

Report of the Chief Executive

Application number:	21/00838/FUL
Location:	St Johns School of Mission Office Building, Peaches Way, Bramcote, Nottingham, NG9 3DS
Proposal:	Convert existing building to create 25 1, 2 and 3 bedroom apartments and external alterations

The application is brought before the Committee to consider the offer of contributions contrary to policy due to unviability.

1. Purpose of the Report

The application seeks approval for the conversion of an existing building to create of 25 dwelling units, with external alterations to the building.

2. Recommendation

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

3. Detail

The proposal would extend and convert a former educational building that was sold out of a wider site, on which a partially-implemented permission exists for 40 dwellings.

The proposal inserts steps into a listed wall, and is connected to and within the setting of a listed building, so special regard must be had to preserving the building, its setting and features of special architectural or historic interest. The application has been amended to safeguard privacy and effect elevational changes requested by Nottinghamshire County Council Historic Buildings.

The application was submitted before biodiversity net gain requirements and will result in a small loss, which is a dis benefit, to implement the landscape strategy, which is a benefit. A Drainage Strategy allows for stormwater detention on site.

A bat survey found no active roosts in the building, but activity in the wider site, so that external lighting will be controlled.

Financial Viability Assessment indicates the proposal would not be viable if affordable housing or contributions were required.

The benefits of above-standard and accessible housing in a needed format within the Main Built-up Area (MBA), improvements to the appearance of the Conservation Area (CA) and setting of the listed building and access improvements outweigh a small loss of biodiversity and listed wall, and a lack affordable housing or contributions and so permission should be granted.

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. Background Papers

Nil.

Appendix

1. Details of Application

- 1.1 The proposed development would extend and convert this former theological college education building, re-using the existing parking area to the south of the building for residents. Five top floor apartments will be created in what was roof space, which was to (and to some extent still will) be formed by converting the dual-pitched roof to a flat roof, effectively raising the eaves. Two further duplex apartments will be created in an extension to the northern end of the building. The remaining 18 apartments will be created by converting existing floor space. The proposal is in a building that was sold out of a wider site on which a partially-implemented permission exists for 40 dwellings. Combined with that, a total of 65 dwellings would result.
- 1.2 The proposed development includes inserting stairs into a listed ha-ha wall. Because of this and the fact that the subject building is connected to and within the setting of a listed building, there is an accompanying application for listed building consent (LBC) and special regard must be had to preserving the building, its setting and features of special architectural or historic interest.
- 1.3 The application included an Energy and Sustainability Statement, a Heritage Design and Access Statement (HDAS), Tree survey, Transport Statement and Building for life Statement. A Foul Sewage Assessment was later added, along with a Preliminary Ecological Assessment and a Drainage Statement. The application was amended in August 2022 following objections in respect of overlooking from the northernmost upper floor apartment balcony and windows towards the nearest house and its garden at 4 Home Croft. This amendment removed a balcony on the northern elevation, added a privacy screen at the northern end of the eastern balcony and obscure glazing in all north-facing upper-floor windows. It also incorporated elevational amendments requested by Nottinghamshire County Council Historic Buildings.
- 1.4 The application was added to in September 2022 with a preliminary ecological assessment, which assessed the building as having 'low' potential for roosting bats. Nottinghamshire Wildlife Trust on re-consultation requested a minimum of one bat activity survey. The application was further amended at the end of January 2023 with an indicative landscape strategy and biodiversity net gain calculation to ensure future occupiers would have access to some amenity space and to assess the impact on biodiversity. The strategy showed land between the building and Chilwell Lane landscaped for use by residents. This was necessary as their future ability to access the wider grounds of the former college was unclear.
- 1.5 A further biodiversity net gain calculation was submitted in January 2024 and a payment to off-set the impact of the landscape strategy was agreed in May 2024. It identified that 0.844 habitat units were required to meet the

biodiversity target in force at the time of submission. Were this to be off-set with national statutory credits, it would equate to an off-site contribution of £35,280, which Parks and Open Spaces can spend nearby on a re-wilding project to re-create the same habitat as that lost.

