

PLANNING COMMITTEE

WEDNESDAY, 6 NOVEMBER 2019

Present: Councillor D K Watts, Chair

Councillors: D Bagshaw
L A Ball BEM
T A Cullen
D Grindell
M Handley
R D MacRae
J W McGrath
D D Pringle
C M Tideswell
R D Willimott
J C Goold Substitute
P D Simpson Substitute
S J Carr Ex-Officio

Apologies for absence were received from Councillors R I Jackson and P J Owen.

47. DECLARATIONS OF INTEREST

There were no declarations of interest.

48. MINUTES

The minutes of the meeting held on 8 October 2019 were approved as a correct record and signed.

49. NOTIFICATION OF LOBBYING

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

50. DEVELOPMENT CONTROL

50.1. 19/00554/FUL

Construct additional vehicle transporter egress to Nottingham Road (A6005).
Car Store, Nottingham Road, Attenborough, Nottingham, NG9 6DQ

This planning application to construct an additional vehicle transporter egress to Nottingham Road, had been called in by Councillor L Fletcher.

There were no late items for the application.

Mr Philip Morley MBE (supporting) and Councillor L Fletcher (ward member) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The residents of the surrounding area supported the application.
- The proposed egress would alleviate traffic and parking issues to the surrounding area.

RESOLVED 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. The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 28 August 2019 and the amended drawings numbered 19.027/01 and 19.027/02 received by the Local Planning Authority on 18 October 2019.**
- 3. The egress hereby approved shall not be brought into use until the bollards and signs, as shown on the amended drawings numbered 19.027/01 and 19.027/02 received by the Local Planning Authority on 18 October 2019, have been installed and these shall then be retained in this form for the lifetime of the development.**
- 4. The car parking spaces shall remain in accordance with the layout shown on the amended drawing numbered 19.027/01 received by the Local Planning Authority on 18 October 2019. The car parking spaces shall only be used for the purposes indicated on the plan and for no other purpose. No vehicles shall be displayed for sale in the car park outside of the areas shown specifically for that purpose on the approved plan.**
- 5. There shall be no vehicles sited or parked within the grassed/ landscaped areas shown on the amended drawings numbered 19.027/01 and 19.027/02 received by the Local Planning Authority on 18 October 2019.**
- 6. All car transporters accessing the site shall only enter the site from the existing Nottingham road (A6005) access point and shall only exit the site using the Nottingham road (A6005) egress hereby approved. Any unloading or loading of vehicles from a car transporter shall only be carried out within the application site boundary as indicated on the site location plan received by the local planning authority 28 August 2019.**

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. In the interests of highway safety, to prevent customers and staff using the egress and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019).
4. To ensure adequate parking and access is available within the site and to ensure an acceptable standard of appearance in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).
5. To ensure the development presents a pleasant appearance in the locality and in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).
6. In the interests of highway safety and neighbour amenity and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).

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 development makes it necessary to construct a vehicular crossing within the public highway. These works shall be constructed to the satisfaction of the highway authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at:
<http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>
3. There is operational gas apparatus within the application site boundary. You are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site. Email: plantprotection@cadentgas.com Tel: 0800 688 588

50.2. 19/00295/FUL

Change of use of 6 bed house in multiple occupation (Class C4) to a 7 bed house in multiple occupation.

56 Salisbury Street, Beeston, Nottingham, NG9 2EQ

This planning application for the change of use of 6 a bed house in multiple occupation (Class C4) to a 7 bed house in multiple occupation, had been called in by Councillor P Lally.

There were no late items for this application.

Mrs Suzanne Watt (objecting) and Councillor L A Lally (ward member) addressed the Committee prior to the general debate.

Members debated the application and the following comments were amongst those noted:

- The proposal was over intensive for the surrounding area which would be out of keeping with the residential character of the area.
- Further parking issues that would arise from the increased number of residents.
- There was a decline in housing mixture.

RESOLVED that the application be refused.

Reason

The proposed development by virtue of the intensity of occupation would be out of keeping with the residential character of the area, and would result in unacceptable parking problems in the area due to the insufficient provision of on-site parking, contrary to Policy 10 of the Broxtowe Aligned Core Strategy 2014 and Policy 17 of the Part 2 Local Plan 2019.

50.3. 19/00477/REG3

Construct 3 Industrial Units (Class B2)
Mushroom Farm Court, Meadowbank Way, Eastwood, Nottingham, NG16 3SR

The application, which sought permission to Construct 3 Industrial Units (Class B2), was considered by the Committee.

Members were asked to consider the late items for the application, which included an occupier of the existing units raising concern about the access for vehicles, removal of the walkway and the loss of parking.

Members debated the application and the following comments were amongst those noted:

- Unit 8 of the proposed application was too wide.
- There was a loss of parking.
- The development would be beneficial for the regeneration of Eastwood.

RESOLVED 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. The development hereby permitted shall be carried out in accordance with the drawings numbered CW20:008:001 (1:1250), CW20:008:003 Rev.A (1:500), CW20.008.004 Rev.A (1:100), CW20.008.006 Rev.A (1:100), CW20.008.005 Rev.A (1:100); received by the local planning authority on 26 July and 5 September 2019.**
- 3. The development hereby approved shall be constructed using materials to match the existing units on the application site.**

4. No part of the development hereby approved shall be commenced until details of appropriate gas prevention measures have been submitted to and approved in writing by the local planning authority. No building to be completed pursuant to this permission shall be occupied or brought into use until:
 - i) all appropriate measures have been completed in accordance with details approved in writing by the local planning authority; and
 - ii) it has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full.
5. The 3 additional Industrial units hereby permitted shall not be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number CW20:008:003 REV A. The parking, turning and servicing 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.

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 appearance is achieved in accordance with Broxtowe Aligned Core Strategy (2014) Policy 10.
4. In the interest of public health and safety.
5. 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.

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 a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.
3. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

51. PLANNING ENFORCEMENT PLAN

The Committee considered the proposed amendments to the Planning Enforcement Plan. The Plan had been updated to reflect the suggestions made by the Planning Committee 24 July 2019. These were:

- Paragraph 6.3 - Officers will always endeavour to gain sufficient evidence to support a case without reliance upon the complainant, however there may still be circumstances in which evidence from complainants is also required, for example for noise complaints where a noise diary can be used as evidence.
- Paragraph 6.4 - Anonymous complaints will be considered on a case by case basis and officers will take steps to encourage complainants who do not wish to provide their details by providing assurances regarding confidentiality.
- Paragraph 8.4 - Enforcement complaints will be registered and allocated to an officer within 5 working days.
- Paragraph 13.1 - Any action to be undertaken will be in liaison with the Chair and Vice Chair of Planning Committee and Ward Councillors, in accordance with the Council's Scheme of Delegation.

RESOLVED that the Planning Enforcement Plan be approved.

52. INFORMATION ITEMS

52.1. APPEAL STATISTICS - UPDATE REPORT ON APPEAL STATISTICS IN RELATION TO THE CRITERIA FOR DESIGNATION OF LOCAL PLANNING AUTHORITIES.

The Committee noted that the position remained unchanged from that reported at its meeting on 4 September 2019. The Council was not therefore currently at risk of special measures based on the figures reported to the Committee on the aforementioned date.

52.2. APPEAL DECISIONS

The Appeal Decisions were noted.

52.3. DELEGATED DECISIONS

The delegated decisions were noted.