

Report of the Chief Executive

APPLICATION NUMBER:	26/00555/REG3
LOCATION:	Church Street Care Home. 84 Church Street, Eastwood
PROPOSAL:	Conversion and refurbishment former residential care home to provide five self-contained dwellings (C3) - including demolition of existing rear conservatory and construction of replacement single storey rear extension, new side extension to accommodate a new staircase, internal and external alterations, provision of new bin and cycle storage and associated landscaping.

The application is brought to the Planning Committee as the Council is the applicant.

1. Purpose of the Report

- 1.1 The application seeks planning permission to convert the former care home to provide five self-contained dwellings and associated works.

2. Recommendation

The Committee is asked to resolve that planning permission be approved for the reasons outlined in the appendix.

3. Detail

- 3.1 The application seeks permission for the conversion and refurbishment of a former residential care home to provide five self-contained dwellings (C3). The application involves the construction of a single storey rear extension following the demolition of the existing conservatory, the construction of a two storey side extension to accommodate a new staircase, internal and external alterations, the provision of a new bin and cycle storage and associated landscaping. Five parking spaces are proposed, one of them would be accessible.
- 3.2 The site consists of a two storey and single storey building located within a residential area. To the north of the site are located nos. 76 and 82 Church Street, detached and semi-detached dwellings. To the south, on the other side of Peacock Drive is located 86 Church Street, a semi-detached two storey dwelling. 22 Peacock drive a detached two storey dwelling is located to the west of the application site, and to the north west is located Springbank Academy, a single storey detached school.
- 3.3 The main issue relates to whether the principal of conversion into residential units is acceptable, whether the layout and design of the development is acceptable, whether there would be a detrimental impact on highway safety, or any impact on neighbour amenity.

- 3.4 The benefits of the proposal would be five additional family homes, one of them accessible, within a sustainable, urban location with access to shops, schools and public open spaces which would be in accordance with policies contained within the development plan and which is given significant weight. The proposed dwellings would contribute to the local economy by providing jobs during the construction process. There would be a loss of a care home facility but this is considered to be outweighed by the benefits of the scheme.

4. Financial Implications

- 4.1 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

- 5.1 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

- 6.1 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

- 7.1 Nil

Appendix

1. Details of the application

- 1.1 The application seeks planning permission for the conversion and refurbishment of the former Church Street Care Home to provide five self-contained residential dwellings. The application also involves the construction of a single storey rear extension following the demolition of the existing rear conservatory and the construction of a two storey side extension to accommodate a new staircase, internal and external alterations, the provision of a new bin and cycle storage and provision of five parking spaces to the front of the building.
- 1.2 The two storey side extension would project 3.2m from the north (side) elevation for a length of 5.4m. The extension would have a gable roof with a height to ridge of 7.1m and an eaves height to match the existing building, the front and side elevations would be blank, the rear elevation would have a door and a window. The single storey extension would be to the rear of unit 1 and would have a width of 5.1m and would project 3.6m beyond the rear elevation. This extension would have a gable roof with a ridge height of 4.9m and an eaves height of 2.3m.
- 1.3 The ground floor layout would be comprised of three dwellings: 1 x one bedroom flat and 2 x two bedrooms flats, being one of the dwellings accessible. There would be 2 x one bedroom flats at first floor level. Five parking spaces have been proposed with electric vehicle chargers for each space as well as the installation of five Air Source Heat Pump units.
- 1.4 Details of the materials have been submitted, being brick and tile to match the existing. The ground floor dwellings would have a private enclosed courtyard to the rear (Units 2 and 3) and to the side (unit 1). There would be an enclosed communal garden, as well as a cycling storage, which would be located to the rear, and the bin storage that would be within the parking area.

2. Site and surroundings

- 2.1 The application site consists of a two storey/single storey detached building last in use as a care home for eight persons. The property has a rear conservatory and parking space for 10 vehicles.
- 2.2 In regards to neighbouring properties, the site is located in a built up residential area of Eastwood. Nos. 76 and 82 Church Street are detached and semi-detached two storey dwellings located to the north of the application site, no.76 has a rear window at first floor level facing the application site's rear garden. To the south of the application site is located 86 Church Street, a semi-detached two storey dwelling with a side window at first floor level facing the site's parking area. 22 Peacock Drive is a detached two storey property located to the west of the application site. This property has two windows in

the front elevation facing the application site's rear garden. To the north west is located Springbank Academy, a primary school.

