

PLANNING COMMITTEE

WEDNESDAY, 9 SEPTEMBER 2020

Present: Councillor D K Watts, Chair

Councillors: D Bagshaw
L A Ball BEM
T A Cullen
D Grindell
R I Jackson
J M Owen(Substitute)
P J Owen
D D Pringle
M Radulovic MBE (Substitute)
H E Skinner (Substitute)
R D Willimott
G Marshall

Apologies for absence were received from Councillors M Handley, R D MacRae and J W McGrath

18 **DECLARATIONS OF INTEREST**

Councillor L A Ball BEM declared an pecuniary interest in agenda item 5.1 due to being employed by the applicant minute number 21.1 refers

Councillor P J Owen declared an interest in agenda item 5.2 due to the applicant involved in the application being known to them. Minute number 21.2 refers

Councillor J M Owen declared an interest in agenda item 5.2 due to the applicant involved in the application being known to them. Minute number 21.2 refers

Councillor M Radulovic MBE declared an interest on item 5.2 due to being pre-determined on the application. Minute number 21.2 refers

19 **MINUTES**

The minutes of the meeting held on 22 July 2020 were approved as a correct record.

20 **NOTIFICATION OF LOBBYING**

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

21 **DEVELOPMENT CONTROL**

21.1 19/00756/ROC LAND OFF ACORN AVENUE, GILTBROOK

Variation of Conditions 2, 3 and 11 (approved drawings, details of materials and landscape scheme) of planning reference 15/00010/FUL (Construct 67 dwellings) to substitute house types, amend layout and remove plots, change external materials and amend landscaping scheme.

Land off Acorn Avenue, Giltbrook, Nottinghamshire

This application sought planning permission for the variation of Conditions 2,3 and 11 (approved drawings, details of materials and landscape scheme) of planning reference 15/00010/FUL (Construct 67 dwellings) to substitute house types amend the layout and remove plots, change external materials and amend the landscaping scheme.

The application was brought to the Committee with a recommendation for planning permission to be granted subject to the conditions outlined in the appendix after previously being deferred due to concerns surrounding the proposed landscaping scheme, specifically to the rear of plots 251-260.

Members considered the late item for the application which included a letter of objection expressing concerns over the height of the buildings not previously shown on any plans, buildings so high will lose privacy and issue of flooding.

Mr Matthew O'Donnell (Objector) submitted a formal written representation that was read to members of the Committee, Councillor M Handley addressed the Committee as ward member.

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

- Concerns over flooding.
- The development is not being built in accordance with the plans.
- That there was an unacceptable loss of neighbour amenity.
- That the principle of the development had been considered previously and this application related to details of the development which had permission.

A proposal to defer the application was put to the Committee from Councillor PJ Owen this was seconded by Councillor JM Owen however on voting the proposal was defeated.

RESOLVED that planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with drawing referenced

- **AAGDR01-SLP Rev U received by the Local Planning Authority on 4th May 2020**
- **Block Plan AAGDR11-DSBP Rev D received by the Local Planning Authority on 10th June 202**
- **Site Sections D, E, F Rev B, Landscaping Plan AADDR03-SLP Rev S, Site Sections Plot 260 sh2 AAGDR17-SS Rev D and Standard site retaining**

