



3 October 2017

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 11 October 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 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 13 September 2017.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

- 5.1 17/00435/FUL PAGES 17 - 25
Change of use from dwelling (Class C3) to residential institution (Class C2)
101 Meadow Road, Beeston,
Nottinghamshire NG9 1JQ

- 5.2 17/00373/REM PAGES 26 - 36
Construct dwelling and garage (approval of reserved matters relating to planning reference 15/00867/OUT)
123 Brookhill Street, Stapleford,
Nottinghamshire NG9 7GU

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 Delegated Decisions PAGES 37 - 46

PLANNING COMMITTEE

13 SEPTEMBER 2017

Present: Councillor M Handley, Chair

Councillors:	L A Ball BEM	R I Jackson
	J S Briggs	R D MacRae
	T P Brindley	G Marshall
	M Brown	J K Marsters
	E Cubley (substitute)	P J Owen
	D A Elliott (substitute)	

Apologies for absence were received from Councillors A Harper, M Radulovic MBE and R S Robinson.

18. **DECLARATIONS OF INTEREST**

Councillor R D MacRae declared a pecuniary interest in agenda item 6.7 since his community group had been involved in working with the applicants, minute no. 22.7 refers. Councillor T P Brindley declared a non-pecuniary interest in agenda item 6.8 since one of the applicants had been a former colleague of his, minute no. 22.8 refers.

19. **MINUTES**

The minutes of the meeting held on 12 July 2017 were confirmed and signed.

20. **NOTIFICATION OF LOBBYING**

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

21. **PUBLIC PATH DIVERSION ORDERS**

21.1 **Proposed stopping up of Greasley Footpath Number 54 – Land off Smithurst Road, Giltbrook**

The Council had received an application for a public path diversion order to stop up part of Greasley Footpath Number 54 to enable residential development to take place.

RESOLVED that the Stopping Up Order be made.

22. DEVELOPMENT CONTROL

22.1 17/00134/FUL

Construct 4 dwellings and provision of open space following demolition of existing garages

Garage Block, Redwood Crescent, Beeston NG9 1JF

The application was first brought to Committee on 21 June 2017 when members deferred making a decision due to concerns regarding the number of dwellings and the resultant loss of the central area of open space. The application was returned to Committee on 12 July 2017 when the number of dwellings was reduced from eight to six and an area of open space was proposed. Members deferred the application again to allow for the developers to engage in dialogue and consultation with the local community and to reach an agreement to achieve a quality open space area.

The Committee was referred to the summary of late items which notified of an amendment to condition 3, details of meetings held on 29 August and 4 September 2017 and details of letters of objection received.

Dr K Poole, objecting; Mr Jones, applicant; and Councillor T A Cullen, ward member, addressed the Committee prior to the general debate. The applicant advised of two additional proposed changes to the existing planning application:

- (1) All houses to be moved forward on the plot by one metre;
- (2) A further reduction of garden space by one metre;
- (3) The applicant is willing to amend the scheme further to allow for an increase in 4 metres to the overall width of the proposed open space.

The ward member stated that residents had not known until a few months ago that the land was for sale. It was acknowledged that the developers had made concessions but further concessions could be made to increase the width of the open space to 6 metres instead of the 4 metres offered by the applicant. The sale of garage sites across the Borough had been agreed by members, although it had been envisaged that developments for former garage sites would comprise homes for older persons and dementia bungalows and the proposals in front of the Committee were for four, three bedroom family homes. The consultation event had been called at short notice. Clear agreement was needed concerning the management and refurbishment of the green space. The ward member wanted the Committee to take account of what residents needed to maintain the spirit of the community.

The Head of Neighbourhoods and Prosperity stated that there had been a number of requests and offers of changes in respect of the application. He advised that if the view of the Committee was that changes were needed,

such changes could be made by means of resolution to enable a decision to be issued on the application.

The Committee debated the item and the following comments were amongst those made:

Previous meetings of the Committee had instructed the developers to engage with residents and come back with proposals the residents were happy with and the reduction in the proposals to four houses was welcomed. However, it was considered that the continued difficulty with engagement with residents should be noted since the Committee had requested this on two occasions.

The wisdom of the developers in calling a mediation meeting at such short notice over a bank holiday weekend was criticised. That the developer had tabled proposals at this meeting without prior notice to residents was also noted since this had given residents insufficient time to reflect on them.

It was stated that it had been a difficult application to determine and it was considered that the developers had still not learned lessons on community engagement. The residents were to be congratulated on their achievements. The proposed development would provide four family homes and as much open space had been protected and preserved as was possible.

Councillor G Marshall proposed that the width of the open space be increased by 6 metres in total. The proposal was seconded by Councillor D A Elliott and, on being put to the meeting, was lost.

A proposal was put to the meeting by Councillor P J Owen that the width of the open space be increased by 4 metres in total as verbally tabled by the developer. The proposal was seconded by Councillor R I Jackson and, on being put to the meeting, was carried.

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 the permission.**
- 2. The development hereby permitted shall be carried out in accordance with drawing 2360(08)002 'Location Plan' received by the Local Planning Authority on 16 March 2017 and drawings 2360(08)011 Revision J 'Site Plan as Proposed'; 2360(08)012 Revision A 'Plots 1-2 and 3-4 House Type as Proposed'; and 2360(08)021 Revision F 'Street Elevations as Proposed' received by the Local Planning Authority on 31 August 2017.**
- 3. No building works, including demolition, shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:**

- (a) numbers, types, sizes and positions of proposed trees and shrubs;**
- (b) details of protection measures for the retained trees;**
- (c) proposed hard surfacing treatment;**
- (d) planting, seeding/ turfing of other soft landscape areas;**
- (e) details of the site boundary treatments and curtilage boundary treatments;**
- (f) a timetable for providing the open space; and**
- (g) management and maintenance arrangements for the open space.**

The landscaping scheme and the provision of the open space shall be carried out in accordance with the approved timetable. If any trees or plants, which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, they shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.

- 4. The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment MA10527 – RO1A (Millward Integrated Engineering Consultants). The finished floor level of each dwelling shall be set no lower than 27.21m AOD and occupiers of the dwellings hereby approved shall be provided details of the Environment Agency Flood Warning System and the emergency evacuation procedures.**
- 5. The development hereby permitted shall be carried out in accordance with the mitigation measures stated within the Protected Species Survey (EMEC Ecology, May 2017). The compensation measures stated in section 6.2 of the Survey shall be completed prior to the occupation of the respective dwelling to which they relate.**
- 6. No dwelling hereby approved shall be first occupied until:**
 - (i) Footway crossings made redundant as a consequence of the development hereby approved have been reinstated as footway in accordance with Highway Authority specification.**
 - (ii) Related driveways and footways are surfaced in a suitable hard bound material (not loose aggregate) and are appropriately drained within the site such that surface water does not drain onto the public highway. These areas shall be maintained accordingly for the life of the development.**
- 7. Notwithstanding the provisions of Article 3 and Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification), no new means of enclosure,**

including gates, fences and walls, shall be erected to the frontages of any dwelling hereby approved without the prior written permission of the Local Planning Authority by way of a formal planning permission.

8. If contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. Once the Local Planning Authority has identified the part of the site affected by the contamination, works must be halted on that part of the site until an assessment and remediation scheme, including a timetable for implementation, have been submitted to and approved in writing by the Local Planning Authority. Any remediation shall be carried out in accordance with the agreed details prior to first occupation of any affected house plot.

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. Insufficient details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).
4. To reduce the risk of flooding to the proposed development and future occupants, to ensure safe access and egress from and to the site and in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014).
5. To safeguard protected species during the construction phase and in accordance with the aims of Policy 17 of the Broxtowe Aligned Core Strategy (2014).
6. In the interests of highway safety and in accordance with the aims of Policy T11 of the Broxtowe Local Plan (2004).
7. To maintain visibility in the interests of highway safety and in accordance with the aims of Policy T11 of the Broxtowe Local Plan (2004).

8. In the interests of public health and safety and in accordance with Policy E29 of the Broxtowe Local Plan (2004).

Notes to Applicant:

1. The decision has been reached taking into account the guidance in paragraphs 186-187 of the National Planning Policy Framework, with positive amendments having actively been sought during the consideration of the application.
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: <http://www.broxtowe.gov.uk/index.aspx?articleid=16928>
3. All tree works or felling should be undertaken with caution by an arboriculturalist experienced in working on trees with bat roost potential. If any evidence of bat roosts is identified, all works should cease immediately as bat species are statutorily protected from reckless killing, injuring and disturbance, and roost sites from damage and obstruction. For further advice, the Bat Conservation Trust can be contacted on 0345 1300228.
4. Vegetation clearance and other works which could disturb nesting birds should be avoided during the bird breeding season of March-August inclusive.

22.2 16/00801/FUL

Construct front and side extensions and brick cladding to external walls
37 Kimberley Road, Nuthall NG16 1DA

Councillor J M Owen had called the application in to Committee.

There were no late items in respect of the application. Councillor J M Owen, ward member, addressed the Committee prior to the general debate.

Members debated the application and it was noted that the property was in need of renovation.

A proposal was put to the meeting by Councillor P J Owen that the retention of the historic wall be confirmed by condition. The proposal was seconded by Councillor R I Jackson and, on being put to the meeting, was carried.

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 following drawings and documents: Site Location Plan and Block Plan (drawing ref: KJ2521.02) received by the Local Planning Authority on 21 November 2016; Proposed sections and details (drawing ref: KJ2521.02R rev B); and Applicant's Agent's Additional Statement, received by the Local Planning Authority on 26 June 2017; the Applicant's Statement received by the Local Planning Authority on 7 August 2017; Proposed Site Plans (drawing ref: KJ2521.03 rev C); and Existing and Proposed Floor plans, elevations and roof plan (drawing ref: KJ2521.01R Rev C), received by the Local Planning Authority on 10 August 2017.
3. No building operations shall be carried out until samples of the reclaimed bricks and slates to be used in facing the extensions hereby approved 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. The bi-fold doors shall be powder coated aluminium, in a colour to match the proposed windows. The proposed rooflights, hereby approved, shall be of a 'Conservation Style', with a vertical centre glazing bar, and shall be fitted flush with the roofline, and not proud of the roofing material.
5. Rainwater goods shall be cast iron or cast aluminium and finished in a dark colour.
6. The replacement chimney detail shall be in accordance with the Applicant's Statement received by the Local Planning Authority on 7 August 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.
3. No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure the development presents a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policies 10 and 11 of the Aligned Core Strategy (2014).