3. Relevant Planning History

- 3.1 Planning permission was granted on 27 March 1991 under reference 91/00018/REG4 to construct an 8 person two storey residential unit for persons with learning difficulties. Planning permission was granted in 2021 under reference 21/00455/CCR for the erection of a conservatory and canopy to the rear, a new entrance canopy and a new disable parking line marking.

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 8: Housing Size, Mix and Choice
- Policy 10 - Design and Enhancing Local Identity.

4.2 **Part 2 Local Plan 2019**

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 15: Housing Size, Mix and Choice
- Policy 17 - Place-making, Design and Amenity.
- Policy 31: Biodiversity Assets

4.3 **National Planning Policy Framework (NPPF) 2026**

- Section 2 – Sustainable Development
 - Policy S3: Presumption in favour of sustainable development
 - Policy S4: Principle of development within settlements
 - Policy S5: Principle of development outside settlements
- Section 3 – Decision-making policies:
 - Policy DM3: Determining development proposals
 - Policy DM5: Development viability
- Section 5 – Meeting the challenge of climate change
 - Policy CC2: Mitigation of Climate Change
- Section 6 – Delivering a sufficient supply of homes.
 - Policy HO8: Providing affordable homes
 - Policy HO9: Specialist forms of accommodations
- Section 12 – Making effective use of land
 - Policy L2: Making effective use of land
 - Policy L3: Achieving appropriate densities
- Section 14 – Achieving well-designed places
 - Policy DP3: Key principles for well-designed places
- Section 15 – Promoting sustainable transport
 - Policy TR2: Local Parking Standards

- Policy TR3: Locating development in sustainable locations

5. Consultations

5.1 Consultees

- Cllr D Bagshaw – no comments received
- Cllr K Woodhead – no comments received
- Eastwood Town Council – no comments received
- **NCC Highway Authority** – Initial comment:

The proposal is to change the use of the redundant Care Home into 5no apartments. The scheme will need to be brought up to today's current Highway standards and will need the access widening to 5.8m in width for the first 8.0m to allow 2no cars to pass side by side at the entrance point and preventing cars reversing back onto the public highway. A revised plan showing this requirement will need to be submitted, before the Highways Authority can comment further.

Following the receipt of the amended site plan, the Highway Authority is satisfied that all outstanding issues with regards to the parking areas and width of the access have been resolved. In view of this, the Highway Authority considers that the proposal is now satisfactory, and has no objections subject to the following conditions:

- ✓ No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is 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.

- ✓ No part of the development hereby permitted shall be brought into use until the access is surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced access drive 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 (loose stones etc.)

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.

No part of the development hereby permitted shall be brought into use until the parking and turning areas are surfaced in a bound material with the parking bays

clearly delineated in accordance with drawing number 7060-SSA-90-V1-DR-A-001-A3-CO3. The parking and turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

- **Conservation Adviser** – Having reviewed the submitted plans, the application site lies outside the Eastwood Conservation Area. There are no designated or non-designated heritage assets in close proximity - the southern extent of the Eastwood conservation area is approx. 100m to the north of the site, with intervening modern development along Church Street and Peacock Drive. There are no listed buildings in close proximity - the nearest are 10 Church Street, over 200m away and The Grove and adjoining stables, Church Street, also over 200 meters. There are no non-designated heritage assets recorded on the site on the Nottinghamshire HER.

The existing building is a purpose-built residential care unit granted permission in 1991 and is of no heritage interest. The proposed works are modest in scale, retain the form of the building, and use materials to match the existing. Given the separation distance and the absence of any intervisibility with the conservation area or nearby listed buildings, the proposal would have no impact on the significance of any designated or non-designated heritage asset, including through development within their setting. In summary I identify no impact and the works are deemed acceptable, in accordance with local and national heritage policies.

