



7 April 2017

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 19 April 2017 in the New Council Chamber, Town Hall, Beeston at 7:00pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer or a member of his team at your earliest convenience.

Yours faithfully

Chief Executive

To: Councillors D Bagshaw A Harper
L A Ball BEM (Vice Chair) R D MacRae
J S Briggs G Marshall
T P Brindley J K Marsters
M Brown P J Owen
M Handley (Chair) R S Robinson

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest, in any item on the agenda.

3. MINUTES

PAGES 1 - 16

The Committee is asked to confirm as a correct record the minutes of the meeting held on 22 March 2017.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL
- 5.1 17/00066/FUL PAGES 17 - 23
 Construct two storey side extension, single storey rear extension, rear dormer and change use from dwellinghouse (Class C3) to house in multiple occupation
78 Lower Road, Beeston NG9 2GT
- 5.2 17/00113/FUL PAGES 24 - 29
 Change of use from hairdressers (Class A1) to church and community room (Class D1)
Montrose Court Post Office, 4 Montrose Court, Stapleford, Nottinghamshire NG9 8LG
- 5.3 17/00080/FUL PAGES 30 - 36
 Construct single storey side extension
Highlands, Robinettes Lane, Cossall, NG16 2RX
- 5.4 17/00123/FUL PAGES 37 - 41
 Positioning of site container (retrospective)
Colliers Wood Open Space, Engine Lane, Newthorpe
- 5.5 17/00109/FUL PAGES 42 - 50
 Construct single storey rear extension (revised application)
Wren Cottage, 39 Moorgreen, Newthorpe, Nottinghamshire NG16 2FD
6. INFORMATION ITEMS
- 6.1 Appeal statistics
- The Committee is asked to NOTE that the position remains unchanged from that reported at its meeting on 22 March 2017. The Council is not therefore currently at risk of special measures based on the figures reported to Committee on the aforementioned date.**
- 6.2 Appeal decision
- 6.2.1 16/00464/FUL PAGES 51 - 52
Land to rear of 51A and 51B Mill Road, Newthorpe NG16 3QG
- 6.3 Delegated decisions PAGES 53 - 61

PLANNING COMMITTEE

22 MARCH 2017

Present: Councillor M Handley, Chair

Councillors: D Bagshaw	L A Ball BEM
J S Briggs	T P Brindley
M Brown	D A Elliott (substitute)
A Harper	R I Jackson
R D MacRae	J K Marsters
P J Owen	M Radulovic MBE
R S Robinson	

An apology for absence was received from Councillor G Marshall.

50. **DECLARATIONS OF INTEREST**

Councillor T P Brindley declared a non-pecuniary interest in item number 6.5 since he lives in close proximity to the property the subject of the application, minute no. 54.5 refers. Councillor R D MacRae declared a non-pecuniary interest in item 6.5 since he knew one of the developers, minute no. 54.5 refers.

51. **MINUTES**

The minutes of the meeting held on 8 February 2017 were confirmed and signed.

52. **NOTIFICATION OF LOBBYING**

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

53. **PUBLIC PATH DIVERSION ORDERS**

53.1 **Proposed diversion of Stapleford Footpath No. 11 Nottingham Road, Stapleford**

The Council had received an application for a Public Path Diversion Order at the site of the Pinfold Trading Estate and Nags Head, Nottingham Road, Stapleford. The Committee was requested to resolve the making of a diversion Order to Stapleford Footpath No. 11 pursuant to s257 of the Town and Country Planning Act 1990.

RESOLVED that the public path diversion Order be made in accordance with the plans submitted with the application.

53.2 Proposed diversion of Giltbrook Footpath No. 54
Land off Smithurst Road, Giltbrook

The Council had received an application for a public path diversion Order to stop up part of Giltbrook Footpath No. 54 and create an alternative highway.

In response to a member's comments regarding the condition of the footpath traversing the recreation ground, officers advised that the matter fell between two public authorities and therefore Broxtowe had no powers to undertake the works requested. It was, however, noted that ward members were in contact with the County Council to try and seek resolution to footpath flooding issues.

RESOLVED that the public path diversion Order be made in accordance with the plans submitted with the application.

54. DEVELOPMENT CONTROL

54.1 16/00646/FUL

Construct 16 dwellings, access road and associated landscaping including demolition of the Victory Club
Eastwood and District Victory Club, Walker Street, Eastwood NG16 3EN

The application had previously been considered by the Committee on 8 February 2017 when it had been resolved to defer the decision to allow the developer to submit revised plans due to members' concerns over the scale and design of the proposals.

The Committee was referred to the summary of late items which advised of four letters of objection received from five different properties, a letter raising no objections and an email from the Rights of Way Officer making observations on the amended plan concerning the siting of the proposed properties in relation to the footpath.

Mr Winfield (objecting) and Mr Hodgkinson (applicant) addressed the Committee prior to the general debate.

Members debated the item and the following comments were noted:

Some members had attended a presentation by the developers during which questions were raised as to the 'right to light' and clarification was sought by members on this issue. Officers responded that the 'right to light' sometimes referred to a legal right which had no direct bearing on planning decisions and that any development was bound to have some impact on neighbouring properties and that, in this instance, this was within acceptable parameters.

Members also requested further clarification concerning discussions at the meeting called by the applicant. It was stated that the applicant's decision to hold a meeting inviting members of the local community in order to address their questions was not part of the formal consultation process conducted by the Council. Members were referred to the late items list for comments relating to formal consultation and it was on that basis that members should make their decision regarding the application.

Although the current application had changed marginally by the reduction of dwellings from 17 to 16, the proposals were still considered to be over-intensive. The development did not meet County parking standards and the applicant's mitigation that parking was available nearby was considered to be of little merit since it was not connected to the development.

The impact on nearby residents due to loss of amenity and the allegedly dangerous location on Walker Street were not ideal. It was stated that an ideal development opportunity would be for 12 bungalows to be constructed on the site and that this had not come to fruition since the site kept being sold on.

Although there were traffic problems associated with the location, development of the site would provide much needed housing for people living in Eastwood. The site in its current state was an eyesore and the provision of housing, including social housing, should be welcomed.

A recorded vote was proposed by Councillor M Radulovic MBE and seconded by Councillor D Bagshaw. The voting was as follows:

<u>For</u>	<u>Against</u>	<u>Abstention</u>
L A Ball BEM	D Bagshaw	R D MacRae
J S Briggs	D A Elliott	
T P Brindley	J K Marsters	
M Brown	M Radulovic MBE	
M Handley	R S Robinson	
A Harper		
R I Jackson		
P J Owen		

RESOLVED that the Head of Neighbourhoods and Prosperity be given delegated authority to grant planning permission subject to:

- (i) the prior completion of an agreement under section 106 of the Town & Country Planning Act 1990, and**
- (ii) 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 drawings numbered EKV01836 – 001 RevA, EKV01836 – 002 RevA, EKV01836 – 100 RevB, EKV01836 – 101 RevB, EKV01836 – 102 RevC, EKV01836 – 104 RevB, EKV01836 – 200 RevC, EKV01836 – 201 RevC, EKV01836 – 202 RevC and EKV01836 – 204 RevO, received by the Local Planning Authority on 12 December 2016, EKV01836 – 205 RevB, received by the Local Planning Authority on 18 January 2017 and EKV01836 – 004 RevJ, EKV1836 – 103 RevF, EKV01836 – 203 RevF and EKV01836 – 003 RevK received by the Local Planning Authority on 23rd February 2017.**
- 3. No building operations, above the existing ground level shall be carried out until details of the manufacturer, type and colour of the materials to be used in facing walls and roofs have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**
- 4. No development shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:
 - (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development.**
 - (b) numbers, types, sizes and positions of proposed trees and shrubs.**
 - (c) proposed boundary treatments**
 - (d) proposed hard surfacing treatment**
 - (e) proposed lighting details**
 - (f) planting, seeding/turfing of other soft landscape areas**
 - (g) proposed bin and cycle store facilities**The approved scheme shall be carried out strictly in accordance with the agreed details.**
- 5. The approved landscaping 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.**
- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no extensions shall be constructed to the rear of the properties hereby approved.**

7. No part of the development hereby permitted shall take place until details of the new road have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross sectional gradients, visibility splays, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. The development shall be implemented in accordance with these details to the satisfaction of the Local Planning Authority.
8. None of the dwellings hereby approved shall be occupied until the existing site access that has been made redundant as a consequence of this permission and as shown on plan no. EKV01836-003 RevK is permanently closed and the access crossing reinstated as footway in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.
9. Each of the dwellings hereby permitted shall not be first occupied unless its respective access and driveway/parking area has been constructed in a hard bound material (not loose gravel) with provision to prevent the unregulated discharge of surface water from the driveways and parking 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.
10. No development hereby permitted shall commence until wheel washing facilities have been installed on the site in accordance with details first submitted to and approved in writing by the LPA. The wheel washing facilities 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 mud, dirt or other debris is discharged or carried on to a public road.

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. No such details were submitted, in the interests of the appearance of the development and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Draft Aligned Core Strategy. The requirement is to be satisfied before new construction begins in order that potentially abortive works is avoided, if unacceptable materials are used.
4. No such details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in

accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy 2014. The requirement is to be satisfied before new construction begins in order that protection measures are put in place and potentially abortive works are avoided, if unacceptable materials and planting is proposed.

5. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy.
6. In the interests of residential amenity and in accordance with policy H7 of the Broxtowe Local Plan 2004 and Policy 10 of the ACS.
7. No such details were submitted, in the interests of the appearance of the development and highway safety and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Draft Aligned Core Strategy. The requirement is to be satisfied before new construction begins in order that potentially abortive works are avoided, and all measures to ensure that the road meets adoptable standards are implemented from the start of construction.
8. In the interests of Highway safety and in accordance with the aims of Policy 10 of the Broxtowe Draft Aligned Core Strategy. The requirement is to be satisfied before the new dwellings are occupied to ensure that all measures that avoid any highway conflict and therefore improve highway safety are in place, creating a safe highway network.
9. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and to ensure surface water from the site is not deposited on the public highway causing dangers to road users.
10. No such details were submitted with the application and in the interests of Highway safety, wheel washing facilities shall be in place prior to the commencement of the development to ensure that any mud, dirt or other debris does not leave to the site, ensuring that highway safety is not compromised.

Notes to applicant

1. This permission has been granted contemporaneously with an Agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.
2. The decision has been reached taking into account the guidance in paragraphs 186-187 of the National Planning Policy Framework (NPPF) 2012. The Council has worked proactively to engage directly with the developer at the earliest opportunity to discuss concerns,

request further information, find solutions and negotiate amended plans which improve the design and layout of the scheme.

3. The development makes it necessary to relocate the street lighting column and telegraph pole outside the site on Walker Street. These works should be carried out at the expense of the applicant and it is essential that you contact the Highways Department at Nottinghamshire County Council on 03005008080 to arrange for these works.
4. In order to carry out the off-site works required, you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act. Please contact the County Council Highways team for details on Tel: 0115 9772210.
5. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.
6. This consent will require approval under Section 19 of the Nottinghamshire County Council Act 1985 and where the new streets are to be adopted an Agreement pursuant to Section 38 of the Highways Act 1980 will be required. Please contact Nottinghamshire County Council to ensure that approvals and agreements are secured before commencement of works.
7. The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority. The new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.
8. The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.
9. It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction

drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.

54.2 16/00854/FUL
Construct single dwelling
Land adjacent 73 Maple Drive, Nuthall NG16 1FS

Councillor J M Owen had called in the application which sought to split the residential curtilage of No. 73 Maple Drive to create a new plot to accommodate a detached 3 bedroom dwelling.

There were no late items submitted in respect of this application.

Councillor M Radulovic MBE, not having had prior knowledge of Mr Gall's intention to speak at Committee, declared that he knew the objector and left the Chamber prior to the debate and did not speak or vote on the item.

Mr Tyrone Gall (objecting), Mr Allan Joyce (applicant) and Councillor J M Owen (ward member) addressed the Committee prior to the general debate.

Members debated the application and the following comments were noted:

The original property had had a substantial well-kept garden which had enhanced the area. Since the garden the subject of the application had been sold off, numerous planning applications to develop the land had been rejected on the grounds of over-intensification. Objections in respect of over-intensification had been upheld by the Planning Inspector.

The design proposals were out of keeping with the area. Residents did not object to development of the site in principle, although were desirous of a much smaller dwelling than that proposed since it was considered that the plot was too small for the house proposed.