- LHWD12(A3) Rev D, received by the Local Planning Authority ON 17th and 18th August 2020.**
- **Site Section Plan Plot 251/253 AAGDR14-SS Rev E and Site Section Plan Plot 256 AAGDR18-SS Rev B received by the Local Planning Authority on 26th August 2020**
 - **DA3A-2020 (O) received by the Local Planning Authority on 12 March 2020**
 - **K7/2019 (OSG), B6/2019 (OSG), C8/2018 (OSG), K7E/2019 (OSG) Sheet 1 and 2 and Z4/2018 (OSG) received by the Local Planning Authority on 25 November 2019**
 - **C9/2018 (OSG) and LHDR01-ES1/2 Rev B received by the Local Planning Authority on 17 February 2020**
 - **A1/2019 (OSG), received by the Local Planning Authority on 27 February 2020**
 - **N2/2017 (HSG) Rev A and N2/2017 (O) received by the Local Planning Authority on 26 February 2018**
 - **KA2/2017 (HSG) and KA2/2017 (OSG), S20/2018 (OSG) and S20/2018 (HSG), T20/2017 (OSG) and T20/2017 (HSG), DA3/2017 (O) and DA3/2017 (H), E20/2016 (OSG) and E20/2017 (SG), F5/2018 (HSG) F5/2018 (OSG) plots 223 and 224 received by the Local Planning Authority on 2nd February and 27 March 2018**
 - **Garage/DG/2/88s/B Revision A, received by the Local Planning Authority on 12 January 2015.**
- 2. The dwellings hereby approved shall be constructed using Weinerberger Calderdale Edge roof tiles in Terracotta Red and Dark Grey (420 x 334mm), Leicester Red Stock, Eton Buff Facing and Blue Engineering bricks as shown on plan LHDR01-ES1/2 Rev B and black rainwater goods with all metre boxes located to the sides of the dwellings.**
- 3. No building to be erected pursuant to this permission shall be first occupied or brought into use until: -**
- i. **All the necessary remedial measures have been completed in accordance with the approved details contained within plans LHWD01, LHWD02 and LHWD03 and the extracts provided from the Geo-environmental assessment report together with the Visqueen gas barrier information received on 26th October 2018 GB-18, GB-02, GB-12, GB-01 GB-14 and the data sheet, unless an alternative has first been approved in writing by the Local Planning Authority; and**
 - ii. **It has been certified to the satisfaction of the Local Planning Authority that the 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, unless an alternative has first been approved in writing by the Local Planning Authority.**
- 4. The surface water drainage scheme and foul sewerage scheme, including the attenuation feature approved under planning reference 18/00687/FUL shall be implemented in accordance with the approved plans prior to the completion of the development. Details of how the drainage system shall be maintained**

and managed after completion and for the lifetime of the development shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development.

5. The public highways including street lighting, drainage, utility services and public visibility splays shall be completed in accordance with 07282-121 Rev H, 07282-123 Rev G, 07282-135 Rev C, 07282-137 Rev B, 07282-171 Rev E, 07282-120 Rev G, 07282-170 Rev J, 07282-136 Rev C, 07282-124 Rev D, 07282-122 Rev H, 07282-100 Rev J, 07282-130 Rev G, 07282-110 Rev F, 07282-131 Rev H, 07282-111 Rev F and 07282/175 Rev F
6. No dwelling shall be first occupied unless and until its associated access driveway and/or parking spaces have been constructed to prevent the unregulated discharge of surface water from the driveway and/or parking spaces onto the public highway.
7. Wheel washing facilities as set out in the email of 4th July 2018 shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no debris is discharged or carried onto the public highway. These facilities shall be retained on the site until the substantial completion of construction work.
8. Protective fencing as shown in the Hamps Valley Limited report received on 21st August 2018 shall be erected around the two areas containing protected trees in accordance with the following detail:
Area A4 adjacent to plot 251 (Ash Trees) require an RPA 5.7 radius from the trees.
Area A3 adjacent to plot 194 (Oaks and Hawthorne's) require an RPA 8m radius from the trees moment.
9. The approved landscaping scheme as shown on plan AAGDR03-SLP Rev S received by the Local Planning Authority on 17th August 2020 and the email of 25th August 2020 confirming container size, shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 10 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) within Schedule 2, Part 1, Classes A, B, or C shall be made to the following dwelling house(s) as shown on drawing number AAGDR01-SLP Revision U: Plots 223, 224 and without the express permission in writing of the Local Planning Authority.

REASONS

1. For the avoidance of doubt.
2. To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan.
3. In the interests of public health and safety and in accordance with Policy 19 of the Part 2 Local Plan.
4. To prevent the increased risk of flooding, to improve and protect water quality; and to ensure the future maintenance of the sustainable drainage structures in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and the National Planning Policy Framework (2012).
5. In the interests of highway safety.
6. In the interests of highway safety to ensure surface water from the site is not deposited on the public highway causing danger to road users.
7. In the interests of highway safety.
8. To ensure the existing trees protected by a Tree Preservation Order are not adversely affected.
9. To ensure the development presents a more pleasant appearance in the locality and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
10. To protect the amenity of neighbouring occupiers and in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan.