- **Coal Authority** – Having reviewed the site location plan, the proposals and supporting information submitted and available to view on the LPA website, I can confirm that the majority of the application site falls within the defined Development High Risk Area (DHRA). However, we note that the application is proposing the conversion of an existing building to form self-contained dwellings and whilst a side extension is proposed, this lies outside of the DHRA i.e. falls within the Development Low Risk Area. The single storey rear extension largely falls within the DHRA however this is a small-scale extension that would not appear to require significant groundworks or foundations. Finally, the other external alterations and additions proposed fall under Part B (Exempt by Nature of Development) on the Coal Authority's Exemption List. Therefore, taking into account the above, the Coal Authority's Planning & Development Team does not consider that a Coal Mining Risk Assessment is required to support the proposal in this particular case, and we DO NOT OBJECT to this planning application. Recommends a NTA.

- **Environmental Health** – raised no objections to the proposed development subject to the following conditions being applied:

a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and

approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.

b) No building to be erected pursuant to this permission shall be occupied or brought into use until: -

- ✓ All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and
- ✓ It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

As the proposal is to introduce five air source heat pumps at the side and rear of the building, which is near to existing residential properties and occupiers may be adversely impacted by noise associated with the air source heat pumps:

- ✓ Prior to installation, an assessment of the potential noise impacts at the nearby residential premises arising from the use of five air source heat pumps, shall be carried out using the methodology described within BS 4142:2014. Where this assessment indicates that the noise rating level will exceed the background noise level by 5dB(A) or more, details of the noise mitigation measures to be taken shall be submitted to the local planning authority for prior approval.

Following approval, the approved noise mitigation measures shall be implemented before the equipment is first operated and shall thereafter be maintained.

Reason: To protect existing residents from excessive plant noise

- ✓ 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.

Reason: To protect nearby occupants from excessive construction noise and vibration.

- ✓ No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:

- 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 / demolition the development;
- e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and
- f) details of dust and noise suppression to be used during the construction phase.
- g) Details of a scheme for the identification and safe removal of asbestos containing material

The approved statement shall be adhered to throughout the construction period.

Reason To protect the amenity of neighbouring residents.

- **Environment – Bins** – comments regarding the number of bins required, their capacity, and location of bins on the day of collection
- **Tree Officer** – no objections raised. However, given the presence of trees subject to Trees Preservation Orders, it will definitely require some access facilitation for pruning as a minimum, and potentially some removal of smaller trees, but I am happy to consider this. There is a high value, large horse chestnut at the front of site, so it would be good to have an Arboricultural Method Statement with details of tree protection.

5.2 11 neighbours were consulted on the application and a site notice was posted on 8 September 2026. One response was received raising no objections to the proposed development.

6. Assessment

6.1 The main issues for consideration are whether the proposed development is acceptable in terms of design and layout, has sufficient parking, has an acceptable relationship with neighbouring properties and would provide an adequate standard of amenity for future occupants.

7 Principle

7.1 The site is within an existing residential area and provides an opportunity to provide additional housing outside of Green Belt. There is also a need to boost housing supply which sites such as this can help deliver. The provision of five dwellings on a brown field site is considered to be a benefit in terms of contributing to the provision of homes within the borough.

7.2 The proposed conversion will provide five residential dwellings within an existing settlement in a sustainable location. It is considered the proposed dwellings will not have an adverse effect on neighbour amenity and the design, scale and appearance are considered to be acceptable. The principle of the development is therefore considered to be acceptable.

8.2 Design

- 8.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that permission will be granted for development which, b) Provides, or is close to, community facilities; c) Has good access to public transport; l) Ensures a satisfactory degree of amenity for occupiers of the new development and neighbouring properties; m) Enables convenient use by people with limited mobility; and n) Encourages walking and cycling.
- 8.2.2 The proposed extensions are considered to be of an acceptable design as they reflect the design of the existing building. Whilst no openings have been proposed on the front elevation of the two storey side extension, this element will be set back by 3m from the principal elevation and will be largely screened from view by the existing mature trees which will be retained.
- 8.2.3 In respect to the scale of the proposed extensions, the scale of development is considered to be acceptable and would not constitute overdevelopment of the site as adequate communal space will be retained.
- 8.2.5 The submitted plan indicates that the extensions will be constructed using brick and roof tiles both to match those used on the existing building. The proposed materials are considered acceptable and would be conditioned.
- 8.2.6 All dwellings would have a designated parking space, and would have level access. Unit 1's rear bedroom would have an additional external access facing Peacock Drive. A privacy screen has been proposed to protect the amenity of the future occupier.
- 8.2.7 Overall, the design, scale and layout are considered to be acceptable, making best use of the available space whilst providing adequate private amenity space and sufficient parking areas.