- 1.6 Correspondence in June 2023 with a local surveyor established that local registered providers or the Borough Council would purchase the calculated 2.1 units of affordable housing.
- 1.7 A bat survey was also completed in June 2023 and reported no active roosts in the building, but foraging in the southern half of the site and commuting throughout. NWT requested in September 2022 that the recommendations made within the original report of September 2021 should be implemented in full, via a condition of planning consent, should permission be granted. Conditions restricting the installation of external lighting to only that approved by the Borough Council will be imposed to prevent any impact on bat commuting routes, requiring excavations to be closed overnight and mammal ladders installed, and precluding tree, building or hedgerow removal without a recent nesting bird survey are all reasonable to impose.
- 1.8 Finally, a Financial Viability Assessment was submitted in November 2024, which indicated that the proposed development would not be viable if developer contributions were required.

2 Location and Site Characteristics

- 2.1 This 0.4-hectare broadly-rectangular site is located in Bramcote, within its Conservation Area (CA), and was part of the former St John's College. Its western 135-metre-long frontage is to Chilwell Lane, its northern 35-metre-wide frontage is to Peache Way, across which is a bungalow and a double garage on Home Croft. The site is occupied by a two-storey blockwork building containing seminar rooms and other facilities. A fire in May 2024 destroyed much of its roof and part of the first floor. The site slopes down from the north to south, reflecting the surrounding topography, which comprises the southern slope of Burnt Hill. A gravel car park to the south of the building is accessed from Chilwell Lane.
- 2.2 A country house, known as The Grove, formed the core of the college to the east of the subject building and is linked to it by a covered walkway. It was built around 1810 and listed in grade II on 14 April 1987. It is two-storey in Georgian style with stucco walls and a hipped slate roof. A portico in its west elevation contained the main entrance, but was replaced by a sash window when the subject building, together with other blockwork buildings to the east of the house, was added to accommodate the theological college. The south elevation overlooks a terraced lawn and ha-ha, beyond which was parkland, recently developed for houses, one of which is 3.5 m from the application site, 9.0 m from the car park and 7.3 m from the proposed bin store.

- 2.3 The Bramcote CA was designated on 1 March 1973 and comprises the historic core of the village to the north, the area around Burnt Hill, The Grove and its grounds. The CA Appraisal identifies the blockwork buildings as making a negative contribution. The rest have recently been demolished, leaving only the subject building. Chilwell Lane bounds the CA to the west, with open fields beyond in the Green Belt. The now-developed parkland forms the southern boundary of the CA, 120 m south-east of the site, with a secondary school beyond.

3 Relevant Planning History

- 3.1 The Grove was converted into a theological college between 1969 and 1971, prior to listing, and many of its former outbuildings were demolished to make way for the blockwork buildings. Since then, permissions and listed building consent (LBC) for small extensions to those buildings and consents for minor internal alterations have been granted.

- 3.2 Permission was granted under reference 16/00467/FUL on 19 September 2017 for the erection of 40 dwellings, comprising houses and apartments. Eight houses and all 15 apartments would be on land released by the demolition of the blockwork buildings to the east of The Grove that contained institutional residential accommodation. The Grove and the building subject of this application would be retained and become a non-residential rather than residential institution.

This permission was subject to conditions relating to archaeology, landscaping, bat survey prior to demolitions, site investigation, parking, drainage and permitted development rights removal, and to obligations requiring developer contributions and an open space scheme. Fifteen houses have so far been built and the blockwork residential buildings have been demolished.

- 3.3 A further application reference 22/00043/FUL to construct 25 rather than 15 apartments on the site of demolished institutional residential blocks was made on 12 January 2022 and withdrawn on 19 March 2024. A further application, this time to vary permission reference 24/00343/VOC with the same number but a different design of apartments and different cross-sections was made on 29 May 2024 and is pending consideration.
- 3.4 Planning and LBC applications references 18/00858/FUL and 18/00859/LBC to convert the house into four apartments was refused on 4 March 2020. Retrospective permission reference 20/00115/FUL to change the use of residential blocks to houses in multiple occupation was granted on 5 May 2020. The relevant blocks have now been demolished.
- 3.5 Development monitoring is outstanding on the wider site in respect of conditions 6 and 7 of permission reference 16/00467/FUL and the planning agreement related to it that created obligations, specifically in relation to

failure to agree an open space scheme before commencement and remaining sums due to be triggered by occupation of future units.