The development proposals were inappropriate and would be out of keeping with the street scene.

The proposals to build a house on the land were a good proposed use of land and would provide a home for a family on an ideal plot.

RESOLVED that planning permission for the proposed dwelling be refused. The precise wording for refusal to be delegated to the Head of Neighbourhoods and Prosperity in conjunction with the Chair of the Planning Committee.

Reason

The proposed dwelling would appear out of keeping with the rhythm of properties along the street and would therefore harm the character of the area. Accordingly, the proposal is contrary to the aims of Saved Policy H7 of the Broxtowe Local Plan 2004, Policy 10 of the Aligned Core Strategies 2014 and the National Planning Policy Framework (NPPF) 2012 and there are no other materials considerations that justify treating this proposal as an exception.

54.3 16/00808/FUL

Change of use from residential (Class C3) to mixed use of residential (Class C3) and internet distance selling pharmacy located within converted garage
21 Cirrus Drive, Watnall NG16 1FS

Councillors J M Owen and R S Robinson had requested that the application, which sought permission for a change of use to incorporate an online pharmacy business within the curtilage of the premises, be determined by Committee.

The Committee was referred to the summary of late items which stated that a letter of objection had been received from an adjoining neighbour.

Mr Keith Jardine (applicant) and Councillor J M Owen (ward member) addressed the Committee prior to the general debate.

Members debated the item and the following comments were noted:

It was considered that some objections raised were disproportionate to the activities proposed. However, members sought assurances and clarification about traffic generation and the risks relating to storage of drugs. Members were also mindful that planning permission, if granted, should be made personal to the current applicant so that the business could not be expanded in a manner likely to cause problems to neighbours in the future. Members also expressed concerns regarding HGVs delivering to the property due to the narrow road layout and stated that a restriction on permitted development rights to prevent over-development at the premises should be considered.

Officers stated that conditions could be imposed to prevent staff being employed on the premises by restricting employees to residents of the property only and also in relation to size limits of vehicles delivering to the property. It would also be possible to restrict the proposed business to the specifics of the planning permission relating to the garage itself.

Councillor R I Jackson proposed an amendment to the recommendation, seconded by Councillor M Radulovic MBE, that additional conditions be included relating to employees, size limits on vehicles and permitted

development rights as discussed during the debate. The amendment, on being put to the meeting, was carried.

RESOLVED that planning permission be granted subject to the following conditions and subject to the inclusion of the additional conditions contained within the amendment referred to above:

1. The development hereby approved shall be carried out in accordance with the Amended Site Location Plan at scale 1:1250 received by the Local Planning Authority on 19 January 2017 and Proposed Floor Plan at scale 1:100 received by the Local Planning Authority on 24 November 2016.
2. The premises shall not be used for the online pharmacy business hereby approved except between 08:30 – 17:00 hours Monday to Friday.
3. The online pharmacy business hereby permitted shall be carried out only in conjunction with the residential occupation of 21 Cirrus Drive, Watnall, Nottinghamshire, NG16 1FS.
4. The online pharmacy business hereby approved shall not be brought into first use until the site is assessed by the Force Architectural Liaison Officer & Design out Crime Officer from Nottinghamshire Police Force to ensure that appropriate levels of security are provided, which may include new door locks, installation of CCTV or the addition of an alarm system. The agreed security measures shall be installed prior to first use of the business and shall thereafter be adequately maintained as such for the life of the development.

Reasons:

1. For the avoidance of doubt.
2. To protect nearby residents from excessive operational noise and disturbance at unreasonable hours and in accordance with the aims of Saved Policies H8 & E34 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategies (2014).
3. In accordance with the terms of the application and as to permit an independent business activity would be likely to adversely affect the residential character of the area. This condition also accords with the aims of Saved Policy H8 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategies (2014).
4. In the interests of designing out crime and to ensure that the development creates a safe environment in accordance with Policy 10 of the Aligned Core Strategies (2014) and Section 7 of the National Planning Policy Framework (2012).

Note to Applicant

The decision has been reached taking into account the guidance in paragraphs 186-187 of the National Planning Policy Framework (NPPF) 2012. The Council has worked proactively to engage directly with the applicant to request additional information which was reasonably required.

54.4 17/00025/FUL

Construct dwelling following demolition of existing dwelling
4 Steven Close, Toton NG9 6JX

The Committee was requested to determine the application, as detailed above, since a member of the Council was related to the applicant.

The Committee was referred to the summary of late items which referred to a roof plan, the submission of which would necessitate an amendment to condition no. 2.

Mr Alan Kee (applicant) addressed the Committee prior to the general debate.

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 plan and drawing numbered PL2068 05 received by the Local Planning Authority on 16 January 2017 and drawings numbered: PL2068 01 E, PL2068 02 E, PL2068 03 D, PL2068 01 E received by the Local Planning Authority on 3 March 2017 and drawing numbered PL2068 06 A received by the Local Planning Authority on 9 March 2017.**
- 3. No building operations shall be carried out until details of the manufacturer, type and colour of the materials to be used in the facing walls and roofs have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**
- 4. No development shall be carried out until a demolition and construction method statement (outlining the potential impact on the TPO trees on the site and the proposed mitigation measures to be undertaken) has been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out only in accordance with those details.**

5. **No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:**
 - (a) **trees, hedges and shrubs to be retained and measures for their protection during the course of development**
 - (b) **numbers, types, sizes and positions of proposed trees and shrubs**
 - (c) **proposed hard surfacing treatment**
 - (d) **planting, seeding/turfing of other soft landscape areas**

The approved scheme shall be carried out strictly in accordance with the approved details.
6. **The approved 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.**
7. **The dwelling hereby approved shall not be first occupied until the parking and turning area has been constructed in a hard bound material (not loose gravel) and so as to prevent the unregulated discharge of surface water therefrom onto 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.**

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. **No such details were submitted, in the interests of the appearance of the development and in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy. The requirement is to be satisfied before new construction begins in order that potentially abortive work is avoided, if unacceptable materials are used.**
4. **No such details were submitted and to ensure that there is no adverse impact on the TPO trees on the site and neighbouring site and in accordance with Policy E24 of the Broxtowe Local Plan (2004). The requirement is to be satisfied before new construction**

begins in order that potentially abortive works are avoided and to ensure that the TPO trees are adequately protected.

5. No such details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014). The requirement is to be satisfied before new construction begins in order that potentially abortive works are avoided and to ensure that any important tree or plant species are adequately protected.
6. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).
7. To ensure that deleterious materials and surface water from the site is not deposited on the public highway, in the interests of highway safety.

Note to Applicant

The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework by entering into negotiations with the Applicant to arrive at a more satisfactory design.

54.5 17/00082/FUL

Construct single storey side, rear and front extension
18 Chesham Drive, Bramcote NG9 3FB

The application, as detailed above, had been brought to Committee for determination as the applicant was related to a member of staff in the Planning Department.

Councillor M E Plackett (ward member) addressed the Committee on behalf of the applicant.

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 Location Plan (1:1250) and Proposed Block Plan (1:500) received by the Local Planning Authority on 13 February 2017 and drawing number: D.CD.02A received by the Local Planning Authority on 14 February 2017.

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.

Notes to applicant

1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework by working to determine this application within the eight week determination timescale.
2. 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. For further information please see: <https://www.broxtowe.gov.uk/for-you/planning-building/coal-authority/>

54.6 17/00020/ADV

Erect sign

Hickings Lane Medical Centre 120 Ryecroft Street, Stapleford NG9 8PN

The application seeking Advertisement Consent to display a sign had been brought to Committee as the applicant was a Borough Councillor.

RESOLVED that consent be granted subject to the following conditions:

1. (a) Any advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

(b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

(c) Where any advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

(d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

2. The development hereby permitted shall be carried out in accordance with the Location Plan (1:1250), Block Plan (1:500) and Proposed North West Elevation received by the Local Planning Authority on 12 January 2017.

Reasons

1. In the interests of amenity and public safety.
2. For the avoidance of doubt.

Note to Applicant

The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework by working to determine this application within the agreed determination timescale.

- 54.7 14/00247/ENF
Untidy condition of garden
1 Roxley Court, Wollaton Road, Beeston NG9 2NU

The matter had been brought to Committee since, following non-compliance with a Section 215 Notice and the subsequent prosecution of the property owner, remedial works had not been undertaken to improve the condition of the gardens.

RESOLVED that direct action be taken and that works be carried out in default in accordance with the requirements of the Section 215 Notice issued by the Council on 22 May 2015.

55. INFORMATION ITEMS

55.1 Appeal decisions

- 55.1.1 15/00841/REM
Field Farm, Ilkeston Road

The Committee noted the Planning Inspector's decision to allow the applicant's appeal in respect of the above application. Members expressed disappointment at the Inspector's decision which set a precedent and appeared to say the Council did not have a five year land supply. The Leader of the Council suggested that a cross-party motion be brought to Council to

achieve a unanimous decision to put before government to confirm that Broxtowe was planning positively.

55.1.2 16/00165/FUL

Land north of Home Farm Cottage and Park View Cottage
Main Street, Strelley

The Committee noted the Planning Inspector's decision to dismiss the applicant's appeal in respect of the above application.

55.1.3 16/00083/FUL

Abel Collins Homes, Derby Road, Beeston

The Committee noted the Planning Inspector's decision to dismiss the applicant's appeal in respect of the above decision.

55.1.4 14/00677/OUT

Bramcote Hills Golf Course

The Committee noted the Planning Inspector's decision to allow the applicant's appeal in respect of the above application. Members expressed disappointment at the Inspector's decision which set a precedent and appeared to say the Council did not have a five year land supply. The Leader of the Council suggested that a cross-party motion be brought to Council to achieve a unanimous decision to put before government to confirm that Broxtowe was planning positively.

55.2 Appeal Statistics

The Committee noted the appeal statistics in relation to the designation criteria, commonly known as 'Special Measures'.

55.3 Delegated decisions

The Committee noted the decisions determined under delegated powers between 7 January and 24 February 2017.

Report of the Director of Legal and Planning Services

**17/00066/FUL
CONSTRUCT TWO STOREY SIDE EXTENSION, SINGLE STOREY
REAR EXTENSION, REAR DORMER AND CHANGE USE FROM
DWELLINGHOUSE (CLASS C3) TO HOUSE IN MULTIPLE
OCCUPATION
78 LOWER ROAD, BEESTON NG9 2GT**

Councillor L A Lally has requested this application be determined by the Committee.

1 Details of the application

- 1.1 The application seeks planning permission to change the use of the property from a dwellinghouse to a house in multiple occupation (HMO). A HMO is a house rented out by at least three people who are not from a single household but share facilities like the bathroom and kitchen. Planning permission is required to change the use to a HMO when more than six residents will be living in the house. This application proposes eight bedrooms which will be provided through extending the existing property. The extensions comprise a two storey side extension with a 1m first floor set back, a side parapet wall and a set down hipped roof, and a single storey lean-to rear extension with a projection of 6m from the original rear wall. A flat roofed dormer window would be constructed to the rear to provide additional space within the attic.
- 1.2 During the course of the application revised plans were submitted which amended the two storey side extension to include a first floor set back and changed the design of the roof. The dormer window was also reduced in size and the plans for the rear extension were amended to show the change in level within the rear garden.

2 Site and surroundings

- 2.1 78 Lower Road is a semi-detached, three bedroom house with a rear garden in excess of 30m in length. It is positioned within a row of semi-detached houses, all of a similar design with hipped roofs, a mix of brick and render and ground floor bay windows to the front. There are also semi-detached houses opposite the property, some of which have been extended. There is parking on the driveway immediately to the front of the house and a small lay-by which provides a number of spaces on the street. The tram line runs along Lower Road and, with the exception of the lay-by, all other on-street parking is prohibited. The property is positioned 450m to the east of Beeston town centre and 400m to the south west of the University of Nottingham's Park Campus.
- 2.2 The site is shown on the Environment Agency's website as being within Flood Zone 2 (land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding).



3 Policy context

3.1 **Broxtowe Local Plan (2004):**

3.1.1 As the Core Strategy contains broad policies, a Development Management Policies Document is currently being prepared. In the meantime, Appendix E of the Core Strategy confirms which Local Plan policies are saved. The relevant saved policy is as follows:

3.1.2 Local Plan Policy H9 'Domestic Extensions' states that extensions will be permitted provided they are in keeping with the original building in terms of style, proportion and materials; are in keeping with the street scene; and do not cause an unacceptable degree of loss of privacy or amenity for the occupiers of neighbouring properties.