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. Any tree works should be undertaken outside of the bird-breeding season (March-September inclusive). If works are to be carried out during this time then a suitably qualified ecologist should be on site to survey for nesting birds. Birds, their nests and eggs (except pest species) are protected by the Wildlife and Countryside Act 1981 (and as amended).
3. Greasley Footpaths Number 54 and 55 runs through the site. The footpath should remain open and unobstructed at all times. If a temporary closure of the footpath is required Nottinghamshire County Council's Countryside Access Team must be contacted at least 5 weeks before to allow for a Temporary Closure Order to be put in place. Nottinghamshire County Council can be contacted on 0300 500 8080.

4. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. This may result in problems to occur in the future, particularly as a result of the development taking place. 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, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

The applicant should be aware that any intrusive activities and any subsequent treatment require the prior written permission of the Coal Authority. Failure to obtain permission will potentially result in court action. The Coal Authority can be contacted on 0845 762 6848 and further information is provided on <https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>.

(Having declared a disclosable pecuniary interest in the item Councillor L A Ball BEM left the meeting before discussion or voting thereon)

21.2 20/00334/MMA 51A MILL ROAD NEWTHORPE

Minor material amendment to reference 17/00285/FUL to make minor changes to elevation details
51a Mill Road, Newthorpe, Nottinghamshire

The application was first brought before Planning Committee on 22 July 2020. The committee moved to defer the application to allow for further negotiations with the applicant/agent to mitigate against the impact upon neighboring properties. The application sought permission to make minor changes to the elevation details of the approved scheme.

Councillor J Parker had requested the application to be determined by the Committee.

There were no late items for this application.

Mr. Mark Copeland (applicant) submitted a formal written representation that was read to the members of the Committee.

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

- The neighbour amenity

(Councillor M Radulovic MBE, Councillor PJ Owen and Councillor JM Owen did not vote or partake in discussion on this item due to declaration of interest they had declared).

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 from the date of the original permission.
2. The development hereby permitted shall be carried out in accordance with the following plans: Site Location Plan 1: 1250, Proposed Site Plan, 2015/31/SP Rev E and Proposed Plan and Elevations, 2015/31/P3 Rev B received by the Local Planning Authority on 25 May 2020.
3. The development shall be carried out in accordance with the following details: Weberpral M One Coat through-coloured monocouche render in Silver Pearl and Marley Modern smooth grey roof tiles approved 20 May 2019, unless otherwise agreed in writing by the Local Planning Authority.
4. The approved landscaping as shown on plan 2015/31/SP/ Rev D approved on 07 May 2019 shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.
5. The dwelling shall not be occupied until space has been laid out within the site in accordance with drawing no. 2015/31/SP Rev E (received 25.05.2020) for cars to be parked and that space shall thereafter be available for the parking of vehicles at all times.
6. The driveway, parking and turning areas shall be surfaced using Marshall Drivesetts in accordance with the submitted details approved on the 20 May 2019, unless otherwise agreed in writing by the Local Planning Authority.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or enlargements to the dwelling house hereby permitted shall be erected.
8. The finished floor levels of the hereby approved dwelling shall be set out in accordance with drawing number 4405ia approved 20 May 2019, unless otherwise agreed 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 ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Part 2 Local Plan (2019).
4. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Part 2 Local Plan (2019).
5. In the interests of highway safety.
6. In the interests of highway safety.
7. In the interests of residential amenity and the appearance of the area and in accordance with Policy 17 of the Part 2 Local Plan (2019).
8. In the interests of residential amenity and the appearance of the area and in accordance with 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, through an early visit to the site to appreciate whether any amendments needed to be sought and thus afford sufficient time to negotiate these should it have been the case.

21.3 20/00326/FUL STAR INN, 22 MIDDLE STREET, BEESTON

Retain marquee extension and a sheltered bar servery and variation of condition 3 of Planning approval 13/00533/FUL to permit amplified music and speech within the marquee and marquee extension.

Star Inn 22 Middle Street, Beeston NG9 1FX

This application sought planning permission for the retention of an extension to the existing marquee and a detached sheltered bar servery, to the rear of the property, and also sought to vary a restrictive condition in respect of amplified music and speech in the marquee and marquee extension.

