

# **PLANNING COMMITTEE**

**WEDNESDAY, 2 NOVEMBER 2022**

Present: Councillor D K Watts, Chair

Councillors: M Handley  
L A Ball BEM  
S J Carr  
G Marshall  
H E Skinner  
E Williamson  
R D Willimott  
E Kerry (Substitute)  
J C Patrick (Substitute)  
P D Simpson (Substitute)  
C M Tideswell (Substitute)

Apologies for absence were received from Councillors D Bagshaw, R I Jackson, P J Owen, S Paterson and D D Pringle.

35 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

36 **MINUTES**

The minutes were confirmed and signed as a correct record.

37 **NOTIFICATION OF LOBBYING**

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

38 **DEVELOPMENT CONTROL**

38.1 **22/00593/FUL**

Conversion of part of existing college to residential accommodation to provide 65 apartments. Construction of a 2/3 storey apartment building to provide 15 apartments. Construction of 6 semi-detached houses and one dormer bungalow.  
Central College Nottingham, High Road, Chilwell, Nottinghamshire, NG9 4AH

This item was brought before Committee because it was a major application.

The Committee noted the late items comprised of two comments from local residents.

A statement was read on behalf of the applicant and Tony Greaves, objecting, addressed the Committee prior to the general debate.

There were concerns over the access on Dale Lane, highways issues, impact on the tram, the loss of trees, the impact on noise and neighbour amenity and the style and scale of the proposed development.

As debate progressed the Committee noted that this was a good use of a brownfield site, that the dormant site had been at the centre of anti-social behaviour and that in its current state the College was an eyesore. It was requested that condition 6 include specific instructions regarding landscaping with mature trees and the blocking up of the Dale Lane entrance to the site.

It was noted that the Chair would write to the Secretary of State for Levelling up, Housing and Communities regarding the frustration felt by Committee members at a planning system that appeared to favour developers.

It was requested by Councillor G Marshall and seconded by Councillor S J Carr that the vote be recorded. The votes were cast as follows:

For	Against	Abstention
S J Carr	L A Ball BEM	
M Handley	E Kerry	
G Marshall		
J C Patrick		
P D Simpson		
H E Skinner		
C Tideswell		
D K Watts		
E Williamson		
R D Willimott		

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

- (i) prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure the maintenance of private roads
- (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 19 July 2022:**

Proposed Ground Floor Plan ref: CBP Z3 GF DR A 3001 S4 P03  
Y Block Proposed First Floor Plan ref: CBP Z3 01 DR A 3101 S4 P03  
Y Block Proposed Second Floor Plan ref: CBP Z3 02 DR A 3201 S4 P04  
Y Block Proposed Third Floor Plan ref: CBP Z3 03 DR A 3300 S4 P04  
Y Block Roof Plan ref: CBP Z3 RL DR A 3401 S4 P02  
Y Block Proposed Elevations 2 ref: CBP Z3 XX DR A 4006 S4 P03  
Site Plan ref: CBP Z3 SI DR A 1100 FP P11  
Site Sections ref: CBP Z3 SI DR A 6101 FP P03  
House Elevations ref: CBP Z3 XX DR A 3020 S4 P05  
Apartments Ground Floor Plan ref: CBP Z3 GF DR A 3010 S4 P04  
Apartments First Floor Plan ref: CBP Z3 01 DR A 3110 S4 P04

Received by the Local Planning Authority on 11 August 2022:

Y Block Proposed Elevations 1 ref: CBP Z3 XX DR A 4005 S4 P05

Received by the Local Planning Authority on 12 September 2022:

Bungalow Plans ref: CBP Z3 XX DR A 3021 S4 P02

Received by the Local Planning Authority on 14 September 2022:

Apartments Second Floor Plan ref: CBP Z3 02 DR A 3210 S4 P05  
Apartments Roof Plan ref: CBP Z3 RP DR A 3310 S4 P05  
Apartments Proposed Elevations ref: CBP Z3 XX DR A 4010 S4 P06

*Reason: For the avoidance of doubt.*

3. No development shall commence until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the construction period. The Demolition and Construction Method Statement shall provide for:
  - a) The means of access for construction traffic;
  - b) access and egress arrangements with specific regard to preventing any damage or disruption to the operating procedures of the adjacent Nottingham Express Transit route.
  - c) parking provision for site operatives and visitors;
  - d) the loading and unloading of plant and materials;
  - e) the storage of plant and materials used in construction/ demolition the development;
  - f) a scheme for the recycling/disposal of waste resulting from construction/ demolition works; and
  - g) details of dust and noise suppression to be used during the construction phase.
  - h) a report identifying any asbestos and documenting its safe

removal.

