

Agenda

Planning Committee

Date: **Wednesday 3 June 2026**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3844

Planning Committee

Membership

Chair Councillor Roy Allan

Vice-Chair Councillor Paul Wilkinson

Councillor Pauline Allan
Councillor Jane Allen
Councillor Stuart Bestwick
Councillor David Ellis
Councillor Andrew Ellwood
Councillor Helen Greensmith
Councillor Julie Najuk
Councillor Lynda Pearson
Councillor Catherine Pope
Councillor Grahame Pope
Councillor Sam Smith
Councillor Ruth Strong
Councillor Henry Wheeler
Councillor Russell Whiting

WEBCASTING NOTICE

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Responsibilities of the Planning Committee:

- 1) To examine and investigate any proposals for development within or outside the Borough which affect the growth prosperity and wellbeing of the Borough and to consult on any action considered necessary.
- 2) Power to fix fees and charges in relation to the remit of the Committee.
- 3) Power to appoint delegates to conferences and to approve Member training in relation to the remit of the Committee.
- 4) To respond to consultative documents received by the Council and falling with the remit of the Committee.

- 5) Power to institute enforcement and legal proceedings in connection with any offences under any powers delegated to this Committee.
- 6) Power to determine applications for planning permission.
- 7) Power to determine applications to develop land without compliance with conditions previously attached.
- 8) Power to grant planning permission for development already carried out.
- 9) Power to decline to determine applications for planning permission.
- 10) Duties relating to the making of determinations of planning applications.
- 11) Power to determine applications for planning permission made to the Council.
- 12) Power to make determinations, give approvals and agree matters relating to the exercise of development rights.
- 13) Power to enter into agreements regulating the use or development of land.
- 14) Power to issue a certificate of existing or proposed lawful use or development.
- 15) Power to serve a completion notice.
- 16) Power to grant consent for the display of advertisements.
- 17) Power to authorise entry onto land pursuant to Section 196A of the Town and Country Planning Act 1990.
- 18) Power to require the discontinuance of a use of land.
- 19) Power to serve a contravention notice, breach of condition notice or stop notice.
- 20) Power to issue an enforcement notice.
- 21) Power to apply for an injunction restraining a breach of planning control.
- 22) Power to require proper maintenance of land pursuant to Section 215(1) of the Town and Country Planning Act 1990.
- 23) Power to determine applications for listed buildings consent.
- 24) Power to serve a building preservation notice
- 25) Power to acquire a listed building in need of repair and to serve a repairs notice.
- 26) Power to apply for an injunction in relation to a listed building.
- 27) Power to execute urgent works to a listed building.
- 28) Power to create, extinguish, stop up or divert footpaths or bridle ways after consultation, where appropriate, with the relevant Parish Council.
- 29) Power to make a rail crossing diversion or extinguishment order.
- 30) To exercise the Council's powers relating to the preservation of trees contained within the Town and Country Planning Act 1990.
- 31) To exercise the Council's powers with regard to the Hedgerows Regulations 1997.
- 32) Power to make, amend, revoke or re-enact byelaws within the remit of the Committee

AGENDA

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Planning Committee Protocol.
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14. **Any other items which the Chair considers urgent.**

MINUTES PLANNING COMMITTEE

Wednesday 25 March 2026

Councillor Roy Allan (Chair)

In Attendance: Councillor Paul Wilkinson Councillor Julie Najuk
Councillor Michael Adams Councillor Lynda Pearson
Councillor Pauline Allan Councillor Catherine Pope
Councillor Stuart Bestwick Councillor Grahame Pope
Councillor David Ellis Councillor Sam Smith
Councillor Andrew Ellwood Councillor Ruth Strong
Councillor Darren Maltby Councillor Henry Wheeler

Absent: Councillor Jane Allen, Councillor Helen Greensmith
and Councillor Russell Whiting

Officers in Attendance: J Krawczyk, N Bryan, H Stylianou and C Goodall

45 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillors Allen, Greensmith and Whiting. Councillors Adams and Maltby attended as substitutes.

46 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 14 JANUARY 2026

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

47 DECLARATION OF INTERESTS

None.

48 APPLICATION NO. 2024/0095 - LAND EAST OF WESTHOUSE FARM, MOOR ROAD, BESTWOOD, NOTTINGHAMSHIRE

Construction of 93 houses, associated infrastructure, and external works.

Suzanne Wormall, a local resident, spoke against the application.

The Development Manager updated Members in respect of additional information received from Nottinghamshire County Council (NCC) since the publication of the report, which resulted in the figure for the bus stop contribution referenced in paragraphs 4.9 and 14.2 increasing from £41,400 to £43,800. He added that NCC also sought a contribution of £157,500 towards bus service contribution; however, the threshold for seeking the contribution, 100 dwellings, was not met by the current application. He added that NCC also sought an additional condition in respect of providing introductory bus passes to occupiers, but such measures would be dealt with via the Travel Plan to be approved under condition 12.

He added that the Ecologist had also identified the need for an additional condition in respect of badgers as outlined below:

Condition:

- 27 No more than three months prior to the commencement of development, including any clearance works, a badger survey of the site will be completed and a badger mitigation strategy submitted to and approved by the Local Planning Authority. Thereafter all recommendations set out in the mitigation strategy will be implemented. Should a Natural England licence be required, evidence that the required licence is in place shall also be provided to the Local Planning Authority prior to commencement of works.

Reason:

- 27 To conserve and enhance the site for biodiversity in accordance with relevant wildlife legislation, the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

He then went on to introduce the report.

Members of the committee proposed an additional condition (28), to ensure that any windows fitted to the first-floor side elevation of plot 61 should be frosted, that the openers would need to be 1.7 meters above floor level and that the final wording of the condition and associated reason be delegated to the Assistant Director – Development in consultation with the Chair, which was carried unanimously.

RESOLVED:

- 1 Planning permission be GRANTED subject to the completion of a satisfactory section 106 agreement which secures appropriate planning obligations and subject to the conditions set out in paragraph 14.2 of this report; and
- 2 Should a satisfactory section 106 agreement which secures appropriate planning obligations not be completed by 25th

September 2026 or any further extension of time agreed in writing between the applicant and the local planning authority, that it be delegated to the Assistant Director for Planning to REFUSE planning permission.

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.

2. This permission shall be undertaken in accordance with the following list of approved drawings:

001	Site Location Plan	A
101	Site Layout Plan	S
201	House Type A3L	A
202	House Type A4L	A
203	House Type C4	A
204	House Type C10	A
205	House Type DA3	A
206	House Type E21L	A
207	House Type G7L	A
208	House Type JD	A
209	House Type K8L	A
210	House Type K18	A
211	House Type K9L	A
212	House Type KA3L	A
214	House Type L4	A
216	House Type R4	A
217	House Type S21L	A
218	House Type T21L	A
219	House Type V3	A
220	House Type W12	A
222	House Type XS	A
223	House Type Y2	A
224	House Type YS	A
225	House Type YB	A
226	House Type BGA3	A
227	House Type F4	A
228	House Type B1B	-
N1812	Planning Statement Phase 2 Design and Access Statement	2024 02/2024
16/0323/RP & AA TCP 01	Arboricultural Constraints Report	03/2023

BNG Metric

Rev 6

WFBV-BSP-XX-XX-T-W-0001	Flood Risk Assessment	P02
WFGN-BSP-ZZ-XX-RP-D-0001	Transport Assessment	P03
BG213.119	PEA and BIA	Rev 6
WFBV-BSP-ZZ-XX-DR-C-SK190	Refuse Vehicle Swept Paths	P02
WFBV-BSP-ZZ-XX-DR-C-SK002	Proposed TRO Markings	P01

3. Above ground works shall not commence until samples of materials to be used for the external appearance of the dwellings, brick and tile, have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.

4. No development or demolition shall take place until an Archaeological Mitigation Strategy for the protection of archaeological remains is submitted to and approved by the Local Planning Authority. The mitigation strategy will include appropriate Written Schemes of Investigation for completion of the geophysical survey, evaluation trenching and provision for further mitigation work. These schemes shall include the following:
 - a) An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
 - b) A methodology and timetable of site investigation and recording
 - c) Provision for site analysis
 - d) Provision for publication and dissemination of analysis and records
 - e) Provision for archive deposition
 - f) Nomination of a competent person/organisation to undertake the work

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

5. The archaeological site work must be undertaken only in full accordance with the approved written schemes referred to in Condition 4. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements.

6. A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the

condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

7. Prior to the commencement of development, a scheme of landscaping showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
8. Prior to the commencement of development, an updated Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The report shall meet the British Standard 5837 and shall include a Tree Protection Plan. Any mitigation approved in the report shall be adhered to and any tree protection fencing approved shall be in situ prior to works commencing and remain in place whilst development is underway to the pertinent plot.
9. Occupation of the proposed dwellings shall not take place until their respective driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0m behind the highway boundary, and which shall be drained with provision to prevent the discharge of surface water from the driveways to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.
10. Occupation of the proposed dwellings shall not take place until details of how access will be achieved from adjacent phases of development have been submitted to and approved in writing by the Local Planning Authority.
11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - o the parking of vehicles of site operatives and visitors
 - o loading and unloading of plant and materials
 - o storage of plant and materials used in constructing the development

- o the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - o wheel washing facilities
 - o measures to control the emission of dust and dirt during construction
 - o a scheme for recycling/disposing of waste resulting from demolition and construction works
 - o School Safety Measures
12. Occupation of the proposed dwellings shall not take place until such time as the travel plan is approved. The development shall be carried out in accordance with the approved travel plan.
13. No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy WFBV-BSP-XX-XX-T-W-0001-P02_Flood_Risk_Assessment, 16th January 2024, BSP Consulting., has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:
- a) Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 169.
 - b) Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
 - c) Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.

Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.

- i) No surcharge shown in a 1 in 1 year.
- ii) No flooding shown in a 1 in 30 year.

- iii) For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
 - d) Evidence to demonstrate the viability (e.g. Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
 - e) Details of Severn Trent Water approval for connections to existing network and any adoption of site drainage infrastructure.
 - f) Evidence of approval for drainage infrastructure crossing third party land where applicable.
 - g) Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.
 - h) Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.
14. No part of the development shall be brought into use until details of all the boundary treatments proposed for the site including types, height, design and materials, have been submitted to and approved in writing by the local planning authority. This should include boundary treatments for public open space too. The approved boundary treatment for each individual plot and public open space shall be implemented prior to the occupation of each individual dwelling and use of the public open space.
15. Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP.
16. No part of the development shall be commenced until details of the existing and proposed ground and finished floor levels of the site and approved building[s] have been submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.

17. A Construction Ecological Management Plan (CEcMP), including all avoidance and mitigation recommendations set out within the Preliminary Ecological Appraisal and Biodiversity Impact Assessment report, ref. BG23.119, Rev. 6, shall be provided to and approved by the Local Planning Authority (LPA) prior to the commencement of works.

Works shall then be conducted in accordance with the CEcMP.

18. A Landscape Ecological Management Plan (LEMP), including all compensation and enhancement recommendations set out within the Preliminary Ecological Appraisal and Biodiversity Impact Assessment report, ref. BG23.119, Rev. 6, shall be provided to and approved by the LPA prior to the commencement of works. The details as approved shall be implemented.
19. Details of a post-construction wildlife sensitive lighting scheme, compliant with Bats and Artificial Lighting at Night (Bat Conservation Trust and Institute of Lighting Professionals, 2023), shall be provided to and approved by the LPA prior to the commencement of works. The details as approved shall be implemented.
20. Development may not be begun unless:
 - (a) a biodiversity gain plan has been submitted to the Local Planning Authority; and
 - (b) The Local Planning Authority has approved the plan.
21. The Biodiversity Gain Plan shall be prepared in accordance with the Preliminary Ecological Appraisal and Biodiversity Impact Assessment (rev 6), received 15th March and the Statutory Metric Calculation Tool, received by the Local Planning Authority 15th March.
22. The development shall not commence until a Habitat Management and Monitoring Plan in respect of any on-site biodiversity gain (the onsite HMMP), prepared in accordance with the approved Bio-diversity Gain Plan and including:
 - (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the Local Planning Authority.
23. Notice in writing shall be given to the Council when the on-site HMMP works have started.
24. No dwelling shall be occupied until:
- (a) the habitat creation and enhancement works set out in the approved on-site HMMP have been completed; and
 - (b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
25. The created and/or enhanced habitat specified in the approved on-site HMMP shall be managed and maintained in accordance with the approved on-site HMMP.
26. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved on-site HMMP.
27. No more than three months prior to the commencement of development, including any clearance works, a badger survey of the site will be completed and a badger mitigation strategy submitted to and approved by the Local Planning Authority. Thereafter all recommendations set out in the mitigation strategy will be implemented. Should a Natural England licence be required, evidence that the required licence is in place shall also be provided to the Local Planning Authority prior to commencement of works.
28. Any windows in the first-floor side elevation of plot 61, orientated toward to the south, shall be frosted and non-opening up to a minimum height of 1.7m above the internal floor level of the room in which it is installed. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that the character of the area is respected and to comply with policy ASC10.
4. To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework.
5. In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site in accordance with the National Planning Policy Framework.
6. In order to ensure that satisfactory arrangements are made for the reporting, archiving and dissemination of the results of the investigation in accordance with the National Planning Policy Framework.
7. To ensure that adequate landscaping is provided and to comply with policy LPD19 and guidance within the NPPF.
8. To ensure that protected trees are not detrimentally impacted and to comply with policy LPD19 and guidance within the NPPF.
9. In the interest of highway safety and to comply with policy LPD61.
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12. To promote sustainable travel and comply with guidance within the NPPF.
13. A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.
14. To ensure that the character of the area is respected and to comply with policy ASC10.
15. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National

Planning Policy Framework and policy LPD11 of the Councils Local Plan.

16. In the interests of residential amenity and to comply with LPD32.
17. To protect and maintain biodiversity in accordance with relevant wildlife legislation, the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.
18. To conserve and enhance the site for biodiversity in accordance with the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.
19. To protect and maintain biodiversity in accordance with relevant wildlife legislation, the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.
20. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.
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27. To conserve and enhance the site for biodiversity in accordance with relevant wildlife legislation, the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

28. To ensure residential amenity is respected and to comply with policy LPD32.

Notes to Applicant

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority regarding compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.

Please email hdc.south@nottsc.gov.uk to discuss the necessary highways legal agreements.

The County Council's costs for undertaking a review of the monitoring reports is solely for reviewing and commenting on these documents that must first be produced and provided annually by the site's travel plan co-ordinator appointed by the developer (the appointment of a travel plan co-ordinator by the developer is required as part of any approved travel plan).

The County Council's costs for travel plan monitoring does not include the following activities which are the responsibility of the site travel plan co-ordinator (all of which are required to be undertaken annually as part of any approved travel plan):

- (i) undertaking the travel surveys with businesses/residents
- (ii) processing/input of travel surveys with businesses/residents
- (iii) analysis of travel surveys with businesses/residents
- (iv) production of annual travel plan monitoring report

A separate quote for undertaking and processing the survey work can, however, be provided to the developer on request. Please contact Transport.Planning@nottsc.gov.uk

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website.

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice

has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

The Lead Flood Authority would be a consultee on any drainage strategy to be approved. Any deviation from the principles agreed in the approved documents, including the FRA and drainage strategy, may lead to us objecting to the discharge of conditions.

All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015) and The Electric Vehicles (Smart Charge Points) Regulations 2021.