4 Development Plan Policy

4.1 Broxtowe Aligned Core Strategy (CS) 2014

The Council adopted the CS on 17 September 2014. Policies 1 (Climate Change), 2 (Spatial Strategy), 8 (Housing Size, Mix and Choice), 10 (Design and Enhancing Local Identity), 11 (The Historic Environment), 12 (Local Services and Healthy Lifestyles), 14 (Managing Travel Demand), 16 (Green Infrastructure, Parks and Open Space), 17 (Biodiversity), 18 (Infrastructure) and 19 (Developer Contributions) are relevant.

4.2 Part 2 Local Plan (P2LP) 2019

The Council adopted the P2LP on 16 October 2019. Policies 1 (Flood Risk), 15 (Housing Size, Mix and Choice), 17 (Place-making, Design and Amenity), 19 (Pollution...), 20 (Air Quality), 23 (Designated Heritage Assets), 28 (Green Infrastructure Assets), 30 (Landscape), 31 (Biodiversity Assets), 32 (Developer Contributions) are relevant.

4.3 National Planning Policy Framework 2024

The NPPF was revised in December 2024. Parts 5 (Delivering a sufficient supply of homes), 8 (Promoting healthy and safe communities), 9 (Promoting sustainable transport), 11 (Making effective use of land), 12 (Achieving well-designed and beautiful places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (Conserving and enhancing the natural environment) and 16 (Conserving and enhancing the historic environment) are relevant.

5 Consultee and Third Party Comments

5.1 Consultees

- Historic England – suggested consult own adviser and no comment on amendments.
- Broxtowe Borough Council Waste and Recycling – specified number and size of bins.
- Broxtowe Borough Council Environmental Health – no objection subject to conditions restricting construction hours and requiring pre-commencement noise assessment and construction method statement.
- Broxtowe Borough Council Housing – the 2.1 units of affordable housing should comprise 1.4 affordable or social rent and 0.7 low cost ownership.

- Broxtowe Borough Council Parks and Open Space – initially stated that contributions would be required and that there was no landscape plan. Subsequently did not comment on added landscape plan or dispute calculation of £40,858.
- Broxtowe Borough Council Conservation – no comments following amendments sought by Nottinghamshire County Council Historic Buildings.
- Nottinghamshire County Council Historic Buildings – affects grade II listed building (LB) ref. 1248244 (The Grove) and in CA. No description or analysis of setting, character or impacts, but proposal will convert building from a negative to positive contribution. Need to see proposal in context of LB. Site visit in June 2022 led to elevations amended in line with suggestions.
- Nottinghamshire County Council Highways – no objections subject to conditions on management of parking spaces and implementation of site access improvements.
- Nottinghamshire County Council Flood Risk Management – initially declined to comment due to scale but later objected due to lack of surface water drainage information.
- Nottinghamshire County Council Planning – initially sought a secondary education contribution of £97,004 and a post 16 contribution of £24,251. Subsequently sought secondary contribution of £121,080 and no post-16. Noted that improvements to nearby bus stops were due to be funded by the development of the wider site.
- Nottinghamshire Police – no objection, recommends adhere to Secured by Design.
- Nottinghamshire Wildlife Trust – confirm ecology survey undertaken at appropriate time of year and up to date, but concerned about competence of ecologist. Note tree removals, request bat survey, suggest net gain possible if habitats created and trees replaced, request condition to implement recommendations of September 2021 report.
- NHS Nottingham and Nottinghamshire – initially sought a £18,423.75 contribution to GP practices based on incorrect number of units, now seeks £11,953.12
- Cadent – no response
- Environment Agency – no response
- Severn Trent Water – noted no surface water proposals and requested drainage plans to accord with surface water disposal hierarchy.

5.2 Neighbours

- Four neighbours were initially consulted on the application with one response stating that the proposal would effect a visual improvement, but concerned about balconies overlooking a garden, cumulative impact of residential permissions, lack of visitor parking and EVCPs

- A site notice was posted and seven responses were received concerned about impact on the CA, traffic and parking on unadopted road, insufficient parking, construction access and pedestrian access, some stating the building was redundant and so had no baseline traffic demand and that day nursery trips had not been surveyed, preferring access from Baxter Green, stating that the development would be too large, but some also that it would be a visual improvement.

6 Evaluation

6.1 Principle

Permissions for a sports pavilion, garage extensions, a temporary lecture theatre, an extension to a chapel, a car park, a workshop extension and a covered link in 1970s and 80s related to the educational use of the subject building as part of a theological college, which was its lawful use.