3.2 **Broxtowe Aligned Core Strategy (2014):**

3.2.1 Policy 8 'Housing Size, Mix and Choice' states that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. The policy also states that all residential developments should contain adequate internal living space. The supporting text makes specific reference to issues resulting from concentrations of HMOs within Nottingham City and states that a policy approach for considering planning applications for student accommodation and HMOs would be set out in part 2 of Nottingham City's Local Plan. Broxtowe does not have any specific policies setting out an approach for considering applications for HMOs.

3.2.2 Policy 10 'Design and Enhancing Local Identity' states that development should be assessed in relation to its massing, scale, materials, design and impact on the amenity of nearby residents or occupiers.

3.3 **National policy:**

3.3.1 Section 7 of the National Planning Policy Framework (NPPF) outlines the importance of good design. Paragraph 58 states that planning decisions should aim to ensure that developments respond to local character and reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping.

3.3.2 Section 10 relates to climate change and flooding. Paragraph 100 of the NPPF states that inappropriate development in areas of high risk of flooding should be avoided but where it is necessary, it should be undertaken without increasing flood risk elsewhere.

4 Consultations

4.1 The Council's Senior Environmental Health Officer, in conjunction with the Private Sector Housing Officer, states no objection. It is recommended that a note to applicant is included to state that, once occupied, there will be a need to comply with the relevant licensing, fire safety and fitness for occupation standards under current legislation.

4.2 Four letters of objection have been received. The letters of objection raise concerns regarding the number of private rented properties along Lower Road, stating that many of these are let to students and the street has become a 'student ghetto'. There is concern regarding the appearance of the extension and that the side extension appears out of keeping with the street and will result in a loss of light to number 80 and also regarding the condition of the gardens and properties and the devaluation of properties which are owner occupied. The disruption caused by the construction of the tram is also referred to.

5 Appraisal

5.1 The main issues relate to whether the change of use to a HMO is acceptable, whether an acceptable standard of design has been achieved and if there will be an unacceptable loss of amenity to any neighbours. Whether the development is acceptable in flood risk terms will also be considered.

5.2 **Principle**

5.2.1 Aligned Core Strategy Policy 8 'Housing Size, Mix and Choice' states that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. Objectors to the planning application have expressed specific concerns regarding the number of HMOs along Lower Road, stating that the street has become a 'student ghetto'. Planning permission has previously been granted for a HMO with eight bedrooms at 26 Lower Road (planning reference 14/00614/FUL). Whilst there have been no other planning applications for large HMOs along Lower Road, there are six smaller, licensed HMOs which are occupied by less than seven residents. The smaller HMO properties do not require planning permission. There may also be properties which do not require a HMO licence which are let by private landlords.

5.2.2 Based on the above assessment it is evident that there are a number of properties along Lower Road which are in use as HMOs or are potentially privately let. However, the Council does not have any specific planning policies preventing properties from changing use to HMOs. There is also still a mix of housing tenures along Lower Road and within the wider area and it is considered that the proposed change of use of this property to a HMO would not result in an

unsustainable, non-inclusive community or a 'ghetto' forming. Due to the reasons stated above, it is considered that preventing the property from changing to a HMO could not be justified and therefore the principle of the change of use would be acceptable. The impact of the change of use on neighbouring properties will be considered below.

5.3 Amenity

- 5.3.1 Eight bedrooms would be provided within the HMO. It is considered that the bedrooms and living space are of an acceptable size to provide a good standard of amenity for prospective occupiers. With regards to the impact on neighbouring properties from the HMO use, any noise or disturbance resulting from the HMO could be similar to that arising from a family house. If an unacceptable level of disturbance did arise, this would be a matter for Environmental Health.
- 5.3.2 The two storey side extension would be constructed alongside the boundary with number 80. Number 80 has five windows in the side elevation. These windows are either obscurely glazed, do not serve habitable rooms or are secondary windows. The side wall of number 80 is set in 2m from the boundary. From viewing the relationship, as number 80 is set in from the boundary and as there are no windows serving habitable rooms along the boundary, it is considered that the two storey extension would not be overbearing or result in unacceptable overshadowing. Two windows are proposed in the side elevation of the two storey extension. Both of these windows are shown as being obscurely glazed but it is recommended that a condition is included to ensure the first floor window is obscurely glazed to an acceptable level.
- 5.3.3 The two storey extension would not project beyond either the front or rear elevations and therefore number 76, the adjoining neighbour, will not be adversely affected by the two storey side extension. The windows in the front elevation of the extension will face towards the street and houses on the opposite side of the road. As mutual overlooking already exists, it is considered a loss of privacy will not occur to these properties. Due to the length of the rear garden it is considered a loss of privacy will not occur to the flats beyond the rear boundary at The Sycamores.
- 5.3.4 The single storey rear extension would project 6m from the original rear wall. Due to the change in level within the rear garden, part of the floor level within the extension would be set at a lower level compared to the house. The change in level reduces the overall bulk of the extension when viewed from number 76, the adjoining property. Number 80 also has an existing single storey rear extension and a detached garage alongside the boundary with the application property, further reducing the impact of the extension. It is also noted that an extension to a dwellinghouse with a projection of 6m could potentially now be constructed under 'permitted development', subject to a prior notification application. In addition neither of the immediate neighbours to the property have objected to the application.
- 5.3.5 It is considered that due to the size and positioning of the dormer, an unacceptable loss of amenity will not occur to any neighbouring properties. The

outlook from the dormer will also be similar to existing windows, so there will be no significant loss of privacy.

5.4 Design

5.4.1 The two storey side extension has been designed with a first floor set back and a hipped roof set down from the main ridge line. It is considered that the extension has been designed to appear subordinate to the original house and, due to the set back, a terracing effect will not occur as a result of the extension. Matching bricks are proposed. This is considered to be an acceptable material as, due to the set back, the bricks on the first floor of the extension will not be viewed immediately alongside the render used on the first floor of the original house.

5.4.2 The proposed single storey rear extension is large but a substantial garden will remain and the extension cannot be seen when viewed from the street. The design of this extension is therefore considered to be acceptable and a condition is recommended accordingly.

5.4.3 The dormer proposed to the rear does not dominate the rear roof slope and does not appear out of scale or proportion to the original house. To achieve an acceptable appearance the materials should be of a similar appearance to those used in the construction of the dwellinghouse.

5.5 Other Issues

5.5.1 The site lies within Flood Zone 2. Due to the size of the extensions and as the proposed use would be of the same ‘vulnerability’ as the existing use, it is considered that the development would be acceptable in respect of flood risk.

5.5.2 There would be some off street parking available to the front of the property. The property is also within close proximity to Middle Street Tram Stop and is within walking distance of Beeston town centre and the University of Nottingham’s Park Campus.

5.6 Summary

5.6.1 It is considered that there would be no policy justification or other planning consideration which would justify preventing the change of use of the dwellinghouse to a HMO. The design of the extensions is considered to be acceptable and there would not be an unacceptable loss of amenity to any neighbouring occupiers.

Recommendation

The Committee is asked to RESOLVE 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 OS Masterplan at scale 1:1250 and the Block Plan at scale 1:500**

received by the Local Planning Authority on 3 February 2017 and amended drawings: 170109:16D; 170109:17E; and 170109:18E received by the Local Planning Authority on 21 March 2017.

3. The extensions shall be constructed using bricks and roof tiles of a type, texture and colour so as to match those of the existing building.
4. The dormer shall be constructed using materials which are of a similar appearance to those used in the construction of the exterior of the existing building.
5. The first floor, south west (side) elevation window shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the lifetime of the development.

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.& 4. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
5. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy H9 of Broxtowe Local Plan (2004).

Notes to Applicant

1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework through requesting amended plans to achieve an acceptable standard of design.
2. A House in Multiple Occupation must comply with the relevant licensing, fire safety and fitness for occupation standards under current legislation. The applicant is advised to contact the Council's Private Sector Housing Team for further information (0115 917 7777).
3. It is not permitted for any vehicles to obstruct the tramway at any time. Please contact the Nottingham Express Transit (NET) Project Office for further information (0115 876 4095).

Background papers
Application case file



Legend

 Site

Report of the Director of Legal and Planning Services

**17/00113/FUL
 CHANGE OF USE FROM HAIRDRESSERS (CLASS A1) TO CHURCH
 AND COMMUNITY ROOM (CLASS D1)
 MONTROSE COURT POST OFFICE 4 MONTROSE COURT
 STAPLEFORD, NOTTINGHAMSHIRE NG9 8LJ**

Councillor R D MacRae is associated with the applicant and therefore it is necessary for the application to be determined at Planning Committee.

1.0 Details of the application

1.1 The application proposes to change the use of the ground and first floor of the building. The unit was last used as a hairdressers (Class A1) and is currently vacant. It is proposed to be used as a church and community room (Class D1). The applicant is St Helen’s Church which is located close to Stapleford town centre. Initially, the applicant plans to run two morning drop in sessions and a Sunday afternoon worship. No external alterations are proposed as part of the application and the internal changes proposed are minimal.

2.0 Site and surroundings

2.1 The property is located within a parade of four shops which are contained within a three storey block, including a mix of commercial and residential units.



Front elevation



Grassed area to the south east



View from Melbourne Road



Car park and access

- 2.2 There is a car park to the north east of the block which serves the commercial units and a grassed area with trees to the south east. The surrounding area is predominantly residential with a mixture of apartment blocks and two storey dwellings.
- 2.3 Montrose Court slopes upwards away from Melbourne Road and the block is elevated approximately 2-3m above the car park beside Melbourne Road. From Melbourne Road, the shopping parade is accessed by a sloping path from Montrose Court and steps.
- 2.4 The ground floor unit to the south west of the application property is a convenience store which is in active use. The application property and the other two commercial units on the parade are currently vacant and appear to have been for some time.
- 3.0 Policy context
- 3.1 National policy
- 3.1.1 The National Planning Policy Framework (NPPF) March 2012, contains a general presumption in favour of sustainable development whereby planning permission should be granted for proposals that accord with the development plan without delay. It outlines 12 core planning principles which should underpin the planning system including that planning should be plan-led, a good standard of amenity for existing and future occupants should be secured and developments should be located in sustainable locations.
- 3.2 Broxtowe Aligned Core Strategy
- 3.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.
- 3.2.2 'Policy A: Presumption in Favour of Sustainable Development' reflects the presumption in favour of sustainable development contained in the NPPF. It states the Council will work proactively with applicants to approve proposals wherever possible and to secure development that improves the economic, social and environmental conditions in the area. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.
- 3.2.3 'Policy 10: Design and Enhancing Local Identity' sets design and layout principles to be applied to new development and looks to ensure that valued local characteristics are reinforced.
- 3.3 Saved Policies of the Broxtowe Local Plan
- 3.3.1 As the Core Strategy contains broad policies, a Development Management Policies Document will be developed in due course. In the meantime, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:
- 3.3.2 'Policy S6 Protection of Local Shopping' states that changes of use of existing units within a group of shops from Class A1 (shop) will not be permitted where

it would result in the deterioration of local shopping facilities to an unacceptable degree.

3.3.3 'Policy RC2 Community and Education Facilities' states that proposals for community facilities will be permitted where the proposal will be well located in relation to the community it serves and to public transport services, the amenity of neighbouring properties would not be adversely affected, appropriate provision is made for vehicle parking and highway safety and the character of the area would not be adversely affected.

3.3.4 Policy T11 and Appendix 4 require satisfactory provision of vehicle parking and servicing in accordance with the latest standards.

4.0 Consultations

4.1 The County Council as Highway Authority has no objection to the proposal.

4.2 The Environmental Health Officer has no objection subject to a condition restricting hours of use to 08:00 to 22:00 hours to protect neighbours from any noise generated.

5.0 Appraisal

5.1 The main issues in relation to the determination of this application are considered to be the impact of the proposal on local shopping provision, the sustainability of the location for the proposed use, highway safety and parking and neighbouring amenity.

5.2 Impact on local shopping provision

5.2.1 Four of the five units located on the shopping parade are vacant and appear to have been for some time. This is a strong indication that the units are not a desirable location for retail use. The convenience store at the end of the block has a large footprint and appears to be well-utilised. Within 0.4 miles, there is a shopping parade on Hickings Lane containing a Co-operative food store and two food outlets. Although there is not a comprehensive retail offer locally, the current arrangement seems to provide adequately for local convenience goods. Residents will be required to travel and either drive or use public transport to access comparison goods. Refusing a change of use of a retail unit in this location is not likely to encourage retailers to locate here and it is considered that a change of use, which serves the community and makes use of a vacant building, should be encouraged provided there are no other adverse impacts.