With regards to condition 1, the biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any such other matters as the Secretary of State may by regulations specify; and
- (g) timings for implementation.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the

development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Gedling Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

With regards to condition 20, the biodiversity gain plan must include:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development;
- (f) any such other matters as the Secretary of State may by regulations specify; and
- (g) timings for implementation.

With regards to the discharge of conditions 21 (BNG Gains Plan) and 22 (BNG Habitat Management and Monitoring Plan), please be aware that a Section 106 Legal Agreement may be required in order to secure the required details and monitoring fee, as part of the discharge if condition application.

49 APPEAL SUMMARY REF: APP/N3020/W/25/3369300 - ABBEY QUARRY, LINBY, NOTTINGHAMSHIRE

Retrospective permission for installation of workshop building (Use Class B8).

RESOLVED:

To note the information.

50 APPEAL SUMMARY REF: 60009242 - WELHAM CRESCENT, ARNOLD, NOTTINGHAMSHIRE

Two storey side extension and single storey rear extension.

RESOLVED:

To note the information.

51 APPEAL SUMMARY REF: 6001523 - LAND AT KIRKBY ROAD, RAVENSHEAD, NOTTINGHAMSHIRE

Erection of a detached dwelling.

*Councillor Smith left the meeting.
Councillor Smith re-joined the meeting.*

The Assistant Director – Development presented a report, which had been circulated in advance of the meeting, informing members that the planning application appeal had been dismissed by the Planning Inspector on the grounds that the site was unsustainable.

RESOLVED:

To note the information.

52 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

53 ACTION SHEETS PLANNING DELEGATION PANEL

RESOLVED:

To note the information.

54 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT

None.

The meeting finished at 6.41 pm

Signed by Chair:
Date:

PLANNING COMMITTEE PROTOCOL

Introduction

1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be reached, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is empowered by the Borough Council, as the democratically accountable decision maker, to determine planning applications in accordance with its constitution. In making legally binding decisions therefore, it is important that the committee meeting is run in an ordered way, with Councillors, officers and members of the public understanding their role within the process.
3. If a Councillor has any doubts about the application of this Protocol to their own circumstances they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.
4. This protocol should be read in conjunction with the Council's Member's Code of Conduct, Code of Practice for Councillors in dealing with Planning Applications, briefing note on predetermination and the Council's Constitution.

Disclosable Pecuniary and Non- Pecuniary Interests

5. The guidance relating to this is covered in the Council's Member's Code of Conduct and Code of Practice for Councillors in dealing with Planning Applications.
6. If a Councillor requires advice about whether they need to declare an interest, they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

Pre-determination and Predisposition

7. Councillors will often form an initial view (a predisposition) about a planning application early on in its passage through the system whether or not they have been lobbied. Under Section 25(2) of the Localism Act 2011 a Councillor is not to be taken to have had, or to have appeared to have had, a closed mind when making a decision just because the decision-maker had previously done anything that directly or indirectly indicated what view the decision-maker took, or would or might take in relation to a matter, and, the matter was relevant to the decision.
8. This provision recognises the role of Councillors in matters of local interest and debate, but Councillors who are members of the Planning Committee taking part in a decision on a planning matter should not make up their minds how to vote prior to consideration of the matter by the Planning Committee and therefore should not

comment or make any commitment in advance as to how they intend to vote which might indicate that they have a closed mind (predetermination).

9. If a Councillor has made up their mind prior to the meeting, or have made public comments which indicate that they might have done, and is not able to reconsider their previously held view, then they will not be able to participate on the matter. The Councillor should declare that they do not intend to vote because they have (or could reasonably be perceived as having) judged the matter elsewhere. The Councillor will be then not be entitled to speak on the matter at the Planning Committee, unless they register to do so as part of the public speaking provision. For advice on pre-determination and predisposition, Councillors should refer to the Code of Practice for Councillors in dealing with Planning Applications in the Council's Constitution, and seek the advice of the Council Solicitor and Monitoring Officer.

Lobbying

10. The guidance relating to this is covered in the Code for dealing with Planning Applications.
11. If a Councillor requires advice about being lobbied, they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

Roles at Planning Committee

12. The role of Councillors at committee is not to represent the views of their constituents, but to consider planning applications in the interests of the whole Borough. When voting on applications, Councillors may therefore decide to vote against the views expressed by their constituents. Councillors may also request that their votes are recorded.
13. The role of Officers at Planning Committee is to advise the Councillors on professional matters, and to assist in the smooth running of the meeting. There will normally be a senior Planning Officer, plus a supporting Planning Officer, a senior Legal Officer and a Member Services Officer in attendance, who will provide advice on matters within their own professional expertise.
14. If they have questions about a development proposal, Councillors are encouraged to contact the case Officer in advance. The Officer will then provide advice and answer any questions about the report and the proposal, which will result in more efficient use of the Committees time and more transparent decision making.

Speaking at Planning Committee

15. Planning Committee meetings are in public and members of the public are welcome to attend and observe; however, they are not allowed to address the meeting unless they have an interest in a planning application and follow the correct procedure.
16. Speaking at Planning Committee is restricted to applicants for planning permission, residents and residents' associations who have made written comments to the Council

about the application and these have been received before the committee report is published. Professional agents representing either applicants or residents are not allowed to speak on their behalf. Anyone intending to speak at Committee must register to do so in writing, providing name and contact details, by 5pm three working days before the Committee meeting. As most Committee meetings are currently held on Wednesdays, this is usually 5pm on the Friday before. A maximum of 3 minutes per speaker is allowed, unless extended at the Chair of the Committee's discretion, so where more than one person wishes to address the meeting, all parties with a common interest should normally agree who should represent them or split the three minutes between them. No additional material or photographs will be allowed to be presented to the committee, and Councillors are not allowed to ask questions of speakers.

17. Other than as detailed above, no person is permitted to address the Planning Committee and interruptions to the proceedings will not be tolerated. Should the meeting be interrupted, the Chair of the Committee will bring the meeting to order. In exceptional circumstances the Chair of the Committee can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.
18. Where members of the public wish to leave the chamber before the end of the meeting, they should do so in an orderly and respectful manner, refraining from talking until they have passed through the chamber doors, as talking within the foyer can disrupt the meeting.

Determination of planning applications

19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the application, a vote will be taken.
20. Whilst Officers will provide advice and a recommendation on every application and matter considered, it is the responsibility of Councillors, acting in the interests of the whole Borough, to decide what weight to attach to the advice given and to the considerations of each individual application. In this way, Councillors may decide to apply different weight to certain issues and reach a decision contrary to Officer advice. In this instance, if the Officer recommendation has been moved and seconded but fails to be supported, or if the recommendation is not moved or seconded, then this does not mean that the decision contrary to Officer advice has been approved; this needs to be a separate motion to move and must be voted on. If, in moving such a motion Councillors require advice about the details of the motion, the meeting can be adjourned for a short time to allow members and Officers to draft the motion, which will include reasons for the decision which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged. Councillors may move that the vote be recorded and, in the event of a refusal of planning permission, record the names of Councillors who would be willing to appear if the refusal was the subject of an appeal.

Oct 2015

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Planning Report for 2026/0179

1:5,000 Planning Reference 2026/0179
Land At Top Wighay Farm
Wighay Road Linby

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Gedling Borough Council Building Pride. Improving Lives. Date: 22/05/2026

Report to Planning Committee

Application Number: 2026/0179

Location: Top Wighay Farm, Linby, Nottinghamshire

Proposal: Reserved matters application for the appearance, landscaping, layout and scale of 158 dwellings (in relation to Phase 3b of outline permission reference: 2020/0050)

Applicant: Mr Robbie Steel of Persimmon Homes

Agent:

Case Officer: Calum Smith

The application is referred to Planning Committee to comply with the Council's Constitution, as it relates to a major residential development

As this is a reserved matters application pursuant to the outline permission (ref. 2020/0050), the principle of development and access have already been established through the outline planning permission. The assessment is therefore limited to layout, scale, appearance and landscaping.

1. Site Description

- 1.1 The larger outline application (ref 2020/0050), which covers the whole allocated site, comprises an area of land covering some 40.347 hectares. The current reserved matters application forms phase 3B of the residential development and covers an area of approximately 5.61 hectares, and excludes the other phases of residential development, employment land, the local centre and school. It is located to the north of Hucknall, west of Linby village. The site is bound by Wighay Road to the south, homes built by Strata to the east, mentioned in paragraph 2.9 of this report, and the larger allocated site to the north and west.
- 1.2 At the time of writing, the actual application site includes no buildings on it, in that the agricultural buildings associated with Top Wighay Farm, whilst in the same ownership of the applicant, actually fall to the immediate north of the application site. Additionally, while the site has been cordoned off by metal fencing, only ground works are currently underway. Otherwise, the application site is currently marked by hedgerows and an access track to the farmstead, which is raised above the surrounding land. There is also one Local Wildlife Site within the wider application site, Top Wighay Farm Drive. Since the determination of the outline application, an access point from Annesley Road is in situ and the Nottinghamshire County Council building, referred to in section 2.5 of this report is operational.

1.3 The application site is allocated for a mixed-use development under policy 2 of the Aligned Core Strategy and Gedling Borough Council have also produced a Top Wighay Farm Development Brief Supplementary Planning Document (SPD) to guide the overall development. The site is strategically located to the edge of Hucknall and the wider Nottingham conurbation and falls next to the administrative boundary of Ashfield District Council.

2. Background

2.1 The application site is allocated within the Aligned Core Strategy under Policy 2 (The Spatial Strategy). Gedling Borough Council prepared and adopted a Development Brief Supplementary Planning Document for the Top Wighay Farm site in 2017.

2.2 In 2020, Nottinghamshire County Council submitted an outline application for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500m² of B1/B8 uses), a Local Centre comprising A1-A5, B1(a) and D1 uses (up to 2,800m²), a 1.5 form entry Primary School and associated infrastructure, open space and landscaping (EIA Development) (REF: 2020/0050). The resolution to grant planning permission was made by Gedling Borough Councils Planning Committee in March 2021 and the outline application was subsequently granted permission on 25th March 2022 following the completion of the S106 Legal Agreement.

2.3 Following this, reserved matters application ref 2023/0872 (*Reserved Matters Application (including scale, layout, appearance and landscaping) for the erection of 763 dwellings, including details of Public Open Space, Community Hub/ Multi Use Games Area and Allotments, bell mouth entrances and associated infrastructure pursuant to outline permission Ref: 2020/0050*) was submitted and considered at the Planning Committee on the 26 September 2024. This related to matters pertaining to scale, layout, appearance and landscaping, in particular Public Open Space, Community Hub/ Multi Use Games Area and Allotments, bell mouth entrances and associated infrastructure.

2.4 Permission was granted subject to conditions which require the development be carried out in accordance with details provided at the outline stage including an Illustrative Masterplan and Parameter Plan. These plans set out where certain land uses would be located on the wider site and how much be provided. Since then, application ref no 2023/0823 was submitted, which approved details reserved by condition 4 of planning permission 2020/0050, relating to a phasing plan. The current application site is identified as phase 3B within the approved phasing plan.

2.5 Since the grant of planning permission, Nottinghamshire County Council gained full planning permission for the erection of an office building on the land identified

for employment development within the outline planning permission (Application Ref:FR3/4371). This development has now been completed and the building operational.

- 2.6 In relation to the entire site (that considered at the outline stage), Nottinghamshire County Council made a request to change the existing Section 106 Agreement (the Agreement) at Top Wighay Farm which was considered at Planning Committee in June 2024. The matter related to a change to the form of open space, in essence 2x 9 a-side pitched would be formed instead of 2 x 11 a-side pitches. It should be noted that there would be no less open space provided compared to the approved outline application and associated illustrative masterplan.
- 2.7 In Part 2 of the Local Plan, adjoining the site to the north and east are areas defined as being "Safeguarded Land" for possible future development. They have no status for development at this time, but there is a requirement for connection to be made available to the safeguarded land as part of the layout.
- 2.8 On 29 August 2025, planning permission was granted to vary Schedule 2 – (Affordable Housing) Section 106 Legal Agreement, dated 25th March 2022, in respect of planning permission 2020/0050. This brought about an increase in affordable housing on site to at least 17.64% of the total, as opposed to per phase of the development.
- 2.9 Separately, prior to the submission of the outline application, Strata Homes also obtained full planning permission for the erection of 38 dwellings on land adjacent the site, to the east along Wighay Road. This development is complete and fully occupied.

3. Relevant Planning History

- 3.1 2025/0217 - Variation of (Schedule 2 - Affordable Housing) Section 106 Legal Agreement dated 25th March 2022, in respect of app ref: 2020/0050, to include additional obligations to allow the delivery of a larger percentage of Affordable Housing Units and require at least 17.64% Affordable Housing to be delivered across the development site as a whole rather than per phase. Approved, August 2025
- 3.2 2024/0063 - Variation of section 106 Legal Agreement (Schedule 5 Provision of Open Spaces - Definitions Section) for outline planning permission 2020/0050. Approved June 2024.
- 3.3 2023/0872 - Reserved Matters Application (including scale, layout, appearance and landscaping) for the erection of 763 dwellings, including details of Public Open Space, Community Hub/ Multi Use Games Area and Allotments, bell

mouth entrances and associated infrastructure pursuant to outline permission Ref: 2020/0050. Approved October 2024

- 3.4 2023/0823 - Approval of details reserved by condition 4 (Phasing Plan) of outline planning permission 2020/0050. Approved January 2024
- 3.5 2020/0050 - Outline planning application for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500m² of B1/B8 uses), a Local Centre comprising A1-A5, B1(a) and D1 uses (up to 2,800m²), a 1.5 form entry Primary School and associated infrastructure, open space and landscaping (EIA Development). Approved March 2022.

4. Proposed development

- 4.1 This application seeks reserved matters approval for the development of 158 dwellings within phase 3B of the development approved under outline planning permission 2020/0050.
- 4.2 Within this area, the matters for which approval is sought include layout, scale, landscaping and appearance. The matter of access (from the public road) was secured as part of the outline planning permission and is therefore not considered at this reserved matters stage, save for the internal highway layout.
- 4.3 Reserved matters of the nature above have previously been approved under planning permission number 2023/0872. However, this submission forms a plot substitution exercise for this residential parcel. The previously approved 'Vistry' house types have been replaced with 'Persimmon' equivalents, and the overall structure of the scheme remains unchanged. The arrangement of roads, footpaths, development blocks, and public open space is consistent with the previously approved layout, granted planning permission under the aforementioned outline and reserved matters approvals.
- 4.4 Although the outline planning permission granted consent for the remaining employment development, a primary school and local centre, these elements of the original outline consent are not being delivered by the applicant and does not form part of this reserved matters application. Separate reserved matters applications will be required by others for the development of a primary school and local centre and employment development. Although it should be noted that the primary school development is being delivered by Nottinghamshire County Council using funds deriving from the S106 Agreement for the site and transfer of requisite land. The outline permission does not expire until the 25th March 2027.

5. Consultations

Members of the Public

- 5.1 Neighbour notification letters were posted and three site notices were placed around the southern and western peripheries of the application site. The application has been advertised in the press in that it is a major application. As a result of consultation undertaken, two submissions were received from the

general public, one neither objecting nor supporting the application, and the other objecting. A summary of the responses received are drafted below;

- Clarification was sought regarding whether new dwellings were still proposed behind their residential property
- Scale, layout, and cumulative impact of development unacceptable, given lack of positive impact upon Hucknall, which is not in Gedling Borough, and negative impacts in relation to wide range of infrastructure in the former.

