

SUMMARY of LATE ITEMS

6.1 26/00070/FUL – Willoughby Almshouses Church Lane Cossall

Email received from Cossall Parish Council:

Writing with regards to the planning applications 26/00070/FUL and 26/00071/LBC to construct communal covered parking to the rear of the Almshouses with landscaping. Cossall Parish Council is fully in favour of these applications. This plan will keep the car parking tidy and the charging points will future proof these properties. We very much hope to see this plan go ahead. It is our understanding that the Conservation Officer is happy with these plans too.

6.2 26/00071/LBC – Willoughby Almshouses Church Lane Cossall

Email received from Cossall Parish Council:

Writing with regards to the planning applications 26/00070/FUL and 26/00071/LBC to construct communal covered parking to the rear of the Almshouses with landscaping. Cossall Parish Council is fully in favour of these applications. This plan will keep the car parking tidy and the charging points will future proof these properties. We very much hope to see this plan go ahead. It is our understanding that the Conservation Officer is happy with these plans too.

Email received from the Council's Conservation Advisor:

Thank you for sending through the material palette below. These are all in accordance with the schedule of materials that I agreed with the applicant while on site. As such I raise no objections to the works and they are deemed acceptable, in accordance with Para 215 of the NPPF.

In view of the above it is proposed to amend the wording of condition 3 from:

No building operations shall be carried out until details of the materials to be used have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.

to:

The development hereby permitted shall be completed in accordance with the submitted Materials Schedule, 2259 Alms Houses Cossall – Carport Materials received 07 April 2026, unless otherwise agreed in writing with the Local Planning Authority.

SUMMARY of LATE ITEMS

6.3 26/00084/FUL – Land off Vernon Court Nuthall

Following the receipt of revised plans, NCC Highways advised that outstanding issues with regards to access have been resolved and considers the proposal satisfactory and raised no objections. NCC recommends the inclusion of conditions in relation to the provision of vehicular access, access drive, parking/turning areas which should be constructed to prevent discharge of surface water to the public highway. NCC Highway also requested a note to applicant in regards to provision of the vehicular access.

As such, additional conditions to be added as follows:

Condition 6:

No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing/s are available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy 17 of the Broxtowe Part 2 Local Plan 2019.

Condition 7:

No part of the development hereby permitted shall be brought into use until the access drive and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway and in the interests of highway safety in accordance with Policy 17 of the Broxtowe Part 2 Local Plan 2019.

Condition 8:

No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning area (s) is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning area(s) to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users in the interests of highway safety in accordance with Policy 17 of the Broxtowe Part 2 Local Plan 2019.

SUMMARY of LATE ITEMS

6.4 26/00100/FUL – 18 Garton Close Chilwell

Applicant and owner has submitted a statement which will be read out by themselves at the committee meeting. The statement can be summarised as follows:

- Impact on character of the area – refers to council-built properties on Felton Road, which replaced green spaces, blocked views, and accepted as provided additional housing
- Amenity of future occupiers – once curtilage enclosed, will provide private amenity space for the occupiers
- Emerging National Planning Policy (NPPF) - The revised framework states that development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. It adds that further substantial weight should be given where development would create additional dwellings within residential curtilages.

The statement also included photos of the site, and an extract from the emerging NPPF (Policy S4: Principle of development within settlements).

6.5 25/00914/FUL – 22 Barlow Drive North Awworth

There are no late items to report