5.3 Sustainability of location/parking and highway safety

5.3.1 In terms of accessibility to the site, the unit is located within the residential area and presumably in walking distance for some of the church/community group members. The application form states that the facility will be focused on people from the estate who are likely to arrive on foot. There is a bus stop

on Melbourne Road in close proximity to the site which would allow some church/community group members to arrive by public transport. There is a large car park available for users of the shopping parade beside Melbourne Road with a good access. As the majority of the units on the parade are vacant, this car park is currently under-utilised. Due to the size of the unit, the number of cars visiting the site is not likely to be significantly over and above the capacities of this car park and it is therefore not considered that there will be a negative impact on parking provision or highway safety as a result of the proposed change of use.

5.4 Neighbouring amenity

5.4.1 The unit is within a predominantly residential area. There are domestic flats above the commercial units and blocks of flats and dwellings surrounding the site. It is suggested that initially the centre will be used two mornings a week and on Sunday afternoons. Although there may be more comings and goings on these days than is currently the case, it is considered that this is unlikely to cause significant disruption to the occupiers of surrounding properties due to the times of operation. There is also the possibility that the centre will be open more frequently if the venture became popular or a different user with more regular opening times occupied the unit in the future. The opening hours can be conditioned to ensure that the building is not open to the public during unsociable hours. This should prevent any unacceptable impact on neighbouring amenity.

6.0 Conclusion

6.1 In conclusion, having considered all of the above, it is concluded that the proposed development will not cause any significant issue in terms of local shopping, the site is in a suitable location in terms of accessibility and parking provision, and there will not be an unacceptable loss of amenity for occupiers of nearby properties.

Recommendation

The Committee is asked to RESOLVE 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 Ordnance Survey site plan and the proposed drawings received by the Local Planning Authority on 8 March 2017.**
- 3. The premises shall not be used except between 08:00 to 22:00 hours.**

Reasons

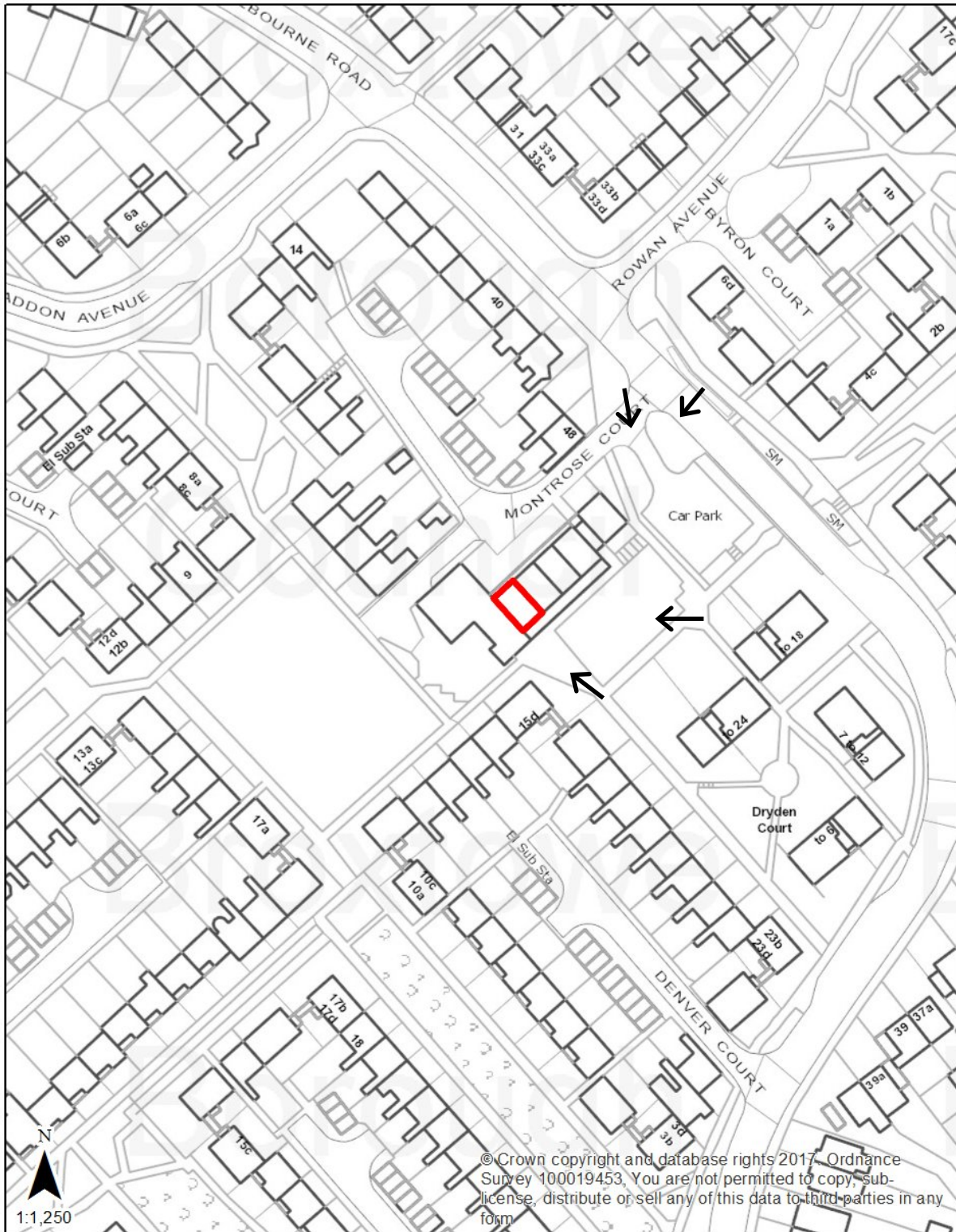
1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. In the interests of the amenities of the nearby residents and in accordance with the aims of Policy RC2 of the Broxtowe Local Plan (2004).



Notes to applicant

1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by ensuring an early visit to the site to allow the application to be decided at the next available committee.
2. The proposed use of the premises will necessitate the provision of toilets in line with Table 8 Section 6.9 BS6465-1:2006. The applicant is recommended to contact the Council's Environmental Health Team on 0115 9177777 for advice and guidance prior to the commencement of works.

Background papers

Application case file



- Legend**
-  Site
 -  Photo

Report of the Director of Legal and Planning Services

**17/00080/FUL
CONSTRUCT SINGLE STOREY SIDE EXTENSION
HIGHLANDS, ROBINETTES LANE, COSSALL NG16 2RX**

This application is brought before the Planning Committee as it represents a potential departure from the development plan.

1. Details of the application

- 1.1 The application seeks consent to construct a single storey side extension, to replace an existing porch structure, on the east side of the property. The proposal would measure 6.9m x 2.5m and would have a series of pitched roofs, with a ridge height of 3.7m. The proposal would provide a porch with ramped access and a ground floor shower room.
- 1.2 The application includes submitted confidential information which confirms that the proposed ramped access and ground floor shower room will assist the applicant's health and disability status.
- 1.3 The applicant's agent has responded to a request for further detailed information. The response sets out his client's health and disability status and asserts that the proposal meets the "very special circumstances" required to represent an exception to Green Belt policy.

2. Site and surroundings

- 2.1 The site lies within the residential area of the village of Cossall and is surrounded by other houses. The site is located within the Cossall Conservation Area and is "washed over" by the Green Belt.
- 2.2 The site comprises a large, previously extended, two storey dwelling, within a substantial curtilage. Photographs of the existing dwelling are shown below:



Photographs of the east elevation, which illustrate the existing porch extension and the stepped access up from the existing driveway, are shown below:



3. Relevant planning history

3.1 There were several historic planning permissions granted at the property between 1983 and 2003. These include a permission for extensions (ref: 83/00573/FUL), a garage extension (ref: 94/00582/FUL), a first floor bedroom and dormer window extension (ref: 00/00245/FUL) and for a rear extension and conservatory (ref: 03/00145/FUL).

3.2 More recently, planning permission and Conservation Area Consent were refused in 2008 for a proposal to demolish existing outbuildings and to construct a separate dwelling (refs: 08/00182/FUL and 08/00187/CAC). The applications were refused on Green Belt policy grounds and adverse impact on the Conservation Area.

4. Policy context

4.1 National Planning Policy Framework (2012)

4.1.1 Paragraph 88 states that, “... *local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness ... is clearly outweighed by other considerations*”.

4.1.2 Paragraph 89 states that, “A *local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*”.

4.2 Broxtowe Aligned Core Strategy 2014

4.2.1 Policy 3 – The Green Belt: Retains the principle of the Nottingham-Derby Green Belt.

4.2.2 Policy 10 – Design and Enhancing Local Identity: Seeks to reinforce valued local characteristics and make a positive contribution to the public realm and a sense of place. Sets out the criteria for assessing development proposals.

4.2.3 Policy 11 - The Historic Environment: Proposals must conserve and/or enhance the heritage assets and their settings.

4.3 Broxtowe Local Plan 2004

4.3.1 Saved Policy E8 – Development in the Green Belt: Planning permission will not be granted for inappropriate development in the Green Belt, including extensions where there are disproportionate additions over and above the size of the original dwelling.

4.3.2 Local Plan supporting paragraph 3.82 advises that an increase in volume above 50% of the original building is likely to be considered to be disproportionate.

4.3.3 Saved Policy H9 – Domestic Extensions: Will be permitted, subject to being in keeping with the original building and the street scene, and not causing a loss of residential amenity.

5. Consultations

5.1 The Conservation Officer considers that the proposal would result in harm to the Conservation Area and therefore has no objection to the proposal.

5.2 A site notice was displayed and letters advising of the application were sent to the occupiers of five neighbouring properties. Comments were received from the occupiers of the following properties:

- 16 Church Lane – The development is discreet and in keeping with the character of the property and surrounding dwellings.
- The White House, Robinettes Lane – Supports this proposal, which will provide better care for the occupier.
- Grange Lodge, Church Lane – Supports the proposal.

6. Appraisal

6.1 The determining factors in assessing this application include the principle of the development, particularly in respect of Green Belt policy; and the impact on residential amenities and heritage assets.

6.2 Application of Green Belt Policy

6.2.1 The site lies within the Green Belt, where the NPPF states that new building work is inappropriate, unless it falls within one of the exceptions, for example, that the proposal is a proportionate addition over and above the size of the original building.

6.2.2 Local Plan Policy E8(d) and supporting paragraph 3.82 clarify that an increase in volume above 50% of the original building is likely to be considered to be disproportionate and consequently that planning permission will not be granted.

6.2.3 The dwelling has already been extended several times. At the time of the 2003 permission, the approved extensions represented an 83% increase on the volume of the original dwelling. In this instance, the volume increase has already exceeded the 50% threshold and would be contrary to Local Plan

policy and therefore unacceptable. Such a recommendation would follow the Council's strict appliance of Green Belt policy, and similar proposals elsewhere have been upheld on appeal.

6.2.4 However, there is a need to address whether the proposal involves "very special circumstances", which can be seen as an exception to inappropriate development. The applicant's agent has responded to a request for further detailed information to clarify his client's health and disability status.

6.2.5 The agent's response is summarised as follows:

- Applicant has a debilitating, progressive illness. This has been confirmed by information submitted by her NHS Consultant.
- The property needs to be adapted to meet the applicant's current and future health care needs.
- Proposed design will allow for further internal adaptations, should the applicant's health deteriorate further.
- Internal ground floor alterations, coupled with wheelchair access and shower facilities are essential current healthcare requirements, which will also help to retain the applicant's dignity.
- The existing ground floor cloakroom provides visitor and guest facilities and must be kept separate from bespoke healthcare facilities.
- Previous alterations and extensions to the property are not helpful to providing future wheelchair access.
- The proposals will allow the applicant to be cared for from home and free-up a hospital bed.
- Given the above circumstances, the proposal represents "very special circumstances" and can be considered to be an exception to Green Belt policy.

6.2.6 Most importantly, the applicant's health and disability status is considered to carry significant weight, such that the proposal is providing a ramped access to allow the occupier ease of access into and out of the dwelling but also ensures that they can answer their own front door. A separate ground floor shower room is also proposed to meet the specific needs of the occupier and her circumstances. It is considered that in this instance "very special circumstances" are presented here, to warrant an exception to Green Belt policy.

6.2.7 Furthermore, regarding this site, the dwelling is located within the confines of the village, surrounded by other houses. The Green Belt has "wash over" status covering the whole village. Approving this application on the basis of there being "very special circumstances" would have no impact on the openness or any of the other functions of the Green Belt.