5.2 Linby Parish Council – have submitted representation objecting to the proposals on the basis that:

- The proposed development seeks the removal and material alteration of pedestrian and cycle connections and green amenity space shown on the outline planning permission. Reserved matters cannot materially depart from the approved plans. Proposal also contradicts its aims to ensure that all development within the parameters of the outline consent create and enhance active travel routes, potentially setting undesirable precedent.
- Poor design of proposed dwellings, by virtue of a number of blank/inactive street-facing elevations, close-boarded fences facing the public realm, a cramped layout, large areas of hardstanding, and too little soft landscaping.
- The red line application site does not correspond with the extent of Phase 3B of outline planning permission 2020/0050, giving rise to significant concerns regarding the timing, co-ordination, and delivery of key elements of the previously approved Masterplan.
- Concerns regarding surface water flooding issues, with a consideration that the proposed drainage strategy is inadequate.

5.3 Nottinghamshire County Council Highways – Following receipt of additional information in respect of swept path analysis for refuse vehicles, raise no objection to the application, subject to the imposition of conditions.

5.4 Lead Local Flood Authority – Confirm that they have reviewed the reserved matters application and, based on the submitted information, they have no objections.

5.5 GBC Parks and Street Care – no response as a result of consultation.

5.6 Housing Strategy – no response as a result of consultation.

5.7 The Environment Agency – Confirm that they do not have any new comments to make at this reserved matters stage.

5.8 Conservation Officer – no objections.

5.9 Ecology Officer – Following receipt of amended plans showing boundary treatment details and hedgehog highways, the scheme is considered to be acceptable, subject to the mitigation in the mitigation strategy being

conditioned. It was also requested that the applicant provides the local planning authority with the results of the ecological monitoring surveys for ground nesting birds, detailed in the mitigation statement, and to provide them with details of any updated mitigation requirements for birds or other protected species that might result from these surveys.

- 5.10 Trees Officer (TO) – Following receipt of updated landscaping drawings, to address initial concerns about the planting schedule being shrub led, which would benefit from more trees being incorporated, the TO raises no objection to the application Planning conditions pertaining to works being carried out in line with the relevant submitted documents were also requested.
- 5.11 Ashfield District Council – no observations to make.
- 5.12 NHS – Clarification was sought regarding whether a separate Section 106 agreement for primary healthcare services would be needed as a result of this submission.
- 5.13 Natural England – no comments to make.
- 5.14 Scientific Officer – comments made against outline planning application 2020/0050 still stand.
- 5.16 NCC Planning Policy – No further comments to offer.
- 5.17 Nottinghamshire Fire and Rescue – no response received as a result of consultation.
- 5.19 Severn Trent Water - no response received as a result of consultation.
- 5.20 Wildlife Trust - no response received as a result of consultation.
- 5.21 NCC Archaeology Officer - no response received as a result of consultation.
- 5.22 Architectural Liaison Officer - no response received as a result of consultation.
- 5.23 Historic England – no response received as a result of consultation.
- 5.24 Food, Health, and Safety Officer – no response received as a result of consultation.
- 5.25 Waste Services – no response received as a result of consultation.
- 5.26 Economic Development Officer - no response received as a result of consultation.
- 5.27 Secretary of State : Planning Casework Unit - no response received as a result of consultation.
- 5.28 Environmental Health - in order to provide residents with sufficient protection from noise ingress it is suggested that the recommendations outlined in the noise report are implemented.

6.0 Assessment of Planning Considerations

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 6.2 The development plan comprises the Aligned Core Strategy (2014), the Local Planning Document (2018) and the Linby Neighbourhood Plan (2018–2032). Material considerations include the National Planning Policy Framework 2024 (NPPF) and Planning Practice Guidance (NPPG).

6.0 Development Plan Policies

- 6.1 The following policies are relevant to the application:

6.2 National Planning Policy Framework 2024 (NPPF)

The most relevant national planning policy guidance in the determination of this application is contained within the NPPF and the additional guidance provided in the NPPG. Sections 5 (Delivering a sufficient supply of homes), 6 (building a strong and competitive economy), 9, (promoting sustainable transport) 11 (Making effective use of land), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (conserving and enhancing the natural environment) and 16 (Conserving and enhancing the historic environment) are particularly pertinent.

- 6.3 The following policies of The Adopted Greater Nottingham Core Strategy (ACS) Part 1 Local Plan 2014 are pertinent to the determination of the application:

- Policy A: Presumption in favour of sustainable development – a positive approach will be taken when considering development proposals
- Policy 1: Climate Change – all development will be expected to mitigate and adapt to climate change including with respect to flood risk
- Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.
- Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.
- Policy 11: The Historic Environment – sets out the criteria for assessing application affecting the historic environment and heritage assets and their settings
- Policy 16: Green Infrastructure, Parks and Open Space
 -
 - Policy 17: Biodiversity – sets out the approach to ecological interests
 - Policy 19: Developer Contributions – sets out the criteria for requiring planning obligations.

6.4 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. Policies relevant to the determination of this application are as follows:

- LPD3: Managing Flood Risk – identifies the thresholds whereby particular developments may be considered acceptable in a particular flood zone and mitigation that may be required in terms of a site specific flood information e.g. a flood risk assessment.
- LPD4: Surface Water Management - sets out the approach to surface water management.
- LPD5: Managing water quality – identifies that planning permission will be granted for development that does not have an adverse effect on water quality through pollution of surface water.
- LPD6: Aquifer protection – identifies that development will be granted for proposals that do not cause contamination of ground water aquifers.
- LPD10: Pollution – notes permission will not be granted for development which result in pollution and may impacts sites allocated in the ACS or LPD or detrimentally impact the historic or natural environment.
- LPD11: Air quality - states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.
- LPD18: Protecting and enhancing biodiversity - sets out that proposals should be supported by an up to date ecological assessment. Any harmful impact should be avoided through design, layout and mitigation or compensation. Where possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around the development and contribute to the establishment of green infrastructure.
- LPD19: Landscape Character and visual Impact - – states that planning permission will be granted where new development does not result in a significant adverse visual impact or a significant adverse impact on the character of the landscape.
- LPD21: Provision of New Open Space – sets out that there will be a requirement for public open space on sites of 0.4 hectares in area and above, which could be on-site or off-site.
- LPD26: Heritage assets - highlights the criteria against which applications that affect heritage assets will be assessed along with the need to consider wider public benefits and other mitigation that may be advanced.
- LPD27: Listed Buildings – identifies the need to consider impacts to listed buildings from the development proposed, as well as on their setting.
- LPD28: Conservation Areas – identifies that applications should preserve or enhance the character of a Conservation Area, and identifies a number of criteria against which to asses applications.
- LPD29: Historic landscapes, parks and gardens – identifies that such features should be retained and not be detrimentally impacted by a development, including the setting of the Heritage Asset.

- LPD30: Archaeology - sets out the measures to protect sites with archaeological potential.
- LPD32: Amenity - planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
- LPD33: Residential density - outlines the level of residential density that is likely to be acceptable in various locales within the Borough.
- LPD35: Safe, Accessible and Inclusive Development - sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.
- LPD36: Affordable Housing - sets out the thresholds whereby affordable housing will be required on a scheme.
- LPD37: Housing type, size and tenure - states that planning permission will be granted for residential development that provides for an appropriate mix of housing.
- LPD48: Local Labour Agreements - identifies the threshold for seeking Local Labour Agreements.
- LPD57: Parking Standards - sets out parking standards for developments.
- LPD61: Highway Safety - states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.
- LPD71: Employment allocations – identifies employment allocations in the Borough, along with the types of uses and amount of land that are allocated.

6.5 The relevant policies from the Linby Parish Neighbourhood Plan 2018 – 2032 are:

- Policy HSG1: Housing – identifies that for developments of 15 or more dwellings there would need to be a suitable housing mix, including a mix tenure, demand for smaller housing and elderly/disabled people,
- Policy DES1: Place – identifies a number of design principles that would need to be adhered to including a suitable layout, scale, attractive form of development; appropriate parking and a distinction between public and private space.
- Policy CBH1: Designation of Local Green Spaces – identifies areas that are protected from development, save for under very special circumstances.
- Policy CBH2: Historic Character – recognises that application would need to respect the historic character of the area through the design use of appropriate materials e.g. Bulwell stone
- Policy NE1: Habitats, Trees and Hedgerows – There should not be a net loss of habitat and where existing vegetation is removed this would need to be mitigated with appropriate new planting.
- Policy NE2: Landscape and Rural Character - Development should respect its rural and landscape character through Sustainable Urban Drainage

features incorporated within the landscape and appropriate boundary treatments.

- Policy TRA1: Traffic and Transport – new development should have sustainable transport provision through roads that have capacity and the encouragement of public transport modes, including cycling and walking
- Policy EMP2: Employment and Infrastructure – identifies that on the Top Wighay Farm Site an overall masterplan for the site should be approved prior to individual applications being approved.
- Policy COM1: Community Facilities and Assets – identifies the criteria against which new application for community facilities will be assessed along with those that are to be protected.
- Policy DC1: Developer Contributions – recognises that through CIL and Section 106 Legal Agreements contributions should be sought to improve education, health, footpath provision and public transport.

6.6 Other Guidance

Parking Provision for Residential Developments Supplementary Planning Document (May 2012) and Requirement for Parking Provision in Residential and Non-Residential Developments – Appendix D of the adopted Local Planning Document Part 2 Local Plan set out parking standards for residential uses; Affordable Housing SPD; Open Space Provision for New Housing Development SPG; Air quality and Emissions mitigation. Low Carbon Planning Guidance for Gedling Borough (May 2021) - provides guidance on sustainable design and construction. Top Wighay Farm Development Brief Supplementary Planning Document February (adopted 2017); Gedling Design Code Framework (November 2024) – Major Sites

7.0 Planning Considerations

Principle of the development

- 7.1 The wider application site (that considered as part of planning application 2020/0050) is identified as a strategic allocation under policy 2 (3bii) of the ACS. The policy recognises that up to 1,000 homes could be erected on the land whilst noting that the site is available for housing or other development where specified. Subsequent to the adoption of the ACS, Gedling Borough Council (the Council) adopted the LPD, with policy 71(E3) allocating the employment land and the Top Wighay Farm Development Brief SPD, which guides the overall development of the site, was adopted in February 2017. The Linby Neighbourhood Plan also notes that the land is allocated in the development plan. Outline permission, and reserved matters pertaining to scale, layout, appearance, and landscaping, have already been granted for the development of the site by Gedling Borough Council and the purpose of this application is to determine whether or not the amended reserved matters (being layout, scale, landscaping and appearance) are acceptable, because the principle of development is already established. Whilst the principle of development is supported, there are numerous facets of the development that need to be considered in accordance with the development plan, unless other material

considerations indicate otherwise; these are considered in turn later in this report.

Layout, scale and appearance

- 7.2 The design and layout of the wider application site is influenced by the Top Wighay Farm Development Brief Supplementary Planning Document February (adopted 2017), and importantly the Illustrative Masterplan and Parameter Plan that were approved as part of the outline planning application.
- 7.3 The Illustrative Masterplan demonstrated a framework for how the site could be developed taking account of Development Brief Supplementary Planning Document. It broadly included: -
- A residential-led development, split into distinct neighbourhoods, responding to the existing context;
 - A mix of uses, including land for a Local Centre and a Primary School (including land safeguarded for expansion), at the heart of the site, and employment land adjacent to Annesley Road;
 - Vehicular connectivity to the surrounding network via two proposed access points off Annesley Road;
 - Potential future connectivity to the Safeguarded Land, allowing for its development in the future;
 - An indicative alignment for the Primary Street connecting the two access points through the site, and potential links towards the Safeguarded Land;
 - A network of pedestrian and cycle routes through the development and potential connection points to the adjacent development;
 - Indicative access points to the development parcels;
 - A corridor safeguarded for the potential NET extension route (circa 12.5m);
 - Sustainable urban drainage and the retention of the existing watercourse;
 - The location of a variety of play spaces, including equipped play, playing pitches and a community hub; and
 - Existing planting to be retained and proposed planting.
- 7.4 The Parameter Plan also accompanied the outline application which separated out parcels of the site to be developed. The parameters identified included rules on:
- Built form parameters: that clearly demarcating areas that can be developed with built form and areas which cannot, including the distribution of other uses and the maximum height of the development. The extents of the built form responding to the site constraints. Within these areas locations of the residential parcels are indicated as part of a holistic site wide strategy for creating a new community.
 - Access and Movement parameters: that detail two points of vehicular access into the site are required and a Primary Road through the site. Additionally, it includes a corridor safeguarded from development for a potential future NET link

Landscape parameters: detail that the existing landscape features be protected retaining existing trees and hedgerows within green links around the site, as well as embedding soft landscaping throughout the development proposals. The landscape parameters also required a legible hierarchy of public open spaces and movement corridors are created including green links that expand into larger public open spaces, and frontages facing over the proposed areas of public open space.

- Drainage parameters: Indicative locations are shown for the drainage ponds, and the location of existing watercourse within the site that would be retained.

- 7.5 The submission of this reserved matters application has carefully followed the requirement of both the illustrative masterplan and the parameter plan. It is also aligned with the approved Reserved Matters application for the site, submitted by Vistry Partnerships Ltd (ref. 2023/0872), with the only departure from this being that the previously approved 'Vistry' house types have been replaced with 'Persimmon' equivalents.
- 7.6 With reference to the submitted Planning Statement, stone fronted properties are used along key vistas including Top Wighay Road, the Spine Road and overlooking the basin to the east. Compared with planning application 2023/0872, the stone faced properties will now be fully so, as opposed to a combination of render and stone.
- 7.7 A variety of house-types and sizes are proposed. The elevational treatment includes key features of detailing around the windows and doors, with the use of stone heads, cills, brick arches and porches/canopies utilised. Several dwellings at key points also feature chimneys consistent with the original scheme. Whilst certain dwellings have also been specifically designed and sited for their context, with double frontages featuring bay windows. Render is also used at key focal points within the layout.
- 7.8 In terms of scale, the dwellings are a maximum of 2.5 storeys in height, with there being a mixture of bungalows, 2 and 2.5 storey homes. This complies with the originally approved Parameter Plan; P19-0346_0005 Rev D. The density remains as previously approved for this parcel and is therefore acceptable.
- 7.9 While comments made by Linby Parish Council are noted in terms of discrepancies of plans, the layout proposed here is considered to accord with the indicative layout and masterplan that was submitted with the outline application. There are clear character areas that accord with the SPD and masterplan. The character areas have been carefully considered to align with these documents. The overall layout focuses around a clear hierarchy of roads where there is a primary road from the southern access at Wighay Road and connecting through the site to Annesley Road to the west. The secondary roads are clearly connected through footpaths and cycle ways. They also link to areas of open space, play areas and the Local Centre. Sufficient space has also been safeguarded for NET as required by the outline application.
- 7.10 A materials schedule has been provided that highlights properties that front the main road will be constructed of stone. Other materials are typically red

brick details. The mixture of materials are considered to be acceptable in that his important location when entering the site.

- 7.11 In summary, it is considered that, having regard to the above, the development would result in a scheme that would respect the character of the existing area and have an appropriate density of development. The layout would provide sufficient amenity standards for future occupiers taking account of the space between dwellings, their associated garden ground and the orientation of windows.
- 7.12 Overall, in the context that the site is allocated for residential development, that the proposal is aligned with both the illustrative masterplan and parameter plan, the application is deemed to comply with Policy 2 (3bii) of the ACS, and policies LPD19, LPD21, LPD32, LPD33, LPD35, LPD36 and LPD37 of the Local Planning Document. The development also complies with Policy NE1, NE2 and DES1 of the Linby Neighbourhood Plan 2018 – 2032.