4. To ensure that the development presents a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Adopted Broxtowe Local Plan (2004) and Policies 10 and 11 of the Aligned Core Strategy (2014).

Notes to Applicant:

1. 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 and continued liaison with the applicant's agent, to allow the submission of suitable amendments.
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/development-in-former-coal-mining-areas/>

22.3 17/00302/FUL

Erect 1.8m high fence and vehicular gates
77 Maple Drive, Nuthall

Councillor J M Owen had called the application in to Committee.

There were no late items in respect of the application.

Mr Gary Meakin, applicant, and Councillor J M Owen, ward member, addressed the Committee prior to the general debate.

The Committee debated the application and it was stated that the low stone wall on the boundary had been part of the old Temple estate and it was requested that this be considered and maintained to an appropriate standard.

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

1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 4 May 2017; and the Amended Block Plan and photographs, received by the Local Planning Authority on 8 August 2017.
3. The fence, posts and gravel boards shall be finished in a dark grey, green or black colour.

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 appearance of the street scene and in accordance with the aims of Policy H11 of the Broxtowe Local Plan and Policy 10 of the Aligned Core Strategy.**

Note to Applicant:

- 1. 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.**
- 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/development-in-former-coal-mining-areas/>**
- 3. The proposed alteration to the vehicular crossing requires a licence granted under Section 184 of the Highways Act 1980. You are therefore required to contact Nottinghamshire County Council on 0300 500 8080 to arrange for this.**
- 4. The works are adjacent to a highway tree and the applicant must ensure that damage does not occur to the tree or its roots. Please contact the Forestry department on 0300 500 8080 for advice.**

22.4 17/00365/FUL

Construct side and rear extensions, including demolition of garage, external works including a redesigned driveway with the addition of electric gates/ and raised porch to the rear, finished flush with the existing internal ground floor level (revised scheme)

187A Nottingham Road, Nuthall NG16 1AE

Councillor P D Simpson had called the application in to Committee.

There were no late items in respect of the application.

Councillor P D Simpson, ward member, addressed the Committee on behalf of the next door neighbour prior to the general debate. On behalf of the neighbour, Councillor Simpson stated that the proposed development would

result in an overbearing dominance and loss of amenity and asked the Committee to consider refusing the application.

RESOLVED that planning permission is granted, subject to the following conditions:

- 1. The development hereby approved shall only be constructed in accordance with the following drawings: Location Plan (drawing ref: 03), Block Plan (drawing ref: 04) and Existing Floor Plans and Elevations (drawing ref: 01), received by the Local Planning Authority on 14 February 2017; Proposed Roof Plan (drawing ref: 05) received by the Local Planning Authority on 23 May 2017; and Proposed Floor Plans and Elevations (drawing ref: 02 rev C) received by the Local Planning Authority on 26 June 2017.**
- 2. The extension hereby approved shall be constructed using Wienerberger Desimpel Kempeley Antique red bricks and roof tiles of a type, texture and colour so as to match those of the existing building.**
- 3. The en-suite dormer windows to be created in the first floor, north and south elevations of the west extension shall be glazed in obscure glass to Pilkington Level 4 or 5, unless an alternative is first agreed with the Local Planning Authority. These windows shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. These windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.**

Reasons:

- 1. For the avoidance of doubt.**
- 2. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).**
- 3. To safeguard the residential amenities of the adjoining neighbour and to accord with Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).**

Notes for Applicant:

- 1. The Council has acted positively and proactively in the determination of the application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by discussing alterations and seeking amendments to the proposal which would result in a more acceptable development.**
- 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/development-in-former-coal-mining-areas/>

3. The applicant's stated intentions are that there will be no rear parking and that the proposed rear garage door only provides easier access to the rear garden for landscaping purposes. The applicant is advised that the approved plans do not show any parking or storage of vehicles within the rear garden area. Such a use may constitute a breach of planning control.

22.5 17/00394/FUL

Change of use of summer house to dog grooming business
65 Highfield Road, Nuthall NG16 1BQ

Councillor P J Owen had called the application in to Committee.

There were no late items in respect of the application.

Councillor P D Simpson, ward member, addressed the Committee prior to the general debate and stated that he had received no objections from residents in respect of the application, which he supported.

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

The sign was not considered to be intrusive since it was discreet and its presence was considered to be advantageous since it would avoid the need for people to drive around the street looking for the premises.

A proposal was put to the meeting by Councillor P J Owen that (1) approval should be a personal approval to the applicant and (2) that if the applicant moved house the business use should associated with the property should cease. Proposal (1) was seconded by Councillor R I Jackson. Councillor Jackson did not second proposal (2). On being put to the meeting, neither proposal was carried.

RESOLVED that planning permission be granted, subject to the following Conditions:

1. The development hereby permitted shall be carried out in accordance with the following documents: Site Location Plan; Block Plan; Elevations, Floor plan and roof plan; and digital images, received by the Local Planning Authority on 5 June 2017.
2. The summerhouse shall be used for a dog grooming business only, and for no other purpose, other than that which is ancillary to a domestic dwelling.

3. **The dog grooming business hereby approved shall be carried out only during the following times: 09.00-15.00 on Monday – Saturday only and not at all on Sundays or any Public Holiday.**
4. **Other than the applicant, no staff shall be employed to work at the premises.**
5. **Dog grooming shall be undertaken by an appointment system only. Appointment diaries shall be kept and made available to the Local Planning Authority on request. A maximum of 3 dogs per day shall be groomed. Only 1 dog shall be groomed at the premises at any one time.**
6. **All dog grooming shall be carried out with all the windows and doors of the summerhouse closed.**

Reasons:

1. **For the avoidance of doubt.**
2. **To ensure that there are not adverse effects on the amenities of the neighbourhood and in accordance with the aims of Policy H8 of the Broxtowe Local Plan (2004).**
3. **In the interests of the amenities of nearby residents and in accordance with the aims of Policy H8 of the Broxtowe Local Plan (2004).**
4. **To ensure that the use operates in accordance with the parking guidelines and in the interests of the amenities of nearby residents.**
5. **In the interests of the amenities of nearby residents and in accordance with the aims of Policy H8 of the Broxtowe Local Plan (2004).**
6. **In accordance with the applicant's stated intentions, in the interests of the amenities of nearby residents and in accordance with the aims of Policy H8 of the Broxtowe Local Plan (2004).**

Notes to Applicant:

1. **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 applicants to enable the full circumstances of the proposal to be put forward and taken into account in the determination of this application.**
2. **The proposed use of the premises will give rise to particular health and safety risks. The applicant is advised to contact the Health and Safety section within the Food and Occupational Health section of**

Public Protection, Broxtowe Borough Council, Foster Avenue, Beeston, NG9 1AB (tel: 0115 9177777) for advice.

22.6 17/00116/FUL

Construct two storey side and single/two storey rear extension
116 Marlborough Road, Beeston NG9 2HN

Councillor S J Carr had called the application in to Committee.

There were no late items in respect of the application.

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 Ordnance Survey Plan (1:1250) received by the Local Planning Authority on 2 March 2017 and drawing number: RS/SA/23/02/17/02 Rev 3 received by the Local Planning Authority on 9 June 2017.
3. The extensions shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing house.

Reasons:

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

Notes to applicant:

1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework by seeking positive amendments and working to determine this application within the agreed determination date.
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/development-in-former-coal-mining-areas/>

22.7 17/00416/FUL

Site portable building to be used in conjunction with day nursery
34 Church Street, Stapleford NG9 8DJ

Councillor R D MacRae had called the application in to Committee.

The Committee was referred to the summary of late items advising of a correction to the report.

Jessica Wellbourne, applicant, addressed the Committee prior to the general debate. Councillor R D MacRae read out a letter from Councillor C H Rice, ward member, who was unable to attend at Committee.

The Committee debated the application and the following comments were amongst those made:

The applicants were a small business who wanted to place a portacabin away from the conservation area. There was a need to encourage small businesses and the business in question was well needed in the area. The proposed portacabin would be positioned at the side of the existing building behind a fence which was fence off from adjacent properties to the site and it was not accepted that its presence would impede traffic flow.

The proposal would be of benefit to the community and was in line with the government's ethos on provision of early years places. The facility would provide a much needed service in Stapleford.

A proposal was put to the meeting by Councillor R I Jackson that, should permission be granted, a condition be included that the portable building be removed in the event of the cessation of the current business use. The proposed was seconded by Councillor G Marshall and, on being put to the meeting, was carried.

RESOLVED that planning permission be granted, subject to conditions being agreed by the Chair and the Head of Neighbourhoods and Prosperity including that the portable building shall be removed from the site should the nursery business vacate the premises.

(Councillor R D MacRae, having declared an interest in the item and having read out Councillor C H Rice's letter, did not take part in the debate or vote on the matter.)

22.8 17/00492/FUL

Construct 2.1m high front boundary wall, piers and 1.8m high gates
26 Hallams Lane, Chilwell NG9 5FH

Councillor R I Jackson had called the application in to Committee.

There were no late items in respect of the application.

Mrs Moore, applicant, addressed the Committee prior to the general debate.

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

The applicant was happy to plant more trees. Another property which found itself in a similar situation had got the job done. The applicants were worried about the tree collapsing.