Permission 16/00467/FUL for the erection of 40 dwellings following demolition of accommodation blocks to the east of The Grove has been partially implemented. That permission included the re-use of the subject building for non-residential institutional purposes. However, such use was not made of the building, which was instead sold out of the wider site. The proposal, combined with full implementation of the original scheme, would result in a total of 65 dwellings.

The planning application does not address the need for institutional floor space and, as there is currently no specific use, for example, for cultural purposes, there is no policy on its loss. Re-use for residential complies in principle with NPPF paragraph 124 and, as the site is in the Main Built-up Area (MBA), also with the settlement hierarchy in CS Policy 2. The proposal would contribute to both the 6,150 dwellings that CS Policy 2 requires in Broxtowe Borough from 2011 to 2028 and the 3,800 in the part of the MBA that lies within the Borough. Indeed, across the whole Borough, only 3,098 had been built against the 4,550 required by April 2024. The proposal would provide three 3-bedroom, 19no. 2-bedroom and three 1-bedroom flats, which broadly accords with identified need in the area, with flats suitable for older people particularly needed.

6.2 Heritage and Design

Whilst NCC Historic Buildings requested further heritage information, this was not forthcoming. However, the scheme was amended in accordance with their requests and is now acceptable. The proposal would significantly enhance all of the elevations of the building, opening up a regular fenestration pattern and rendering the existing brickwork in a light grey colour. Amendments to the window style reference the listed building and amendments to the cladding introduce warmer colours with bronze replacing grey zinc. As such, it would improve the setting of the listed

building and change a building that detracts the CA into one that contributes positively.

The insertion of steps into the ha-ha wall is an intervention limited in scale to that necessary to enable easy access to the parking area and as such would not impact its interpretation as part of the original development and laying out of the formal gardens of the listed building. The proposal will therefore comply with P2LP Policy 23 in each of these respects.

6.3 Amenity

The application did not refer to the existing planning agreement in respect of the whole site or to its implications for the provision of or access to open space for the public generally or residents of this site specifically. This remains unclear until an open space scheme is agreed as required under obligations triggered on commencement of 16/00467/FUL. Evidence has been provided that the development would be unviable if a contribution sought by Broxtowe Borough Council Parks and Open Space of £40,858 to local parks were required. This is accepted and the need is now also mitigated by amendments that would landscape the area between the building and Chilwell Lane to provide external amenity space to which residents will have access.

The floor areas of each flat exceed the nationally-described space standards. Nine have Juliet balconies, eight have direct access to a terrace and 10 have balconies, two of which are duplex flats that also have either terrace access or a Juliet balcony. A shared basement amenity space and amendments to provide a landscaped area between the building and Chilwell Lane will add to amenity space available to residents. Whilst bin and bicycle stores are some way away, this reduces clutter in the setting of the listed building and ensures bins are within 10 metres of the collection point. The stores are adequate for expected cycle parking and waste.

Thirteen flats share an access point and whilst a condition may not be proportionate, an informative relating to the Secured by Design standard will ensure designers and specifiers have access to appropriate advice relating to security, particularly of shared areas. Whilst the building is close to a busy road and some bedrooms are planned above or below kitchens or living areas, the risk of noise resulting in disturbance can be managed by a condition to require the implementation of recommendations of an approved noise assessment. The proposal thus complies with P2LP Policy 17 on design and amenity and with P2LP Policy 19 on noise.

6.4 Ecology

No bats were found within the roof on survey and subsequent fire damage reduces the likelihood of a roost since. Nonetheless, bats were observed flying through the site and its surroundings, so a condition to control the

design of any external lighting is reasonable and necessary to ensure that the habitat available to bats is not harmed or reduced.

Whilst the application pre-dated the introduction of mandatory biodiversity net gain, a baseline assessment was made and a matrix supplied in light of the proposed external landscape works. This resulted in a loss of 0.844 units and a need to contribute £35,280 for off-site improvements to a suitable receptor site identified by the Parks and Open Spaces team. Evidence has been provided that the development would be unviable if contributions were required, which is accepted in this case, particularly in light of the application pre-dating the statutory requirement.

6.5 Access and Parking

Much of the subject floor space exists and generated trips previously, albeit at a different density. The proposal would improve an existing car park and access from Chilwell Lane to provide 27 spaces including three disabled. A further two general spaces will be accessed from Peache Way. This is less than the Nottinghamshire County Council residential standard but Highways has not objected subject to an implementation condition, which can be adapted to require details of EVCP provision and management of access, permits and visitor parking.