This application was brought to the Committee at the request of Councillor P Lally.

There were no late items for this application.

Councillor P Lally spoke about the application as the Ward Member.

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

- The impact on neighbour amenity
- The amplified music within the beer garden
- Disturbance of late night music to neighbouring area
- Covid-19 impact on live music events

RESOLVED that planning permission be granted with 2 amendments to the recommendation as follows :

A temporary 12-month permission and amendments to the time restrictions set out in condition 2 to 12 noon -9pm.

- 1. The development hereby permitted shall be retained/carried out in accordance with the Site Location Plan, received by the Local Planning Authority on 27.05.20, proposed layouts JG/DM/13/038/10 received by the Local Planning Authority on 17.06.20, proposed elevations JG/DM/13/038/30 rev B received by the Local Planning Authority on 23.06.20 and proposed block plan JG/DM/13/038/40 rev D received by the Local Planning Authority on 26.08.20.**
- 2. This permission shall be for a limited period of one year expiring on the 11th September 2020 when the building works carried out under this permission shall be removed and the land reinstated to the satisfaction of the Local Planning Authority unless prior permission has been obtained in writing from the Local Planning Authority for its retention.**
- 3. Any performance of live and recorded entertainment involving amplified music and/or speech or regulated entertainment shall only be permitted in the internal marquee area and shall be limited to a maximum of 3 sessions per calendar week. Such sessions shall only take place between 12.00 noon – 21.00 hours daily and each session shall be limited to a maximum duration of 3 hours, inclusive of any breaks, per session.**
- 4. The external bar servery shall not be open for the serving of customers outside of the hours of 12.00 noon to 22.00 hours daily.**

REASONS

- 1. For the avoidance of doubt.**
- 2. To protect immediate residents from excessive operational noise, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 19 of the Broxtowe Part 2 Local Plan (2019).**
- 3. To protect immediate residents from excessive operational noise, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 19 of the Broxtowe Part 2 Local Plan (2019).**
- 4. To protect immediate residents from excessive operational noise, in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 19 of the Broxtowe 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 granting of planning permission and associated conditions does not pre-empt any formal action under Statutory Nuisance or Nuisance legislation being taken against the applicant by the Council.**

- 3. All doors and windows shall be maintained in good order and kept closed during events in order to minimise noise breakout.**

21.4 20/00283/OUT LAND TO THE REAR OF 13 RUTLAND AVENUE, TOTON

Outline application to construct 2 dormer bungalows following demolition of garages (with some matters reserved)

Land to the rear of 13 Rutland Avenue, Toton, Nottinghamshire, NG9 6EP

This application sought planning permission to construct two dormer bungalows on the land to the rear of 13 Rutland Avenue. Details of access, and layout had been submitted as part of the application, with landscaping, scale and appearance reserved for future consideration (reserved matters). The existing garages on site are to be demolished. The main issues are whether the principle two dormer bungalows would be acceptable, if the development is acceptable in relation to access, layout and flood risk and whether there will be an unacceptable impact on neighbour amenity.

Councillor L Fletcher requested this application be determined by Planning Committee.

Members considered the late items and there were 8 Consultation responses (29.08.20, 31.08.20, 1.09.20, 2.09.20, 3.9.20) with two of these from the same individual, all of which object to the application. These comments can be summarised as follows:

- Better consideration has been given but many former objections still remain.
- Dormer bungalows could still be the same height as a semi-detached house.
- Unsure of which way the bungalows will face.
- Single storey bungalows would be more in keeping with the surrounding area.
- Loss of light, privacy and overlooking due to dormers and being too close to neighbouring boundaries.
- Existing garages and proposed developable area are elevated above neighbouring gardens which will increase overlooking.
- The bungalow will be higher due to flooding requirements
- Questions why it has to be so close to neighbouring property and that it should align with rear elevation.
- Requests to reserve the right to comment on where the dormer windows are positioned if the application is granted permission.
- Bin store position could cause issues with traffic, rubbish will be blown into the road and it will cause odours. They should be positioned next to the bungalows.
- Bin storage is out of character with current arrangements that operate on Chetwynd Road.
- Bin stores will attract vandalism, anti-social behaviour and used by passers-by.
- Flooding should be addressed.
- Should only be single storey due to increase in ground floor level required due to its location in a flood zone.
- All surface water run off should be contained within the site.
- Mature trees will be adversely affected. Care should be taken to minimise impact on these.