Affordable housing

- 7.13 As part of the consideration for the outline application, it was agreed through the S106 Agreement that, for the scheme specified within this, 17.64% of dwelling should be affordable, (taking account of viability). Whilst it is also a requirement in the S106 Agreement that a separate Affordable Housing Scheme for each phase to be submitted and agreed with Gedling Borough Council, the applicant has also detailed the mix and location of the affordable units throughout the site on the layout drawing. The house types and tenure have been progressed with the Strategic Housing Officer, and would comprise of 27 affordable units comprising:

3- 2 Bed Affordable Rent House
8 - 3 Bed Affordable Rent House
2- 4 Bed Affordable Rent House
6 - 2 Bed Affordable wheelchair adapted bungalow with level access shower

4 - 2 Bed House shared ownership
4 - 3 Bed house shared ownership

- 7.14 This equates to the necessary 17.64% of the dwellings proposed in accordance with outline application and as such complies with Policy LPD36: Affordable Housing of the local Plan Part 1 and Policy HSG1: Housing Mix of Linby Neighbourhood Development Plan, June 2019.

Open Space

- 7.15 The application site is tightly drawn around the dwellings to be erected; therefore, the public open space would remain and not be affected by the application. Rather, on plot planting is identified, which is covered in more detail in the landscaping section of this report.
- 7.16 For clarification, the larger site would have a main central play area and open space located at the heart of the site, in compliance with both the approved masterplan and the Top Wighay Farm SPD, which would sit on the northern

boundary adjacent to the existing farm buildings. This would be a multi-use space including a LEAP, a multi-use games area, skate park, sports pitches, table tennis tables, drainage for the north west residential parcels, and car parking. It is overlooked by the adjacent residential parcels ensuring a safe and secure environment and will be a hub of activity for the future development. There would also be space reserved for future changing rooms, if required. There are also two other proposed local equipped areas for play (LEAP) within the site. They are located centrally in the central green corridor and in the south-eastern corner, adjacent to the proposed attenuation pond. Each play area is proposed adjacent to residential development, with the required offsets from the proposed dwellings, but still allowing providing natural surveillance.

- 7.17 Other areas of open space are also proposed throughout the development that would include the retaining of the existing planting and incorporating the new sustainable urban drainage by the entrance to the development (via Wighay Road). A green spine would be formed through the middle of the site that incorporates Top Wighay Farm Wildlife Site, this will be a connective thread through the development, providing pedestrian and cycle routes, connecting the northern Community Hub (and residential parcels beyond) to the school, local centre and other residential parcels. Furthermore, it connects the development back to Wighay Road, and the surrounding context. The corridor will allow for the retention of existing vegetation whilst providing opportunities for new soft landscaping.
- 7.18 Along the eastern edge two drainage ponds, which service the residential parcels, and a proposed play space is proposed to help soften the edge of the development adjacent to the existing open countryside and Linby beyond.
- 7.19 In conclusion, the open space secured as outlined in paragraph 7.16-7.18 of this report would remain unaffected in that they fall outside of the application site for this reserved matters application. As a result, the public open space would not be affected by the proposed development and is deemed to comply with ACS Policy 16: Green Infrastructure, Parks and Open Space, Policy LPD21: Provision, along with paragraph 103 of the Framework.

Roads and Parking

- 7.20 Although access is not a reserved matter being considered as part of this planning application, the layout of the proposed road network and parking are under consideration. Policy LPD57: Parking Standards specifies that planning permission for residential and non-residential development will be granted where development proposals meet the relevant requirements for parking provision. Policy DES1: Design of the Linby Neighbourhood Development Plan, June 2019 sets out the design principles that development proposals must comply with, including; layout and definition of streets and spaces, attractive and safe environments for pedestrians, car parking provision.
- 7.21 At outline stage, an Illustrative Masterplan demonstrated a framework which formed the basis of the detailed movement strategy incorporated into the detailed proposals for the site. The access arrangement for the site has been designed to serve the proposed community providing two access points into

the site, which was submitted to Nottinghamshire County Council in November 2019 (NCC application reference FR3/4054).

- 7.22 In terms of the wider site, a new, signalised junction provides access off Annesley Road, which will primarily serve the employment land and residential parcels in the north-west corner of the site. A separate vehicular access via the Annesley Road roundabout has been constructed, providing vehicular access to the remainder of the residential parcels, the proposed primary school and local centre. These two points will be connected by the Primary Street, which leads to a clear hierarchy of streets, creating legible routes around the site, ensuring that the development is easy to navigate, safe and secure with recognisable events along streets that create a distinct location.
- 7.23 The Primary Street consists of a 6.5m carriageway, with 3m shared footpath / cycleways on either side. A 0.5m zone is provided adjacent to the footpaths to accommodate any street lighting or furniture, without reducing the overall width of the proposed cycle/ pedestrian routes. A 1.5m landscape verge is then provided either side, allowing for consistent tree planting on both sides of the Primary Street, creating a boulevard through the heart of the development. However, for the avoidance of doubt, the wider highway network would not be affected by this development and the internal highway layout to phase 3B is the same as previously approved under reserved matters application 2023/0827 too. Plans have been submitted showing vehicle tracking for refuse vehicles and these are considered to be acceptable.
- 7.24 In terms of parking, a variety of car parking treatments will be provided and all will be on-plot. This will include frontage parking, side of plot parking and garages. Given the mixture of parking provision, frontage parking will not dominate the street scene. Along the frontages of the dwellings, parking spaces have been grouped and divided by landscaping to provide a green visual break within the street scenes.
- 7.25 Each plot will have at least 2 car parking spaces provided and larger units will have 3 or 4. This breaks down as each 2-bedroom property having 2 parking spaces; 3-bed properties will have a mixture of 2 and 3 spaces available; all 4-bed properties will have 3 spaces available and 5-bed properties will have at least 4 spaces each. The SPD requires 356 allocated spaces and 32 non-allocated. In total 381 spaces will be provided resulting in a modest shortfall of 7 spaces. Given the size of the site and opportunity for on-street parking when required, the parking allocation is, on balance, considered to be acceptable.
- 7.26 In conclusion, Nottingham County Council as Highways Authority have responded to state that they have considered the submitted layout drawings and additional information, and have no objections to the proposals, therefore, subject to conditions, the highway authority raise no objection to the application and deemed to comply with policy LPD61. Likewise, it is considered that with regard to parking provision as required by policy LPD57, along with the recently adopted 'Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document' that the proposed layout demonstrates that each proposed dwelling would have sufficient off-street parking spaces and

that there would be sufficient visitor spaces throughout the proposed development.

Landscaping

- 7.27 As a reserved matter, landscaping is a consideration of this application. Detailed landscaping plans have been submitted and show detailed planting within the site, which includes within front gardens and notably within the central swathe of the site, adjacent to the existing properties to the east, where two mature trees are in situ. Amended plans have been submitted that alter the planting schedule to include more native species, which was requested by the Tree Officer, and the updated scheme is now considered to be acceptable.
- 7.28 Landscaping on the wider site, e.g. in areas of public open space and other phases of development, would remain unaffected by the current application. and complies with the above stated Policies of the ACS, Local Plan Part 2 and the Linby Neighbourhood Plan as well as the NPPF
- 7.29 A condition will be required to ensure the implementation of the landscaping scheme and to ensure that any specimens which may die within the first 5 years are replaced. Having regard to the above it is considered that the landscaping scheme is acceptable and complies with policy LPD18 and guidance within the NPPF.

Drainage

- 7.31 Currently pending consideration, planning application 2026/0088DOC seeks to approve the Sustainable Drainage Systems (SuDS) for the wider application site. No objection has been raised by the statutory consultees e.g. the lead Flood Authority and the Environment Agency. The condition is set to be discharged once details in respect of management of private drives have been approved. Matters pertaining to drainage of the sports pitch have been approved as part of application 2025/0572DOC.

Impact on heritage assets and archaeology

- 7.32 In the outline application, Chapters 8 and 9 of the Environmental Statement address the impacts on Cultural Heritage and notes that there are no designated heritage assets that lie within or in the immediate area of the site. The nearest heritage assets are the Grade II* Registered Annesley Hall Park and Gardens, which is some 270 north-west of the site and Linby Conservation Area, which is 420m to east of the site and contains the Grade II* Listed Church of St Michael. With regard to Annesley Hall Park it is the setting of the park and gardens that are most important and to this end large parts of the heritage asset are made up of agricultural land, and it is this setting of isolation that contributes to the heritage asset. However, it is not considered that the setting of the asset would be unduly impacted by this development, should it be approved, given the distance, topography and planting between the two.
- 7.33 In respect of Linby Conservation Area, it is noted that the development would be some distance from the heritage asset and that the railway line, and its associated earthworks, runs between the two. Taking into account the existing

and proposed planting between the nearest part of the application site and the conservation area (together with listed buildings within it), any potential harmful impact is considered to be negligible.

- 7.34 Given the minor changes between the previously approved reserved matters and those under consideration, the Conservation Officer raises no objection to the application in respect of setting of adjacent heritage assets.
- 7.35 Matters relating to archaeology are covered by a pre-commencement planning condition on the outline permission. The applicant has agreed to undertake a Written Scheme of Investigation in accordance with this condition and the county archaeologist is agreeable with this approach.
- 7.36 Having regard to the above, it is not considered that the development would have any undue negative impact on above ground heritage assets, nor mitigation necessary. However, there would be a need to ensure that below ground archaeological features of interest are fully explored as per the requirement of the condition on the outline permission. Having regard to the above, the application is deemed to comply with policies ASC11, LPD26, LPD27, LPD28, LPD29, LPD30, CBH2 and guidance within the NPPF.

Other considerations, including points made by Linby Parish Council

- 7.37 The wider permeability of the site will not be affected by the application under consideration. The wider highway network and the internal highway network to phase 3B will not be affected by this reserved matters application, rather it is a plot substitution scheme. Similarly, the public open space provision will not be affected by this application.
- 7.38 Concerns about design quality raised by the Parish Council are not shared. Gable treatments, boundary fencing and landscaping are noted but not supported by the design evidence base submitted. There has been substantial supporting information submitted to demonstrate the schemes high quality design with the Design Compliance Statement and CGI images:
- Gable elevations: These have been designed as active frontages where required, with appropriate articulation and detailing. The use of corner-turning dwellings and dual-aspect units ensures natural surveillance and strong street definition.
 - Boundary treatments: Whilst some timber fencing is proposed, this is limited to appropriate secondary/private garden interfaces. Public-facing edges are defined by robust brick and stone boundary treatments, fully in accordance with the Design Code.
 - Landscaping and trees: The scheme includes a comprehensive soft landscaping strategy, and the layout does not result in excessive hardstanding. Parking areas are broken up and softened with planting.
- 7.39 The Parish Council's concerns regarding infrastructure delivery do not reflect the established planning framework governing this development. The delivery of public open space, SuDS, play provision and wider infrastructure is securely

controlled through the Section 106 Agreement, including Schedule 5, which requires:

- Approval of detailed open space schemes prior to commencement; and
- Delivery in accordance with an agreed and enforceable timetable.

These obligations apply to the wider phase and development as a whole, not solely to the red line of an individual reserved matters submission.

Furthermore, the approved phasing plan (Condition 4) ensures coordinated delivery across Phase 3b. The existence of separate landownership or delivery partners does not weaken this position, as the obligations are legally binding on the development and enforceable by the Local Planning Authority.

- 7.40 The Parish Council has raised concerns in respect of drainage and submitted a statement identifying the reasons for their concerns. However, as noted in paragraph 7.31 of this report, the details submitted for drainage of the wider site are considered to be acceptable by pertinent statutory consultees.
- 7.41 It is argued that the adjacent town of Hucknall will not benefit from the wider development inasmuch as its infrastructure will be overwhelmed, whilst not benefitting from the Section 106 Agreement. However, money spent by the occupiers is more likely to be within Hucknall. Furthermore, the legal agreement has secured monies toward schools, public transport and primary health care, which can be spent in the areas most affected by the development, including Hucknall, which is in Ashfield's jurisdiction.
- 7.42 A member of the public queried whether it was still planned to construct bungalows behind their residential property. It is confirmed that this is still the case with 6 proposed as part of this application
- 7.43 As part of the outline application concerns were raised about the potential impact on noise from vehicle movements along Annesley Road immediately to the west and to a lesser degree along Wighay Road in terms of the potential impact it may have on future residents. The applicant has submitted a noise assessment that concludes that the proposed dwelling backing onto Annesley Road and a proportion of dwellings fronting onto Wighay Road would be marginally affected by road noise of vehicles traveling in both directions. By way of mitigation, (excluding the potential impact future planting will have on noise) it is proposed that acoustic glazing would be provided on these dwellings. This can be secured by way of planning condition.
- 7.44 It should be noted that on the larger approval of reserved matters (2023/0879) a condition was added in respect of bus stop provision. However, this condition need not be replicated given the application site for phase 3B is drawn tightly around the site and no provision would be provided within this particularly phase; rather, it would be on the main spine road within the site to the north. Similarly, the SUDS features fall outside the red line so condition 6 about long maintenance of the SUDS features need not be replicated.

- 7.45 As required condition 25 of the outline permission, an ecological mitigation statement has been submitted with the application. The details therein in terms of mitigation are considered to be acceptable and a condition requiring their implementation is recommended. A note should also be added to the decision notice requesting the sharing of additional surveys, which the applicant has indicated they are intending to do.
- 7.46 The Section 106 Legal Agreement, which was signed as part of the outline permission (2020/0050), which secured contributions toward affordable housing, education, highway improvements, health, public open space including management arrangements for the open spaces/drainage feature and a local labour agreement, will not be affected by this reserved matters approval application

8.0 Conclusion

- 8.1 The principle of the development has been established following the grant of outline application 2020/0050; given the fact that the site is allocated for residential development in the Local Planning Document; access has already been approved with the internal access arrangements also now considered to be acceptable. The density of development is acceptable, and the layout considered to respect the character of the area. The design of the dwellings is acceptable with a mixture of materials and scale of properties, with public open space overlooked and residential amenity respected. Having regard to the above it is considered that The application is, therefore, deemed to comply with policies A, 1, 2, 10, 11, 17 and 19 of the Aligned Core Strategy; policies 3, 4, 7, 11, 18, 19, 21, 26, , 32, 35, 36, 39, 48, 57, 61, 64, 71 and Appendix D of Local Plan Document; policies HSG1, CBH2, NE1 TRA1 and DC1 of the Linby Neighbourhood Plan; Parking Provision for Residential Developments Supplementary Planning Document (May 2012); Affordable Housing SPD, Air quality and Emissions mitigation; and guidance contained within the NPPF.

