

Report of the Chief Executive

APPLICATION NUMBER:	23/00349/FUL
LOCATION:	Land south of Neville Sadler Court Beeston Nottinghamshire
PROPOSAL:	Construct detached two storey building compromising 4 apartments (C4 Use)

1. Purpose of Report

Councillor G Bunn has requested that this application be determined by Committee. The application was brought to the meeting of 17 April 2024 and was deferred.

2. Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

3. Detail

3.1 The application seeks permission to construct a two storey building, with rooms in the roof, compromising four apartments in Class C4 use.

3.2 An application was approved under 21/01055/FUL for eight dwellings in July 2022 for approximately three quarters of the site. This part of the site is now under construction. The remaining part of the site is subject to this application which occupies the corner closest to no. 62 Fletcher Road. However, there is a small portion dedicated to parking for this site which is positioned in the corner of the wider site closest to no. 59 Lower Road.

3.3 Planning permission was previously granted for 12 dwellings across the full site under 18/00556/FUL in June 2019; however, this permission was not implemented and has now expired.

3.4 The main issues relate to whether the principle of residential development on this land would be acceptable, matters of flood risk, highway safety and parking, design, whether there will be an unacceptable impact on neighbour amenity, if the amendments proposed are acceptable and if adequate financial contributions have been agreed.

3.5 It is considered that the application is acceptable in these regards and the Committee is asked to resolve that planning permission be granted subject to conditions outlined in **Appendix 1**. The report taken to Committee on 17 April 2024 is included for information at **Appendix 2**.

4. Financial Implications

The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Climate Change Implications

Climate Change implications are considered within the report

8. Background Papers

Nil.