

**Report of the Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>19/00619/FUL</b>
<b>LOCATION:</b>	<b>Temple Lake House, 53A Kimberley Road, Nuthall, Nottinghamshire, NG16 1DA</b>
<b>PROPOSAL:</b>	<b>Construct pump house and sluice gate</b>

**1 Executive Summary**

- 1.1 This application was first brought to Planning Committee on 15 January 2020. The Committee moved to defer the application to give the applicant the opportunity to amend the design of the pump house following concerns raised by members of the Committee about its impact on the amenity of the neighbouring properties to the north of the site.
- 1.2 The application is for the construction of a single storey outbuilding to be used as a pump house, as well as a sluice gate between the lake and the pond on the north side of the lake. The requirement for the pumps and sluice gate follow an inspection of the Lake in April 2019 which highlighted the need for pumping equipment to be kept on site. The Environment Agency wrote to the applicant in November 2019, highlighting the need for the pumps and sluice gate and requesting an update on the progress.
- 1.3 The application site is located within the Green Belt and is the proposed development is not appropriate development as defined by Paragraphs 145 and 146 of the NPPF. However, the need for the pump house has been clearly demonstrated to manage the flow of water from the lake to reduce the potential for flooding downstream is considered to be very special circumstances that outweigh the harm to the Green Belt.
- 1.4 The applicant has amended the proposal, reducing the height of the proposed pump house by 0.53m, giving it a maximum height of 3.63m. The proposed dual pitched roof has been retained.
- 1.5 It is considered that the reduction in the height of the proposed pump house is sufficient to ensure that the development will not result in an unacceptable impact on the amenity of any neighbouring properties. It is noted that planning permission has been granted for a new dwelling to the rear of No. 9 Edward Road, and it is considered that taking into account the height of the proposed pump house that it is set sufficiently away from this proposed dwelling to ensure the impact on the residents will not be unacceptable.
- 1.6 The application site is set within the Nuthall Conservation Area. It is considered that the design of the pump house with a dual pitched roof and the proposed use of slate tiles and reclaimed coursed Bulwell stone will not be detrimental to the character or appearance of the Conservation Area.
- 1.7 Overall, it is considered that the amended proposal is acceptable and therefore it is recommended that planning permission be granted in accordance with the resolution.

<b><u>Recommendation</u></b>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
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>
2.	<p>The development hereby permitted shall be carried out in accordance with the drawing numbered 1902(s)01 F (1:1250), 1902(s)06 B (1:50, 1:200), 1902(s)02 E (1:200), 1902(s)05 e (1:100), 1902(s)03 d (1:200), 1902(s)07 (1:100); received by the Local Planning Authority on 14 October, 6 December 2019 and 28 January 2020.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
<b>NOTES TO APPLICANT</b>	
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 involves building works and given the proximity of residential properties to the site the applicant is reminded to ensure contractors limit noisy work to between 08.00 and 18.00 hours Monday to Friday, 08.00- 13.00 hours on Saturday and no noisy works on Sundays. There should be no bonfires at any time.