Mr Michael Lucking (applicant) submitted a formal written representation that

was read to members of the Committee. Mr Alistair Harris (Objector) submitted a formal written representation that was read to members of the Committee.

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

- The impact on neighbour amenity
- Permitted development changes

RESOLVED that planning permission be granted subject to the following conditions which includes an additional condition to remove permitted development rights as requested by Members.

- 1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**
- 2. The development hereby permitted shall be commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.**
- 3. The outline permission relates to drawings:**
 - **Site Location Plan (1:1250) received by the Local Planning Authority on 29 April 2020 and**
 - **Block Plan Rev F (2194/03) (1:1250) received by the Local Planning Authority on 25 August 2020.**
- 4. Before any development is commenced, detailed drawings and particulars showing the following (the 'Reserved Matters') shall be submitted to and approved by the Local Planning Authority:**
 - a) the scale and external appearance of the dwellings;**
 - b) the landscaping treatment of the site.**

The development shall be carried out strictly in accordance with the approved details.

- 5. 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:-**
 - (i) All necessary remedial 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 and that they have rendered the site free from risk to human health from the contaminants identified.

6. Prior to the first occupation of the dwellings hereby approved, the development shall be constructed in accordance with the submitted Flood Risk Assessment Rev A prepared by TDI dated 12 August 2020. The finished floor levels shall be set no lower than 29.63m AOD. This mitigation measure shall be maintained and retained for the lifetime of the development.

7. The dwellings hereby approved shall not be first occupied until:

- the private shared driveway is constructed in accordance with the Block Plan 2194/03 Rev F;
- the dropped vehicular footway crossing on Chetwynd Road has been widened and available for use;
- The access drive is surfaced in a hard, bound material (not loose aggregate) for a minimum of 5.5m behind the highway boundary and designed to prevent the unregulated discharge of surface water onto the public highway and
- the bin store as shown on Block Plan 2194/03 Rev F is constructed and made available for use.

The dropped vehicular footway crossing and bin store shall then be maintained in such form for the lifetime of the development.

8. The detailed drawings and particulars required under condition 4(b) shall include the following details:

- a. numbers, types, sizes and positions of proposed trees and shrubs
- b. details of boundary treatments (including the bin store);
- c. proposed hard surfacing treatment;
- d. planting, seeding/turfing of other soft landscape areas; and
- e. a timetable for implementation of the scheme.

The approved scheme shall be carried out strictly in accordance with the approved details. Soft landscaping shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking or re-enacting this Order, no extensions, enlargements, or roof alterations shall be carried out to the dwellings hereby approved which come within Class A, B and C

of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority by way of a formal planning permission.

10. No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 07.30-18.00 Monday to Saturday and at no time on Sundays or Bank Holidays. Exceptionally, specific works or operations may be carried out outside these times, but these must be agreed in writing with the Local Planning Authority 7 days in advance of being undertaken.

REASONS

1. To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
3. For the avoidance of doubt.
4. The application was submitted in outline only and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing in the interests of ensuring the details of the development are acceptable to the Local Planning Authority.
5. No such details were specified with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure that the details are satisfactory in the interests of public health and safety 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.
6. To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Part 2 Local Plan (2019) and Policy 1 of the Broxtowe Aligned Core Strategy (2014).
7. In the interests of highway safety and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policies 10 and 14 of the Broxtowe Aligned Core Strategy (2014).
8. No such details were submitted with the application and to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).
9. In the interests of protecting the privacy of neighbouring properties and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).
10. In the interests of the amenities of nearby residents and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

NOTES TO APPLICANT

- 1. The Council has acted positively and proactively in the determination of this application by seeking positive amendments and working to determine it within the agreed determination timescale.**
- 2. The submitted plans relate to access and layout only and does not approve landscaping, scale or appearance.**
- 3. No waste shall be burnt on site at any time.**
- 4. The applicant is advised to contact the Council's Waste and Recycling Section (0115 917 7777) to discuss waste and refuse collection requirements.**
- 5. The development makes it necessary to construct a dropped kerb crossing over a footway of 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/licencespermits/temporary-activities>

21.5 20/00180/FUL 43 PIMLICO AVENUE, BRAMCOTE

Construct single/two storey side/rear and first floor front/side extensions, partial conversion of garage to living accommodation, pitched roof over front flat roof and erect fence.