*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 a Landscape and Ecological Management Plan (LEMP) mapping the ecological enhancements on site has been submitted to and approved in writing by the Local Planning Authority. Enhancements must include the provision of bird and bat boxes. The enhancements shall be constructed only in accordance with the approved details and prior to the first occupation of the first dwelling.

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

5. 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: No such details were submitted with the application and in the interests of the appearance of the development and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).*

6. No above ground works shall take place until a landscaping scheme 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 existing/proposed trees, shrubs and hedgerows and measure for their protection during construction. No development shall commence until the agreed protection measures are in place
- b) details of boundary treatments;
- c) proposed bin and cycle stores;
- d) proposed hard surfacing treatment;
- e) planting, seeding/turfing of other soft landscape areas; and
- f) timetable for implementation of the scheme.

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 and to ensure the development presents a satisfactory standard of external appearance to the area 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).*

7. Prior to the first occupation of the development hereby approved, a detailed lighting strategy shall be submitted and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details and maintained for the lifetime of the development.

*Reason: To minimise light pollution to Chilwell Cottage Grove Conservation Area and in accordance with the aims of Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 31 of the Broxtowe Part 2 Local Plan (2019).*

8. Prior to the first occupation of the first dwelling hereby approved, the development shall be constructed in accordance with the submitted Flood Risk Assessment by HSP Consulting Engineers Ltd ref: HSP2021-C3450-C&S-FRAS1-318 dated September 2021 received by the Local Planning authority on 19 July 2022.

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

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.

An assessment must be undertaken in accordance with good practice and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure contamination is managed appropriately and safely on site and in accordance with Policy 19 of the Part 2 Local Plan (2019).*

10. The recommendations as stated on page 9 of the Bat Building Review document by RammSanderson ref: RSE\_:4979L1\_V1 dated 19 April 2021 received by the Local Planning Authority on 19 July 2022 shall be implemented in full.

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

11. The windows in the north east elevation serving apartments 37 and 58 on drawings 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 retained in this form for the lifetime of the development.

***Reason: In the interests of neighbour amenity and in accordance with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).***

12. The 1.8m high roof terrace screens serving apartment 15 on drawing ref: CBP Z3 XX DR A 4010 S4 P06 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 retained in this form for the lifetime of the development.

***Reason: In the interests of neighbour amenity and in accordance with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).***

13. 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 minimise disturbance to neighbours 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).***

#### **NOTE TO APPLICANT**

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the 13 week determination timescale.
3. 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.
4. Burning waste on site is prohibited.
5. The future owners/occupiers of the proposed dwelling should sign up to the Environment Agency's Flood Warning Direct Service.

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. Due to the presence of gas apparatus on site, you are required to contact Cadent's Plant Protection Team for approval before carrying out any works, [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) or tel: 0800 688 588.
8. Vegetation clearance should be avoided during the bird breeding season of March-August inclusive.
9. All workers / contractors should be made aware of the potential of protected species being found on site and care should be taken during works to avoid harm. If protected species are found during works, work should cease until a suitable qualified ecologist has been consulted.
10. The recommendations are stated on page 9 of the RammSanderson Bat Building Review document should be carried out in full.
11. The Council's Environmental Health Pollution team will need to be notified of the arrival on site of the Mobile Crushing plant for them to carry out inspection of the crushing equipment in line with the operational permit issued under the Pollution Prevention and Control Act 1999 Environmental Permitting (England and Wales) Regulations 2010 (as amended).
12. 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](mailto: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.
13. The proposed access and layout does not meet adoptable highway standards and therefore, all roads, paths, street lighting, footways and waste management must be maintained at the expense of the applicant/land owner.
14. Cadent Gas Ltd own and operate the gas infrastructure within the

area of the development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions). Prior to carrying out works, including the construction of access points, please register on [www.lineearchbeforeudig.co.uk](http://www.lineearchbeforeudig.co.uk)

38.2 22/00160/FUL

Construction of 9 flats following demolition of former place of worship  
Former New Jerusalem Church, Grove Street, Beeston, Nottinghamshire

Councillor S Dannheimer and Councillor T A Cullen had requested that this application be determined by Committee.