- 9.0 Recommendation: that reserved matters approval be GRANTED for the appearance, landscaping, layout and scale of 158 dwellings (Phase 3B) pursuant to outline permission 2020/0050, subject to the conditions, as set out at section [10] of this report:**

10 Conditions

1. The development hereby permitted with shall be carried out in accordance with the application form and following list of approved drawings:

P26-0029_005 Sheet No. 1 Rev 1 Context Plan
PH/TWF/SLP/01 Site Location Plan Planning
AVE_017_C_DR_911 Fire Appliance Vehicle Tracking
PH_TWF_PL_001 Planning Layout
P26-0029_DE_004_1 Phasing Plan Overlay
AVE_017_C_DR_910 Refuse Vehicle Tracking
PH/TWF/MAT/01 Materials and Boundary Treatments Planning
Top Wighay Farm Planning House Type Pack
P26-0029_EN_0001_S2_C Detailed Soft Landscape Proposals – Top Wighay Farm (Phase 3B)

P26-0029_EN_0001_S1_C Detailed Soft Landscape Proposals – Top Wighay Farm (Phase 3B)
P26-0029_EN_0001_S4_C Detailed Soft Landscape Proposals Composite Plan – Top Wighay Farm (Phase 3B)
P26-0029_EN_0001_S3_C Detailed Soft Landscape Proposals – Top Wighay Farm (Phase 3B)
Noise Impact Assessment dated 5 February 2026 (Report Reference J006051-9336-JW-01)

2. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - I. the parking of vehicles of site operatives and visitors
 - II. loading and unloading of plant and materials
 - III. storage of plant and materials used in constructing the development
 - IV. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - V. wheel washing facilities
 - VI. measures to control the emission of dust and dirt during construction
 - VII. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - VIII. contact details of the site manager being displayed on-site for members of the public to view.
3. No dwelling served from a shared private drive with 5 or more frontages shall be occupied until details of the proposed arrangements and plan for future management and maintenance of the shared private drives including associated drainage have been submitted to and approved in writing by the Local Planning Authority. The shared private drives and drainage shall thereafter be maintained in accordance with the approved management and maintenance details, until such time that a private Management and Maintenance Company has been established.
4. Occupation of the proposed dwellings shall not take place until their respective driveways / shared access point have been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0m behind the highway boundary, and which shall be drained to prevent third party surface water being discharged to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.
5. No dwelling hereby approved shall be occupied until such time as all noise mitigation measures as detailed in Section 7 of the submitted Noise Impact Assessment dated 5 February 2026 (Report Reference J006051-9336-JW-01). The mitigation measure shall remain in place for the lifetime of the development.

6. The development hereby approved for Phase 3b shall be carried out in accordance with the Tree Survey: Arboricultural Impact Assessment, Method Statement and Tree Protection Plan by Rammsanderson dated February 2026 (Ref: RSE_11068_R2_V1_ARB). For the avoidance of doubt this shall include that:
 - All tree protection fencing shall be installed prior to any site clearance or construction works, with fencing retained for the full duration of development.
 - There shall be no unauthorised access, storage of materials, excavation, or level changes within Root Protection Areas.
 - Arboricultural site monitoring shall be undertaken in accordance with chapter 7.5 of the report.
- 7 The approved landscaping shall be completed during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority.
- 8 The ecological mitigation measures outlined in the 'Mitigation statement' (ref: RSE_11067_R2_V3_MS3 – April 2026) shall be implemented.

Reasons:

1. To define the permission
2. In the interest of highway safety and to comply with Policy LPD61.
3. To ensure the shared private drives are maintained to an appropriate standard and to comply with Policy LPD61.
4. In the interest of highway safety and to comply with Policy LPD61.
5. To ensure that the amenity of proposed occupiers is respected and to comply with Policy LPD32.
6. To ensure that all landscape features are specified and in place as part of the development of the site and to comply with policy LPD18.
7. To ensure that all landscape features are specified and in place as part of the development of the site and to comply with policy LPD18.
8. To ensure that protected species are respected and to enhance ecology and comply with LPD18.

NOTES TO APPLICANT:

A Management and Maintenance Company for the shared private drives must be secured by S.106 Agreement to protect the financial interests of both the future occupiers and County Council. Please contact hdc.south@nottscc.gov.uk for details.

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with Nottinghamshire County Council's current highway design guidance and specification for roadworks.

- a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.
- b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.

Correspondence with the Highway Authority should be addressed to:
hdc.south@notts.gov.uk

The applicant is advised that the playing pitches should comply with the relevant industry Technical Guidance, including guidance published by Sport England and National Governing Bodies for Sport.

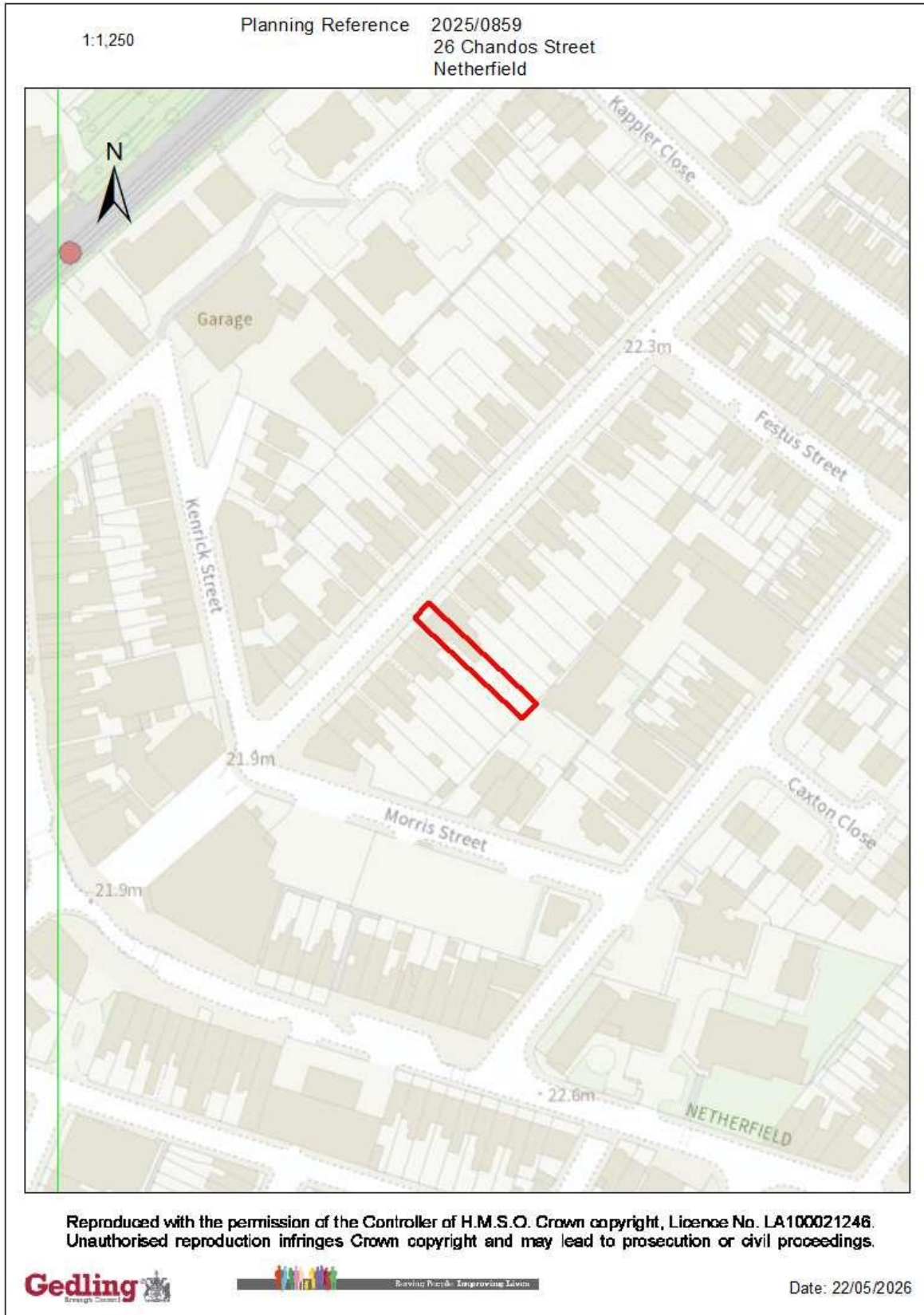
The applicant is reminded that the conditions associated with the associated outline consent (Ref: 2020/0050) and the provision of the completed S106A still remain applicable as a result of this reserved matters consent.

Sharing surveys in respect of protected species e.g. ground nesting birds, with the Local Planning Authority is requested.

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Planning Report for 2025/0859



Report to Planning Committee

Application Number: 2025/0859

Location: 26 Chandos Street, Netherfield, Nottinghamshire

Proposal: Full planning Permission for the change of use of the property from a Class C3 (dwelling) to a House in Multiple Occupation (HMO) providing 7 bedrooms for up to 7 occupiers which falls within a sui generis use.

Applicant: Tuncel

Agent: Taskin

Case Officer: Alison Jackson

This application has been referred to Planning Committee following consideration at the Planning Delegation Panel to fully assess the impact of the proposal on parking in the area, highway safety, amenity and housing mix.

1 Site Description

1.0 26 Chandos Street is a three-storey semi-detached property located in the built-up area of Netherfield. There is a rear garden area to the property. The property does not benefit from off street parking. Neighbouring properties are predominantly residential. The site is situated in close proximity to the Netherfield designated Local Centre.

2 Relevant Planning History

2.0 2025/0612 – Certificate of Lawfulness issued for the change of use of the property to a 6-bedroom house in multiple occupation, a loft conversion to the property including a roof light and the relocation of the back door to the property.

3 Proposed Development

3.1 Planning permission is sought for the change of use of the property from a Class C3 (dwelling) to a House in Multiple Occupation (HMO) providing 7 bedrooms for up to 7 occupiers which falls within a sui generis use. The rooms are all proposed to be en-suite. Some of the rooms have tea-making facilities and a sink but none have their own individual cooking facilities. A shared kitchen/dining area for the whole house is also proposed.

3.2 External works have been undertaken as specified within the certificate of lawfulness application (2025/0612), together with some minor additional works

including the insertion of a window to the ground floor rear elevation of the property and an insertion of an additional roof light in the front elevation roof slope of the dwelling. The use of the property as a six-bedroom HMO has not been implemented.

4 Consultations

- 4.1 Nottinghamshire County Council (Highway Authority) – stress that the proposal may cause inconvenience to the existing residents and their visitors who also have a current demand for parking in the area. However, having taken the road safety into account, the Highways Authority do not wish to raise any objection to the proposal on the grounds of highway safety.
- 4.2 Gedling Borough Council (GBC) Environmental Health (Noise) – no objections
- 4.4 GBC Environmental Health (Licensing) – no objections. Originally asked for minor alterations to the kitchen layout and facilities. These have been addressed.
- 4.3 Police – No objections. Provide advice regarding the Police Secured by Design guidance.
- 4.5 Environment Agency – the application should be assessed against standing advice.
- 4.6 A site notice was displayed and neighbour notification letters posted. As a result of the consultation undertaken 4 no. letters of objection have been received, the contents of these letters are summarised below:
- The description of the application is misleading as the proposal is a sui generis use
 - Loss of a family dwelling
 - Doesn't contribute to the housing mix
 - Intensification of the use
 - Increased density beyond what the street can reasonably accommodate
 - Increased activity
 - Increased noise
 - Refuse pressures
 - Adversely affecting neighbouring properties
 - No noise mitigation measures have been put forward
 - Increased demand for parking
 - Lack of parking
 - Highway safety issues
 - Impact on emergency services/service vehicles
 - No parking survey or transport assessment submitted
 - Out of character
 - Erosion of community cohesion
 - No evidence of responsible management of the site
 - Loss of affordable housing for families
 - How will parking be managed at the site
 - There are other HMOs in the area

- Lack of consultation.
- How will 7 residents be managed, what prevents rooms being used by couples
- Impact on existing drainage system
- Residents should pay council tax
- Work is already taking place on site
- Anti-social behaviour
- Who will occupy the rooms
- Devaluation of neighboring properties
- Impact on neighbouring amenity

5 Relevant Planning Policy

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

5.2 The National Planning Policy Framework 2024 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG) are both material considerations in the determination of this application. The NPPF sets out the national objectives for delivering sustainable development. Sections 2 (Achieving Sustainable Development), 4 (Decision Making), 5 (Delivering a sufficient supply of homes), 9 (Promoting sustainable transport), 12 (Achieving well-designed places) and 14 (Meeting the challenge of climate change, flooding and coastal change) are particularly relevant.

The following policies are relevant to the application:

5.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

5.4 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

LPD 3 – Managing Flood Risk states planning permission will be granted for

development in areas at risk of flooding provided that the development does not increase the risk of flooding on the site or elsewhere.

LPD 32 - Amenity states “Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures”.

LPD 37 – Housing Type, Size and Tenure states “Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area.”

LPD 57 – Parking Standards states “a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix D or otherwise agreed by the local planning authority.” Please note that this has now been superseded by the Council’s Parking Provision SPD (Feb 2022).

LPD 61 – Highway Safety states “Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.”

5.5 Other

Parking Provision for Residential and Non Residential Developments: Supplementary Planning Document (SPD) February 2022– sets out the car parking requirements for residential development.

6 Appraisal

Principle of the Proposed Use

- 6.1 The site is located within an urban area where the principle of further development is considered acceptable, subject to complying with other relevant criteria.

Impact of the Proposed Use on Residential Amenity

- 6.2 It is considered that the use of the property as a 7-bedroom HMO will result in no undue impact onto the amenity of neighbouring properties. The level of activity associated with the proposed 7-bedroom HMO is not considered to be materially greater than the existing lawful 6-bedroom HMO use.
- 6.3 It is also acknowledged that the property can be used as a 6-bed HMO without requiring planning permission which was established under the certificate of lawfulness application (2025/0612), it is therefore considered that the creation of one additional bedroom in order to create 7 bedrooms in total will result in no significant additional impact on the amenity of neighbouring properties.
- 6.4 The concerns of neighbouring residents are noted in respect to the fact that the use would not be as a ‘family home’ and the proposed use would affect what existing residents consider to be a ‘family area’ with the use adversely affecting the community in the area. However, it is not considered that there is evidence for this assertion. The use of the property as proposed, whilst accepting would

be different from a conventional 'family home', is supported through Policies ACS8 and LPD37 which states that residential development should contribute to a mix of housing tenures, types and sizes to create sustainable, inclusive and mixed communities. This proposed development would provide accessible accommodation for tenants in a very sustainable location, close to public transport links and local amenities and would provide a mixed community.

- 6.5 It is not considered that the proposal would lead to the area being overpopulated as a result of the proposed use of the premises as an HMO, particularly given that the premises can already be used lawfully as a 6-person HMO.
- 6.6 The area of Netherfield currently offers a mixture of housing types, which is welcomed in terms of planning policies, providing inclusive communities. Planning policy does not prevent the development of properties for HMOs providing all other material considerations are assessed.
- 6.7 The Council's Environmental Health team (Licencing) has been consulted on the application and has advised that they raise no objections to the proposed use in terms of space standards and facilities provided. I see no reason to depart from this professional advice and I am satisfied that the internal layout and facilities proposed would provide an acceptable standard of accommodation for future occupiers and would not give rise to unacceptable impacts on the amenity of neighbouring residents. In addition to planning permission, a licence would need to be sought from the Council's Licencing team to use the property as an HMO. This would further assess matters such as space standards and facilities being provided within the property.
- 6.8 The Council's Environmental Health team (Noise) has also raised no objections to the application. Again, I see no reason to disagree with the professional advice of the Environmental Health Officer.
- 6.9 Neighbour concerns are noted in respect to potential anti-social behaviour as a result of the occupants of the property and the potential that the area will become unsafe but again I have seen no evidence for this assertion. However, as the property would be tenanted should any anti-social behaviour issues arise, these can be reported to the owner/management company of the property or the Council's Environmental Health department and these matters could therefore be investigated and any appropriate action taken. Any matters of a more serious nature could also be investigated by Nottinghamshire Police. Nottinghamshire Police has raised no objection to the proposal. They have, however, provided advice for the developer regarding their Secured by Design guidance and this advice should be attached as an informative to the Planning decision notice, should planning permission be granted for this application.
- 6.10 Whilst the Highway Authority has raised no objection to the proposal on the grounds of highway safety (discussed in the next section of this report below), they do note that any additional demand for on street parking may result in inconvenience to neighbouring residents. The site already has a lawful development certificate in place for a 6-bedroom HMO and this proposal seeks to increase the number of bedrooms and residents at the property by 1.

