

PLANNING COMMITTEE

WEDNESDAY, 6 NOVEMBER 2024

Present: Councillor S P Jeremiah (Vice Chair in the Chair)

Councillors: P J Bales
L A Ball BEM
R E Bofinger
G Bunn
S J Carr
G S Hills
G Marshall
D D Pringle
H E Skinner
D K Watts
S Webb (Substitute)

Apologies for absence were received from Councillors D Bagshaw and P A Smith.

28 **DECLARATIONS OF INTEREST**

Councillor S Webb declared a disclosable personal, non pecuniary, interest in item 5.4 as she was acquainted with the applicant. Minute number 31.4 refers.

29 **MINUTES**

The minutes of the meeting on 2 October 2024 were confirmed and signed as a correct record, with an alteration.

30 **NOTIFICATION OF LOBBYING**

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

31 **DEVELOPMENT CONTROL**

31.1 **23/00524/FUL**

Change of use of garage to garage and car wash including the installation of pressure washer and vacuum casings.

Manor Garage, 92 Church Street, Stapleford, Nottinghamshire, NG9 8DJ

Councillor R E Bofinger had requested that this proposal come before Committee.

There were a number of late items including two changes to conditions, which were noted by the Committee.

Ahmed Zidouri, on behalf of the applicant, addressed the Committee and a statement was read out on behalf of a resident, objecting, prior to the general debate.

Having given due regard to all of the representations before it, the Committee commenced the debate, raising concerns about appearance of the site and the impact of the visual amenity on residents. There was a discussion about the noise from current traffic, the jet washers and vacuum cleaners, including the impact of acoustic screens and housing for machinery. It was noted that the revised wording of condition 2 made specific requirements for the height and density of materials.

It was proposed by Councillor G Bunn and seconded by Councillor G Marshall that planning permission be granted temporarily for one year through an additional condition, that the fence be stepped back in line and that the precise wording of the condition be delegated to the Vice Chair of the Planning Committee, the Planning Manager and the Head of Planning and Economic Development. On being put to the meeting the motion was carried.

It was further proposed by Councillor S J Carr and seconded by Councillor D K Watts that the item be deferred to allow further information to be gathered. On being put to the meeting the motion fell.

RESOLVED that planning permission be granted, including a condition that the permission be granted for one year and that the fence be stepped back, along with the amendments to condition 2 and subject to the following conditions:

Conditions:

- 1. The use hereby permitted shall be discontinued on or before 8th November 2025 and the fence hereby permitted removed.**
- 2. This permission shall be read in accordance with the following plans:**
 - **Site location plan A115**
 - **Existing block plan A114**
(Received by the Local Planning Authority 07/07/23)
 - **Pressure washer and vacuum casing A115**
(Received by the Local Planning Authority 03/11/23)
 - **Proposed Elevations and 3D Visuals A114**
(Received by the Local Planning Authority 13/09/24)
 - **Proposed site plan A115**
(Received by the Local Planning Authority 16/09/24).
- 3. The use of the site for car washing and valeting must cease unless the acoustic barrier is installed within one month of this permission. The barrier must thereafter be retained during any use of the site for car washing and valeting. The barrier shall be constructed from high quality**

timber panels with a minimum density of 20kg/m² which is close boarded and installed with no gaps, including at ground level to the height and location as shown in drawing A114 Proposed Elevations and 3D Visuals (received 13/09/24).

4. The hereby approved use shall not be operated outside the hours of 09:00 - 18:00 Monday to Saturday and 09:00 - 17:00 Sunday without the prior agreement in writing of the Local Planning Authority.
5. No repair, maintenance, paint spraying or sale of vehicles shall be permitted outside of the existing garage building.

Reasons:

1. To allow further time for the noise impact of the car wash to be assessed in the interests of the living conditions of neighbouring residential properties in accordance with the aims of Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.
2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.
3. To protect nearby occupiers from excessive noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.
4. To protect nearby occupiers from excessive noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.
5. To protect nearby occupiers from excessive noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.

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.

31.2 24/00443/FUL

Retain outdoor servery, smoking shelter, timber walkway and garden marquee
The Old Wine Vaults, 11 Church Street, Eastwood, Nottinghamshire

Councillor M Radulovic MBE had called the application to Committee

There were no late items.

Elizabeth Johnson, the applicant, made representation to the Committee prior to the general debate.

After considering all the representations before it the Committee debated the development, with particular reference to the sympathetic style of the development and the community ethos of the business.

RESOLVED that planning permission be granted.

RESOLVED that the precise wording of the approval and conditions, to include a time limitation and specifics on making good, be delegated to the Vice Chair of Planning Committee in agreement with the Planning Manager and the Head of Planning and Economic Development.