A proposal was put to the meeting by Councillor R I Jackson that the Tree Preservation Order be removed and permission be granted to demolish the wall to allow the applicants to carry out the works proposed. The proposal was seconded by Councillor P J Owen and, on being put to the meeting, the proposal was carried.

RESOLVED that permission be granted, subject to conditions being agreed by the Chair and the Head of Neighbourhoods and Prosperity including that the Tree Preservation Order tree removed as a result of the development shall be replaced within the first planting season following the commencement of the development by a tree of a species, size and in a location which will have first been approved in writing by the Local Planning Authority.

(Councillor T P Brindley, having declared an interest in the item, did not speak or vote thereon.)

23. INFORMATION ITEMS

23.1 Appeal Decisions

23.1.1 16/000812/ADV

AJW Motors, Nottingham Road, Attenborough

The Committee noted the dismissal of the appeal.

23.1.2 16/00777/FUL

9 Lime Grove, Stapleford

The Committee noted that the appeal had been allowed, although the applicant's application for costs was dismissed. Councillor P J Owen

commented that, notwithstanding the applicant's appeal having been allowed, he considered that the amenity of residents would be affected by the presence of a microbrewery and that the Inspector's decision may 'open the floodgates' in terms of similar applications.

23.2 Appeal Statistics

The Committee noted that the position remained unchanged from that reported to it on 22 March 2017 and that the Council was not therefore at risk of special measures based on the figures reported to it on that date.

23.3 Delegated Decisions

The Committee noted the decisions determined under delegated powers between 20 June and 11 August 2017.

Report of the Chief Executive

17/00435/FUL
CHANGE OF USE FROM DWELLING (CLASS C3) TO RESIDENTIAL
INSTITUTION (CLASS C2)
101 MEADOW ROAD, BEESTON, NOTTINGHAMSHIRE, NG9 1JQ

Councillor T A Cullen 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 from a dwelling to a children's home (Use Class C2 'Residential Institution'). No external changes are proposed. Internally there will be an open plan living/dining/kitchen area, five bedrooms, a bathroom, a shower room and an office for the staff.
- 1.2 Up to five children (between the ages of 10 to 17) would be accommodated within the home. The staff will include one Registered Home Manager, four Therapeutic Care Workers and a Specialist Therapist. The number of staff on site at one time would vary depending upon the time of day. There would be two staff supervisors during the night.
- 1.3 A supporting statement has been submitted by Jigsaw Therapeutic Care who would run the children's home. The statement contains details of how the proposed home would be managed and run, how it would be regulated and inspected and provides justification regarding the appropriateness of the location of the proposed home. An additional statement was submitted during the course of the application responding to questions raised within the consultation responses.

2 Site and surroundings

- 2.1 The application site comprises a semi-detached property with a large two storey side extension. The house is at a raised level compared to the street, with decking and a small garden area to the rear which is at a lower level. There are two vehicle accesses and there is parking available to the front and to the side. There are neighbouring residential gardens beyond the west and east side boundaries.
- 2.2 The property lies within a predominantly residential area with the majority of houses being semi-detached properties. To the west of the site, on Meadow Road, there is a public house. Trent Vale Infant and Nursery School lies to the south west of the site and can be accessed from Longlands Road.
- 2.3 The site lies within Flood Zone 3 (land having a 1 in 100 or greater annual probability of river flooding).



3 Relevant planning history

3.1 Planning permission (reference 02/00543/FUL) was granted in 2002 to construct a two storey side extension.

4 Policy Context

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

4.1.1 Local Plan Policy RC12 ‘Caring Institutions’ lists criteria for where a change of use to a caring institution will be permitted. This includes that the amenity of neighbouring properties and the character of the area should not be adversely affected, there should be satisfactory outdoor amenity space, attractive outlooks from bedrooms and appropriate parking provision.

4.2 Local Plan Policy T11 ‘Guidance for Parking Provision’ states that planning permission will not be granted for new development unless appropriate provision is made for vehicle parking and servicing. Appendix 4 does not contain a specific reference to children’s homes but similar uses require one space per five bedrooms (for visitors) in addition to suitable parking for staff.

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

4.3.1 Policy 1 ‘Climate Change’ advises that development proposals are expected to mitigate against and adapt to climate change. With regard to flooding, the policy

states that development will be supported which adopts the precautionary principle that avoids areas of current or future risk, does not increase flooding elsewhere and where possible reduces flood risk.

4.3.2 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.

4.3.3 Policy 10 ‘Design and Enhancing Local Identity’ states that development will be assessed in terms of its impact on the amenity of nearby residents or occupiers.

4.4 Draft Broxtowe Part 2 Local Plan

4.4.1 Draft Local Plan Policy 17 ‘Place-making, design and amenity’ states that all new development should provide sufficient, well integrated parking, adequate external storage and amenity space and a satisfactory degree of amenity for occupiers of the new development and neighbouring properties. This draft policy has not yet been subject to formal examination and is not adopted. It therefore carries very limited weight in the consideration of this application.

4.5 National policy:

4.5.1 Paragraph 17 describes how planning should always seek a good standard of amenity for all existing and future occupants and should take account of social wellbeing for all by delivering sufficient community services to meet local needs.

4.5.2 Section 6 states that planning authorities should aim to create sustainable, inclusive and mixed communities.

4.5.3 Section 7 states that decisions should aim to ensure that developments create safe environments where crime and disorder and the fear of crime do not undermine community cohesion.

4.5.4 Section 8 states that decisions should aim to achieve places which promote the opportunities for meetings between members of the community who might not otherwise come into contact with each other.

4.5.5 Section 10 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

5 Consultations

5.1 Nottinghamshire County Council, as Highways Authority, requested information regarding staff numbers and parking arrangements. Following the submission of additional information, they have stated no objection to the application.

- 5.2 Nottinghamshire County Council Planning Policy states that they have no comments to make in respect of the application.
- 5.3 The Council's Chief Public Protection Officer states no objection.
- 5.4 The Council's Environmental Health Officer (EHO) requested additional information regarding internal insulation and how noise within the home would be managed. Additional information was provided showing details of the internal wall insulation and details regarding the management of the home. The EHO is satisfied with this information and has no objection to the proposed development, subject to the insulation being installed.
- 5.5 County Councillor Kate Foale objects to the application, stating the property is an average sized, semi-detached house on a dangerous bend. It is opposite a public house and has almost no parking. The garden is very small and overlooked. It is highlighted that many residents have raised concerns and that children require space and privacy which cannot be achieved at this property.
- 5.6 Councillor Teresa Cullen states that, whilst not against the plan in general, the house is not large enough to accommodate five young people and staff. Whilst having teenagers as neighbours may not be an issue in itself, the number of children needing therapeutic care may be. States that limiting the number of young people to three would be appropriate.
- 5.7 Eight letters of objection and two letters stating observations were received. A petition containing 23 signatures objecting to the planning application has also been submitted. Following the submission of additional information, a further three letters of objection were received.
- 5.8 The main issues raised in the letters are summarised below:
- There will be increased noise, disturbance and disruption. The existing property has insufficient noise insulation.
 - Loss of privacy (particularly from the raised decking area).
 - Increased risk of anti-social behaviour and crime.
 - A semi-detached house is unsuitable for the proposed use. A detached house would be more appropriate.
 - There would be insufficient outdoor space.
 - Impact on house values.
 - Location is unsuitable due to proximity to Trent Vale Infant and Nursery School and to a public house.
 - Insufficient parking spaces and poor driveway visibility will increase the risk of accidents occurring. On street parking is also dangerous.
 - Questions regarding the details of the company who would manage the home and the qualifications, experience and expertise of the staff.
 - The consultation process for the application was insufficient.
 - The additional information does not provide sufficient clarification regarding the outstanding issues.

6 Appraisal

- 6.1 The main issues relate to the principle of change of use, the impact on the amenity of nearby occupiers, the character of the surrounding area and if sufficient parking can be provided.
- 6.2 The proposal is to change the use from a residential dwelling to a children's home. Planning permission is required for this use as a children's home falls within Class C2 'Residential Institutions'. The use differs from that of a dwellinghouse or a house providing foster care as, whilst the children will live within a single household, staff members will provide care but will not be full time residents.
- 6.3 Local Plan Policy RC12 'Caring Institutions' states that a change of use to a caring institution will be permitted provided that the amenity of neighbouring properties and the character of the area are not adversely affected, there is satisfactory outdoor amenity space, attractive outlooks from bedrooms and appropriate parking provision. Policy 8 of the Aligned Core Strategy requires the provision of adequate internal living space.
- 6.4 With regards to the impact on neighbouring properties, it must be considered what additional impact the proposed children's home would have compared to the existing dwelling. The property is semi-detached and adjoins 103 Meadow Road. The occupiers of number 103 have raised significant concerns including a loss of privacy and increased noise and disturbance. Neighbouring properties which border the rear garden have also raised concerns regarding noise and overlooking. The small size of the rear garden area is also raised as a concern.
- 6.5 The applicant has provided additional information regarding internal insulation and it is contended by the applicant that noise would be no different to that arising from a family home. It is difficult to establish if there would be any increase in internal or external noise as a result of the change of use as this would be influenced by the behaviour of residents and how the home is managed. However, the home will be monitored and inspected by the Office for Standards in Education, Children's Services and Skills (Ofsted) which will include assessing the management of the home. The standards which govern children's homes also require those running children's homes to include policies to show how the home will promote appropriate behaviour which will include limiting potential noise and disturbance. A condition will be used to ensure the proposed insulation is installed.
- 6.6 It is noted that during the day, residents would attend school and as a result, daytime activity levels during the week at the site would normally be limited. The intensity of the use of the site will, to an extent, differ from that of a normal household as the level of care and support will result in a more frequently accessed site by staff and is likely to lead to some additional activity compared to its use as a single dwelling. However, it is considered that the movements caused by the staff, together with the overnight carers, would be minor and would not be significant in relation to impact on local amenity. Accordingly, it is considered that there would not be sufficient planning grounds to refuse the application based on increased noise and disturbance.