8.3 Amenity

- 8.3.1 Policy 10 (F) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 8.3.2 In regard to the proposed layout, it is considered that proposed extensions and conversion of the former care home into five dwellings would not have a significant impact on neighbour amenity. Whilst no. 76 Church Street has a first floor window in the rear elevation, this window mainly faces the side (north) elevation of the proposed two storey extension, and no openings have been proposed on this elevation.

- 8.3.3 Internally, the future occupiers would have good access to natural light. The amount of internal space provided is considered to be acceptable and complies with the Nationally Described Space Standards, the proposed dwellings would have the following gross internal floor area:

Unit 1 (2 bedroom flat): 89.4 m²

Unit 2 (1 bedroom): 50.3 m²

Unit 3 (2 bedroom flat): 54.9 m²

Unit 4 (1 bedroom): 52.7 m²

Unit 4 (1 Bedroom): 42.8 m²

- 8.3.4 In respect of the amenities of the occupiers of the proposed development, each property would have access to a private or shared communal enclosed garden area, with bike and bin storage contained within. There is level access throughout the site. Unit 1, which would be accessible, will have the existing handrail replaced to comply with current Building Regulation.

- 8.3.5 Overall, it is considered that the proposed development would not have a significant impact on the amenities of neighbouring properties in terms of loss of light, outlook and privacy. It is also considered the future occupiers of the dwellings would have a satisfactory degree of amenity.

9. Access

- 9.1 The former use of the buildings as a care home provided parking to the front of the existing building and consisted of 10 parking spaces. As the proposed development would provide a total of 5 off-street parking spaces, it is considered that the development would not have a significant impact on highway safety.

- 9.2 There are no proposals for the creation of a dropped kerb as requested by NCC Highway. The agent has advised that the existing access to the site is constrained by BT utility boxes and has considered that no additional lowering of the kerb is required to facilitate site access. Therefore it has been considered that it would not be reasonable to request the extension of the existing dropped kerb through the granting of planning permission for this development.

10. Biodiversity Net Gain

- 10.1 Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun. The proposed development will be carried out under developments where the site area within the red line boundary is 0.2 hectares or below.

- 10.2 The proposed two storey side extension would occupy an area of 17.28 m² and the single storey rear extension would occupy an existing hardstanding area.

11. Sustainability and Climate Change

- 11.1 The scheme has been designed to reduce energy requirements through the provision of EV chargers for each parking space and the provision of air source heat pumps for all dwellings and would be in accordance with the policies contained within the development plan and sections 5 and 15 of the NPPF.

- 11.2 The site is in a sustainable location, close to school and health facilities, and within walking distance to open areas (Jubilee Recreation Park) and shops.

12. Planning Balance

The benefits of the proposed development would be that it would bring a currently vacant site back into use and would provide five new dwellings. The dwellings would have an acceptable design, layout and access and would provide an appropriate density for this residential area. There would be no significant impact on neighbour amenity. The negative aspect is that it would see the loss of a care home facility, however it is noted that the use of the building as a care home stopped in May 2024. On balance, the scheme is considered acceptable.

13. Conclusion

It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments raised in representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

Recommendation

The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

(i) the following conditions:

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| 1. | <p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p> |
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2.	The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 19 August 2026: • Site Location Plan Revision CO2 (Drawing no. 7060-SSA 01-V1 DR-A-000 A3) • Ground Floor Demolition Revision C02 (Drawing no. 7060-SSA 05-V1 DR-A-100 A3) • First Floor Demolition Revision C02 (Drawing no. 7060-SSA 05-V1 DR-A-102 A3) • Proposed First Floor Layout revision C02 (Drawing no. 7060-SSA 20-V1 DR-A-101 A3) • Proposed Roof Plan Revision C02 (Drawing no. 7060-SSA 20-V1 DR-A-102 A3) The Drainage Strategy Revision P01 (Drawing no. 26113-HWC-26-00-DR-C-2000 received by the Local Planning Authority on 21 August 2026 The following plans received by the Local Planning Authority on 24 August 2026: • The Proposed Elevations Revision C03 (Drawing no. 7060-SSA 20-V1 DR-A-200 A3) • Proposed Bin Storage and Bicycle Shelter Plan Revision C03 (Drawing no. 7060-SSA 90-V1 DR-A-002 A3), and The following plans received by the Local Planning Authority on 25 September 2026: • Proposed Block Plan Revision C02 (Drawing no. 7060-SSA 01-V1 DR-A-002 A3) • Proposed ground Floor Plan Revision C04 (Drawing no. 7060-SSA 20-V1 DR-A-100 A3) • Proposed Site Plan Revision C03 (Drawing no. 7060-SSA 90-V1 DR-A-001 A3) <i>Reason: For the avoidance of doubt.</i>
3.	The proposed extensions shall be constructed using the materials annotated on the approved plans unless otherwise agreed in writing by the Local Planning Authority. <i>Reason: 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).</i>
4.	No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground

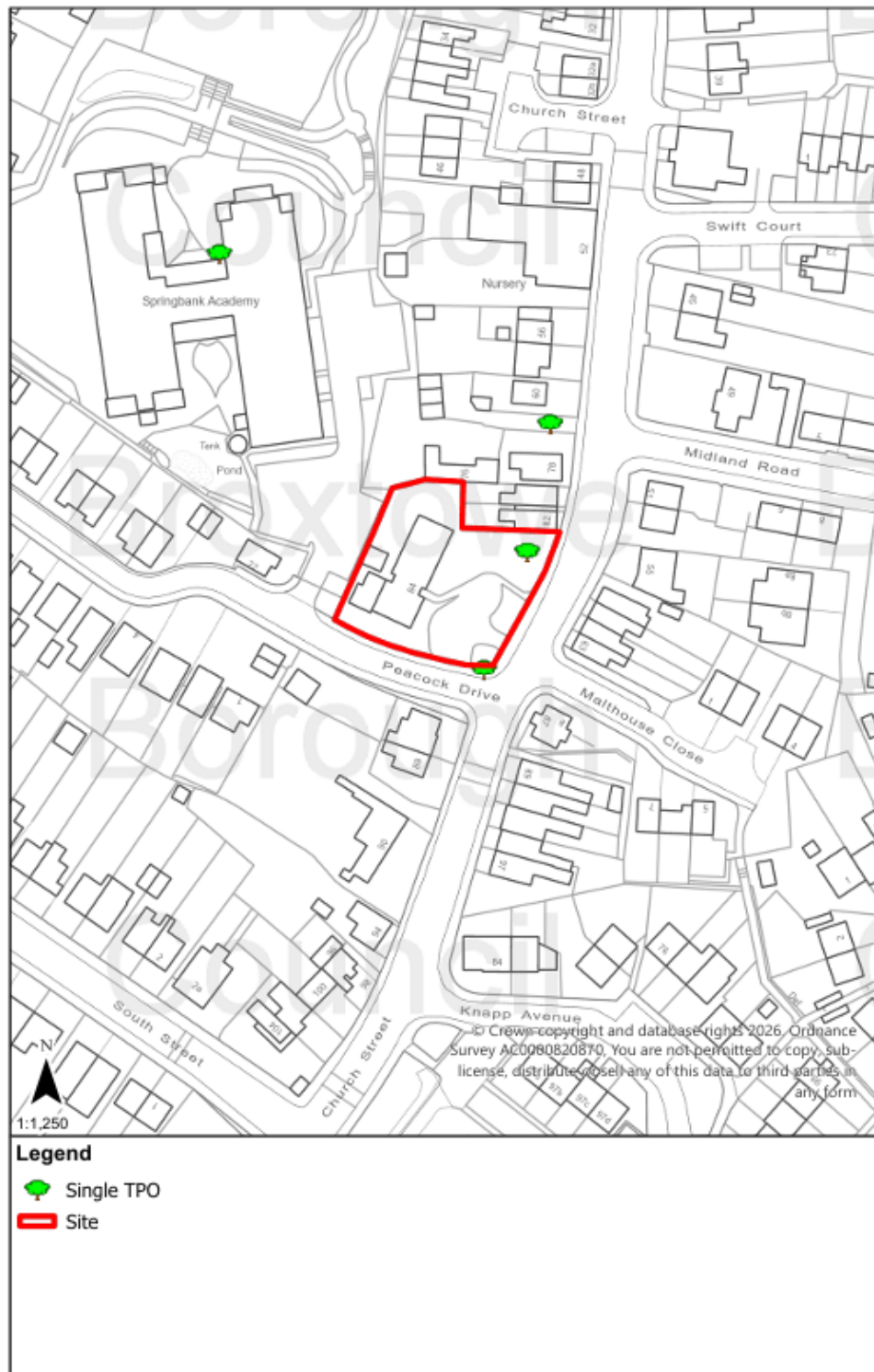
	and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems. b) No building to be erected pursuant to this permission shall be occupied or brought into use until: - All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified. <i>Reason: in the interest of public health and safety, in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i>
5.	No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include: 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 / demolition the development; e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and f) details of dust and noise suppression to be used during the construction phase. g) Details of a scheme for the identification and safe removal of asbestos containing material The approved statement shall be adhered to throughout the construction period. <i>Reason To protect the amenity of neighbouring residents and in accordance with the aims of Policies 17 and 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
6.	During the construction works, no materials, equipment, machinery, temporary buildings or surplus soil shall be placed or

