Rev B received 2 June 2022, Ecology survey and pre development arboricultural report received 4 March 2022 and Solar panel details received 21 April 2022. Ecology survey and pre development arboricultural report received 4 March 2022 and Geo-Environmental Assessment received 24 May 2022.

Reason: For the avoidance of doubt.

3. (a) No building to be erected pursuant to this permission shall be occupied or brought into use until:
 - i. All the necessary remedial measures for the building have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the Local Planning Authority; and
 - ii. It has been certified to the satisfaction of the Local Planning Authority, through the submission of a verification report that the necessary remedial measures for the building have been implemented in full.

The development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development

Reason: commencing to ensure the details are satisfactory, in the interests of public health and safety and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of Broxtowe Aligned Core Strategy (2014).

4. 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).

5. No above ground works shall take place until a landscaping scheme showing biodiversity net gain has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:
- 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.

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.

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).

6. 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.

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).

7. 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:
- 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;
 - e) A scheme for the recycling/disposal of waste resulting from construction/demolition works;
 - f) Details of dust and noise suppression to be used during the construction phase and;
 - g) A report identifying any asbestos and documenting its safe removal

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

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).

8. 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) B01 Rev B. 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.

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).

9. 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.

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).

10. The parking bays shall not be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

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).

11. The demolition of the garages and construction of the dwellings and apartments, shall be carried out in accordance with the mitigation measures as detailed in sections 5.17, 5.18 and 5.21 of the Ecological Assessment dated 29.06.21 unless otherwise approved in writing by the Local Planning Authority.

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).

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.
 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
 - 1 x 37 litre bag for glass
 3. Bins need to be presented at the edge of adopted highway for emptying.
 4. The size of a 240 litre bins is 1074mm (h) x 580mm (w) x 734mm (d)

15.3 21/00350/FUL

Erect side/rear extension following demolition of shed and outbuilding
Park View Cottage, Main Street, Strelley Nottinghamshire

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

There were no late items and no public speakers.

The Committee debated the application with particular reference to the sympathetic nature of the proposal to the original property, that there were no neighbour objections and that the development would not impact negatively on the openness and amenity of the Green Belt.

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

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 the Location Plan with drawing reference 2325/01 and the Proposed Plan with drawing reference 2325/05, both received by the Local Planning Authority on 20 April 2021 and the Block Plan with drawing reference 2325/02_Rev A and Proposed Elevations with drawing reference 2325/06, both received by the Local Planning Authority on 17 May 2021.**
- 3. The extension shall be constructed using bricks and roof tiles of a type, texture and colour so as to match those of the existing building.**

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. 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).**

15.4 22/00021/FUL

Construct single storey side extension
143 Moorgreen, Newthorpe, NG16 2FF

Councillor M Brown had requested that this application be determined by Committee.

There were no late items.

Jane Cousins, applicant, and Councillor M Brown, Ward Member, addressed the Committee prior to the general debate.

The Committee considered the application and during the debate they noted the high quality of the design of the extension. It was considered that the proposed development would not have a negative impact on the openness and amenity of the Green Belt.

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

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 the Site Location Plan (1:1250) received by the Local Planning Authority 25 January 2022, proposed ground floor plan 1072-03 Rev D, proposed section 1072-08 Rev D and proposed elevations 1072-07 Rev D received by the Local Planning Authority on 17 January 2022.**
- 3. The extensions hereby approved shall be constructed using bricks and tile of a type, texture and colour so as to match those of the existing dwelling.**

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. 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).**

Note 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

15.5 22/00132/FUL

**Construct single storey extensions to front and rear
11 Mayfield Drive, Stapleford, Nottingham, NG16 5AE**

This application was called before Committee by Councillor J W McGrath.

There were no late items and no public speakers.

The Committee noted the report and all relevant representations in the making of their decision.

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 the Site Location Plan 1: 1250 and Proposed Floor Plans received by the Local Planning Authority on 16 February 2022, Proposed Elevations received by the Local Planning Authority on 31 March 2022 and Proposed Block Plan and Roof Plan received by the Local Planning Authority on 27 April 2022.

Reason: For the avoidance of doubt.

3. The extension shall be constructed using bricks, tiles, windows and doors of a type, texture and colour so as to match those of the existing building.

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

NOTES TO APPLICANT

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

15.6 22/00179/FUL

Construct single storey side and rear extensions
56 Main Road, Watnall, Nottinghamshire, NG16 1HT

Councillor J M Owen had requested that the Committee determine this application.

There were no late items.

Suzanne Yeomans, applicant, addressed the Committee prior to the general debate.

The Committee debated whether the size of the development was appropriate in the Green Belt. It was noted that although the application proposed a sizable extension to the property, the plot was large and mostly concealed from view by a large hedge so as to mitigate any negative impact on the openness and amenity of the Green Belt.

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

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

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

2. The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 25 February 2022 and drawing number GD/SY/2022/003/02 Rev A received by the Local Planning Authority on 20 April 2022.

Reason: For the avoidance of doubt.

3. The extensions shall be constructed using bricks of a type, texture and colour so as to match those of the existing building.

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).

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-coalauthority

3. 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.

15.7 22/00208/FUL

Construct single storey rear extension
66 Dovecote Lane, Beeston, Nottinghamshire, NG9 1JG

Councillor D K Watts has requested this application be determined by Committee.

There were no late items and no public speakers.

The Committee considered the application with specific regard to the large corner plot, which would mean that neighbours would not be impacted by 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 the Site Location Plan, the Proposed Block Plan Rev 3, the Proposed Elevations Plan Rev 3 and Proposed Floor Plan Rev 3 received by the Local Planning Authority on 26 May 2022.**

Reason: For the avoidance of doubt.

3. **The extension shall be finished in a smooth white render.**

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

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**

15.8 22/00185/FUL

Construct two storey extensions to front, side and rear, increase ridge height to form loft conversion with velux roof lights, including new hip roof over front projection and hip roof to existing side extension and external alterations (revised scheme)
29 Rivergreen Crescent, Bramcote, Nottinghamshire, NG9 3ET

This application was brought before the Committee by Councillor D K Watts.

There was a late item comprised of an email received from neighbour regarding the description of the development which was noted by the Committee.

Will Woods, applicant and Susan Atton, objecting, addressed the Committee prior to the general debate.

The Committee gave due consideration to all representations before it.

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 the Site Location Plan, the Proposed Block Plan and the Proposed Roof Plan received by the Local Planning Authority on 28 February 2022, the Existing & Proposed Elevations Rev 2 and the Proposed Floor Plans Rev 2 received by the Local Planning Authority on 18 May 2022.**

Reason: For the avoidance of doubt.

3. **The development shall be constructed using tiles and exposed bricks to be of a type, texture and colour so as to match those of the existing building and the existing/proposed elevations shall be finished in an off-white (colour) render (as per the approved elevations).**

Reason: To ensure a satisfactory standard of external appearance 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).

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-coalauthority

3. **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.**

16 INFORMATION ITEMS

16.1 APPEAL SUMMARIES

The appeals summaries were noted.

16.2 DELEGATED DECISIONS

The delegated decisions were noted.