The Committee considered the late item pertaining to this application, which was an objection from a local resident.

June Cobby, objecting, addressed the Committee prior to the general debate.

The Committee considered the proposed development appropriate for a brownfield site and that it's contemporary style would sit well within the predominately Victorian surroundings.

There was a discussion about the potential loss of light for solar panels and legal advice was given to the Committee.

**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:**

**Received by the Local Planning Authority on 15 March 2022:**

**Site Location Plan (1:1250)**

**Received by the Local Planning Authority on 13 September 2022:**

**JG/TH/2021/066/02 Rev D**



Received by the Local Planning Authority on 4 October 2022:

JG/TH/2021/066/01 Rev C

*Reason: For the avoidance of doubt.*

3. No development shall commence until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the construction period. The Demolition and Construction Method 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 the development;
  - e) a scheme for the recycling/disposal of waste resulting from  
construction/ demolition works; and
  - f) details of dust and noise suppression to be used during the  
construction phase.
  - g) a report identifying any asbestos and documenting its safe removal.

*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 details of a noise assessment have been submitted to and approved in writing by the Local Planning Authority. The report shall include details of noise attenuation measures required to meet the standard for internal noise levels defined in the current BS8233:2014 (including glazing and ventilation details). The dwellings hereby permitted shall not be occupied until the noise mitigation measures have been provided in accordance with the approved details and shall thereafter in retained in perpetuity.

*Reason: No such details were submitted with the application, to protect occupiers from excessive external noise and in*

*accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).*

5. 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: No such details were submitted with the application and in the interests of the appearance of the development and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).*

6. No above ground works shall take place until a landscaping scheme 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) proposed bin and cycle stores;
- d) proposed hard surfacing treatment;
- e) planting, seeding/turfing of other soft landscape areas; and
- f) timetable for implementation of the scheme.

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 and to ensure the development presents a satisfactory standard of external appearance to the area 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).*

7. No works shall commence until the protective tree fencing as shown on page 10 of the Tree Survey, Arboricultural Method Statement (AMS) and Arboricultural Impact Assessment (AIA) under Appendix 3 – Tree Protection Specification has been erected in the position shown on page 14 annotated “position of protective fencing as shown in appendix 3”. The

fencing shall be retained in this position until the completion of the construction of the building.

*Reason: To reduce the risk of damage to a TPO tree and in accordance with Policy 31 of the Part 2 Local Plan and Policy 17 of the Aligned Core Strategy (2014).*

8. The finished floor levels shall be set no lower than 0.9m above ground level in accordance with drawings: JG/TH/2021/066/02 Rev D and Flood Resilience measures shall be incorporated into the design of the building as detailed in paragraph 5.5.4 of the submitted Flood Risk Assessment by Michael Evans & Associates LTD ref: 21-668 dated 13 January 2022 received by the Local Planning Authority on 4 March 2022.

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

9. The windows in flats 9 and 6 serving en-suites 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 retained in this form for the lifetime of the development.

*Reason: In the interests of neighbour amenity and in accordance with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).*

10. 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 minimise disturbance to neighbours 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).*

#### **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. Burning waste on site is prohibited.
3. The future owners/occupiers of the proposed dwelling should sign up to the Environment Agency's Flood Warning Direct Service.

4. **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](mailto: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.**
5. **Any works to a TPO tree must receive consent from the Local Planning Authority in advance of works being carried out.**

38.3 22/00566/REG3

Demolition of garages and construct 2 dwellings with associated parking, landscaping and private amenity space  
Garages Off Chilton Drive, Watnall, Nottinghamshire

This application was brought before the Committee because the Council was the landowner and developer.

There were no late items for the Committee to consider.

Peter Goodrick, on behalf of the applicant and Rachel Morris, objecting, addressed the Committee prior to the general debate.

The Committee considered the proposal and the representations made. It was noted that there would be a fence to replace the boundary lost by the garage site demolition. It was confirmed that any widows on the first floor side elevation of the proposed development would be obscurely glazed.