Clever use of topography means that nine flats are completely accessible from adjacent ground level and two more are visitable without using stairs. Bus stops outside the site on Chilwell Lane are served hourly by the no.18 Stapleford to Beeston service, Bramcote Lane tram stop is a 13-minute walk away and Beeston town centre is a 6-minute cycle away on the adjacent bridleway, so sustainable travel options are available. The County Council initially sought £40,800 to improve local bus stops, but these improvements will be funded by the development of the wider site.

Concerns raised by a resident of Sunnyside Road in Chilwell, whose child attended a day nursery that occupied one of the now-demolished buildings to the east of The Grove are to a degree now moot, but construction traffic will anyway be managed via a plan required by condition. Concerns raised by an agent at Edmonton Court in West Bridgford on behalf of unknown local residents seem to relate to a now-withdrawn application 22/00043/FUL to densify that part of 16/00467/FUL that remained unbuilt, but related to additional use of Peache Way for access. In this case, all but two parking spaces will be accessed via Chilwell Lane.

6.6 Drainage and surface water run-off

Due to the limited site area and lack of rights to connect into the sustainable drainage system for the wider site, a Drainage Strategy has been agreed that would incorporate a detention tank underneath the car park and a condition can be imposed to require its installation and maintenance.

6.7 Affordable Housing

As the proposal is for more than 10 dwellings in the 'Beeston' sub-market area, P2LP Policy 15 requires 30% of the dwellings to be affordable. However, to support the re-use of brownfield land, NPPF Section 5 requires affordable housing to be reduced in proportion to the amount of vacant floor space re-used. In this case, only seven dwellings on the top floor and in the extended part of the building will be on new floor space, 30% of which would be 2.1 dwellings. Furthermore, evidence has been provided that the development would be unviable if this were required, which is accepted in this case, particularly in light of the marginal loss that would result.

6.8 Trees

The Landscape Strategy includes the removal of a limited number of lower quality trees in order both to admit light into windows in the west elevation of the converted building and to ensure there will be a usable area of outdoor amenity space for future residents. The site's location within a CA means that additional removal of trees would need to be notified.

6.9 Other Matters

The proposal will increase demand on health and education facilities. NHS Nottingham and Nottinghamshire seeks £11,953.12 towards increasing GP surgery capacity and Nottinghamshire County Council seeks £121,080 towards increasing secondary school capacity. Combined with the wider scheme, the proposal exceeds 50 dwellings, so contributions to community facilities would also be sought.

However, evidence has been provided that the development would be unviable were contributions to be required. Indeed, viability assessment found it marginal without contributions, such that this is accepted in this case. The notional loss of education contributions is mitigated by this form and location of development being more attractive to older households with fewer schoolchildren.

7 Planning Balance and Conclusion

7.1 The building is vacant and the value of its institutional use is limited, so re-use for above-standard residential in a needed format within the MBA is a significant benefit. Failure to deliver 2.1 units of affordable housing is a limited disbenefit.

The proposal enhances the appearance of the building, transforming it from one that detracts from the CA and from the setting of the listed building into one that contributes positively. This is a significant benefit. The insertion of steps into the ha-ha wall is a limited intervention that would not impact interpretation of the listed building and any inherent harm from which is outweighed by the public benefits of improved access to the residential re-use.

Uncertainty around access to open space on the wider site and lack of contributions to local parks are mitigated by external amenity space in the form of balconies and some landscaped grounds. Overall, this is neutral in the balance. Landscaping of external areas for amenity space will result in a net biodiversity loss of 0.844 units, which is a disbenefit.

Parking is below standard, but manageable by a condition to mitigate impacts, which will also be limited due to good access to non-car travel options. Together with improvements to the access, this is neutral in the balance. 36% of the flats are accessible from adjacent ground level and more are visitable. This exceeds the policy requirement of 10% and is therefore a benefit.

Increased demand on health, community and education facilities that will not be off-set by contributions represents a disbenefit that it mitigated by the scale of contribution sought by the NHS and by the form of residential development, which is more likely to be attractive to older households with few or no school age children.