Conditions:

1. **The hereby approved outdoor servery, smoking shelter, timber walkway and garden marquee shall be removed and the land restored to its former condition on or before 14 November 2029 in accordance with a scheme of work submitted to and approved by the local planning authority. Any historic fabric that has been damaged as a result of the structures shall be made good, including replacement of damaged historic fabric on a like-for-like basis.**
2. **This permission shall be read in accordance with the following plans:**
 - **Site Location Plan 1:1250**
(Received by the Local Planning Authority 09/07/24)
 - **Proposed elevations and Floor Plans JG/VJ/2024/055/01**
(Received by the Local Planning Authority 19/07/24)
3. **The marquee shall not be used for amplified speech and music except between 12.00 - 21.00 hours Sunday - Thursday and 12.00 - 22.00 hours Friday and Saturday without the prior agreement in writing of the Local Planning Authority.**
4. **The applicant shall operate an event noise management plan in line with the noise mitigation measures highlighted in the applicants supporting statement ref PG/EJ/2024/055. Copies of the management plan and observations shall be available to view at the request of council officers.**

Reasons:

1. To protect the historic character of the listed building in accordance with Policy 11 - The Historic Environment of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets of the Part 2 Local Plan 2019.
2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.
3. To protect nearby residents from excessive operational noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.
4. To protect nearby residents from excessive operational noise in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan 2019.

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.

31.3 24/00444/LBC

Retain outdoor servery, smoking shelter, timber walkway and garden marquee
The Old Wine Vaults, 11 Church Street, Eastwood, Nottinghamshire

Councillor M Radulovic MBE had requested that this proposal come before Committee.

There were no late items.

Elizabeth Johnson, the applicant, made representation to the Committee prior to the general debate.

With all of the submissions to the Committee considered, the debate commenced. The tasteful nature of the alterations was noted, as was the lack of impact on the Conservation Area.

RESOLVED that listed building consent be granted.

RESOLVED that the precise wording of the listed building consent approval and conditions, to include a time limitation and specifics on making

good, be delegated to the Vice Chair of Planning Committee in agreement with the Planning Manager and the Head of Planning and Economic Development.

Conditions:

1. The hereby approved outdoor servery, smoking shelter, timber walkway and garden marquee shall be removed and the land restored to its former condition on or before 14 November 2029 in accordance with a scheme of work submitted to and approved by the local planning authority. Any historic fabric that has been damaged as a result of the structures shall be made good, including replacement of damaged historic fabric on a like-for-like basis.
2. This permission shall be read in accordance with the following plans:
 - Site Location Plan 1:1250
(Received by the Local Planning Authority 09/07/24)
 - Proposed elevations and Floor Plans JG/VJ/2024/055/01
(Received by the Local Planning Authority 19/07/24)

Reasons:

1. To protect the historic character of the listed building in accordance with Policy 11 - The Historic Environment of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 23 - Proposals affecting Designated and Non-Designated Heritage Assets of the Part 2 Local Plan 2019.
2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.

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.

31.4 24/00482/FUL

Construct first floor to blacksmith's cottage; single storey rear extension to main building; and associated works
Canalside Heritage Centre, 2 To 3 Weir Cottages, Canal Side, Beeston, Nottinghamshire, NG9 1LZ

This item was brought to Committee by Councillor S Dannheimer.

There were no late items for the Committee to consider and no public speakers.

After considering the application and associated representations, the Committee debated the item. It was noted that the Heritage Centre provided a valuable

community service and was an asset to the area, and that this outweighed any impact on the Green Belt from the proposed development. It was also considered that the improved facility would increase access to green spaces and provide benefits to ancillary businesses in Beeston Rylands.

RESOLVED that planning permission be approved.

RESOLVED that the precise wording of the planning approval and conditions, to include that the windows be flush fitted and not feature visible trickle vents, materials, plans and timings, be delegated to the Vice Chair of Planning Committee, the Planning Manager and 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 following plans received by the Local Planning Authority on 22 July 2024:**

- Site Location Plan (Drawing Number: 2485/01-A),**
- Proposed Site Plan (Drawing Reference 2485/02-B),**
- Proposed Floor Plans (Drawing Reference 2485/07-B),**

And in accordance with the following plans received by the Local Planning Authority on 02 August 2024:

- Proposed Front and Rear Elevations Plan (Drawing Number 23.451 S03-03 A),**
 - Proposed Elevations (Drawing Number: 2485/08-D)**
 - Proposed Cottage Floor Plans (Drawing Number 2485/09-D)**
 - Proposed Cottage Elevation Plans (Drawing Number 2485/10-E)**
- 3. Prior to the commencement of the development hereby approved full details of all external materials including samples shall be provided and agreed in writing with the planning Authority in consultation with the Conservation Officer. Thereafter, the development shall proceed in line with these details.**
 - 4. Prior to the commencement of the development hereby approved full details of the windows design and installation alignment shall be submitted to and approved in writing to the Planning Authority. Thereafter these works shall be carried out in accordance with these approved plans.**

5. The finished floor levels of the proposed extension hereby approved shall be equal to or higher than the existing property.

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).
4. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 11 of the Aligned Core Strategy (2014).
5. To ensure a safe environment for the occupants in the instance of a flood event and in accordance with the aims of Policy 1 of the Broxtowe

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. You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

(Having declared a disclosable personal, non pecuniary interest, Councillor S Webb left the meeting for the duration of the item and did not vote thereon.)

32 **INFORMATION ITEMS**

32.1 **DELEGATED DECISIONS**

The Committee noted the delegated decisions.