- 6.7 With regards to privacy, it is evident that there is an element of overlooking between properties which is a common relationship within residential areas. No new openings are proposed within the house and the use of the rooms and the garden area, including the decking, will be similar to that of a dwelling. Therefore, it is considered that an additional loss of privacy will not occur.
- 6.8 With regards to the garden size, it is considered that the change of use would not increase the intensity of use of the garden area and there would not be sufficient justification to refuse the application for this reason.
- 6.9 Based on the above, it is considered that the proposals will create an increase in activity at the site but this would not be harmful to an extent which would make the proposed change of use unacceptable, particularly when compared to the activity associated with the existing lawful use of the property as a large dwelling.
- 6.10 With regards to the character of the area and the suitability of the location, this is a predominantly residential area. No external changes are proposed and the site will still have the external appearance of a residential property. It is noted that a similar number of residents could live within a dwelling this size. The use would also operate in a similar way to a family home or to a foster home, with children having their own bedrooms but using shared living facilities. Within the objections the proximity to the Trent Vale Infant and Nursery School and to a public house has been raised. However, the supporting statement with the application highlights that during the day, children will be at school and they would not be old enough to use the public house. It is also highlighted the importance of the children being close to local amenities and to be able to integrate with the local community. Policy 8 of the Broxtowe Aligned Core Strategy states that development should create sustainable, inclusive and mixed communities and the NPPF states decisions should promote opportunities for meetings between members of the community who might not otherwise come into contact with each other. The Department for Education's non-statutory guidance for children's homes also recommends that the location of a home should ensure that children feel safe and are able to benefit from good quality services. It also recommends that the location should reduce the likelihood of children becoming drawn into anti-social behaviour. An existing residential area is therefore considered to be an appropriate location for a children's home, would promote a mixed and inclusive community and the character of the area would not be adversely affected by the change of use. It is also noted that, under separate legislation, the location of the home will be annually risk assessed and the home will be regulated by Ofsted.
- 6.11 Within the consultation comments it is stated that the number of children should be restricted to three. However, it is considered that five children would have good sized bedrooms served by existing windows which provide a satisfactory outlook and daylight/ sunlight. There would also be a large kitchen, dining and living area on the ground floor which is considered to be a sufficient size for the number of residents. This is in accordance with Policy 8 of the Broxtowe Aligned Core Strategy. The garden area will also provide a small outdoor space for the residents. Accordingly, it is considered that the dwelling would be a suitable size and layout for five children and there would not be sufficient planning reasons to justify restricting the number of children.

- 6.12 It is considered that sufficient parking will be provided within the application site and the 'in' and 'out' accesses allows for cars to leave in a forward gear. The Highways Authority raises no objection. The supporting statement with the application also states that a number of employees would walk to the site although it is noted that employees may change and therefore sufficient parking must still be provided.
- 6.13 Concerns have been raised regarding an increased risk of anti-social behaviour and crime. It is considered that these concerns relate to assumptions about the behaviours of people which ultimately planning would be unable to control. Notwithstanding this, the supporting statement for the application emphasises that this is a children's home and not a secure unit and children would only be placed in the home after a careful assessment of their needs which would be set out by their social worker and the Children's Commissioning Service.
- 6.14 The site lies within Flood Zone 3 and a flood risk assessment accompanies the application. In terms of flood risk, both dwellings and residential institutions are considered to be 'more vulnerable' uses. The flood risk assessment identifies that the ground floor level is 1.5m above the road level and would be above the flood level in the event the River Trent flood wall was breached. There would be no increase in the level of hardstanding. Based on the above, it is considered that, as the vulnerability of the development will not increase and as the proposal will not increase flooding elsewhere, the proposal is acceptable in flood risk terms.
- 6.15 With regards to the consultation process, adjoining neighbours were consulted and a site notice was displayed for 21 days. Following the submission of additional information, an additional consultation period was conducted.
- 6.16 Whilst background information of the qualifications and expertise of the staff has been provided with the application, this is controlled and monitored under separate legislation and is not a consideration for this planning application.
- 6.17 Impact on house prices is not a material planning consideration.

7 Conclusion

- 7.1 It is evident within the consultation responses that there is significant concern regarding the proposed development. It has been identified that the intensity of the use of the site will differ from that of a normal household as the level of care and support will result in a more frequently accessed site by staff and is likely to lead to some additional activity compared to its use as a single dwelling. However, it is considered that the impact from the additional movements would be minor and would not be significant in relation to impact on local amenity. It is difficult to establish if there would be any increase in internal or external noise as a result of the change of use as this would be influenced by the behaviour of residents and how the home is managed. However, it is considered that adequate steps have been taken to limit the likelihood of noise and disturbance occurring and the home will be monitored and inspected by Ofsted which will include assessing the management of the home.

7.2 Furthermore, it is considered that an existing residential area, such as the location proposed, is an appropriate location for a children's home of this scale. There would be sufficient internal and amenity space and acceptable parking can be provided. It is therefore concluded the application would not be contrary to local planning policies or in conflict with the NPPF.

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 drawings: 001 Revision B 'Existing & Proposed Floor Plans, Elevations, Site Block Plan and OS Plan' and 002 'Proposed Site Layout Plan' received by the Local Planning Authority on 31 August 2017.**
- 3. The hereby approved use shall not commence until the noise insulation as detailed on drawing number 001 Rev B has been installed.**

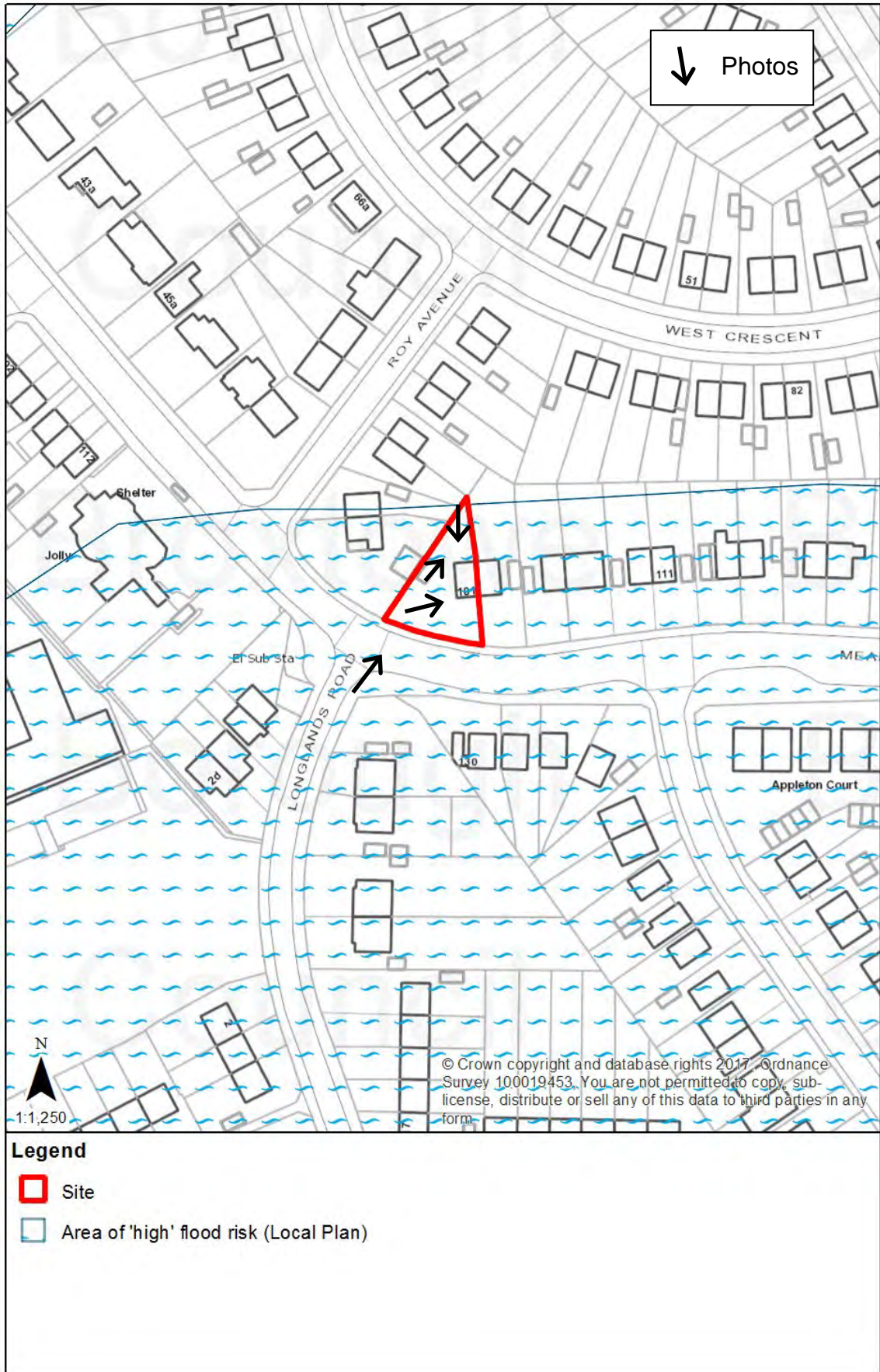
Reasons:

- 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 neighbour amenity and in accordance with the aims of Policy RC12 of the Broxtowe Local Plan.**

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 through requesting additional information during the course of the application.

Background papers
Application case file



Report of the Chief Executive

17/00373/REM**CONSTRUCT DWELLING AND GARAGE (APPROVAL OF RESERVED MATTERS RELATING TO PLANNING REFERENCE 15/00867/OUT)****123 BROOKHILL STREET STAPLEFORD NOTTINGHAMSHIRE NG9 7GU**

This application has been requested to be brought before Planning Committee by Councillor R D MacRae.