6.3 The impact on residential amenities

6.3.1 The dwelling is positioned within a very large curtilage, such that there is a significant degree of separation to the nearest neighbour. The White House, to the east, is over 15m from the proposed extension and there is also a fence and high hedge on the boundary. The proposed extension would replace the existing porch at the main property entrance, such that there would be no

increase in external activity caused by the proposal. It is considered that there would be no adverse impact on residential amenities, and that the proposal would be in accordance with Local Plan Policy H9.

6.4 Design, visual appearance and the impact on heritage assets

6.4.1 The proposal is a relatively small addition to the east elevation of this previously extended dwelling. It would have a series of pitched roofs and use materials to match the existing dwelling. The extension would be set back from the road by some 40m, such that it would have a negligible impact on the street scene.

6.4.2 Although the site lies within the Cossall Conservation Area, the location of the site, at the south edge of the built development, is such that the proposal would have no impact on those Listed Buildings at its heart. It is considered that the proposed extension would respect the scale, character and architectural style of the original building and would not have an adverse impact on any heritage assets, such that it would be in accordance with Policies 10 and 11 of the Aligned Core Strategy.

7. Conclusion

7.1 It is considered that the application represents “very special circumstances” to justify an exception to established Green Belt Policy. The proposed extension would have no adverse impact on residential amenities or on the character of the Conservation Area. Consequently, it is considered that the proposed extension is acceptable.

Recommendation

The Committee is asked to RESOLVE that planning permission is 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 following drawings: Site Location Plan; Existing Layout and Elevations (drawing ref: CD16/26/01); and Proposed Layout, Elevations and Block Plan (drawing ref: CD16/26/02a), received by the Local Planning Authority on 13 February 2017.**
- 3. The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building.**

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. No such details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004).





Note to Applicant

The Council has tried to act positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, through an early visit to the site to appreciate whether any amendments need to be sought and thus afford sufficient time to negotiate these should it have been the case.

Background papers
Application case file



Legend

-  Site
-  Conservation Area
-  Green Belt
-  Photo

Report of the Director of Legal and Planning Services

**17/00123/FUL
POSITIONING OF SITE CONTAINER (RETROSPECTIVE)
COLLIERS WOOD OPEN SPACE, ENGINE LANE, NEWTHORPE**

This application has been brought to Committee as the site is within the Council's ownership.

1. Details of the application

1.1 This is an application, seeking consent to retain a standard (6m x 4.4m x 2.6m high) green shipping container, to be used by the Friends of Colliers Wood to store event and project tools and materials. The container was granted a five year temporary permission in April 2012, under ref: 12/00131/FUL. The container is already on site, located within Car Park Copse. It is accessed from the south east corner of the Colliers Wood public car park, through a gap in the boundary fence. The access area has a gravelled surface.

1.2 Photos of the container, viewed from the car park and the open land are set out below:



2. Site and surroundings

2.1 The location of the container is within a small copse within Colliers Wood. It is positioned to the south west of the car park, accessed from Engine Lane, Moorgreen.

2.2 The surrounding area comprises former colliery land, now regenerated as nature and recreational land, comprising open space, water features and woodland. To the south is an industrial estate, accessed off Engine Lane.

3. Relevant planning history

3.1 12/00131/FUL – Siting of storage container – approved April 2012, with temporary five year condition.

4. Policy context

4.1 Aligned Core Strategy (2014)

4.1.1 Policy 3 – The Green Belt: retains the principle of the Green Belt and considers reviews to boundaries.

4.1.2 Policy 10 – Design and Enhancing Local Identity: Development must make a positive contribution to the public realm and sense of place and reinforce local characteristics.

4.1.3 Policy 16 – Green Infrastructure, Parks and Open Space: Should be protected from development. Exceptions may be made where the development is associated with the use and is not detrimental to the function of the open space.

4.2 Broxtowe Local Plan (2004)

4.2.1 Saved Policy E8 – Development in the Green Belt: Only allows appropriate development, including that required for outdoor recreation.

4.2.2 Saved Policy RC5 – Protection of Open Space: Development not permitted unless it relates to the improvement of recreational potential or provides ancillary facilities.

5. Consultations

5.1 The Council’s Business and Projects Manager has no objections. This feature has worked really well for the Friends Group which does a lot of positive work on the site.

5.2 No comments have been received in response to the site notice posted advertising the application.

6. Appraisal

6.1 The planning issues to be considered in the determination of this application include the principle of the development, the impact on the Green Belt /Open Space and design/visual amenity.

6.2 The principle of the development

6.2.1 The proposal comprises a minor development connected with the surrounding recreational use. Subject to compliance with Green Belt and Open Space policies, the siting of the container is acceptable in principle. Given its temporary nature, it is recommended that any permission is only granted for a limited time period.

6.3 The impact on the Green Belt and Open Space

6.3.1 Green Belt and Open Space policies seek to restrict inappropriate development. However, Local Plan Policies E8 and RC5 allow appropriate development, where it is required respectively for outdoor recreation; and development related to the improvement of recreational potential or providing ancillary facilities.

6.3.2 The 'need' for the development was set out in the original 2012 application and the proposal was supported by the Council's Parks and Environment Manager who commented at the time that the applicants would benefit from the storage facility in order to assist them carry out their work and such work is helpful in maintaining the Green Flag status of Colliers Wood. It is not considered that the situation has changed since this time.

6.3.3 In that respect, the container, which enables storage for essential maintenance in conjunction with the surrounding recreational use, is considered to be appropriate development.

6.4 Design/visual amenity

6.4.1 The storage container is of a standard size and painted dark green. Although the container would not be of an appearance particularly well suited to its Green Belt location, the applicant demonstrated in their 2012 application statement that they have attempted to identify an accessible situation for the container which is as inconspicuous as possible, most notably within existing foliage within a copse. This position will be more evident when the trees are in full leaf. When viewed from the car park, the container is seen against the backcloth of the hills and woodland to the south, which help it to be assimilated in this landscape.

6.4.2 In terms of appearance, it is considered that the development is reversible and that a temporary permission would be reasonable so that the appearance of the container would not degrade to an unacceptable degree within the lifetime of the development. The container currently appears to be in good condition and its visual appearance has not deteriorated.

6.4.3 The idea of screening the container with timber cladding was previously raised. However, the applicant commented that a green painted finish would be preferable and it was considered that this would make the development acceptable alongside a temporary permission. It is considered that this temporary storage feature is probably the least prominent way to provide such a facility within this Green Belt location.

7. Conclusion

7.1 Subject to the imposition of a condition giving a further temporary (five year) time period, it is considered that the proposal is acceptable and complies with Saved Policies E8 and RC5 of the Local Plan and Policies 3, 10 and 16 of the Core Strategy.

Recommendation

The Committee is asked to **RESOLVE** that planning permission is granted, subject to the following conditions:

1. The development hereby approved shall be carried out only in accordance with the following documents: Location Plan (drawing ref: 2017-1), Block Plan (2017-2), View details (2017-3), Elevations and plans (2017-4) and Image Photograph, received by the local planning authority on 2 March 2017.
2. This permission is limited to the period expiring on 19 April 2022, after which date the storage container hereby permitted, shall be removed, and the site restored to woodland, unless consent for a further period of time has been granted before that date.

Reasons

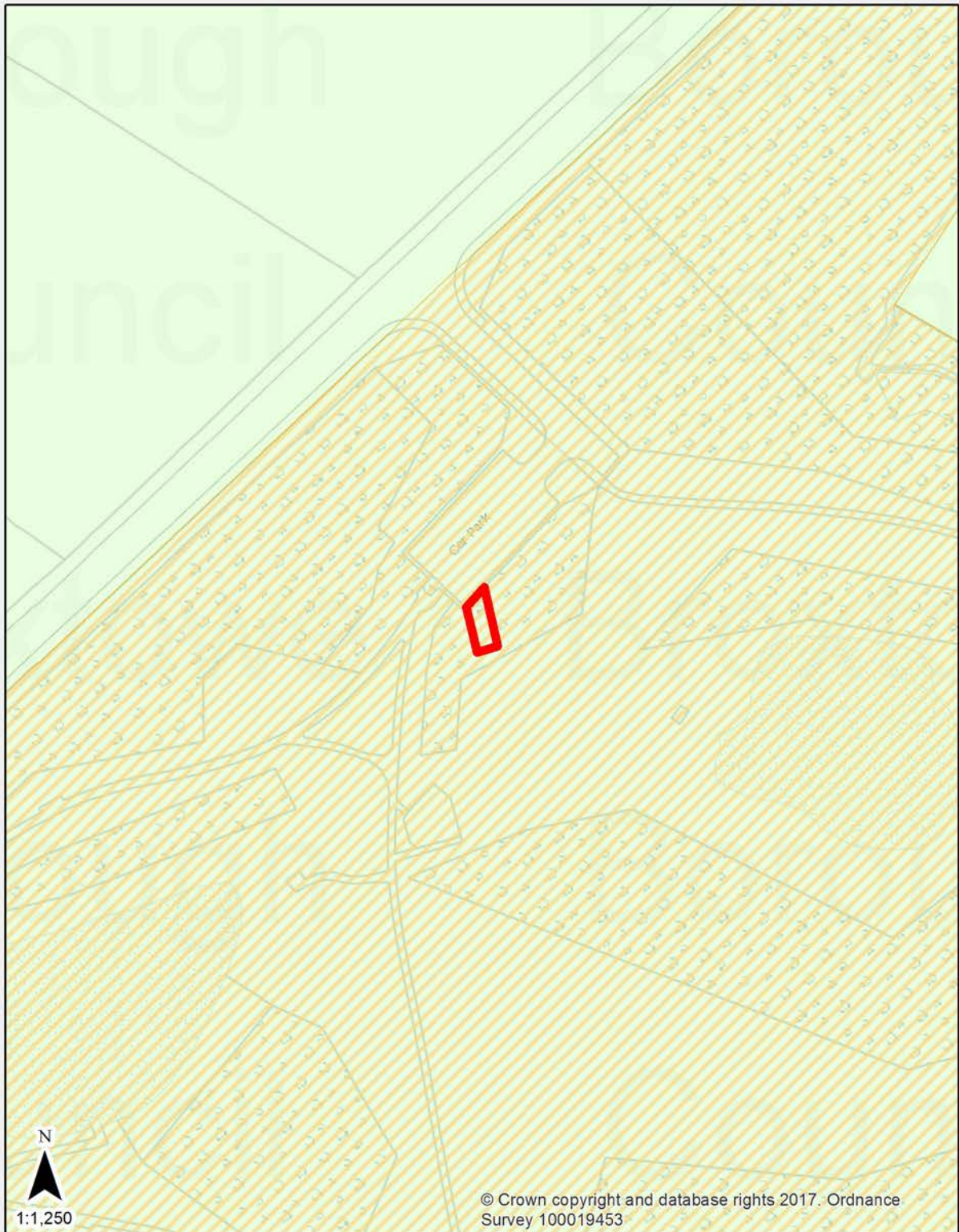
1. For the avoidance of doubt.
2. The structure is of a temporary nature and its appearance is likely to deteriorate with time, to the detriment of the visual amenities of the area, and in accordance with Policy 10 of the Aligned Core Strategy (2014).

Note to applicant

The Council has tried to act positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, through an early visit to the site, which has enabled the application to be reported to the earliest possible Planning Committee.

Background papers

Application case file



- Legend**
-  Site
 -  Open Spaces
 -  Green Belt

Report of the Director of Legal and Planning Services

**17/00109/FUL
 CONSTRUCT SINGLE STOREY REAR EXTENSION (REVISED APPLICATION)
 WREN COTTAGE, 39 MOORGREEN, NEWTHORPE,
 NOTTINGHAMSHIRE NG16 2FD**

Councillor M Brown has requested that this application is brought before the Planning Committee.

1. Details of the application

- 1.1. Permission is sought to construct a single storey extension projecting out 6 metres from the width of the rear wall.
- 1.2. The extension with flat roof design would have a height of 3 metres and also feature a glazed roof lantern to maximise light. A large open plan kitchen/dining room would be created served by bi-fold doors within the rear wall.
- 1.3. As part of the proposal, the plans outline that a small adjoining store with lean-to roof would be demolished.

2. Site and surroundings

- 2.1. No. 39 Moorgreen is a brick built cottage with greenery within the frontage and beyond the north side elevation. From street view the setting of the cottage is supported by a low stone wall with hedge along the boundary with the footway.