It is not considered that this increase of 1 additional person at the site (who may or may not have a private car) will cause unacceptable, additional issues of inconvenience or noise or disturbance through potentially requiring an additional on-street car parking space. Parking standards are discussed in further detail under the “Highway Safety” section of this report.

- 6.11 It is therefore considered that the proposal accords with the aims of policy 8 of the Aligned Core Strategy and policy LPD32 and policy LPD37 of the Local Planning Document 2018.

Highway Safety

- 6.12 The Highway Authority has raised no objection to the proposal and state that the proposed use of the premises as an HMO would result in no undue highway safety issues. They do note that demand for on street parking may result in inconvenience to neighbouring residents (and this is discussed earlier in this report) but that this is not a highway safety issue.
- 6.13 The proposal is for a 7-bedroom HMO which does fall within a sui generis use class but is considered to be residential nature. However, the Council’s Parking Standards SPD is silent on HMOs (which is still considered to be a residential use and not a commercial use) and therefore each case would need to be considered on its own individual merits. The proposal does not provide for any off-street car parking spaces. Whilst the SPD does not set out parking standards for HMOs, it does indicate that reduced parking provision may be acceptable.
- 6.14 Paragraph 4.12 of the SPD states that;-
- “The expectation is that parking standards will be met, however if the development is served by one or more regular public transport service, this may be a material consideration justifying a reduced parking provision requirement, especially if a site is located within; or close to a central area.”*
- 6.15 Taking the above into account, it is considered that given the proximity of the site to the Netherfield designated Local Centre where there are a number of public car parks together with a number of amenities, shops and other facilities, together with the fact that the site is situated close to a public transport routes, the requirement for off road car parking at the site is not required in this instance and the requirement for parking provision has been appropriately assessed in accordance with the SPD.
- 6.16 It is noted that neighbouring residents have raised concerns in regard to the lack of off street parking stating that there will be a greater demand for on road car parking on neighbouring streets, preventing existing residents from being able to park. Again the site is close to a bus route, train route and close to public car parks which can adequately accommodate parking.
- 6.17 On street parking in this area is not restricted to individual properties, it is a case where anyone can park on the street. There is also evidence that car ownership in Netherfield is low when compared to Nottinghamshire and demand for car parking is therefore reduced. The Office for National Statistics

Census of 2021 shows that 32.9% of households in Netherfield do not have a car (compared to 18.3% for Nottinghamshire) 46.8% have 1 car (41.8% for Nottinghamshire) 16.4% have 2 cars (30% for Nottinghamshire) and 3.9% have 3 or more cars (9.9% for Nottinghamshire).

- 6.18 Moreover, the number of bedrooms / residents at the site is only increasing by 1 above what can be lawfully implemented under the lawful development certificate.
- 6.19 It is therefore considered that the proposal accords with policy LPD61 in respect to highway safety and LPD57 and the SPD in regard to the need for off street parking provision.

Flood Risk Issues

- 6.20 The site is located within Environment Agency Flood Zone 2. As the proposal relates to a change of use of an existing residential property there is no requirement under planning policy to undertake a flooding sequential test or a flooding exception test. The proposal, however, has to be assessed as to whether or not the it results in any flood risk issues to the occupants of the premises.
- 6.21 It is noted that the Environment Agency has advised that the application should be assessed against their standing advice. The applicant has submitted a Flood Risk Assessment (FRA) with the application together with a flood risk statement. These confirm that finished floor levels will not be lowered from the existing and that flood resilience measures, such as the height of electrical sockets, are in place. Having assessed these documents, it is concluded that provided the development is undertaken in accordance with the details in these documents in terms of mitigation and resilience measures, the proposal raises no flood risk issues to the development. As the proposal is for the change of use of the premises with no extension of the footprint of the building, there will be no increased flood risk to the area in general.
- 6.22 It is therefore considered that the proposal accords with the aims of the National Planning Policy Framework 2024, Policy 1 of the Aligned Core Strategy 2014 and Policy LPD3 of the Local Planning Document 2018.

Other

- 6.23 It is noted there are other planning applications which are currently being assessed by Gedling Borough Council for the conversion of properties within the Netherfield area to HMO accommodation. Each proposal and site must be considered on its own merits and precedents are therefore not set, should one site be granted planning permission.
- 6.24 It is also noted that planning permission and lawful development certificates have been issued for changes of use of other properties to HMOs in the Netherfield area. Again, these applications are assessed on their own merits. The fact that there are other HMOs in the area does not prevent the submission of applications for the change of use of other properties to operate

as HMOs and therefore this application together with any other applications for HMOs will be assessed on their own merits.

- 6.25 The Local Planning Authority are obligated to assess all applications submitted and determine the applications accordingly taking into account all material planning considerations.
- 6.26 Neighbours have raised concerns in respect to the impact of the proposal on the drainage system to the site. It is considered that the existing drainage system is unlikely to be significantly changed or affected by the increase of 1 additional occupier at the site.
- 6.27 Neighbour concerns are also noted in respect to the disposal of refuse at the property. The cleanliness of the site would be a matter for occupants of the property but should problems arise, as the premises would be tenanted the concerns could be reported to the owner/management company of the property or the Council's Environmental Health Section, and these matters would be investigated and any appropriate action taken. It is not considered that the addition of 1 additional occupier would result in a level of waste generation that could not be managed within the site in a manner consistent with similar residential uses.
- 6.28 It is appreciated that during any construction works there is likely to be some disruption to neighbouring residents, this is unlikely to result in significant prolonged disruption. However, should issues arise in regard to times and operations of construction work these matters can be investigated by the Council's Environmental Health department and any appropriate action taken.
- 6.29 The potential impact of the proposal on the value of neighbouring properties is not a material planning consideration.
- 6.30 It is confirmed that consultations in respect to the application have been undertaken in accordance with the Development Management Procedure Order.
- 6.31 The neighbour comments raised in regard to what tenants contribute to Council Tax is not a material consideration in the determination of the application.
- 6.32 The neighbour concerns regarding who will occupy the property is a matter for the owner/management company.
- 6.33 Neighbour concerns are noted regarding couples potentially occupying rooms rather than the property being occupied by 7 individuals. The owner/management company would be responsible for ensuring that there are only seven residents tenanted the property and the required Licence would also stipulate that this was the case. If, however, neighbouring residents were concerned that the property was operating outside of the proposed terms, these matters could be raised with the planning department and the licensing department for these issues to be investigated and the appropriate action taken.

- 6.34 The proposal would result in an increase of less than 25 square metres in floor space. As a result the proposal would be exempt from the requirement for a 10% Biodiversity Net Gain.

7 Local Government Reorganisation Implications

- 7.1 It is not considered that this planning application decision will be affected by Local Government Reorganisation. The applicant is a private company that is not connected to the Council. The planning permission runs with the land and recommended condition 1 would allow a developer three years to commence development. If planning permission is granted, then any pre-commencement conditions would require discharging by the Local Planning Authority under whichever Council is in place at the time.

8 Equalities Implications

- 8.1 There are no known equalities implications relating to this application

9 Carbon Reduction/Environmental Sustainability Implications

- 9.1 The proposal includes the provision of a bike store therefore reducing carbon emissions

10 Conclusion

- 10.1 In the planning balance, there may be some limited impacts from the proposal such as a modest intensification of the site and incremental parking demand. However, these are not significant and are not considered to give rise to unacceptable highway safety or amenity impacts, particularly having regard to the lawful status of the property as a 6-bed HMO. These limited impacts are also outweighed by the benefits of providing additional residential accommodation in a sustainable location. As such, the proposal is considered acceptable.
- 10.2 The proposed development is consistent with national and local planning policies. The proposal will result in no undue impact on the residential amenity of occupiers of neighbouring properties, there are no highway safety or parking issues arising and space standards within the development are considered to be acceptable to ensure adequate amenity for potential future occupiers. The development is also acceptable in respect to flood risk issues. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF 2024 (Sections 2, 5, 12 and 14), Policies A, 1, 8 and 10 of the GBCAS (2014) and Policies LPD 3, 32, 37 and 61 of the LPD.

11 Recommendation: GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

- 2 The development shall be undertaken in accordance with the details as set out within the application form, received on the 28th November 2025, the revised plans received on the 14th May 2026, drawing numbers: HD00265-PL005, HD00265-PL006 AND HD00265-PL007, the flood risk assessment dated the 16th February 2026, the flood risk statement received on the 2nd April 2026 and drawing no. HD00265-PL004 received on the 22nd May 2026.

Reasons

- 1 In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 2 For the avoidance of doubt.

Reasons for Decision

The proposed development is consistent with national and local planning policies. The proposal will result in no undue impact on the residential amenity of occupiers of neighbouring properties, there are no highway safety or parking issues arising and space standards within the development are considered to be acceptable, a Licence however would need to be sought from the Borough Council. The development is also acceptable in respect to flood risk issues. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 2, 5, 12 and 14), Policies A, 1, 8 and 10 of the GBCAS (2014) and Policies LPD 3, 32, 37 and 61 of the LPD.

Notes to Applicant

The developer is advised to ensure that the development complies with the relevant Building Regulations.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 39 of the National Planning Policy Framework.

It is noted that there is no reference to crime prevention or security measures to be implemented in the redevelopment of this property in the documentation provided. There is reference to the responsibility of the tenants for security, however, this is limited to their actions.

Many of the HMOs visited by the police have poor standards of security which render the occupants at an increased risk of becoming victims of crime. As the occupants of HMOs do not own the property it is often difficult for them to adopt any crime reduction recommendations made by the police after a crime has taken place. Statistically, the likelihood of being a repeat victim of house burglary in England & Wales increases exponentially unless crime reduction measures are adopted (Tseloni et al., 2018).

Secured by Design' (SbD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. 'Secured by Design' is proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. Secured by Design is owned by the UK Police Service and is supported by the Home Office, Building Control Departments in England (Part Q Security – Dwellings), Scotland (Building Standard 4.13) and Wales (Part Q Security – Dwellings) all reference SBD.

Secured by Design (SBD) is a place-based approach to crime reduction that brings together standards of physical security with the broader principles of Crime Prevention Through Environmental Design (CPTED) to set minimum requirements that enable properties to be awarded SBD status. The results of several studies have shown that housing design plays a key role in influencing offender decision-making, the risk of surveillance and standards of physical security being primary deterrents (Armitage & Tompson, 2022).

https://www.securedbydesign.com/images/design-guides/residential_guide_2025_270225_final.pdf

Secured by Design would advise the following measures for this development:

Access control and door entry systems

Smaller developments containing 25 or less, apartments, bedsits or bedrooms should have a visitor door entry system and access control system. The technology by which the visitor door entry system operates is a matter of developer choice, however it should provide the following attributes:

- Access to the building via the use of a security encrypted electronic key (e.g. fob, card, mobile device).
- Vandal resistant external door entry panel with a linked camera.
- Ability to release the primary entrance door set from the dwelling or bedroom (in the case of student accommodation or House in Multiple Occupation).
- Live audio and visual communication between the occupant and the visitor.
- Ability to recover from power failure instantaneously.
- Unrestricted egress from the building in the event of an emergency or power failure.
-

Control equipment to be located in a secure area within the premises covered by the CCTV system and contained in a lockable steel cabinet to LPS 1175 Security Rating 1 or STS 202 Burglary Rating 1.

Door sets

All door sets allowing direct access into to the home, dedicated private flat or apartment entrance door sets, communal door sets shall be certificated to one of the following standards:

- PAS 24:2016 (Note 23.4b), or
- PAS 24:2022 (Note 23.4b), or
- STS 201 Issue 12:2020 (Note 23.4c), or
- LPS 1175 Issue 7.2:2014 Security Rating 2+ (Note 23.4d), or
- LPS 1175 Issue 8:2018 Security Rating A3+, or
- STS 202 Issue 10:2021 Burglary Rating 2 (Note 23.4d), or
- LPS 2081 Issue 1.1:2016 Security Rating B (Notes 23.4d and 23.4e), or
- STS 222 Issue 1:2021

Windows

All easily accessible windows (including easily accessible roof lights and roof windows) shall be certificated to one of the following standards:

- PAS 24:2016 (Note 24.2b), or
- PAS 24:2022, (Note 24.2b), or
- STS 204 Issue 6:2016 (Note 24.2c), or
- LPS 1175 Issue 7.2:2014 Security Rating 1 (Note 24.2d), or
- LPS 1175 Issue 8:2018 Security Rating 1/A1, or
- STS 202 Issue 10:2021 Burglary Rating 1, or
- LPS 2081 Issue 1.1:2016 Security Rating A, or
- STS 222 Issue 1:2021

Note: Easily accessible is defined within Approved Document Q Appendix A as:

- A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony, or
- A window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

External Lighting

Where possible the lighting requirements within BS 5489-1:2020 should be applied. Developers are advised that there is further guidance available from the Chartered Institute of Building Services Engineers (CIBSE) and the Society of Light and Lighting (SLL).

Lighting is required to illuminate all elevations containing a door set, car parking and garage areas and footpaths leading to dwellings and blocks of flats. Bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

Overall Lighting uniformity (U_o) - levels of 0.4 or 40% - are recommended where possible to ensure that lighting installations do not create dark patches next to lighter patches where the human eye has difficulty in adjusting quickly enough to see that it is safe to proceed along any route. If high levels of uniformity are neither achievable nor appropriate for technical or locally applying environmental reasons, the highest levels of uniformity possible should be achieved.

External public lighting must be switched using a photo electric cell (dusk to dawn) with a manual override or via a Central Management System (CMS) for large scale developments. If LED light sources are used, then shorter burning hours can be programmed as no warmup time is required for the lamp.

Secured by Design has not specified PIR activated security lighting for several years following advice from the ILP and police concern regarding the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR lamp activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.

24-hour lighting (switched using a daylight sensor formally called photoelectric cells) to communal parts of blocks of flats will be required. It is acceptable if this is dimmed during hours of low occupation to save energy. This will normally include the communal entrance hall, lobbies, landings, corridors and stairwells and

underground garaging facilities and all entrance/exit points. Technology exists in respect of energy efficient light dimming systems and other means of ensuring that security lighting is intelligently provided in the right quantities and only at the right time.

CCTV

It is recommended that CCTV is installed as part of this development. For the purposes of this guide, the term Closed Circuit Television (CCTV) is used to describe all video surveillance systems capable of recording moving images or sound, from traditional CCTV systems with on-site or remote recording facilities to video doorbells that begin recording only when a doorbell is activated.

The purpose of a CCTV system and the results desired from it must be carefully detailed in the Operational Requirement so that an appropriate installation is identified and can be agreed upon with a prospective installer. Attendant problems that could detract from the success of a CCTV system should be identified and a solution to them sought at this early planning stage.

