

**SUMMARY of LATE ITEMS**

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**5.1 23/00349/FUL - Land South of Neville Sadler Court, Beeston**

Neighbour comment:

- Application has been withdrawn from the agenda many times
- Developer has not addressed concerns with snagging (referring to 21/01055/FUL)

Report:

- This development comprises a cluster of HMOs located adjacent to two existing HMOs, the proportion of which within 100 metres is already higher than 20%, but would not sandwich a dwelling not in multiple occupancy. Consequently, it could be argued that this development is not in compliance with the Houses in Multiple Occupation SPD. However, this development is purpose built and not considered out of keeping with the character of the area, and would not result in the loss of a dwelling house. Furthermore, the proposal on plan appears to constitute dwellings likely to be used within Class C3, but we are obliged to deal with the application before us. Hence the position is somewhat more finely balanced, and therefore one must decide how much planning weight to give to the SPD in determining this application.
- Additional recommended condition to prevent avoidance of affordable housing contributions: "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the dwellings hereby permitted must not be used within Class C3.

*Reason: To ensure compliance with Policy 15 of the Broxtowe Part 2 Local Plan (2019) and Policy 8 of the Aligned Core Strategy (2014).*

**5.2 23/00881/FUL – 53 City Road, Beeston**

- This proposal is located within the Beeston Article 4 Area and therefore the HMO SPD is a relevant policy consideration. The proposed development is an existing 4-bedroom HMO, with a proposed increase to a 6-bed HMO. As it is existing, the principle of clustering and the HMO SPD would be given very limited planning weight.
- Additional Recommended Condition – Condition 3 - Prior to the commencement of the development, windows shall be inserted to serve the rooms labelled as new bedroom 5 and altered bedroom 3 on the side (north west) elevation as per drawing no. 23-09-01 P2 Rev 3 received by the Local Planning Authority on 14 March 2024.

## Planning Committee 17 April 2024

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*Reason: To ensure the development provides a satisfactory standard of amenity for occupiers 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).*

#### **5.3 24/00097/OUT – Land to rear of 40 Main Street, Awsworth**

No late items to report.