↑ View of application site from opposing side of highway



Front porch and side lean-to store↓

2.2. The cottage features a front porch and a lean-to part to the side which is used as a store. To the rear, there is a previously extended two storey part with flat roof. This part of the cottage was constructed with contrasting facing brickwork to the original materials which has resulted in an inconsistent appearance. The rear garden is over 15 metres long and is on an elevated land level in comparison to the ground floor level of the cottage. From within the residential curtilage there are views of open fields beyond the west boundary.



↑2 storey flat roof part to the rear→



↑Rear garden and outbuilding/store



2.3. The application site is part of the route along Moorgreen which is a countryside area entirely within the Green Belt. Generally plot sizes are spacious. However, they form an irregular pattern whilst there is also no uniformity in how dwellings are positioned. The immediate neighbouring dwellings are no. 37 Moorgreen to the south which is a detached dormer bungalow set further back from the highway, whilst to the north no. 41 is a cottage orientated with the front elevation facing to the south and the side wall built up to the boundary with the highway.

2.4. Moorgreen has a rural character which is supported by hedge boundary treatments and important glimpses and views of open fields between properties.

3. Policy context

3.1. Broxtowe Local Plan 2004:

3.1.1. Saved Policy E8 – Development in the Green Belt: Planning permission will not be granted for development in the Green Belt except where it constitutes appropriate development. Within the specified list for appropriate development, limited extension of existing dwellings is included provided that it does not result in a disproportionate addition over and above the size of the original building. Within the supporting text of Saved Policy E8 under paragraph 3.82 it is stated that as guidance an increase in volume above 50% of the original building is likely to be considered disproportionate.

3.1.2. Saved Policy H9 – Domestic Extensions: states that extensions will be permitted provided that they do not cause an unacceptable loss of amenity for the occupiers of neighbouring properties. Extensions must also be in keeping with the original building in terms of style, proportion and materials.

3.2. Emerging Green Belt Policy – Part 2 Local Plan:

3.2.1. At the meeting of the Jobs and Economy Committee on 23 February 2017, members resolved that the ‘Publication’ draft of the Part 2 Local Plan will include a policy in which ‘disproportionate additions’ are defined as those that exceed 30% of the volume of the original building.

3.3. Aligned Core Strategies 2014:

3.3.1. Policy 10 – Design and Enhancing Local Identity: Development will be assessed in terms of its treatment of plot sizes, materials, architectural style, detailing and impact on the amenity of nearby residents.

3.4. National Planning Policy Framework (NPPF) 2012:

3.4.1. Section 7 – Requiring Good Design: states that decisions should aim to ensure that developments are visually attractive and add to the overall quality of the area.

3.4.2. Section 9 – Protecting Green Belt Land: A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. One of the exceptions to this is the extension of a building provided that it does not result in disproportionate additions over and above the size of the original building. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

4. Planning History

- 4.1. The addition of a front porch to the cottage and the two storey flat roof part to the rear were originally approved under permission ref: 74/00572/FUL in 1975.
- 4.2. More recently in 2016 under ref: 16/00667/FUL a similar application to what is currently proposed for a 6 metre single storey rear extension was withdrawn. Advice was given to the agent and applicant in terms of the volume of extensions allowed to dwellings within the Green Belt and options, if any, under permitted development. This application also included a replacement front porch.

5. Consultations

- 5.1. No technical consultees have been formally consulted.
- 5.2. No representations have been received with regards to the application.

6. Appraisal

- 6.1. The foremost issue relates to whether the proposed extension is appropriate development within the Green Belt and if there is any potential harm upon openness. Finally, the assessment of harm will be weighed against whether very special circumstances exist.
- 6.2. New development within the Green Belt is generally regarded as inappropriate. However, an extension which does not result in a disproportionate addition over the original building is an exception. The NPPF does not specify a quantum or percentage increase that would be considered as disproportionate but does define the 'original building' as the building that existed on 1 July 1948 or, if constructed after that date, as it was originally built. Saved Policy E8 from the Local Plan suggests that a volume increase above 50% of the original building is likely to be considered disproportionate.
- 6.3. The cottage has been previously extended under permission ref 74/00572/FUL which was granted in 1975 and the associated plans, in addition to historic mapping helps to substantiate the size of the original building. The two storey part with flat roof replaced a single storey part to the rear which was original. The volume of the original building has therefore been calculated with the single storey part included. In terms of extensions to the cottage as it currently stands, this includes a front porch, a side lean-to and the two storey part to the rear. When working through volume figures, it has been ensured that the calculation for the two storey part to the rear includes deducting the volume of the original single storey part. It has been calculated that the previous extensions are a 17.4% increase above the volume of the original cottage. The principle of further extensions is not therefore unacceptable.

- 6.4. The original cottage building was of a fairly small scale and size and within this application, a 6 metre rear extension is proposed. The plans outline that the side lean-to which is used as a store would be demolished. The volume figure for this part has therefore been removed during calculations. It has been calculated that the proposed extension would represent a 79% volume increase over the original cottage. This figure includes allowance for removing the side store and includes the single storey part to the rear as part of the 'original building'. The calculations do not include the nominal volume within the lean-to roof of the front porch nor the additional volume which would be added due to the proposed roof lantern within the proposed extension. This would obviously increase the volume calculation slightly. In conjunction with previous extensions, the proposed development would result in an overall volume increase significantly above 50% of the original building. Therefore it is considered that the principle of development is unacceptable as the extension would constitute a disproportionate addition.
- 6.5. At the meeting of the Jobs and Economy Committee on 23 February 2017, members resolved that the 'Publication' draft of the Part 2 Local Plan will include a policy in which 'disproportionate additions' are defined as those that exceed 30% of the volume of the original building. The Part 2 Plan will be the subject of public consultation and an examination by a government inspector, and therefore at this current time, this proposed policy carries little weight. If assessed against the criteria of this emerging policy, the principle of development would also be unacceptable.
- 6.6. A recommendation to the Council's Cabinet was agreed in July 2009 that a flexible approach should be taken to volume additions to dwellings within the Green Belt which takes into account what could be done under permitted development and a consideration of design merits. In this scenario, the proposed extension projects out from the wall of a previous extension. The Council therefore considers that the extension would not benefit from falling under permitted development nor would it qualify for the householder prior notification process. This is where single storey extensions of up to 8 metres could potentially be constructed subject to a prior approval process where neighbours are consulted. In any case, it is considered that there is no fall-back position presented by the agent to suggest that large extensions could be constructed without the need for a formal planning application. Little weight is therefore given to options under permitted development as there is no certainty of any large extension benefiting from permitted development.
- 6.7. In order for the Council to treat applications with consistency, decision making should also be informed by how other similar types of applications have been dealt with. In 2015, the Council refused an application for extensions to no.18 Mansfield Road, Nethergreen, Eastwood under ref: 15/00012/FUL. It was calculated that the previous extensions were already above 50% over the original building. The principle of a further extension would therefore be unacceptable and the application was refused on the grounds of a disproportionate addition to the original building and therefore contrary to Green Belt policy. The subsequent appeal was dismissed by the Inspector. The Inspector was satisfied that Saved Policy E8 reflected the relevant

guidance from the NPPF and concluded that the single storey extension would result in a disproportionate addition and would fail to preserve openness.

- 6.8. The essential characteristic of Green Belt is openness which relates primarily to an absence of development rather than solely an assessment of visual impact. The extension would be to the rear and therefore from street view the gaps to neighbouring plots would still be perceived, greenery within the frontage would not be eroded and the rural character along Moorgreen would not be significantly harmed. Consequently, it is considered that the extension by itself would result in a minimal reduction to openness. However, as stated by the Inspector in the appeal for case ref: 15/00012/FUL, the logic behind government policy is clearly to prevent continued extensions of a small scale, over time, that would affect the openness of the Green Belt. The continued acceptance of smaller, incremental additions would run contrary to the NPPF and the fundamental aim of preserving openness.
- 6.9. Notwithstanding the principle of development or the effect upon openness, in design terms it is considered there are insufficient grounds for a refusal. The extension is large. However, it would be to the rear and therefore the appearance of the cottage from street view would not be harmed.
- 6.10. With regards to residential amenity, it is considered that there would be no significant adverse impact. Neighbouring no. 37 to the south is set further back from the highway with a largely blank side gable elevation facing the application site. To the north no. 41 is positioned close to the highway where the principal elevation faces the eastern area of the application site. The extension would not be in direct close proximity to the habitable room windows of immediate neighbouring dwellings and as a result it is considered that there would be no significant loss in daylight/sunlight to neighbours.
- 6.11. The extension would be single storey and the design with flat roof would also ensure that the height would not appear overly prominent. With this in mind, it is considered that there are insufficient grounds for a refusal based on the extension resulting in any overbearing sense of enclosure to neighbours. Furthermore, there is no overriding invasion of privacy or overlooking issues to consider as the garden land level would be excavated so that the extension's floor level is similar to the ground floor of the main house. Ground floor openings are generally acceptable as boundary treatments 2 metres high (not requiring permission) could adequately screen these openings from neighbours.

7. Very Special Circumstances

- 7.1. The proposal would represent inappropriate development within the Green Belt. It would also set a negative precedent where continued extensions of a small scale, over time, would fail to preserve openness of the Green Belt. As the proposal constitutes inappropriate development within the Green Belt, it should therefore only be approved in very special circumstances. The agent has stated that the extension is required in order to satisfy modern living

needs. The extension would also provide a meaningful and acceptable living environment against the intense traffic and noise generated to the front of the building.

- 7.2. In 2016, an application for a similar extension at the site under ref: 16/00667/FUL was withdrawn and at this time the Council acted proactively to engage with the applicant and agent to offer advice and find solutions. Calculations have been made for the extension to be reduced to a projection of around 3-3.5 metres which would take the overall volume addition to around 50%. However, the applicant is unwilling to change the scale and size of the extension to the rear. It is considered that there is scope for further extensions which could satisfy Green Belt policy and could meet the applicant's needs. The property can provide a reasonable standard of living accommodation and there is no evidence presented which suggests that a 6 metre rear extension is the only way to bring forward a more modern living environment.
- 7.3. As concluded by the Inspector in the appeal for case ref: 15/00012/FUL, personal circumstances will seldom over-ride more general planning considerations and a desire for an improved internal layout does not amount to the very special circumstances required to outweigh the harm to Green Belt. It is considered that an internal layout which is more suited to the needs of the present occupants is not a very special circumstance which outweighs both the inappropriateness of the development and the harm upon openness.

8. Conclusion

- 8.1. As noted by the Inspector for a relevant and similar case ref: 15/00012/FUL, the logic behind government policy is clearly to prevent continued extensions of a small scale, over time, that would affect the openness of the Green Belt. The continued acceptance of smaller, incremental additions would run contrary to the NPPF and the fundamental aim of preserving openness.
- 8.2. Overall, the principle of an extension of this scale and size is unacceptable as in conjunction with previous extensions, the volume increase would be greatly above the guidance set out under paragraph 3.82 of the Local Plan. In conjunction with previous extensions, this proposal would result in a disproportionate addition over the original building and it is considered that very special circumstances cannot be demonstrated. Accordingly, the proposal would represent inappropriate development within the Green Belt and contravenes Saved Policy E8 of the Broxtowe Local Plan 2004 and Section 9 of the NPPF 2012.