Although a CCTV system cannot address all aspects of security, it can form an invaluable element within a comprehensive security strategy as long as the specification and installation meet the users Operational Requirement. CCTV is not a universal solution to security problems, but it does form part of an overall security plan. It can help deter crime and criminal behaviour, assist with the identification of offenders, promote personal safety, and provide reassurance for residents and visitors. Even the smallest development will benefit from the installation of a good quality CCTV system, which does not need to be expensive.

Images of people are covered by the General Data Protection Regulation (GDPR), and so is information about people which is derived from images – for example, vehicle registration numbers. Most uses of CCTV will be covered by the Data Protection Act 2018, which is the UK's implementation of the GDPR, regardless of the number of cameras or how sophisticated the equipment is.

Specifiers are reminded that there will be a requirement for a data controller to ensure compliance with the GDPR. The data controller must ensure that all CCTV images that can be used to identify individuals are used, stored, and disclosed in line with the GDPR principles.

It is important that signs are displayed explaining that CCTV is in operation.

- Have CCTV cameras contained in vandal resistant housings with the facility for ceiling or wall mounting.
- Record images in colour HD quality.
- Not be affected by concentrated white light sources directed at the camera, such as car head lights and street lighting.
- Have a lockable steel cabinet for 'on-site' recording equipment or other hard drive units to one of the following standards:
 - LPS 1175 Security Rating 1 (A1), or
 - STS 202 Burglary Rating 1, or
 - SS314
- Identify each camera's location and record this information along with time and date stamping.
- Provide suitable methods of export and incorporate the required software to view the exported footage.
- Negatively impacted upon by lighting and landscape proposals
- Whether there is consideration for inclusion of comprehensive Operational use and Requirements Table
- Also, it is worth mentioning that the most important aspect of utilising CCTV is the quality of the system and its imagery.

CCTV cameras associated with visitor door entry systems covering communal entrances and internal lobby areas should be installed and be capable of providing images of persons that are clearly identifiable on smaller devices such as smart phones.

Ideally, CCTV systems should be monitored live 24/7 giving the ability to react to a situation as it occurs. However, this is not a requirement of Secured by Design for residential developments. Most CCTV systems are designed for recording images and for the post event investigation only, in which case nobody is required to monitor the activities live. Police recommend that images are stored for a minimum of 31 days.

Early discussions with an independent CCTV expert and potential installers can resolve a number of matters, including:

- monitoring and recording requirements.
- activation in association with the intruder alarm.
- requirements for observation, facial recognition/identification and automatic number plate recognition (ANPR) .
- areas to be monitored and field of view.

- activities to be monitored.
- the use of recorded images.
- maintenance of equipment and the management of recording.
- subsequent on-going training of operatives.
- Further advice, including the ICO CCTV Code of Practice is available at: www.ico.org.uk

Bicycle Security

Bicycle storage solutions should be constructed to the following 'Secured by Design' standards.

Bicycle parking will comprise of bicycle stands, anchor points, single and two-tier rack systems and dedicated lockers. The bicycle stands and rack systems, single or two tier, should be certified to one of the following standards:

- Sold Secure – SS104 Security Rating Bronze, or
- Element (Wednesbury) – STS 501 Security Rating TR1, or
- Element (Wednesbury) – STS 503 Security Rating TR1, or
- Warringtonfire – STS 205 Issue 6:2021 Security Rating BR1, or
- Warringtonfire – STS 225 Issue 1:2021 Security Rating BR1 (S), or
- Loss Prevention Certification Board LPS1175 Issue 8:2018 Security Rating A (A1)

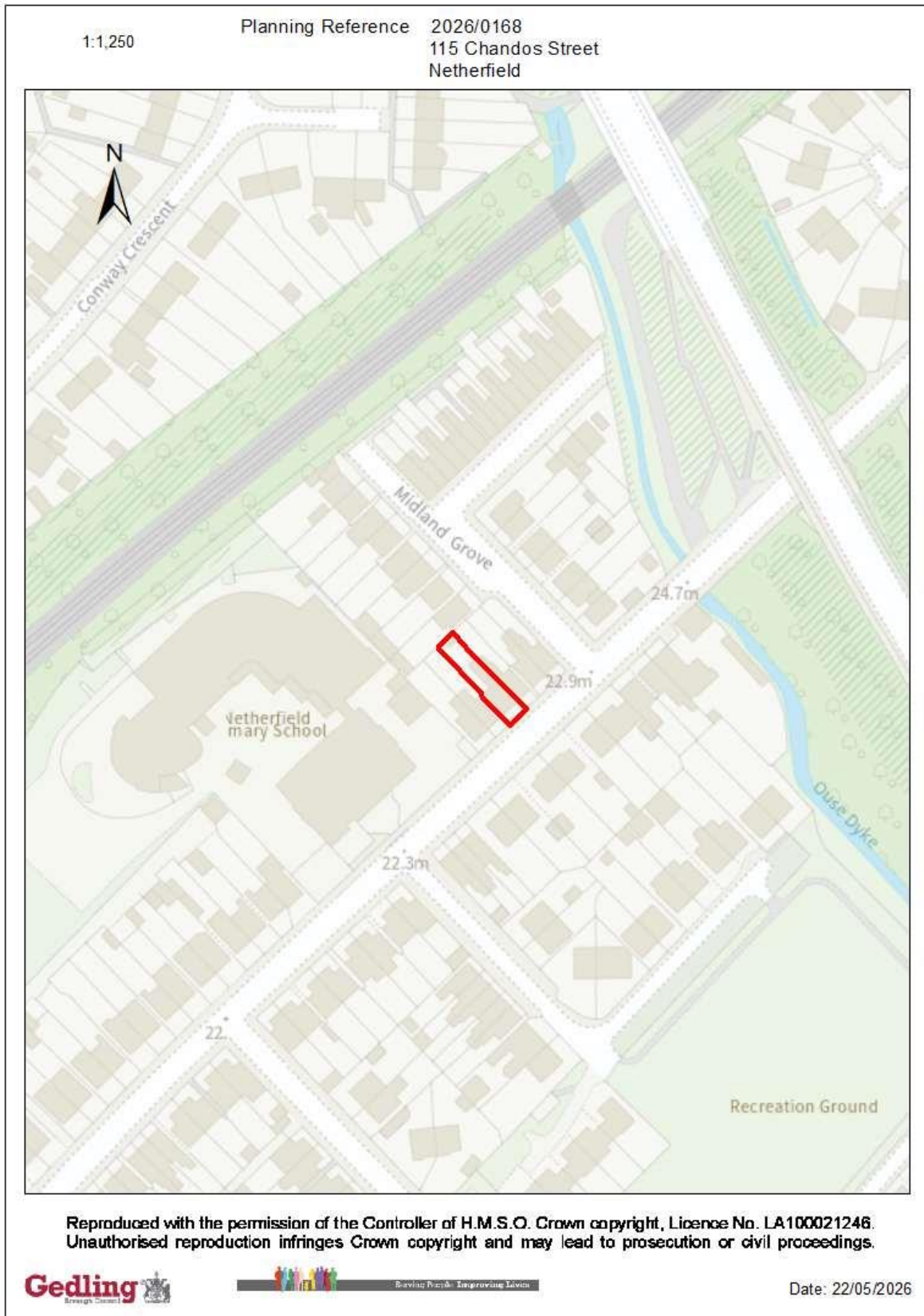
Bicycle parking facilities should be limited to the storing of no more than seventy bikes; if larger numbers need to be stored at the same location, the facilities should be separated into discreet units and be subject to extra mitigating security measures as agreed with the Nottinghamshire Designing Out Crime Officer.

It is possible that a further house of multiple occupancy while resulting in the re-use of a vacant building would not necessarily achieve a mixed and balanced community if such properties continue to be converted in the same localised area, and the residents of them remain transient and lack ownership or desire to become embedded in that community.

It is requested that the Secured by Design standard is achieved and formally accredited.



Planning Report for 2026/0168



Report to Planning Committee

Application Number: 2026/0168

Location: 115 Chandos Street, Netherfield, Nottinghamshire

Proposal: Full planning Permission is sought for the change of use of the property from a 6 bedroom HMO (C4 use) to 7 bedroom HMO (Sui Generis) for up to 7 occupiers

Applicant: Mr Seb Wright

Agent: Wilson Architects Ltd

Case Officer: Alison Jackson

This application has been referred to Planning Committee following consideration at the Planning Delegation Panel to fully assess the impact of the proposal on parking in the area, highway safety, amenity and housing mix.

1 Site Description

1.0 115 Chandos Street is a three-storey semi-detached property located in the built-up area of Netherfield. There is a rear garden area to the property. The property does not benefit from off street parking. The site is situated in close proximity to the Netherfield designated Local Centre. Neighbouring properties are predominantly residential. There is a primary school close by. The site is located within Flood Zone 1 and is therefore at a low risk of flooding.

2 Relevant Planning History

2.1 The property has previously been extended with a rear single storey extension and a loft conversion. These works constituted permitted development.

2.2 The property currently operates as a six bedroom House in Multiple Occupation (HMO) which did not require planning permission.

3 Proposed Development

3.1 Planning permission is sought for a change of use from a 6-bedroom HMO (C4 use) to a 7-bedroom HMO for up to 7 occupiers which falls within a sui generis use. The rooms are all proposed to be en-suite. Some of the rooms have tea-making facilities and a sink but none have their own individual cooking facilities. A shared kitchen/dining area for the whole house is also proposed.

4 Consultations

- 4.1 Nottinghamshire County Council (Highway Authority) – stress that the proposal may cause inconvenience to the existing residents and their visitors who also have a current demand for parking in the area. However, having taken the road safety into account, the Highways Authority do not wish to raise any objection to the proposal.
- 4.2 Gedling Borough Council (GBC) Environmental Health (Noise) – no objections.
- 4.3 GBC Environmental Health (Licensing) – no objections. The bedrooms meet the required space standards, all rooms have be-suite bathrooms and the kitchen / living areas meet the kitchen amenity standards.
- 4.4 Police – no objections. Provide advice regarding the Police Secured by Design guidance.
- 4.5 A site notice was displayed and neighbour notification letters posted. As a result of the consultation undertaken 4 no. letters of objection have been received, the contents of these letters are summarised below:

- Impact on parking
- Lack of parking
- Increased pressure on waste disposal
- Lack of space for bins
- Highways safety
- Pedestrian safety
- Potential unkempt garden attracting vermin
- Concerns that the rooms will be occupied by couples
- Loss of affordable and family housing
- Not in keeping with the area
- The property has been extended which is an eyesore
- Increased comings and goings to and from the property
- Intensification of the use
- Overconcentration of HMOs in the area
- Increased noise and disturbance
- Erosion of the character of the area
- Reduced community cohesion
- Higher population churn
- No parking or transport assessment has been submitted with the application
- Overdevelopment of the site
- Drainage issues

5 Relevant Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.
- 5.2 The National Planning Policy Framework 2024 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG) are

both material considerations in the determination of this application. The NPPF sets out the national objectives for delivering sustainable development. Sections 2 (Achieving Sustainable Development), 4 (Decision Making), 5 (Delivering a sufficient supply of homes), 9 (Promoting sustainable transport) and 12 (Achieving well-designed places) are particularly relevant.

The following policies are relevant to the application:

5.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

5.4 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

LPD 32 - Amenity states “Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures”.

LPD 37 – Housing Type, Size and Tenure states “Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area.”

LPD 57 – Parking Standards states “a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix D or otherwise agreed by the local planning authority.” Please note that this has now been superseded by the Council’s Parking Provision SPD (Feb 2022).

LPD 61 – Highway Safety states “Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.”

5.5 Other

Parking Provision for Residential and Non Residential Developments: Supplementary Planning Document (SPD) February 2022– sets out the car parking requirements for residential development.

6 Appraisal

Principle of the Proposed Use

- 6.1 The site is located within an urban area where the principle of further development is considered acceptable, subject to complying with other relevant criteria.

Impact of the proposed Use on Residential Amenity

- 6.2 It is considered that the use of the property as a 7-bedroom HMO will result in no undue impact onto the amenity of neighbouring properties. The level of activity associated with the proposed 7-bedroom HMO is not considered to be materially greater than the existing lawful 6-bedroom HMO use.
- 6.3 It is also acknowledged that the property can be used as a 6-bed HMO without requiring planning permission which is the case here as the property already operates as a six bedroom HMO. It is therefore considered that the creation of one additional bedroom in order to create 7 bedrooms in total will result in no significant additional impact on the amenity of neighbouring properties.
- 6.4 The concerns of neighbouring residents are noted in respect to the fact that the use would not be as a 'family home' and the proposed use would affect what existing residents consider to be a 'family area' with the use adversely affecting the community in the area. However, it is not considered that there is justification for this assertion. The use of the property as proposed, whilst accepting would be different from a conventional 'family home', is supported through Policies ACS8 and LPD37 which states that residential development should contribute to a mix of housing tenures, types and sizes to create sustainable, inclusive and mixed communities. This proposed development would provide accessible accommodation for tenants in a very sustainable location, close to public transport links and local amenities and would provide a mixed community.
- 6.5 It is not considered that the proposal would lead to the area being overpopulated as a result of the proposed use of the premises as an HMO, particularly given that the premises can already be used lawfully as a 6-person HMO.
- 6.6 The area of Netherfield currently offers a mixture of housing types, which is welcomed in terms of planning policies, providing inclusive communities. Planning policy does not prevent the development of properties for HMOs providing all other material considerations are assessed.
- 6.7 The Council's Environmental Health team (Licencing) has been consulted on the application and has advised that they raise no objections to the proposed use in terms of space standards and facilities provided. I see no reason to depart from this professional advice and I am satisfied that the internal layout and facilities proposed would provide an acceptable standard of accommodation for future occupiers and would not give rise to unacceptable impacts on the amenity of neighbouring residents. In addition to planning permission, a licence would need to be sought from the Council's Licencing

team to use the property as an HMO. This would further assess matters such as space standards and facilities being provided within the property.

- 6.8 The Council's Environmental Health team (Noise) has also raised no objections to the application. Again, I see no reason to disagree with the professional advice of the Environmental Health Officer.
- 6.9 Whilst the Highway Authority has raised no objection to the proposal on the grounds of highway safety (discussed in the next section of this report below), they do note that any additional demand for on street parking may result in inconvenience to neighbouring residents. The site already has a lawful development certificate in place for a 6-bedroom HMO and this proposal seeks to increase the number of bedrooms and residents at the property by 1. It is not considered that this increase of 1 additional person at the site (who may or may not have a private car) will cause unacceptable, additional issues of inconvenience or noise or disturbance through potentially requiring an additional on-street car parking space. Parking standards are discussed in further detail under the "Highway Safety" section of this report.
- 6.10 It is therefore considered that the proposal accords with the aims of policy 8 of the Aligned Core Strategy and policy LPD32 and policy LPD37 of the Local Planning Document 2018.

Highway Safety

- 6.11 The Highway Authority has raised no objection to the proposal and state that the proposed use of the premises as an HMO would result in no undue highway safety issues. They do note that demand for on street parking may result in inconvenience to neighbouring residents (and this is discussed earlier in this report) but that this is not a highway safety issue.
- 6.12 The proposal is for a 7-bedroom HMO which does fall within a sui generis use class but is considered to be residential nature. However, the Council's Parking Standards SPD is silent on HMOs (which is still considered to be a residential use and not a commercial use) and therefore each case would need to be considered on its own individual merits. The proposal does not provide for any off-street car parking spaces. Whilst the SPD does not set out parking standards for HMOs, it does indicate that reduced parking provision may be acceptable.
- 6.13 Paragraph 4.12 of the SPD states that:-
- "The expectation is that parking standards will be met, however if the development is served by one or more regular public transport service, this may be a material consideration justifying a reduced parking provision requirement, especially if a site is located within; or close to a central area."*
- 6.14 Taking the above into account, it is considered that given the proximity of the site to the Netherfield designated Local Centre where there are a number of public car parks together with a number of amenities, shops and other facilities, together with the fact that the site is situated close to a public transport routes, the requirement for off road car parking at the site is not

required in this instance and the requirement for parking provision has been appropriately assessed in accordance with the SPD.