	stored beneath the branches of the trees protected by a Tree Preservation Order, and no oil, bitumen, cement or other materials likely to be injurious to a tree shall be discharged within 10 metres of the trunk. If any trenches for services are required within the canopy areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 25mm (1 inch) or more shall be left unsevered. <i>Reason: To ensure that trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 31 of the Broxtowe Part 2 Local Plan (2019).</i>
7.	The erection of fencing for the protection of the preserved trees shall be undertaken and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. <i>Reason: To ensure that trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 31 of the Broxtowe Part 2 Local Plan (2019).</i>
8.	No part of the development hereby permitted shall be brought into use until the access, parking and turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary and the parking bays clearly delineated in accordance with drawing number 7060-SSA-90-V1-DR-A-001-A3-CO3. The surfaced access drive shall thereafter be maintained in such hard-bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles. <i>Reason: In the interests of highway safety 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).</i>
9.	No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning areas have been constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development. <i>Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users and in</i>

	<i>accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
10.	Prior to installation, an assessment of the potential noise impacts at the nearby residential premises arising from the use of five air source heat pumps shall be carried out using the methodology described within BS 4142:2014. Where this assessment indicates that the noise rating level will exceed the background noise level by 5dB(A) or more, details of the noise mitigation measures to be taken shall be submitted to the local planning authority for prior approval. Following approval, the approved noise mitigation measures shall be implemented before the equipment is first operated and shall thereafter be maintained. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
11.	No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturday and at no time on Sundays or Bank / public holidays. <i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i>
	NOTES 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.	The proposed development lies within an area that has been defined by the Mining Remediation 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. 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 Mining Remediation 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 a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation 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. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, noncoal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK
3.	Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.

4.	The applicant should be aware that the requirement for limiting the transmission of noise between each residential unit of accommodation and/or any other part of the building which is not exclusively used as a unit of accommodation, shall comply with the current Approved Document E.
5.	As this permission relates to the creation of new residential units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
6.	Notice will be served on the developer to purchase the first time provision of bins. The resident will need to place bins at the curtilage of the property for collection. For more information please email recycling@broxtowe.gov.uk

Map

Site Location Plan

[illegible]