1 Details of the application

- 1.1 Outline planning permission for one dwelling has been granted on the site subject to reserved matters. The planning application seeks to provide the detail for the previously agreed permission. The proposal is for a bungalow with associated garage and amenity space.
- 1.2 The proposed bungalow is of a T-shaped configuration with a lower section running parallel with the boundary with 125 Brookhill Street (extending for 17.6m), set 1m away and a higher section projecting towards the boundary with 121 Brookhill Street. The proposed dwelling is of a contemporary design with a mono-pitched roof on the lower section which slopes away from the boundary with 125 Brookhill Street. The adjoining higher section also has a mono-pitched roof which slopes upwards towards the rear boundary. The eaves height of the higher section is 3.710m sloping up to 5.055m and the eaves of the lower section is approximately 2.4m sloping up to 3.71m (measurements taken from dpc). Coloured render and vertical cladding is proposed for the walls and profiled metal sheeting is proposed for the roofs.
- 1.3 In addition a garage is proposed alongside the boundary with 125 Brookhill Street which also has a mono-pitched roof with an eaves height of 2.35m sloping to 3.08m (measurements taken from dpc).

2 Site and surroundings

- 2.1 The site currently forms the access drive and part of the rear garden serving 123 Brookhill Street. A mono-pitched outbuilding is located adjacent to the rear boundary. Beyond the north boundary is Queen Elizabeth Park. There are two dwellings adjacent the host property. 125 is a house and 121 is a bungalow.



123 and 125 Brookhill Street



Side elevation of 125 Brookhill Street



Existing outbuilding



Boundary with 125 Brookhill Street



Boundary with 121 Brookhill Street

2.2 Brookhill Street slopes upwards west to east. 121 Brookhill Street is set at a lower level than the application site. On the boundary with the neighbour there is the garden serving this dwelling. There is a brick wall with trellis detailing on the boundary with 125 Brookhill Street and the garden serving this property is set at a higher level. 125 Brookhill Street has one ground floor window on the side elevation beside the site. It has a single storey rear extension and a detached pitched roof outbuilding adjacent to the site boundary.

2.3 Brookhill Street consists of a variety of house types and architectural styles. There are predominantly detached dwellings and bungalows on the northern side of this part of Brookhill Street and semi-detached dwellings on the southern side. Generally the dwellings are from the Edwardian and Victorian period.

3 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. Paragraph 14 states that where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of permitting the development significantly and demonstrably outweigh the benefits, or specific policies in the framework indicate development should be restricted.
- 3.1.2 The NPPF outlines 12 core planning principles which should underpin the planning system including that planning should be plan-led, high quality design and a good standard of amenity for existing and future occupants should be secured, full account should be taken of flood risk, the natural environment should be conserved and enhanced and developments should be located in sustainable locations. The document outlines that the government's key housing objective is to increase significantly the delivery of new homes and states that there should be a wide choice of high quality homes within safe and accessible environments. Applicants are encouraged to work with the local community to achieve this aim.
- 3.1.3 Paragraph 49 states if a local planning authority cannot demonstrate a five year supply of deliverable housing sites, relevant policies for the supply of housing will not be considered to be up-to-date.
- 3.1.4 In relation to assessing the highway impacts of a proposal, paragraph 32 states that development should only be refused on transport grounds where the residual cumulative impacts are severe.
- 3.1.5 Section 7 states that good design is a key aspect of sustainable development. Paragraph 58 states that planning decisions should aim to ensure that developments create and sustain an appropriate mix of uses; respond to local character and history while not preventing or discouraging appropriate innovation; and are visually attractive as a result of good architecture and appropriate landscaping.

3.2 Broxtowe Aligned Core Strategy

- 3.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014 and the overall strategy of this document is "urban concentration with regeneration".
- 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 2: The Spatial Strategy' sets the overarching strategy for how growth in Greater Nottingham will be accommodated and distributed. It sets the required number of homes for Greater Nottingham (GN) between 2011 and 2028 (6,150 in the Broxtowe Borough part of GN, of which 3,800 are in or adjoining the existing built up area of Nottingham) and outlines a settlement hierarchy.
- 3.2.4 'Policy 8: Housing Mix and Choice' sets out the approach to ensuring that new housing development includes an appropriate mix of housing types, sizes and tenures.
- 3.2.5 '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. It states that development will be assessed in terms of its treatment of materials, architectural style and detailing.

3.3 Saved policies of the Broxtowe Local Plan

- 3.3.1 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. Relevant saved policies are as follows:
- 3.3.2 'Policy H7: Land Not Allocated for Housing Purposes' states that residential development in built up areas will be permitted providing there is no significant impact on the amenity of nearby residents and that the occupiers of the new dwellings would have a satisfactory degree of privacy and amenity. The development should not have an adverse impact on the character or appearance of the area and satisfactory arrangements for parking and access need to be made.
- 3.3.3 'Policy T11: Guidance for Parking Provision' and Appendix 4 of the Local Plan require satisfactory provision of vehicle parking and servicing in accordance with the latest standards.

3.4 Publication Version Part 2 Local Plan

- 3.4.1 Draft Policy 17: Place-making, design and amenity sets out best practice guidance and standards for design, sustainability and place making.
- 3.4.2 This draft policy has not yet been subject to formal Examination and is not adopted. It therefore carries very limited weight in the consideration of this application.

4 Planning History

- 4.1 15/00867/OUT – Outline permission was granted to construct one dwelling with some matters reserved. The approval included two conditions, one specifying that the dwelling must be single storey only and one removing permitted development rights for extensions to the dwelling. The applicant appealed these two conditions. The Inspector agreed that the condition relating to the height of

the dwelling be upheld but removed the condition removing permitted development.

- 4.2 15/00635/OUT – Outline permission for two dwellings on the site was refused for the following reason:

The proposal, by virtue of the size and nature of the application site, will result in an unsatisfactory and cramped form of development which will be out of keeping with prevailing scale and character of properties on Brookhill Street. As a result the development will be harmful to the appearance and character of the area and will have a detrimental impact on the amenity of the future occupiers and the amenity of the occupiers of neighbouring properties contrary to policies H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

- 4.3 74/00254/OUT – Outline permission was refused for a dwelling on the site due to the impact on the character of the area and neighbouring amenity.

5 Consultations

- 5.1 The occupiers of 125 Brookhill Street have written in objecting to the application. They raise a number of issues/concerns including:

- The scale of the proposal is considered to be too large for the plot. A bungalow will require a larger footprint which inevitably would require the dwelling to be sited closer to the shared boundary leading to greater amenity issues as the height exceeds that of the current boundary wall.
- The proposed location of the garage would also impact on amenity due to its height and the increase of activity beside the boundary. They consider that the garage is not necessary to provide sufficient parking.
- They also consider the siting of the proposed dwelling and garage would impede maintenance of the existing boundary wall (this is not a planning consideration).
- The modern design is not in keeping with the local vernacular and the materials and finishes are not specified in the plans. The mono-pitch roof is not in keeping.
- The gravel surfacing is not appropriate and could cause noise disturbance.
- No additional screening is proposed. Request that natural screening around the car parking area is included in the landscaping plan.
- Policy H7 is 12 years old and the Local Plan has not been adopted therefore similar applications which were refused due to massing scale and proportion and the impact on the character of the site should be taken into account.
- Following amendments they remain concerned with the overall height and length and consider these do not represent significant reductions in scale and massing. Also the gap of 0.8m from the boundary is insufficient to protect amenity.

- The Inspector in the appeal case suggested that the dwelling should be at the rear of the plot in order to maintain sufficient separation from 123 Brookhill Street and to provide adequate garden area.
- Suggest that a condition to prevent the use of power tools in the garage should be included if the application is granted permission. Locating the garage adjacent to the garden of 123 Brookhill Street would be the ideal solution.
- They suggest a condition removing permitted development rights as the Local Planning Authority had for the outline application (the condition was removed by the planning inspector).
- They suggest an alternative design, which still includes 4 bedrooms and provide plans and a description to indicate how this could work in practice.

5.2 Stapleford Town Council strongly object to the scheme. They consider the proposed construction and design of the building is not in keeping with the general area and would not be a desirable addition to the area.

6 Appraisal

6.1 The main issues with the determination of this application are considered to be the impact of the proposed development on future occupiers and the occupiers of neighbouring properties, the impact on the character of the area and highway safety issues.

6.2 Amenity

6.2.1 The proposed bungalow is positioned beside the shared boundary with 125 Brookhill Street. There is a 17.6m length of wall beside the boundary. This is set 1m from the boundary. The garden serving 125 is at a raised height and as the proposed side wall beside the boundary is a substantial length, there is the potential for an overbearing impact on the garden of this dwelling. However, it is considered that as the roof of the proposed dwelling slopes away from this boundary with the eaves height at 2.4m and a 1m gap, the impact will be acceptable.

6.2.2 The garage is also positioned beside the shared boundary with 125 Brookhill Street. However, as this is a single garage and of fairly modest height and scale, it is not considered this will result in significant loss of amenity for the occupiers of this dwelling. The occupiers also raise concerns with potential noise from the gravel proposed beside the front door. This is not considered likely to cause significant noise disturbance. They also suggest moving the garage closer to the boundary with 123 Brookhill Street. However, it is considered the proposed location is acceptable and this is not necessary.

6.2.3 The occupiers of 125 Brookhill Street suggest that natural screening would assist in preserving privacy. As landscaping detail has not been submitted, this can be controlled by condition.