In conclusion, the benefits of above-standard and accessible residential in a needed format within the MBA, improvements to the appearance of the CA and setting of the listed building and improvements to the site access outweigh a small loss of biodiversity, of a small length of ha-ha to introduce steps, and a lack affordable housing or contributions and so permission should be granted.

8 Recommendation

8.1 It is recommended that planning permission be granted subject to the following conditions.

<u>Recommendation</u>	
The Committee is asked to RESOLVE 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.
2.	<p>The development hereby permitted shall be carried out in accordance with the following:</p> <p>Received by the Local Planning Authority on 17 February 2022</p> <ul style="list-style-type: none"> • Drawing 1038 007 A Proposed Roof Plan Layout • Drawing F21198 Proposed Site Access Layout & Visibility Assessment (within Transport Statement) <p>Received by the Local Planning Authority on 21 February 2022</p>

	<ul style="list-style-type: none"> • Drawing 1038 008 A Proposed Bin and Cycle Store <p style="text-align: center;">Received by the Local Planning Authority on 1 August 2022</p> <ul style="list-style-type: none"> • Drawing 1038 003 A Proposed Floor Plans • Drawing 1038 004 A Proposed Elevations • Drawing 1038 005 A Existing and Proposed Site Block Plan • Drawing 1038 006 B Proposed Site Plan Layout • Drawing 1038 009 A Existing and Proposed Listed Wall Plan • Drawing 1038 013 Proposed Material Board <p style="text-align: center;">Received by the Local Planning Authority on 1 December 2023</p> <ul style="list-style-type: none"> • Drawing 600924-HEX-00-XX-D-C-9200 P01 Drainage Strategy (within Drainage Statement) <p style="text-align: center;">Received by the Local Planning Authority on 6 June 2024</p> <ul style="list-style-type: none"> • Drawing 22.1695.002C Landscape Strategy <p style="text-align: center;">Received by the Local Planning Authority on 10 December 2024</p> <p>Drawing 22.1695.001D Landscape Strategy.</p>
<p>3.</p>	<p>No external lighting shall be installed unless its specification and an assessment of areas illuminated has been submitted to and approved in writing by the local planning authority.</p>
<p>4.</p>	<p>No removal of hedgerows, trees, or scrub shall take place between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period.</p>
<p>5.</p>	<p>No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect mammals including badger and hedgehog, from being trapped in open excavations and/or pipe and culverts are submitted to and approved in writing by the local planning authority. The measures may include:</p> <ul style="list-style-type: none"> a) The creation of sloping escape ramps (mammal ladders) for badgers (and other mammals potentially using the site), which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; b) Open pipework greater than 150 mm outside diameter must be capped off at the end of each working day; c) Fuel and other harmful substances must be kept all in a locked area and spillages treated with spill kits;

	<p>d) If any fresh sett digging is observed notifying an ecologist immediately and leaving a 20m buffer around the area until an assessment can be made.</p> <p>e) To minimise the effect of the proposals on existing habitats, storage of materials and machinery should be on hardstanding and must avoid the root protection zone of trees. Any trees that will be unaffected should be adequately protected during the construction works, in line with BS5837:2012.</p>
6.	All windows in the north-west elevation on drawing number 1038 004 revisions A must be obscure glazed to Pilkington Level 5 and must be retained or replaced as such during the lifetime of the development.
7.	Occupation of the development hereby permitted shall not take place until the off-street parking areas shown on drawing number 1038 006 Revision B have been provided and details of the provision and management of access, electric vehicle charging points and parking permits (including arrangements for visitors) has been submitted to and approved in writing by the local planning authority. The parking and turning areas shall be maintained and operated in accordance with the approved details, and shall not be used for any purpose other than the parking and turning of vehicles during the lifetime of the development.
8.	Occupation of the development hereby permitted shall not take place until the site access shown on Transport Statement drawing number F21198/01 has been provided together with provision to prevent the discharge of surface water from the parking area to the public highway. The provision to prevent the discharge of surface water shall be retained for the lifetime of the development.
9.	No development shall commence until details of a noise assessment have been submitted to and approved in writing by the Council. 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 dwelling hereby permitted shall not be occupied until the noise mitigation measures have been provided in accordance with the approved details and shall thereafter be retained for the lifetime of the development.
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.
11.	No development shall commence until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:

	<p>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 and demolition; e) a scheme for the recycling and disposal of construction and demolition waste f) details of dust and noise suppression to be used during construction. g) the identification, isolation and removal of any asbestos containing materials.</p> <p>The approved statement shall be adhered to during demolition and construction.</p>
12.	Occupation of the proposed development shall not take place until the Drainage Strategy has been implemented in accordance with drawing number 600924-HEX-00-XX-D-C-9200 revision P01.
13.	All hard and soft landscape works shall be carried out in accordance with details set out in drawings 22.1695.001 D received on 10 December 2024 and 22.1695.002 C received on 6 June 2024. The works shall be implemented prior to the occupation of development and thereafter maintained in accordance with a management strategy, which must have been submitted to and approved in writing by the local planning authority.
	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 limit impacts to protected species, in accordance with Policy 17 of the Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Local Plan (2019).
4.	To limit impacts to protected species, in accordance with Policy 17 of the Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Local Plan (2019).
5.	To limit impacts to protected species, in accordance with Policy 17 of the Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Local Plan (2019).
6.	To maintain a satisfactory degree of amenity for neighbours and new occupiers, in accordance with Policy 17 of the Broxtowe Local Plan (2019).

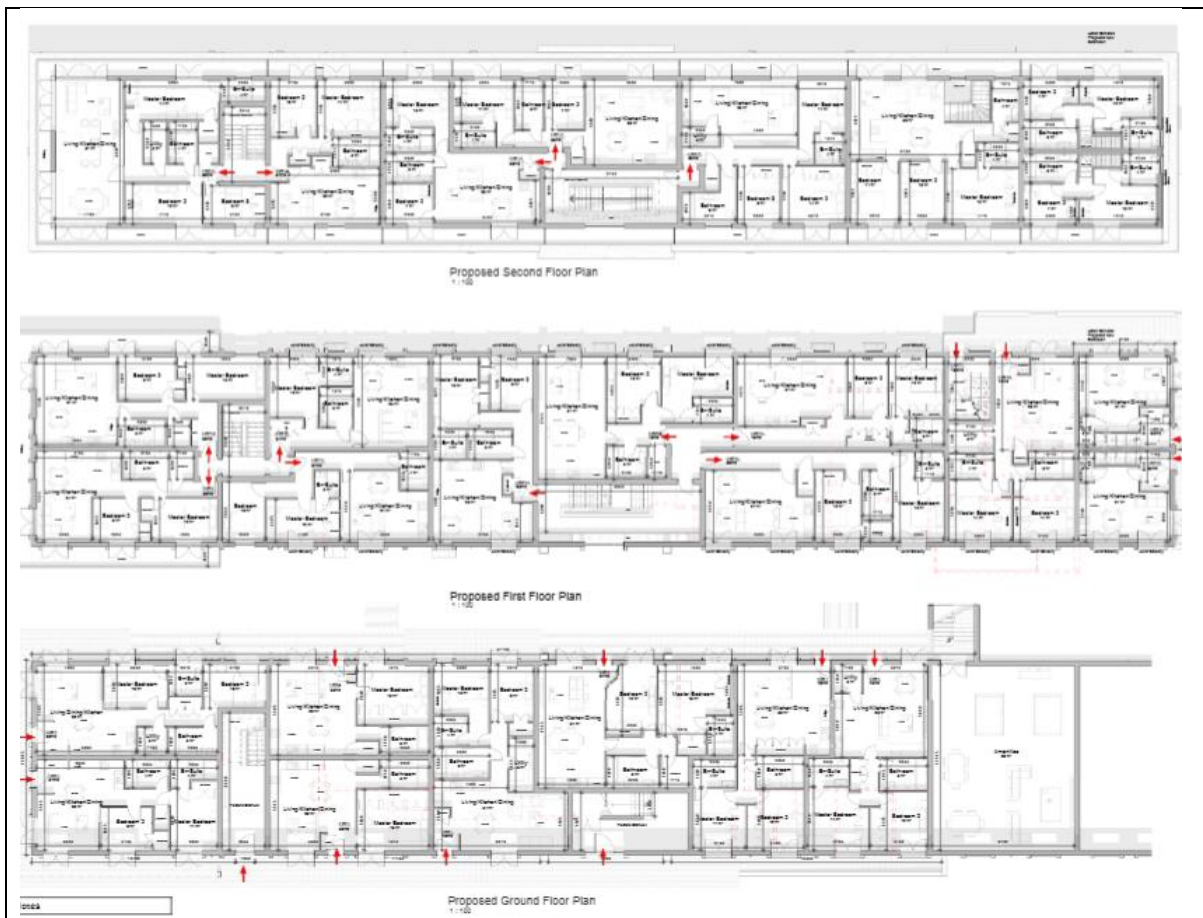
7.	In the interests of highway safety and to ensure sufficient, well-integrated parking and charging infrastructure, in accordance with Policies 17 and 20 of the Broxtowe Local Plan (2019).
8.	In the interests of highway safety and to ensure a safe and convenient access, in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019).
9.	To protect occupiers from excessive noise, in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).
10.	To protect nearby occupants from excessive construction noise and vibration, in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).
11.	To protect the amenity of neighbouring residents, in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).
12.	To ensure the site is sustainably drained, in accordance with Policy 1 of the Aligned Core Strategy (2014) and Policy 1 of the Part 2 Local Plan (2019).
13.	To ensure the site provides adequate external storage and amenity space and a satisfactory degree of amenity in accordance with Broxtowe Aligned Core Strategy (2014) Policy 10 and with Broxtowe Part 2 Local Plan (2019) Policy 17.
	NOTES TO APPLICANT