43 Pimlico Avenue, Bramcote, Nottinghamshire, NG9 3JJ

This application sought planning permission to construct a single/two storey side/rear and first floor front/side extensions, the partial conversion of the garage to living accommodation, a pitched roof over the front flat roof and the erection of a fence. The main issues related to whether the principle of the extensions and alterations were acceptable, if there was an acceptable level of design and the impact on neighbour amenity.

Councillor D. Watts requested the application be determined by Planning Committee.

There were no late items for this application.

Mr. Nick Gould (Objector) submitted a formal written representation that was read to members of the Committee, Mr. Michael Lucking (Applicant) submitted a formal written representation that was read to members of the committee.

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

- Impact on Neighbourhood amenity
- That the development was overbearing and over intensive for the area.

Councillor L A Ball BEM proposed for this item to be deferred to allow for further discussions to take place with the applicant. Main concerns are the extension to east side of property should be either single storey or removed entirely. This was seconded by Councillor M Radulovic MBE. The vote was carried.

This planning application was deferred.

21.6 20/00269/FUL 114 MOORGREEN, NEWTHORPE, NOTTINGHAMSHIRE

Raise Roof to create rooms in the roof space including rear dormer, Erection of double garage and creation of new access.

114 Moorgreen Newthorpe, Nottinghamshire

This application sought planning permission to raise the roof of an existing single storey detached dwelling to create rooms in the roof space and provision of a rear dormer window. A detached double garage was also proposed within the rear garden along with a new centrally located vehicular access with a drive way leading to the garage, with parking permission to the front of the property.

Councillor M Brown had requested this application be determined by the Planning Committee.

There were no late items for this application.

Mr Paul Moir (Applicant) submitted a formal written representation that was read out to the members of the Committee. Councillor M Brown spoke as Ward Member.

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

- Scheme acceptable for the area
- Greenbelt area was discussed
- Permitted Development

RESOLVED that the application be approved subject to the removal of the permitted development rights with the precise wording of conditions to be delegated to the Interim Head of Neighbourhoods and Prosperity in consultation with the Chair of the Planning Committee.

21.7 20/00346/FUL ROSE COTTAGE, 53 AWSWORTH LANE, COSSALL,

Construct two storey front extension and porch

Rose Cottage, 53 Awsworth Lane, Cossall, Nottinghamshire, NG16 2SA

This application sought planning permission to construct a two storey front extension with an adjoining single storey front extension to form a porch. The proposal also included replacing an existing single storey extension and a garage to be demolished as part of the proposal. The application site is within the Nottinghamshire Green Belt and despite the proposed extension replacing the single storey extension, the proposed extension would have resulted in a further increase of the volume of the

dwelling. The recommendation was to refuse planning permission in line with the resolution set out within the appendix.

This application had been called to Planning Committee by Councillor L A Ball BEM.

There were no late items for this application.

Mr Vining (applicant) submitted a formal written representation that was read to the members of the Committee.

Councillor L A Ball BEM addressed the Committee as Ward Member.

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

- Development in Green Belt area.
- Permitted Development.
- No loss of amenity for any neighbouring residents.
- Site was secluded with trees surrounding it.
- Damp issues would amount to VSC.

It was proposed by Councillor D K Watts and seconded by Councillor D Grindell that the original recommendation contained within the report to refuse planning permission be considered by the Committee. On being put to the Committee the original recommendation was defeated.

A further proposal was moved by Councillor D K Watts and seconded by Councillor D Grindell that the conditions include the requirement for the applicant to remove the garage. On being put to the meeting the proposal was carried.

RESOLVED that Planning permission be granted subject to the conditions added above, with the precise wording to be delegated to the Interim Head of Neighbourhoods and Prosperity in consultation with the Chair of the Planning Committee.

22 INFORMATION ITEMS

22.1 APPEAL DECISIONS

The Committee noted the delegated decisions.

22.2 DELEGATED DECISIONS

The Committee noted the delegated decisions.