- 6.2.4 121 Brookhill Street is a bungalow set at a lower level than the application site. The highest section of the proposed bungalow is beside the shared boundary. This has a mono-pitched roof with a maximum height of 5.055m and is beside approximately 7m of the boundary and is located approximately 1m away. As the proposed dwelling is beside only a section of the garden serving number 121, this is considered acceptable. There is a high level window on the west (side) elevation of this section and the ground floor windows in the lower section are located over 11m away and therefore overlooking is not considered to be a significant issue for the occupiers of this dwelling.
- 6.2.5 The proposed dwelling has three decent sized bedrooms, a bathroom, kitchen/dining room and sitting room. There is off-street parking for at least two cars. The garden length is 12m at its longest point and although this is not for the entire width of the plot, this is deemed an acceptable amount of amenity space. There is the potential for some overlooking from the first floor windows of 125 Brookhill Street. However, the windows of habitable rooms are faced away from this boundary and the garden area is partially shielded by the new dwelling. Overall it is considered that the future occupiers of the dwelling would have an acceptable level of amenity.
- 6.2.6 It is proposed that a 13m garden remains to serve the host dwelling (123 Brookhill Street) which is above the guideline of 10m. The elevation of the high section beside the proposed boundary is served by rooflights and the roof slopes away from the boundary. The impact on the amenity of the occupiers of this dwelling in terms of privacy and loss of light is considered to be acceptable.

6.3 Character

- 6.3.1 The proposed bungalow is of a contemporary design. The two separate sections, the variation in heights and the T-shaped layout create a visually interesting building. It is proposed to use render and stained wood cladding which will add to the modern style and present a clean finish. To ensure suitable materials are utilised, materials can be conditioned. The surrounding area consists of a variety of house types and architectural styles and being set back from Brookhill Street, the dwelling is not easily discernible in the street scene. Stapleford Town Council and the immediate neighbours consider that the design is out of keeping with the surrounding area. Although there are few examples of similar design in the immediate area, it is considered that the unique modern design is appropriate in this context as the proposed dwelling will be read separately from the surrounding dwellings.

6.4 Parking/Highway Safety

- 6.4.1 One garage space plus hard standing is proposed for the dwelling. It is proposed that the host dwelling will utilise an existing garage space and driveway to the west of the dwelling. It is considered that this arrangement is acceptable to provide sufficient parking provision for the new dwelling and the existing dwelling. The access is existing and therefore there are not significant highway safety concerns with the proposal. The occupiers of 125 Brookhill Street suggest that a condition is included to prevent noisy activities in the garage. This is not deemed necessary due to the small scale of the garage.

6.5 Other Issues

- 6.5.1 The occupiers of 125 Brookhill Street refer to the Inspector’s decision regarding the outline permission. The Inspector indicated that they would expect the new dwelling to be located to the rear of the plot:

Although indicative, I consider this to be a fair representation of where a dwelling would generally need to be located on the approved plot in order to maintain separation from No 123 and to achieve amenity space for the new dwelling.

Notwithstanding this, the Council must make a decision based on the plans as submitted and it is considered that the proposed design is acceptable in terms of amenity.

- 6.5.2 The Inspector resolved to remove the condition removing permitted development rights which the Local Authority added to the outline permission. They concluded:

The potential for such impacts could only be properly assessed at the time of the submission of the relevant reserved matters, when the Council would have before them design details and other information necessary to inform such judgements.

Having considered the detailed scheme, following negotiations and amended drawings, the impact on amenity is considered to be acceptable. However, it is strongly felt that any increase in the scale of the development could result in a dwelling which has an adverse impact on future and existing occupiers. Therefore it is considered that a condition restricting permitted development rights is necessary to preserve amenity and to ensure that the site does not become overdeveloped.

- 6.5.3 The occupiers of 125 Brookhill Street are also concerned that policy H7 is twelve years old and therefore not up to date. Although in its draft form, so given limited weight, Policy 17 of the Local Plan has also been considered in the determination of this application, as well as Policy 10 of the Broxtowe Aligned Core Strategy, it is considered that this policy context is adequate to assess the application effectively.

- 6.5.4 In their submission, the occupiers of 125 Brookhill Street suggest an alternative layout with a smaller footprint. The applicant has viewed this suggested layout. However, have confirmed that they do not wish to amend the scheme.

7 Conclusion

- 7.1 In conclusion, it is considered that the proposal will not cause any significant loss of amenity or privacy for residents, will not have an adverse impact on the character of the area and will not cause harm to highway safety when judged against approved planning policies.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject

to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the location plan received by the Local Planning Authority on 2 June 2017 and drawings numbered: 447:P04A rev B, 447:P05A rev B, 447:P06B rev B and 447:P03C rev C received by the Local Planning Authority on 11 September 2017.
2. No building operations 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.
3. 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) planting, seeding/turfing of other soft landscape areas

The landscaping scheme shall be carried out in accordance with the approved details and the boundary treatments and hard surfacing shall be provided prior to first occupation of the hereby approved dwelling.

4. 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.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no new extensions or roof alterations shall be permitted to the dwelling.

Reasons:

1. For the avoidance of doubt.
2. No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure that the materials are satisfactory in order to ensure the development presents a satisfactory standard of external appearance of the area and in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe

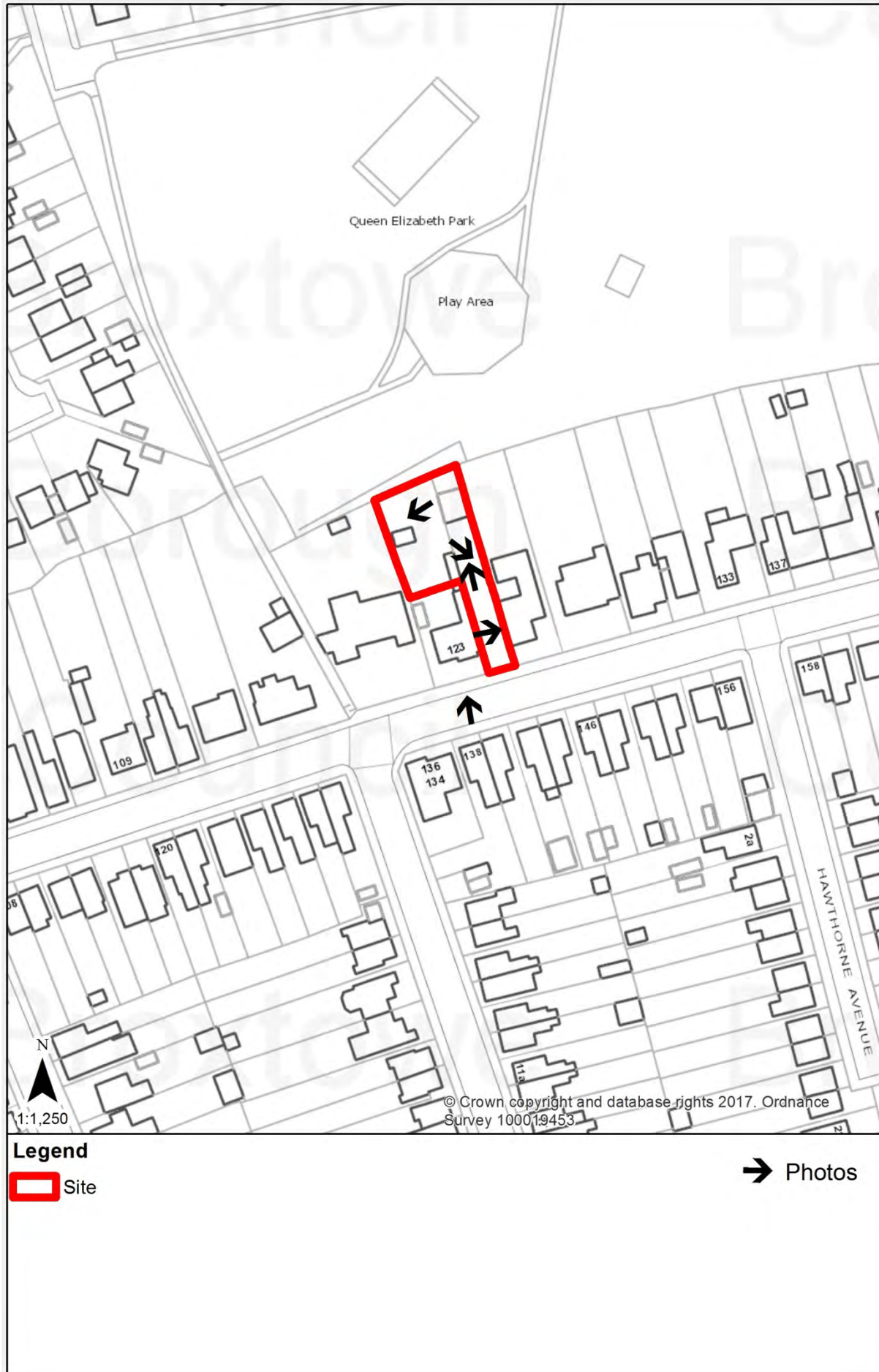
Aligned Core Strategy (2014).

3. No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure that the details are satisfactory to ensure a satisfactory landscaping scheme is implemented in order to preserve the appearance of the surrounding area and neighbour amenity, in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Draft Local Plan (2017).
4. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy H7 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Draft Local Plan (2017).
5. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Draft Local Plan (2017).

Note to Applicant:

The decision has been reached taking into account the guidance in paragraphs 186-187 of the National Planning Policy Framework, with positive amendments having actively been sought during the consideration of the application.