Proposed Floor Plans

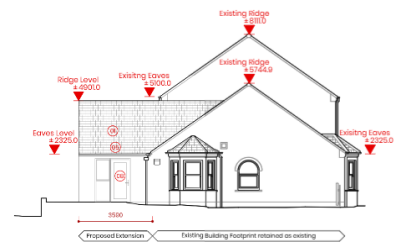


Ground Floor Plan

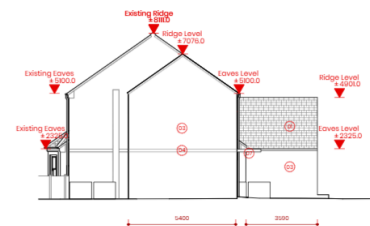
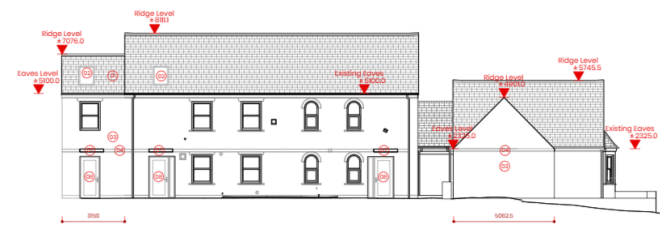


Proposed First Floor Plan

Proposed Elevations

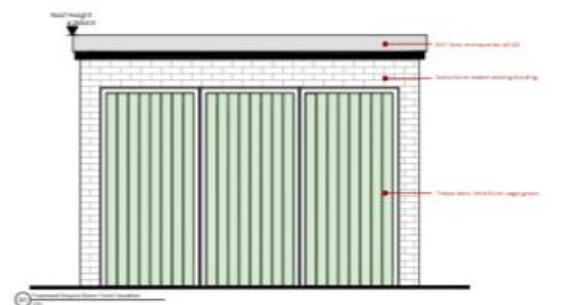
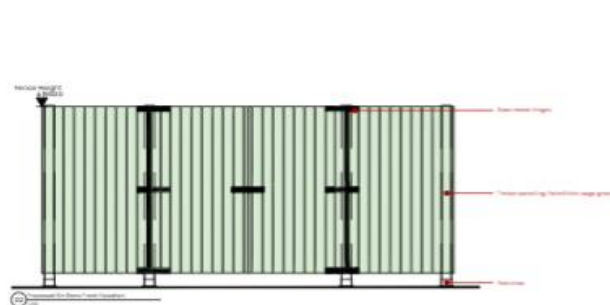
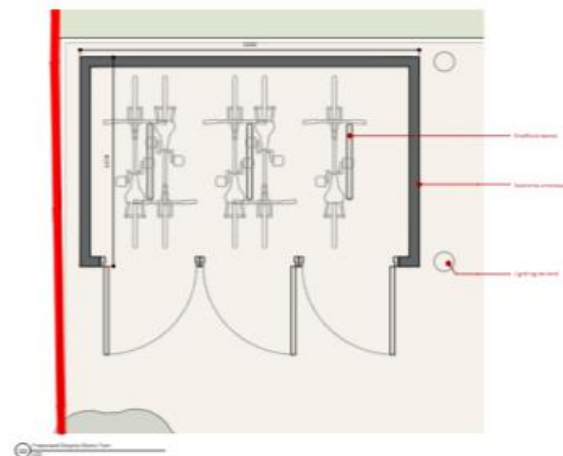
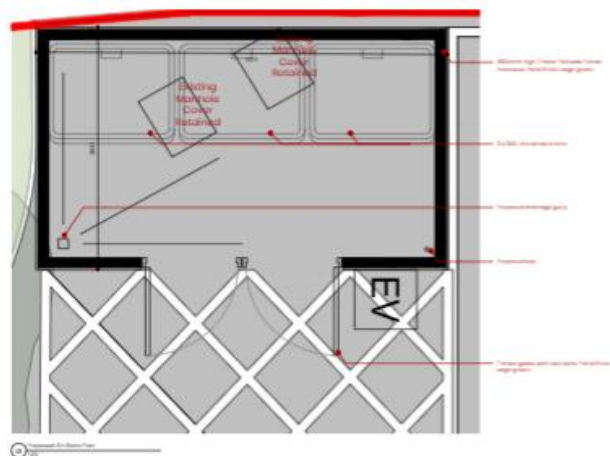


Proposed Front and side (south) elevations



Proposed Rear and side (north) elevations

Proposed Bins Store and Bicycle Shelter



Proposed Roof Plan