**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 block plans 2766 (08) D01 and 2766 (08) D02 Rev A, proposed elevations and floor plans 2766 (08) D03, Street Sections/elevations 2766 (08) D04, Site location plan 2677 (02) D01, Design and access statement 2766 (08) DDA and Arboricultural Report received 18 July 2022 and car parking study dated July 2022 and ecology report received**

**15 August 2022.**

**Reason: For the avoidance of doubt.**

- 3. No part of the development hereby approved shall be commenced until details of appropriate gas prevention measures have been submitted to and approved in writing by the local planning authority. No building to be completed pursuant to this permission shall be occupied or brought into use until:**

- 1. All appropriate measures have been completed in accordance with details approved in writing by the Local Planning Authority and;**
- 2. It has been certified to the satisfaction of the local planning authority that necessary remedial measures 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. No above ground works shall take place until a noise assessment for the air source heat pumps has been submitted and agreed in writing with the Local Planning Authority.**

**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).**

#### **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](mailto: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.

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

Bins need to be presented at the edge of adopted highway for emptying.

The size of a 240 litre bins is 1074mm (h) x 580mm (w) x 734mm  
As per the guidance in BS5906 the bins must be within 15m of the collection point.

It is possible that the refuse vehicle can access the site with this houses being on Council owned land

#### 38.4 22/00534/FUL

Loft conversion with rear dormer and external alterations  
6 Canal Side, Beeston, Nottinghamshire, NG9 1NG

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

There were no late items for the Committee to consider.

A statement was read on behalf of Leanne Wagner, the applicant, and Jenny Ashmore, objecting, made representation to the Committee prior to the general debate.



Consideration was given to the style of the extension, the height of the roof ridge, the impact on neighbour amenity and the amendments proposed to the original development to make it more acceptable.

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

1. The development hereby permitted shall be commenced within six months of the date of this permission with works completed within ten months of the date of the 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 existing dormer shall be removed within ten months of the date of the decision, unless otherwise modified in accordance with the plans approved under this permission.

*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).*

3. The development hereby permitted shall be carried out in accordance with drawings numbered D202-06/04/2020 Rev C, D203-06/04/2020 Rev C, D201, -06/04/2020 Rev C, D103-06/04/2020 Rev C, D102-06/04/2020 Rev C and D403-06/04/2020 Rev C received by the Local Planning Authority on 11 July 2022.

*Reason: For the avoidance of doubt.*

4. The dormer shall be constructed using materials 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).*

5. The windows on the east (side) elevation annotated as being obscurely glazed on drawing no. D202 - 06/04/2020 rev C 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 non-opening.

*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 in line with adopted policies.
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](http://www.gov.uk/government/organisations/the-coal-authority)

38.5 22/00678/REG3

Erect Temporary Community Cycle Hub  
Land at the side of pavilion and accessible toilet facility East of Cadet Centre, Ilkeston Road, Stapleford, Nottinghamshire

This application was brought to Committee for determination as the Council was the landowner and applicant.

There were no late items for consideration by the Committee and no public speakers.

Representation was made to the Committee via a statement read out by the Chair on behalf of Councillor R D MacRae in support of the application. The Committee noted that the proposed development promoted cycling without taking away any car parking spaces and represented an improvement in the appearance of the car park.

**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) received by the Local Planning Authority on 6 September 2022, Proposed Block Plan (1:500) received by the Local Planning Authority on 8 September 2022, Proposed Floor Plan (Drawing Number: 101) received by the Local Planning Authority on 28 September 2022 and Proposed Elevations received by the Local Planning Authority on 29 September 2022.

*Reason: For the avoidance of doubt.*

3. The temporary Community Cycle Hub shall be constructed using materials as noted on the submitted application form received by the Local Planning Authority on 30 August 2022, unless otherwise agreed in writing by the Local Planning Authority.

*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).*

4. The containers hereby permitted shall be removed and the land restored to its former condition to the reasonable satisfaction of the Council's Parks and Green Spaces team on or before 31 March 2025 so as to accord with the Site Location Plan (1:1250) received by the Local Planning Authority on 6 September 2022.

*Reason: The structures are of a temporary nature and their appearance is likely to deteriorate with time, to the detriment of the visual amenities of the area and a more permanent storage solution should be sought long term and in accordance with 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-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

#### 39 INFORMATION ITEMS

##### 39.1 APPEAL DECISION 21/00807/FUL

The appeal decision was noted.

##### 39.2 APPEAL DECISION 22/00127/FUL

The appeal decision was noted.

39.3 APPEAL DECISION 21/00052/FUL

The appeal decision was noted.

39.4 DELEGATED DECISIONS

The delegated decisions were noted.