Recommendation

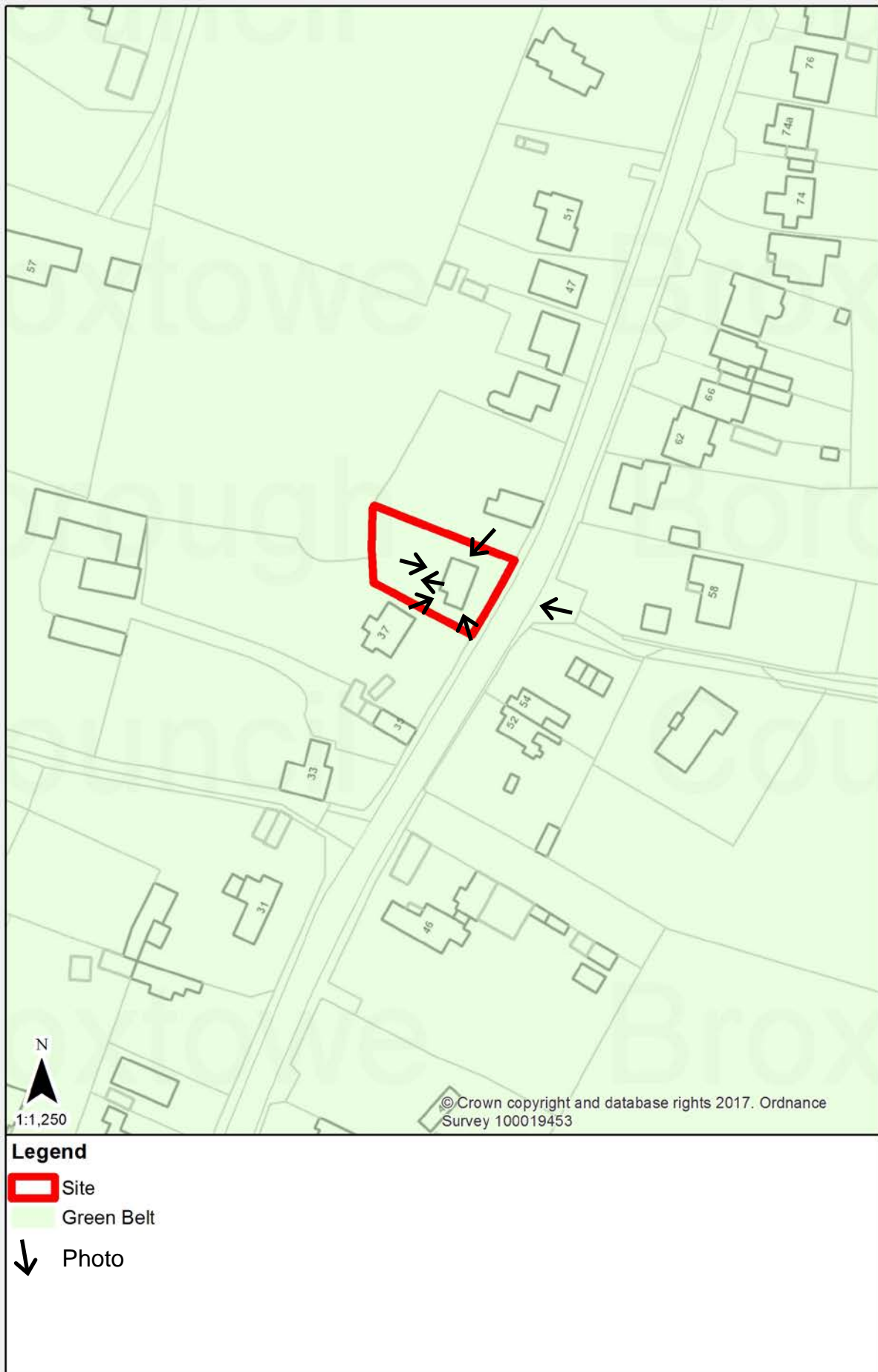
The Committee is asked to RESOLVE that planning permission be refused for the following reason:

In the opinion of the Local Planning Authority, there are no very special circumstances which would justify the granting of planning permission within the Green Belt where there is a presumption against inappropriate development. In conjunction with the previous extensions, the proposal would represent a disproportionate addition over the original building and the continued acceptance of smaller, incremental additions would run contrary to the fundamental aim of preserving openness. Accordingly, the proposal is contrary to the aims of Saved Policy E8 of the Broxtowe Local Plan 2004 and Section 9: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2012 and there are no other material considerations that justify treating this proposal as an exception.

Note to Applicant

The decision has been reached taking into account the guidance in paragraphs 186-187 of the National Planning Policy Framework (NPPF) 2012. The Council has worked proactively to ensure the agent and applicant were aware of the concerns prior to the application being submitted. This application has not taken account of the advice previously given and the fundamental concerns set out above cannot be overcome.

Background papers
Application case file



Report of the Director of Legal and Planning Services

APPEAL DECISION

Reference Number : **16/00464/FUL**
Applicant/Agent : **Mrs M Copeland**
Site Address : **Land to the rear of 51A & 51B Mill Road Newthorpe
Nottinghamshire NG16 3QG**
Proposal : **Construct dwelling (revised scheme)**

APPEAL DISMISSED

The application sought planning permission to construct a single storey dwelling within the rear gardens of 51A and 51B Mill Road, Newthorpe. It was proposed to site the building within the north western corner of the site, 2 metres from the boundary with 53 Mill Road and 1.575 metres from the boundary with 11 Kirby Close. The building was to have a hipped roof with a maximum height of 4.35 metres and a height to eaves of 2.4 metres and have an 'L' shaped footprint, running parallel to shared boundaries with neighbouring properties. This was refused by Committee on 12 October 2016 for the following reason;

1. *The proposed development, by virtue of its massing, scale, proportions and siting would have an unacceptable impact on neighbouring amenity contrary to Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).*

In essence, it was considered that the size and location of the proposed building would have an unacceptable impact on the amenity of the occupants of neighbouring properties.

In dismissing the appeal, whilst the Inspector did not consider there to be any impact on existing neighbouring properties through loss of privacy or light, he considered that the positioning and length of the side elevation, running parallel to the shared boundary with 53 Mill Road for 17 metres, coupled with the level differences between the sites would result in detriment to the amenity of the occupiers of this property through being overbearing.



BROXTOWE BOROUGH COUNCIL
DEVELOPMENT CONTROL – NEIGHBOURHOODS & PROSPERITY

PLANNING APPLICATIONS DEALT WITH FROM
18 February 2017 TO 24 March 2017

CONTENTS

Planning applications dealt with under Delegated Powers

Please note: This list is now prepared in WARD order (alphabetically)

BROXTOWE BOROUGH COUNCIL
DEVELOPMENT CONTROL – NEIGHBOURHOODS & PROSPERITY

P L A N N I N G A P P L I C A T I O N S D E T E R M I N E D B Y
D E V E L O P M E N T C O N T R O L

ATTENBOROUGH & CHILWELL EAST WARD

Applicant : Mr Dean Taylor 16/00540/FUL
Site Address : 18 Hurts Croft Chilwell Nottinghamshire NG9 5DE
Proposal : **Construct two storey side extension, rear extensions including Juliet balcony, front porch and canopy and change ground levels (revised scheme)**
Decision : **Conditional Permission**

Applicant : Ms Leanne Wagner 16/00866/FUL
Site Address : 7 Clifton Crescent Attenborough Nottingham NG9 6DA
Proposal : **Construct two storey side/rear and single storey rear extensions**
Decision : **Conditional Permission**

Applicant : Dr Michael Pritchard Attenborough Sailing Club 16/00868/ROC
Site Address : Attenborough Sailing Club Barton Lane Attenborough Nottinghamshire
Proposal : **Variation of condition 6 of planning permission ref: 15/00053/FUL (construct club house) to allow for the retention and relocation of one changing room portacabin and retention of one portacabin.**
Decision : **Conditional Permission**

Applicant : Ms J Hewson 16/00874/FUL
Site Address : 20 School Lane Chilwell Nottinghamshire NG9 5EH
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : Mr John Hinton 17/00026/FUL
Site Address : 5 The Paddock Attenborough Nottingham NG9 6AR
Proposal : **Construct single storey extension**
Decision : **Conditional Permission**

Applicant : Mr R Boyington 17/00106/FUL
Site Address : 2 Abingdon Gardens Chilwell Nottinghamshire NG9 5BJ
Proposal : **Construct porch infill**
Decision : **Conditional Permission**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mr P Davey Kirk Hallam Social Club 16/00821/ROC
Site Address : Graceland Barn 14A Cossall Road Trowell Nottinghamshire NG9 3P3
Proposal : **Variation of Conditions 3 and 9 (windows/doors) of planning reference 15/00332/FUL**
Decision : **Conditional Permission**

Applicant : Mr Paul Allen ACS Design Ltd 17/00057/FUL
Site Address : 81 Nottingham Road Trowell Nottingham NG9 3PJ
Proposal : **Construct pitched roof over garage and single storey front extension**
Decision : **Refusal**

Applicant : Mr Damon Bullock 17/00061/FUL
Site Address : Land To The Rear Of 54 To 58 The Lane Awsworth NG16 2QQ
Proposal : **Construct 4 detached bungalows**
Decision : **Withdrawn**

BEESTON CENTRAL WARD

Applicant : Top 365 Ltd 16/00849/FUL
Site Address : 52 Queens Road East Beeston Nottinghamshire NG9 2GS
Proposal : **Construct two storey side extension, single storey rear extension, rear dormer and change use from dwellinghouse (Class C3) to house in multiple occupation (sui generis)**
Decision : **Conditional Permission**

Applicant : Mr T H Yip 16/00870/FUL
Site Address : Flat To The Rear And Above 215 Queens Road Beeston Nottinghamshire NG9 2BT
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Beech 17/00010/CLUP
Site Address : 43 Pelham Crescent Beeston Nottinghamshire NG9 2ER
Proposal : **Certificate of lawful development to construct rear dormer**
Decision : **Approval - CLU**

Applicant : Mr Fraser Williams 17/00017/FUL
Site Address : 28 Queens Road East Beeston Nottinghamshire NG9 2GS
Proposal : **Construct two storey side, single storey rear extension, rear dormer, roof alterations and change of use from dwellinghouse (Class C3) to house in multiple occupation**
Decision : **Conditional Permission**

Applicant : Mr Terence Tang 17/00050/PNH
Site Address : 19 Lower Road Beeston Nottinghamshire NG9 2GT
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3 metres, and an eaves height of 3 metres**
Decision : **Prior Approval Not Required**

Applicant : Ms Nathalie Wong 17/00051/PNH
Site Address : 21 Lower Road Beeston Nottinghamshire NG9 2GT
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3 metres, and an eaves height of 3 metres**
Decision : **Prior Approval Not Required**

Applicant : Top 365 Ltd 17/00075/FUL
Site Address : 54 Queens Road East Beeston Nottinghamshire NG9 2GS
Proposal : **Change of use from dwellinghouse (Class C3) to house in multiple occupation**
Decision : **Conditional Permission**

BEESTON NORTH WARD

Applicant : Dr S Bassi 16/00768/FUL
Site Address : 29A Middleton Crescent Beeston Nottinghamshire NG9 2TH
Proposal : **Construct side extension including dormer**
Decision : **Conditional Permission**

Applicant : Mr Oliver Maxey 17/00045/ROC
Site Address : 43 Abbey Road Beeston Nottinghamshire NG9 2QF
Proposal : **Removal of condition 2 of planning permission ref: 91/00269/FUL (The garage shall be used for the accommodation of private vehicles.....) to allow for conversion of garage to living accommodation**
Decision : **Conditional Permission**

BEESTON RYLANDS WARD

Applicant : Mr K Bola 16/00688/FUL
Site Address : 58 Lilac Crescent Beeston Nottinghamshire NG9 1PX
Proposal : **Change use from retail (Class A1) to dwelling (Class C3) and construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Ms C Lucas Medicity 16/00838/LBC
Site Address : Boots Campus D6 Lilac Grove Beeston Nottinghamshire NG90 6BH
Proposal : **Internal refurbishment to include subdivisions to middle of 3rd floor of D6**
Decision : **Conditional Permission**

Applicant : The Boots Company Ltd 16/00847/LBC
Site Address : D10 Boots Campus Lilac Grove Beeston Nottinghamshire
Proposal : **Replace existing concrete roof in 3 places with removable panels**
Decision : **Withdrawn**

Applicant : Mr Brian Abthorpe 17/00019/PIAPA
Site Address : 54 Trafalgar Road Beeston Nottinghamshire NG9 1LB
Proposal : **Prior Notification under Class M - Change of use from a shop (Class A1) to a dwelling house (Class C3) (revised scheme)**
Decision : **Prior Approval Not Required**

BEESTON WEST WARD

Applicant : Mr Richard Hutchinson RJH Conversions 16/00790/FUL
Site Address : 48 Wollaton Road Beeston NG9 2NR
Proposal : **Insertion of two rear roof lights**
Decision : **Conditional Permission**

Applicant : Mr Richard Hamilton-Price 16/00883/FUL
Site Address : 24 Bramcote Avenue Chilwell Nottinghamshire NG9 4DG
Proposal : **Erect fence**
Decision : **Conditional Permission**

Applicant : Mr Leah Taylor Lidl UK 17/00027/ADV
Site Address : Lidl 69 Wollaton Road Beeston Nottinghamshire NG9 2NG
Proposal : **Display internally illuminated 6m high totem sign**
Decision : **Refusal**

Applicant : Mr & Mrs B Rackstraw 17/00048/PNH
Site Address : 2 Louis Avenue Beeston Nottinghamshire NG9 1DX
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.20 metres, with a maximum height of 3.293 metres, and an eaves height of 2.943 metres**
Decision : **Prior Approval Not Required**

