

## **DEVELOPMENT CONTROL COMMITTEE**

**7 DECEMBER 2005**

Present: Councillor D K Watts, Chair

Councillors	L A Ball	B Hesketh
	J W Bell	R I Jackson
	C Berry	W Kirkham
	A F M Ford	M Radulovic
	W Gregory (Substitute)	B Wombwell
	S Heptinstall (Substitute)	M G Wright

Apologies for absence were received from Councillors I L Tyler and D A Wilcockson.

45. **MINUTES**

The minutes of the meetings held on the 19 October and 2 December 2005 were confirmed and signed.

46. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

47. **NOTIFICATION OF LOBBYING**

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

48. **DEVELOPMENT CONTROL**

48.1 05/00990/FUL

Construct Detached Dwelling and Double Garage (Re-submission)  
Temple Lake, Kimberley Road, Nuthall

The Director of Planning and Community Development reported the receipt of additional correspondence from the highway authority, which had no objections to the application, and from the County Council's Conservation Officer, which raised detailed concerns about the application. The Director also reported a response from the applicant's architect to the concerns raised by the County Council's conservation officer.

In accordance with the Council's policy on public speaking, Mr R G Vickers, objecting to the application, addressed the committee prior to the general debate.

In accordance with the Council's policy on public speaking, Mr P Singh, supporting the application, addressed the committee prior to the general debate.

**RESOLVED that planning permission be refused for the following reasons:**

- 1. The proposed flat roof to the orangery makes a negative contribution to the overall scheme by removing the previously approved hipped roof which provided a more comfortable and harmonious relationship with the main bulk of the house, contrary to Policy E3 of the Broxtowe Local Plan.**
- 2. The window detailing to the orangery on the north and south elevation is inconsistent with the glazing detail on the west elevation and fails to provide a consistent detail to this part of the dwelling, contrary to Policy E3 of the Broxtowe Local Plan.**
- 3. The roof lights to the north and south elevations of the garage/spa area are inappropriate modern additions to the otherwise Georgian pastiche design and upset the architectural balance of the dwelling, contrary to Policy E3 of the Broxtowe Local Plan.**
- 4. The additional increase in the height of the roof above the garage block would result in an overbearing impact to the detriment of the amenities of the adjacent dwelling to the north, contrary to Policy H7 of the Broxtowe Local Plan.**

(In accordance with Standing Order 25(2) Councillor J Owen, ward member, attended the meeting and spoke on the above application)

**48.2 05/00830/FUL**

**Construct 22 Apartments in Two Blocks With Associated Car Parking and Landscaping  
Land Adjacent to 11 Grove Avenue, Chilwell**

The Director of Planning and Community Development reported the receipt of additional correspondence from Severn Trent Water, Nottinghamshire Wildlife Trust and Nottingham Express Transit raising no objections to the application. The Director also reported correspondence received from Broxtowe College, objecting to the application.

In accordance with the Council's policy on public speaking, Mr A Barton, supporting the application, addressed the committee prior to the general debate.

**RESOLVED** that planning permission be refused for the following reasons:

1. The proposed development would, by virtue of its scale, massing, density and design be out of character with, and detrimental to the appearance of the surrounding area, contrary to Policy H7 of the Broxtowe Local Plan.
2. The proposed development would, by virtue of its scale and positioning, have an overbearing and overshadowing effect on the property at No.15 Grove Avenue, to the detriment of the amenities of the occupants of that dwelling, and contrary to Policy H7 of the Broxtowe Local Plan.
3. The proposed layout fails to make adequate provision for parking for vehicle parking which could lead to increased on-street parking, to the detriment of highway safety and contrary to policy H7 of the Broxtowe Local Plan.
4. The proposed development fails to make satisfactory provision for refuse collection to the detriment of local amenity and contrary to policy E1 of the Broxtowe Local Plan.

(In accordance with Standing Order 25(2) Councillor M Garrett, ward member, attended the meeting and spoke on the above application)

- 48.3 05/00815/FUL  
Demolish Existing Bungalow and Garage and Construct  
Two Semi-Detached Dwellings  
183 Chewton Street Eastwood

The application was deferred to allow for further discussions with the applicant.

- 48.4 05/00838/REG4  
Retrospective Change of Use to Single Dwelling (C3)  
1 Grove Court, Central Avenue, Chilwell

**RESOLVED** that unconditional planning permission be granted.

- 48.5 05/00871/FUL  
Upgrade of Existing 15m Mast to a 22.6m Lattice Mast  
Windmill Hill, Blake Road, Stapleford

**RESOLVED** that planning permission be granted subject to the following condition:

**The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**

(In accordance with Standing Order 25(2) Councillor M G Rich, ward member, attended the meeting and spoke on the above application)

49. TREE PRESERVATION ORDER

49.1 TPO: Chilwell Central Ordnance Depot, Chilwell 1993 - Application to Fell

**RESOLVED that permission to fell the horse chestnut be refused.**

50. INFORMATION REPORTS

50.1 Planning Advisory Leaflets

**RESOLVED that the seven new titles in the Planning Advisory Leaflet series be approved.**

50.2 Planning Policy Statement 9: Biodiversity and Geological Conservation

The committee noted the report.

50.2 Sustainable Developer Guide: Award Success

The committee noted the report, congratulated the steering group partnership on their success and endorsed the continuing use of the Sustainable Developer guide as a 'good practice' document on matters of sustainability in development.

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**Chair**