Background papers
Application case file



BROXTOWE BOROUGH COUNCIL
DEVELOPMENT CONTROL – NEIGHBOURHOODS & PROSPERITY

PLANNING APPLICATIONS DEALT WITH FROM
12 August 2017 to 18 September 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 Christopher Roe 17/00376/FUL
Site Address : 1 Clifton Crescent Attenborough Nottinghamshire NG9 6DA
Proposal : **Construct single/two storey side extension**
Decision : **Conditional Permission**

Applicant : Mr D Coombs 17/00405/CLUP
Site Address : 58 Woodland Grove Chilwell Nottinghamshire NG9 5BQ
Proposal : **Certificate of lawful development to construct single storey side extension**
Decision : **Approval - CLU**

Applicant : Mr & Mrs Ben Seaman 17/00434/FUL
Site Address : 214 Bye Pass Road Chilwell Nottinghamshire NG9 5HL
Proposal : **Construct single storey side and rear extension and rear outbuilding**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Liz and Colin Stocker 17/00459/FUL
Site Address : 88 Woodland Grove Chilwell Nottinghamshire NG9 5BQ
Proposal : **Construct single storey rear and side extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs M Bacon 17/00466/FUL
Site Address : 11 Hurts Croft Chilwell Nottinghamshire NG9 5DE
Proposal : **Construct two storey side and single storey side and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr & Mrs I Siara 17/00540/FUL
Site Address : 9 The Green Chilwell Nottinghamshire NG9 5BE
Proposal : **Construct first floor rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Steve & Mary Jeremiah 17/00545/FUL
Site Address : 88 Farm Road Chilwell Nottingham NG9 5DA
Proposal : **Construct outbuilding following removal of two outbuildings**
Decision : **Conditional Permission**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mr & Mrs Trevor Marriott 17/00556/FUL
Site Address : 40 Hill Rise Trowell Nottinghamshire NG9 3PE
Proposal : **Construct garage, workshop and conservatory**
Decision : **Conditional Permission**

BEESTON CENTRAL WARD

Applicant : Mr S Baldwin Top 365 Ltd 17/00473/FUL
Site Address : 53 Pelham Crescent Beeston Nottinghamshire NG9 2ER
Proposal : **Construct two storey side and single storey rear extensions**
Decision : **Conditional Permission**

Applicant : Ms Victoria Hood-Moore Moore Associates 17/00501/FUL
Site Address : 1A Regent Street Beeston Nottinghamshire NG9 2EA
Proposal : **Change of use from retail (Class A1) to physiotherapy clinic (Class D1)**
Decision : **Conditional Permission**

Applicant : Mr B Puddle 17/00503/FUL
Site Address : 63 Pelham Crescent Beeston Nottingham NG9 2ER
Proposal : **Construct two storey side and single/two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr J Randhawa 17/00522/PNH
Site Address : 42 Fletcher Road Beeston Nottinghamshire NG9 2EL
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.0 metres, with a maximum height of 4.0 metres, and an eaves height of 2.6 metres**
Decision : **Prior Approval Granted**

BEESTON NORTH WARD

Applicant : Mr Ilir Shala 17/00369/FUL
Site Address : 39 Walleth Avenue Beeston Nottinghamshire NG9 2QR
Proposal : **Construct two storey side, single storey rear extensions and loft conversion to include rear flat roof dormer**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Jordan 17/00512/FUL
Site Address : 3 Middleton Crescent Beeston Nottingham NG9 2TH
Proposal : **Construct two storey front porch extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Williams 17/00513/FUL
Site Address : 42 Peveril Road Beeston Nottingham NG9 2HY
Proposal : **Proposed single storey rear extension**
Decision : **Conditional Permission**

Applicant : Dr Jack Moorhouse 17/00559/FUL
Site Address : 232 Wollaton Road Beeston Nottinghamshire NG9 2PL
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

BEESTON RYLANDS WARD

Applicant : Mr R Floyd 17/00611/PNH
Site Address : 18 Dunsmore Close Beeston Nottinghamshire NG9 1LU
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.0 metres, with a maximum height of 2.9 metres and an eaves height of 2.3 metres**
Decision : **Prior Approval Not Required**

BEESTON WEST WARD

Applicant : Mr & Mrs Wilson 17/00495/FUL
Site Address : 23 Elm Avenue Beeston Nottinghamshire NG9 1BU
Proposal : **Construct single storey rear and side extensions following demolition of outbuilding**
Decision : **Conditional Permission**

Applicant : Mr Alan Poyzer 17/00505/FUL
Site Address : Land Adjacent To 11 Clinton Street Beeston Nottingham NG9 1AZ
Proposal : **Construct detached house**
Decision : **Conditional Permission**

Applicant	:	Mr & Mrs Miles Hallam	17/00508/FUL
Site Address	:	74 Denison Street Beeston Nottinghamshire NG9 1AX	
Proposal	:	Construct two storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs J Mitson	17/00517/FUL
Site Address	:	87 Park Road Chilwell Nottingham NG9 4DE	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Freeman	17/00520/FUL
Site Address	:	21 Bramcote Road Beeston Nottinghamshire NG9 1AG	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Ellis-Fermor & Negus Solicitors	17/00557/FUL
Site Address	:	2 Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	Erect outbuilding following removal of shed	
Decision	:	Conditional Permission	
Applicant	:	Mr Bob Woollard	17/00568/FUL
Site Address	:	17 Charnwood Avenue Chilwell Nottinghamshire NG9 4DJ	
Proposal	:	Construct single/two storey side extension, single storey rear extension and conversion of existing roof space including hip to gable extension and rear dormer	
Decision	:	Conditional Permission	
Applicant	:	Mr P Maltby Maltby Homes Ltd	17/00591/DEM
Site Address	:	9 Hope Street Beeston Nottinghamshire NG9 1DJ	
Proposal	:	Demolish bungalow and outbuildings	
Decision	:	Prior Approval Not Required	
BRAMCOTE WARD			
Applicant	:	Mr & Mrs Rushton	17/00352/FUL
Site Address	:	39 Park Road Bramcote Nottingham NG9 3LA	
Proposal	:	Construct side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs John and Penny Wright	17/00383/FUL
Site Address	:	304 Derby Road Bramcote Nottinghamshire NG9 3JN	
Proposal	:	Construct single storey rear extension and canopy	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs David and Lisa Giles	17/00397/FUL
Site Address	:	2 Manor Court Peache Way Bramcote Nottinghamshire NG9 3DR	
Proposal	:	Construct dormer with juliet balcony	
Decision	:	Withdrawn	
Applicant	:	Mr Rob Azadehdel	17/00438/FUL
Site Address	:	113 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Alex Slowey	17/00441/FUL
Site Address	:	47 Marshall Drive Bramcote Nottinghamshire NG9 3LE	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Roy Serevena	17/00445/FUL
Site Address	:	135 Derby Road Bramcote Nottinghamshire NG9 3GZ	
Proposal	:	Alterations to front garden to provide additional car parking	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Chander	17/00449/FUL
Site Address	:	Crossways Walnut Drive Bramcote Nottinghamshire NG9 3HQ	
Proposal	:	Construct two storey and single storey rear extensions, including juliet balconies	
Decision	:	Conditional Permission	
Applicant	:	Mr K Raj	17/00454/FUL
Site Address	:	65 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD	
Proposal	:	Construct dwelling	
Decision	:	Conditional Permission	
Applicant	:	Mr M Turville	17/00468/FUL
Site Address	:	73 Arundel Drive Bramcote Nottinghamshire NG9 3FN	
Proposal	:	Install insulated render on rear elevation and construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Mike Powell Bramcote College	17/00482/FUL
Site Address	:	Bramcote Hills School Site Moor Lane Bramcote Nottinghamshire	
Proposal	:	Site portacabin for temporary period of 3 years	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Jamie and Kate Main	17/00489/FUL
Site Address	:	4 Ullswater Crescent Bramcote Nottingham NG9 3BE	
Proposal	:	Construct two storey side extension with Juliet balcony to rear and replacement of existing front flat roof with pitched roof	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Clark	17/00491/FUL
Site Address	:	20 The Chancery Bramcote Nottinghamshire NG9 3AJ	
Proposal	:	Construct porch	
Decision	:	Conditional Permission	
Applicant	:	Mr Soni	17/00506/FUL
Site Address	:	29 Claremont Avenue Bramcote Nottinghamshire NG9 3DG	
Proposal	:	Retain front and side boundary wall and railings and front gates	
Decision	:	Conditional Permission	
Applicant	:	Mr Steve Murray	17/00509/FUL
Site Address	:	64 Beeston Fields Drive Bramcote Nottinghamshire NG9 3TD	
Proposal	:	Construct two storey rear extensions, raise ridge height of existing side/rear wing of the dwelling to enlarge first floor space, construct single storey side extension to create additional garage and associated external alterations	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Dennis Marshall	17/00524/FUL
Site Address	:	1 Claremont Avenue Bramcote Nottingham NG9 3DG	
Proposal	:	Construct first floor rear extension including balcony	
Decision	:	Conditional Permission	
Applicant	:	Mr James Deeman	17/00550/FUL
Site Address	:	150 Ewe Lamb Lane Bramcote Nottinghamshire NG9 3JW	
Proposal	:	Construct two storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr C Humphreys	17/00572/FUL
Site Address	:	9 Ilkeston Road Bramcote Nottinghamshire NG9 3JP	
Proposal	:	Construct single storey front extension, garage conversion, front gable and first floor decorative panelling	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs Braun	17/00576/FUL
Site Address	:	35 Ilkeston Road Bramcote Nottinghamshire NG9 3JP	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr P Castle	17/00581/PNH
Site Address	:	39 Ullswater Crescent Bramcote Nottinghamshire NG9 3BE	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5 metres, with a maximum height of 3 metres, and an eaves height of 3 metres	
Decision	:	Withdrawn	
BRINSLEY WARD			
Applicant	:	Mrs H Holland	17/00507/PNH
Site Address	:	74 Broad Lane Brinsley Nottinghamshire NG16 5BD	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.40 metres, with a maximum height of 3.40 metres, and an eaves height of 2.25 metres	
Decision	:	Withdrawn	
CHILWELL WEST WARD			
Applicant	:	Mr L Whelan	17/00469/MMA
Site Address	:	237 (plots 1 And 3) Chilwell Lane Bramcote Nottinghamshire NG9 3DU	
Proposal	:	Minor material amendment to planning permission 16/00682/FUL to erect garage to the front of plot 1 and side of plot 3 to create extra living accommodation within the dwellings and alterations to design of plots 1 and 3	
Decision	:	Conditional Permission	
Applicant	:	Janet Evans	17/00467/FUL
Site Address	:	48 Marton Road Chilwell Nottinghamshire NG9 5JY	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Jackson	17/00496/OUT
Site Address	:	89 Sunnyside Road Chilwell Nottinghamshire NG9 4FQ	
Proposal	:	Outline application to construct one dwelling with all matters reserved	
Decision	:	Conditional Permission	
Applicant	:	Ms Sheena Sultan	17/00546/FUL
Site Address	:	56 Wheatgrass Road Chilwell Nottingham NG9 4JH	
Proposal	:	Construct single storey front and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mrs J Patterson	17/00599/ADV
Site Address	:	22 Northdown Drive Chilwell Nottinghamshire NG9 5NT	
Proposal	:	Display one flagpole and flag	
Decision	:	Conditional Permission	
EASTWOOD HALL WARD			
Applicant	:	Mr Richard Broughton	16/00833/FUL
Site Address	:	Land Adjacent To 31 Lower Beauvale Newthorpe Nottinghamshire NG16 3PY	
Proposal	:	Construct two semi-detached dwellings	
Decision	:	Withdrawn	
Applicant	:	Mr Kevin Jones	17/00549/FUL
Site Address	:	23 Mansfield Road Eastwood Nottinghamshire NG16 3DY	
Proposal	:	Creation of new vehicular access from a classified road (A 608).	
Decision	:	Refusal	