1.	<p>The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.</p> <p>Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries</p> <p>Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.</p> <p>If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
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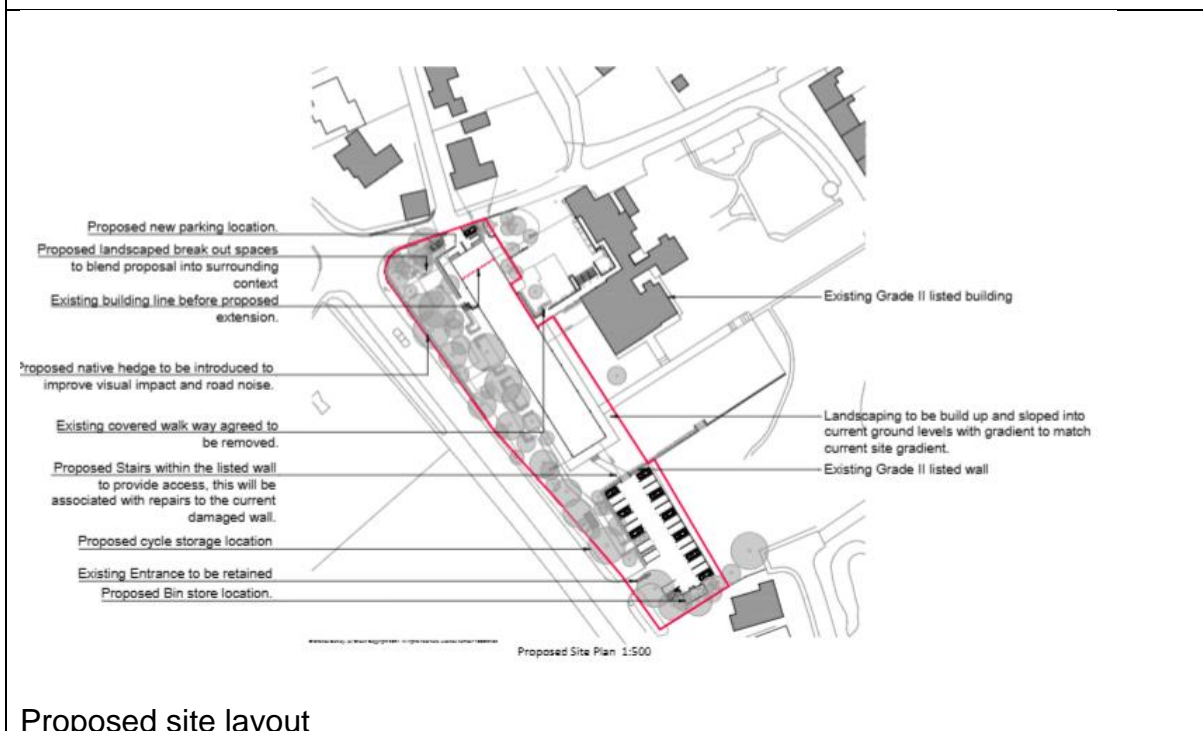
Map



-  Site
-  Group TPO
-  Single TPO
-  Conservation Area
-  Listed Building



Proposed floor plans



Proposed site layout