BRAMCOTE WARD

Applicant : Ms Nina Domansky 16/00743/FUL
Site Address : Southfield House Town Street Bramcote Nottingham NG9 3DP
Proposal : **Conversion of stables and coach house to form ancillary residential accommodation and external alterations**
Decision : **Conditional Permission**

Applicant : Ms Nina Domansky 16/00744/LBC
Site Address : Southfield House Town Street Bramcote NG9 3DP
Proposal : **Conversion of stables and coach house to form ancillary residential accommodation and external alterations**
Decision : **Conditional Permission**

Applicant	:	Mr Stephen Johnston	16/00779/FUL
Site Address	:	22 Windermere Road Beeston Nottinghamshire NG9 3AS	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr C Taylor Taylor Built Homes Ltd	16/00796/FUL
Site Address	:	23 Bridle Road Bramcote Nottinghamshire NG9 3DH	
Proposal	:	Erect 3 dwellings following demolition of existing dwelling	
Decision	:	Withdrawn	
Applicant	:	Mr & Mrs Jackie Mather & David Cunningham	16/00797/FUL
Site Address	:	1 Thornhill Close Bramcote Nottingham NG9 3FS	
Proposal	:	Construct single and two storey extensions and new roof to accommodate loft conversion, including front dormer windows	
Decision	:	Conditional Permission	
Applicant	:	Mr G Conrad	16/00856/FUL
Site Address	:	Beeston Fields Golf Club Old Drive Beeston Nottinghamshire	
Proposal	:	Erect toilets and canopy	
Decision	:	Conditional Permission	
Applicant	:	Mr Jon Malone	16/00865/FUL
Site Address	:	11 Arundel Drive Bramcote Nottingham NG9 3FX	
Proposal	:	Construct first floor side extension, two storey and single storey rear extensions and alterations to front porch	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Hawkins	16/00871/FUL
Site Address	:	56 Thoresby Road Bramcote Nottinghamshire NG9 3EN	
Proposal	:	Construct two storey side extension (including ridge height increase) single storey rear extension; and front porch	
Decision	:	Conditional Permission	
Applicant	:	Mr P Teece	17/00001/FUL
Site Address	:	Victoria House 25 Claremont Avenue Bramcote Nottinghamshire NG9 3DG	
Proposal	:	Construct single storey extension	
Decision	:	Conditional Permission	
Applicant	:	Mr SHAHID IRSHAD	17/00011/FUL
Site Address	:	4 Denewood Avenue Bramcote Nottinghamshire NG9 3EU	
Proposal	:	Construct single and two storey side extension and single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Jagdeep Lehal	17/00039/FUL
Site Address	:	23 Westray Close Bramcote Nottinghamshire NG9 3GP	
Proposal	:	Subdivide existing dwelling into two self contained residential flats, including the construction of entrance porch and dormer extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Adrian Morgan	17/00064/FUL
Site Address	:	23 Beeston Fields Drive Beeston Nottinghamshire NG9 3DB	
Proposal	:	Retain boundary wall and install railings and gates between piers	
Decision	:	Refusal	
Applicant	:	Mr D Singh	17/00067/FUL
Site Address	:	11 Rivergreen Crescent Bramcote Nottinghamshire NG9 3EQ	
Proposal	:	Construct single storey side extension and raise ridge height to include side dormer (revised scheme)	
Decision	:	File Closed	

Applicant : Mrs Claire Cooper 17/00084/FUL
Site Address : 45 Bankfield Drive Bramcote Nottinghamshire NG9 3EH
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Stephen & Helen Pickering 17/00090/FUL
Site Address : 56 Balmoral Drive Bramcote Nottinghamshire NG9 3FU
Proposal : **Construct single storey rear extension & external rendered insulation to parts of the main house**
Decision : **Conditional Permission**

BRINSLEY WARD

Applicant : Mr Colin Bolam 17/00028/FUL
Site Address : 36 Church Walk Brinsley Nottinghamshire NG16 5AT
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Miss Helen Holland 17/00092/FUL
Site Address : 74 Broad Lane Brinsley Nottinghamshire NG16 5BD
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Robert Brooks 17/00093/FUL
Site Address : 40 Cherry Tree Close Brinsley Nottinghamshire NG16 5BA
Proposal : **Construct two storey side extension, with rear dormers and attached single garage**
Decision : **Conditional Permission**

CHILWELL WEST WARD

Applicant : Mr Dave Marriott 17/00007/FUL
Site Address : 10 Leamington Drive Chilwell Nottingham NG9 5LJ
Proposal : **Construct two storey side extension and render existing two storey front extension**
Decision : **Conditional Permission**

EASTWOOD HALL WARD

Applicant : Ms Tracey Storer 17/00062/OUT
Site Address : 15 Engine Lane Newthorpe Nottinghamshire NG16 3PX
Proposal : **Outline application to construct one dwelling with all matters reserved**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mr Peter Kandola Redrose Housing 16/00879/FUL
Site Address : 83A Princes Street Eastwood Nottinghamshire NG16 3AT
Proposal : **Conversion of an existing dwelling into four 1 bed self-contained apartments**
Decision : **Conditional Permission**

Applicant : Miss C Kent 17/00055/FUL
Site Address : 26 Midland Road Eastwood Nottinghamshire NG16 3LG
Proposal : **Construct single storey front extension**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : Ms D Pykett 16/00782/FUL
Site Address : 10 Brackenfield Drive Giltbrook Nottinghamshire NG16 2US
Proposal : **Construct single/two storey rear extension, a new front porch with alterations to the existing and convert garage to living accommodation**
Decision : **Conditional Permission**

Applicant	:	Mr & Mrs F Fearn	16/00851/FUL
Site Address	:	18 Pinfold Road Newthorpe Nottinghamshire NG16 2FT	
Proposal	:	Construct two storey extension	
Decision	:	Conditional Permission	
Applicant	:	IKEA Properties Investments Limited	16/00875/FUL
Site Address	:	Ikea Nottingham 4 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP	
Proposal	:	Construct first floor extension to accommodate colleague amenity space, plus further minor alterations to the external appearance of the store	
Decision	:	Conditional Permission	
Applicant	:	IKEA Properties Investments Limited	16/00876/ROC
Site Address	:	Ikea Nottingham 4 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP	
Proposal	:	Variation of condition numbers 2, 5 and 10 of planning reference number: 12/00681/FUL	
Decision	:	Conditional Permission	
Applicant	:	Mr Tony Durrant	17/00034/CLUE
Site Address	:	9 Juniper Court Giltbrook Nottinghamshire NG16 2UY	
Proposal	:	Application for Certificate of lawful use of garage as living accommodation	
Decision	:	Refusal	
KIMBERLEY WARD			
Applicant	:	Mr J Stevenitt	16/00697/FUL
Site Address	:	4 Oak Drive Nuthall Nottinghamshire NG16 1FJ	
Proposal	:	Construct side extensions	
Decision	:	Conditional Permission	
Applicant	:	Mr B Knight	16/00780/FUL
Site Address	:	Land Adjacent 59 Gilt Hill Kimberley Nottinghamshire NG16 2HR	
Proposal	:	Amendments to permission ref: 15/00886/FUL to construct one dwelling, already in construction phase (revised application)	
Decision	:	Conditional Permission	
Applicant	:	Mr P Facey	16/00814/FUL
Site Address	:	14 High Spannia Kimberley Nottinghamshire NG16 2LD	
Proposal	:	Construct first floor extension and raise ridge height	
Decision	:	Conditional Permission	
Applicant	:	Mr M Riaz	16/00818/FUL
Site Address	:	88 Eastwood Road Kimberley Nottinghamshire NG16 2HF	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Rob Briggs	17/00033/FUL
Site Address	:	45 Nottingham Road Kimberley Nottingham NG16 2NB	
Proposal	:	Convert outbuilding and garage to living accommodation and store, render and construct new roof	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs P Soroczyk	17/00052/FUL
Site Address	:	5 Brendon Drive Kimberley Nottingham NG16 2JZ	
Proposal	:	Construct new single storey side and rear extension with boundary wall	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Andrew Hardy	17/00065/FUL
Site Address	:	11 Millfield Road Kimberley Nottingham NG16 2LJ	
Proposal	:	Construct first floor extension	
Decision	:	Conditional Permission	

Applicant : Mr P Daykin 17/00072/PNH
Site Address : 61 Swingate Kimberley Nottinghamshire NG16 2PU
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.9 metres, with a maximum height of 3.56 metres, and an eaves height of 2.25 metres**
Decision : **Prior Approval Not Required**

NUTHALL EAST & STRELLEY WARD

Applicant : Mr C Singh 17/00012/FUL
Site Address : 33 Gunnersbury Way Nuthall Nottinghamshire NG16 1QD
Proposal : **Construct rear and side single storey extension**
Decision : **Conditional Permission**

Applicant : Mr Anthony Aitchison 17/00041/FUL
Site Address : 40 Gloucester Avenue Nuthall Nottingham NG16 1AL
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Graham Baxter 17/00047/FUL
Site Address : 7 Gloucester Avenue Nuthall Nottinghamshire NG16 1AL
Proposal : **Construct first floor side extension**
Decision : **Conditional Permission**

Applicant : Mr A Mullahy 17/00068/PNH
Site Address : 193 Nottingham Road Nuthall Nottinghamshire NG16 1AE
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 4 metres, and an eaves height of 2.65 metres**
Decision : **Prior Approval Granted**

Applicant : Mr Denlee Rhodes 17/00081/FUL
Site Address : 61 Harcourt Crescent Nuthall Nottinghamshire NG16 1AT
Proposal : **Construct single storey rear extension (retrospective)**
Decision : **Conditional Permission**

Applicant : Mr Chris Worth 17/00097/FUL
Site Address : 5 Drummond Drive Nuthall Nottinghamshire NG16 1BJ
Proposal : **Construct single storey rear extension and first floor extension over existing garage**
Decision : **Conditional Permission**

STAPLEFORD NORTH WARD

Applicant : Mr Brian Webster 17/00037/FUL
Site Address : 221 Pasture Road Stapleford Nottinghamshire NG9 8JB
Proposal : **Construct detached dwelling**
Decision : **Conditional Permission**

STAPLEFORD SOUTH EAST WARD

Applicant : Miss Natalie Cooper 16/00564/FUL
Site Address : 2A Hillfield Road Stapleford Nottinghamshire NG9 8PT
Proposal : **Retain dropped kerb and driveway**
Decision : **Conditional Permission**

Applicant : Mr Simon O'Halloran 16/00863/FUL
Site Address : 100 Nottingham Road Stapleford Nottinghamshire NG9 8AQ
Proposal : **Construct double garage with balcony above**
Decision : **Conditional Permission**

Applicant : Dr A R Ali 17/00032/FUL
Site Address : Hillside Medical Centre 162 Nottingham Road Stapleford Nottinghamshire NG9 8AR
Proposal : **Construct first floor side extensions**
Decision : **Conditional Permission**

Applicant : Mr Winfield 17/00060/FUL
Site Address : 46 Hemlock Avenue Stapleford Nottingham NG9 8DN
Proposal : **Construct two storey and single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Nicholas Blainey 17/00073/FUL
Site Address : 11 Revill Crescent Stapleford Nottinghamshire NG9 8EH
Proposal : **Construct single storey rear and side extension including annexe (revised scheme)**
Decision : **Conditional Permission**

STAPLEFORD SOUTH WEST WARD

Applicant : Mr J McGuinness 17/00013/FUL
Site Address : 26 Halls Road Stapleford Nottinghamshire NG9 7FQ
Proposal : **Construct single storey side and rear extension (revised scheme)**
Decision : **Conditional Permission**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mr Tony Singh 17/00008/FUL
Site Address : 115 Spinney Crescent Toton Nottingham NG9 6GE
Proposal : **Construct porch and single/two storey side and single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Damone Quigley 17/00074/CLUP
Site Address : 31 Seaburn Road Toton Nottinghamshire NG9 6HT
Proposal : **Certificate of Lawful Development to construct a side dormer**
Decision : **Approval - CLU**

WATNALL & NUTHALL WEST WARD

Applicant : Mr Radford 17/00058/FUL
Site Address : The Meteorological Office Servicing Centre Main Road Watnall Nottinghamshire NG16 1HT
Proposal : **Proposed replacement of existing 16m high climbable wind mast with 17m high non-climbable wind mast**
Decision : **Conditional Permission**