EASTWOOD HILLTOP WARD

Applicant : Miss Samantha White 17/00351/FUL
Site Address : 67 Chewton Street Eastwood Nottinghamshire NG16 3GY
Proposal : **Construct porch**
Decision : **Conditional Permission**

Applicant : Mr Rafal Szulc 17/00480/FUL
Site Address : 12 Plumtre Close Eastwood Nottinghamshire NG16 3LN
Proposal : **Construct single storey side and rear extension**
Decision : **Conditional Permission**

Applicant : Mrs J Walton 17/00577/FUL
Site Address : 63 Dawson Close Newthorpe Nottinghamshire NG16 2ES
Proposal : **Construct single storey front extension and extend canopy roof**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mr Anderton 17/00475/FUL
Site Address : 11 South Street Eastwood Nottinghamshire NG16 3PF
Proposal : **Construct single & two storey rear extensions, front porch, associated external alterations and retrospective permission sought for storage outbuilding**
Decision : **Conditional Permission**

Applicant : The Secretary of State, and Nottinghamshire County Council... 17/00493/ADV
Site Address : Former Eastwood Comprehensive Lower School Walker Street Eastwood Nottinghamshire
Proposal : **Display 8 non-illuminated signs and 1 illuminated sign**
Decision : **Conditional Permission**

Applicant : Mr J Jones 17/00538/FUL
Site Address : 15 Wood Street Eastwood Nottinghamshire NG16 3DD
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Derick Wilson Advanced Precision Homes 17/00590/FUL
Site Address : Land Off Newmanleys Road Eastwood Nottinghamshire
Proposal : **Construct 4 dwellings, associated gardens, parking and site access**
Decision : **Withdrawn**

GREASLEY WARD

Applicant : Mr Rohitkumar Patel 17/00443/FUL
Site Address : 493 Nottingham Road Giltbrook Nottinghamshire NG16 2GG
Proposal : **Change of use from retail (Class A1) to micropub (Class A4), associated external alterations to shop front and erect storage shed to rear**
Decision : **Conditional Permission**

Applicant : Mr David Comely 17/00504/FUL
Site Address : 59 Braemar Avenue Eastwood Nottingham NG16 3JY
Proposal : **Construct attached double garage**
Decision : **Conditional Permission**

Applicant : Mr W Bradley 17/00527/FUL
Site Address : 46 Beauvale Newthorpe Nottinghamshire NG16 2EY
Proposal : **External alterations to and conversion of detached garage and summerhouse to a single storey annexe and link extension to the main dwelling**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Co-operative Food Food Programme Delivery Orchid Group 17/00481/ADV
Site Address : Maws Lane's Co-op 111 Maws Lane Kimberley Nottinghamshire NG16 2JE
Proposal : **Display 3 non-illuminated signs**
Decision : **Withdrawn**

Applicant : Mr Ken Faulkner 17/00515/FUL
Site Address : 33 Main Street Kimberley Nottingham NG16 2NG
Proposal : **Change of use from retail (Class A1) to a delicatessen/cafe (Class A3)**
Decision : **Conditional Permission**

NUTHALL EAST & STRELLEY WARD

Applicant : Miss Patricia Yong 17/00418/FUL
Site Address : Gardeners Cottage Strelley Lodge Main Street Strelley Nottinghamshire NG8 6PE
Proposal : **Construct single storey rear extension and ramp**
Decision : **Conditional Permission**

Applicant : Miss Patricia Yong 17/00419/LBC
Site Address : Gardeners Cottage Strelley Lodge Main Street Strelley Nottinghamshire NG8 6PE
Proposal : **Listed Building Consent to construct single storey rear extension, ramp and internal alterations**
Decision : **Conditional Permission**

Applicant : Mr Nick Whiten Matrix Property Investments 17/00458/FUL
Site Address : 50A Roland Avenue Nuthall Nottinghamshire NG16 1BB
Proposal : **Construct single storey rear and first floor front extensions including external alterations. Replacement of rear raised decked area.**
Decision : **Conditional Permission**

Applicant : Mr & Mrs L Birkin 17/00470/FUL
Site Address : 74 Highfield Road Nuthall Nottinghamshire NG16 1BP
Proposal : **Construct side and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr Matt Palani 17/00536/FUL
Site Address : 65 Highfield Road Nuthall Nottinghamshire NG16 1BQ
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

STAPLEFORD NORTH WARD

Applicant : Mr Colin Shaw 17/00410/FUL
Site Address : 20 Denver Court Stapleford Nottinghamshire NG9 8LN
Proposal : **Construct single storey rear extension and ramps**
Decision : **Conditional Permission**

Applicant : Mr J Hooton 17/00526/PNH
Site Address : 15 Trowell Road Stapleford Nottinghamshire NG9 8HB
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.0 metres, with a maximum height of 4.0 metres, and an eaves height of 2.5 metres**
Decision : **Prior Approval Not Required**

STAPLEFORD SOUTH EAST WARD

Applicant : Marzena Goldyn Niche Architecture 17/00425/OUT
Site Address : 88 Nottingham Road Stapleford Nottinghamshire NG9 8AQ
Proposal : **Outline application to construct a block of 6 flats (with all matters reserved)**
Decision : **Refusal**

Applicant : Rontec Service Stations 1A Ltd 17/00446/FUL
Site Address : Toton Lane Service Station 181 Toton Lane Stapleford Nottinghamshire NG9 7JD
Proposal : **Construct single storey extension, new shop front and external alterations, formation of additional car parking and relocation of ATM**
Decision : **Conditional Permission**

Applicant : Mr C McGeown 17/00502/FUL
Site Address : 147 Nottingham Road Stapleford Nottinghamshire NG9 8AY
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr J Stacey 17/00529/FUL
Site Address : 56 Westerlands Stapleford Nottinghamshire NG9 7JG
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Jason Cockerham Stapleford Town Football Club 17/00555/FUL
Site Address : Hickings Lane Recreation Ground Hickings Lane Stapleford Nottinghamshire
Proposal : **Site storage container**
Decision : **Conditional Permission**

Applicant : Ms Jan Clark 17/00587/FUL
Site Address : Sainsbury's Local 49 Central Avenue Stapleford Nottinghamshire NG9 8PU
Proposal : **Retain ATM with alterations to surround**
Decision : **Conditional Permission**

Applicant : Ms Jan Clark 17/00588/ADV
Site Address : 49 Central Avenue Stapleford Nottinghamshire NG9 8PU
Proposal : **Retain illuminated fascia sign surrounding ATM**
Decision : **Conditional Permission**

STAPLEFORD SOUTH WEST WARD

Applicant : Mr Karl Waring 17/00384/CLUE
Site Address : 17 Lower Park Street Stapleford Nottinghamshire NG9 8EW
Proposal : **Certificate of lawful use application to retain change of use from dwelling house to mixed use of dwelling and micro-brewery**
Decision : **Approval - CLU**

Applicant : Mr Craig Halls 17/00528/FUL
Site Address : 101 Bessell Lane Stapleford Nottinghamshire NG9 7BX
Proposal : **Construct two storey side and single storey rear extension**
Decision : **Refusal**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mr & Mrs Dan Hardstaff 17/00428/FUL
Site Address : 5 Stapleford Lane Toton Nottinghamshire NG9 6FZ
Proposal : **Construct two storey side and single/two storey rear extensions, including juliet balcony**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Andrew Berry 17/00437/FUL
Site Address : 4 Darley Avenue Toton Nottinghamshire NG9 6JP
Proposal : **Construct single storey rear/side extensions**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Eastwood 17/00474/FUL
Site Address : 26 Spinney Rise Toton Nottinghamshire NG9 6JN
Proposal : **Construct two storey side extension**
Decision : **Conditional Permission**

Applicant : Mr Malcolm Connor 17/00479/FUL
Site Address : 19 Bridgnorth Way Toton Nottinghamshire NG9 6LH
Proposal : **Construct retaining wall and driveway levelling**
Decision : **Conditional Permission**

WATNALL & NUTHALL WEST WARD

Applicant : Fernwood Fuels Limited 17/00452/FUL
Site Address : Watnall Disposal Point Main Road Watnall Nottinghamshire NG16 1HA
Proposal : **Installation of a reserve electricity compound with natural gas powered generators and associated plant known as a Short Term Operating Reserve (STOR) Facility, installation of substation and metering compound, erection of gates and 4.5m high acoustic timber fences around STOR perimeter and erection of 2.4m high palisade fences around substation perimeter.**
Decision : **Conditional Permission**

Applicant : Mr D Forster 17/00563/PNH
Site Address : 51 Kimberley Road Nuthall Nottinghamshire NG16 1DA
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5 metres, with a maximum height of 3 metres, and an eaves height of 2.7 metres**
Decision : **Prior Approval Not Required**