- 6.15 It is noted that neighbouring residents have raised concerns in regard to the lack of off street parking stating that there will be a greater demand for on road car parking on neighbouring streets preventing existing residents from being able to park, again the site is close to a bus route, train route and close to public car parks which can adequately accommodate parking.
- 6.16 On street parking in this area is not restricted to individual properties, it is a case where anyone can park on the street. There is also evidence that car ownership in Netherfield is low when compared to Nottinghamshire and demand for car parking is therefore reduced. The Office for National Statistics Census of 2021 shows that 32.9% of households in Netherfield do not have a car (compared to 18.3% for Nottinghamshire) 46.8% have 1 car (41.8% for Nottinghamshire) 16.4% have 2 cars (30% for Nottinghamshire) and 3.9% have 3 or more cars (9.9% for Nottinghamshire).
- 6.17 Moreover, the number of bedrooms / residents at the site is only increasing by 1 above how the site currently operates as a six bedroom HMO.
- 6.18 It is therefore considered that the proposal accords with policy LPD61 in respect to highway safety and LPD57 and the SPD in regard to the need for off street parking provision.

Other

- 6.19 It is noted there are other planning applications which are currently being assessed by Gedling Borough Council for the conversion of properties within the Netherfield area to HMO accommodation. Each proposal and site must be considered on its own merits and precedents are therefore not set, should one site be granted planning permission.
- 6.20 It is also noted that planning permission and lawful development certificates have been issued for changes of use of other properties to HMOs in the Netherfield area. Again these applications are assessed on their own merits. The fact that there are other HMOs in the area does not prevent the submission of applications for the change of use of other properties to operate as HMOs and therefore this application together with any other applications for HMOs will be assessed on their own merits.
- 6.21 The Local Planning Authority are obligated to assess applications submitted and determine the applications accordingly taking into account all material planning considerations.
- 6.22 Neighbours have raised concerns in respect to the impact of the proposal on the drainage system to the site. It is considered that the existing drainage system is unlikely to be significantly changed or affected by the increase of 1 additional occupier at the site.
- 6.23 Neighbour concerns are also noted in respect to the disposal of refuse at the property. The cleanliness of the site would be a matter for occupants of the

property but should problems arise, as the premises would be tenanted the concerns could be reported to the owner/management company of the property or the Council's Environmental Health Section, and these matters would be investigated and any appropriate action taken. It is not considered that the addition of 1 additional occupier would result in a level of waste generation that could not be managed within the site in a manner consistent with similar residential uses.

- 6.24 Neighbour concerns are noted regarding couples potentially occupying rooms rather than the property being occupied by 7 individuals. The owner/management company would be responsible for ensuring that there are only seven residents tenanted the property and the required Licence would also stipulate that this was the case. If, however, neighbouring residents were concerned that the property was operating outside of the proposed terms, these matters could be raised with the planning department and the licensing department for these issues to be investigated and the appropriate action taken.
- 6.25 Nottinghamshire Police has raised no objection to the proposal. They have, however, provided advice for the developer regarding their Secured by Design guidance and this advice should be attached as an informative to the Planning decision notice, should planning permission be granted for this application.
- 6.26 The proposal would result in an increase of less than 25 square metres in floor space. As a result the proposal would be exempt from the requirement for a 10% Biodiversity Net Gain.

7 Local Government Reorganisation Implications

- 7.1 It is not considered that this planning application decision will be affected by Local Government Reorganisation. The applicant is a private company that is not connected to the Council. The planning permission runs with the land and recommended condition 1 would allow a developer three years to commence development. If planning permission is granted, then any pre-commencement conditions would require discharging by the Local Planning Authority under whichever Council is in place at the time.

8 Equalities Implications

- 8.1 There are no known equalities implications relating to this application

9 Carbon Reduction/Environmental Sustainability Implications

- 9.1 The proposal includes the provision of a bike store therefore reducing carbon emissions.

10 Conclusion

- 10.1 In the planning balance, there may be some limited impacts from the proposal such as a modest intensification of the site and incremental parking demand. However, these are not significant and are not considered to give rise to unacceptable highway safety or amenity impacts, particularly having regard to

the lawful status of the property as a 6-bed HMO. These limited impacts are also outweighed by the benefits of providing additional residential accommodation in a sustainable location. As such, the proposal is considered acceptable.

- 10.2 The proposed development is consistent with national and local planning policies. The proposal will result in no undue impact on the residential amenity of occupiers of neighbouring properties, there are no highway safety or parking issues arising and space standards within the development are considered to be acceptable to ensure adequate amenity for potential future occupiers. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF 2024 (Sections 2, 5 and 12, Policies A, 1, 8 and 10 of the GBCAS (2014) and Policies LPD 32, 37 and 61 of the LPD.

11 Recommendation: GRANT PLANNING PERMISSION: subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development shall be undertaken in accordance with the details as set out within the application form received on the 12th March 2026, the Planning Statement received on the 12th March 2026 and the plans received on the 12th March 2026, drawing numbers: 24,108-P-101, 24,108-P-220, 24,108-P-210 and 24,108-P-001.

Reasons

- 1 In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 2 For the avoidance of doubt.

Reasons for Decision

The proposed development is consistent with national and local planning policies. The proposal will result in no undue impact on the residential amenity of occupiers of neighbouring properties, there are no highway safety or parking issues arising and space standards within the development are considered to be acceptable, a Licence however would need to be sought from the Borough Council. The development is also acceptable in respect to flood risk issues. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 2, 5, 12 and 14), Policies A, 1, 8 and 10 of the GBCAS (2014) and Policies LPD 3, 32, 37 and 61 of the LPD.

Notes to Applicant

The developer is advised to ensure compliance with the relevant Building Regulations.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 39 of the National Planning Policy Framework.

It is noted that there is no reference to crime prevention or security measures to be implemented in the redevelopment of this property in the documentation provided. There is reference to the responsibility of the tenants for security, however, this is limited to their actions.

Many of the HMOs visited by the police have poor standards of security which render the occupants at an increased risk of becoming victims of crime. As the occupants of HMOs do not own the property it is often difficult for them to adopt any crime reduction recommendations made by the police after a crime has taken place. Statistically, the likelihood of being a repeat victim of house burglary in England & Wales increases exponentially unless crime reduction measures are adopted (Tseloni et al., 2018).

'Secured by Design' (SbD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. 'Secured by Design' is proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. Secured by Design is owned by the UK Police Service and is supported by the Home Office, Building Control Departments in England (Part Q Security – Dwellings), Scotland (Building Standard 4.13) and Wales (Part Q Security – Dwellings) all reference SBD.

Secured by Design (SBD) is a place-based approach to crime reduction that brings together standards of physical security with the broader principles of Crime Prevention Through Environmental Design (CPTED) to set minimum requirements that enable properties to be awarded SBD status. The results of several studies have shown that housing design plays a key role in influencing offender decision-making, the risk of surveillance and standards of physical security being primary deterrents (Armitage & Tompson, 2022).

https://www.securedbydesign.com/images/design-guides/residential_guide_2025_270225_final.pdf

Secured by Design would advise the following measures for this development:

Access control and door entry systems

Smaller developments containing 25 or less, apartments, bedsits or bedrooms should have a visitor door entry system and access control system. The technology

by which the visitor door entry system operates is a matter of developer choice, however it should provide the following attributes:

- Access to the building via the use of a security encrypted electronic key (e.g. fob, card, mobile device).
- Vandal resistant external door entry panel with a linked camera.
- Ability to release the primary entrance door set from the dwelling or bedroom (in the case of student accommodation or House in Multiple Occupation).
- Live audio and visual communication between the occupant and the visitor.
- Ability to recover from power failure instantaneously.
- Unrestricted egress from the building in the event of an emergency or power failure.
- Control equipment to be located in a secure area within the premises covered by the CCTV system and contained in a lockable steel cabinet to LPS 1175 Security Rating 1 or STS 202 Burglary Rating 1.

Door sets

All door sets allowing direct access into to the home, dedicated private flat or apartment entrance door sets, communal door sets shall be certificated to one of the following standards:

- PAS 24:2016 (Note 23.4b), or
- PAS 24:2022 (Note 23.4b), or
- STS 201 Issue 12:2020 (Note 23.4c), or
- LPS 1175 Issue 7.2:2014 Security Rating 2+ (Note 23.4d), or
- LPS 1175 Issue 8:2018 Security Rating A3+, or
- STS 202 Issue 10:2021 Burglary Rating 2 (Note 23.4d), or
- LPS 2081 Issue 1.1:2016 Security Rating B (Notes 23.4d and 23.4e), or
- STS 222 Issue 1:2021

Windows

All easily accessible windows (including easily accessible roof lights and roof windows) shall be certificated to one of the following standards:

- PAS 24:2016 (Note 24.2b), or
- PAS 24:2022, (Note 24.2b), or
- STS 204 Issue 6:2016 (Note 24.2c), or
- LPS 1175 Issue 7.2:2014 Security Rating 1 (Note 24.2d), or
- LPS 1175 Issue 8:2018 Security Rating 1/A1, or
- STS 202 Issue 10:2021 Burglary Rating 1, or
- LPS 2081 Issue 1.1:2016 Security Rating A, or
- STS 222 Issue 1:2021

Note: Easily accessible is defined within Approved Document Q Appendix A as:

- A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony, or
- A window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

External Lighting

Where possible the lighting requirements within BS 5489-1:2020 should be applied. Developers are advised that there is further guidance available from the Chartered Institute of Building Services Engineers (CIBSE) and the Society of Light and Lighting (SLL).

Lighting is required to illuminate all elevations containing a door set, car parking and garage areas and footpaths leading to dwellings and blocks of flats. Bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

Overall Lighting uniformity (U_o) - levels of 0.4 or 40% - are recommended where possible to ensure that lighting installations do not create dark patches next to lighter patches where the human eye has difficulty in adjusting quickly enough to see that it is safe to proceed along any route. If high levels of uniformity are neither achievable nor appropriate for technical or locally applying environmental reasons, the highest levels of uniformity possible should be achieved.

External public lighting must be switched using a photo electric cell (dusk to dawn) with a manual override or via a Central Management System (CMS) for large scale developments. If LED light sources are used, then shorter burning hours can be programmed as no warmup time is required for the lamp.

Secured by Design has not specified PIR activated security lighting for several years following advice from the ILP and police concern regarding the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR lamp activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.

24-hour lighting (switched using a daylight sensor formally called photoelectric cells) to communal parts of blocks of flats will be required. It is acceptable if this is dimmed during hours of low occupation to save energy. This will normally include the communal entrance hall, lobbies, landings, corridors and stairwells and

underground garaging facilities and all entrance/exit points. Technology exists in respect of energy efficient light dimming systems and other means of ensuring that security lighting is intelligently provided in the right quantities and only at the right time.

CCTV

It is recommended that CCTV is installed as part of this development. For the purposes of this guide, the term Closed Circuit Television (CCTV) is used to describe all video surveillance systems capable of recording moving images or sound, from

traditional CCTV systems with on-site or remote recording facilities to video doorbells that begin recording only when a doorbell is activated.

The purpose of a CCTV system and the results desired from it must be carefully detailed in the Operational Requirement so that an appropriate installation is identified and can be agreed upon with a prospective installer. Attendant problems that could detract from the success of a CCTV system should be identified and a solution to them sought at this early planning stage.

Although a CCTV system cannot address all aspects of security, it can form an invaluable element within a comprehensive security strategy as long as the specification and installation meet the users Operational Requirement. CCTV is not a universal solution to security problems, but it does form part of an overall security plan. It can help deter crime and criminal behaviour, assist with the identification of offenders, promote personal safety, and provide reassurance for residents and visitors. Even the smallest development will benefit from the installation of a good quality CCTV system, which does not need to be expensive.

Images of people are covered by the General Data Protection Regulation (GDPR), and so is information about people which is derived from images – for example, vehicle registration numbers. Most uses of CCTV will be covered by the Data Protection Act 2018, which is the UK's implementation of the GDPR, regardless of the number of cameras or how sophisticated the equipment is.

Specifiers are reminded that there will be a requirement for a data controller to ensure compliance with the GDPR. The data controller must ensure that all CCTV images that can be used to identify individuals are used, stored, and disclosed in line with the GDPR principles.

It is important that signs are displayed explaining that CCTV is in operation.

- Have CCTV cameras contained in vandal resistant housings with the facility for ceiling or wall mounting.
- Record images in colour HD quality.
- Not be affected by concentrated white light sources directed at the camera, such as car head lights and street lighting.
- Have a lockable steel cabinet for 'on-site' recording equipment or other hard drive units to one of the following standards:
 - LPS 1175 Security Rating 1 (A1), or
 - STS 202 Burglary Rating 1, or
 - SS314
- Identify each camera's location and record this information along with time and date stamping.
- Provide suitable methods of export and incorporate the required software to view the exported footage.
- Negatively impacted upon by lighting and landscape proposals
- Whether there is consideration for inclusion of comprehensive Operational use and Requirements Table
- Also, it is worth mentioning that the most important aspect of utilising CCTV is the quality of the system and its imagery.

CCTV cameras associated with visitor door entry systems covering communal entrances and internal lobby areas should be installed and be capable of providing images of persons that are clearly identifiable on smaller devices such as smart phones.

Ideally, CCTV systems should be monitored live 24/7 giving the ability to react to a situation as it occurs. However, this is not a requirement of Secured by Design for residential developments. Most CCTV systems are designed for recording images and for the post event investigation only, in which case nobody is required to monitor the activities live. Police recommend that images are stored for a minimum of 31 days.

Early discussions with an independent CCTV expert and potential installers can resolve a number of matters, including:

- monitoring and recording requirements.
- activation in association with the intruder alarm.
- requirements for observation, facial recognition/identification and automatic number plate recognition (ANPR) .
- areas to be monitored and field of view.
- activities to be monitored.
- the use of recorded images.
- maintenance of equipment and the management of recording.
- subsequent on-going training of operatives.
- Further advice, including the ICO CCTV Code of Practice is available at: www.ico.org.uk

Bicycle Security

Bicycle storage solutions should be constructed to the following 'Secured by Design' standards.

Bicycle parking will comprise of bicycle stands, anchor points, single and two-tier rack systems and dedicated lockers. The bicycle stands and rack systems, single or two tier, should be certified to one of the following standards:

- Sold Secure – SS104 Security Rating Bronze, or
- Element (Wednesbury) – STS 501 Security Rating TR1, or
- Element (Wednesbury) – STS 503 Security Rating TR1, or
- Warringtonfire – STS 205 Issue 6:2021 Security Rating BR1, or
- Warringtonfire – STS 225 Issue 1:2021 Security Rating BR1 (S), or
- Loss Prevention Certification Board LPS1175 Issue 8:2018 Security Rating A (A1)

Bicycle parking facilities should be limited to the storing of no more than seventy bikes; if larger numbers need to be stored at the same location, the facilities should be separated into discreet units and be subject to extra mitigating security measures as agreed with the Nottinghamshire Designing Out Crime Officer.

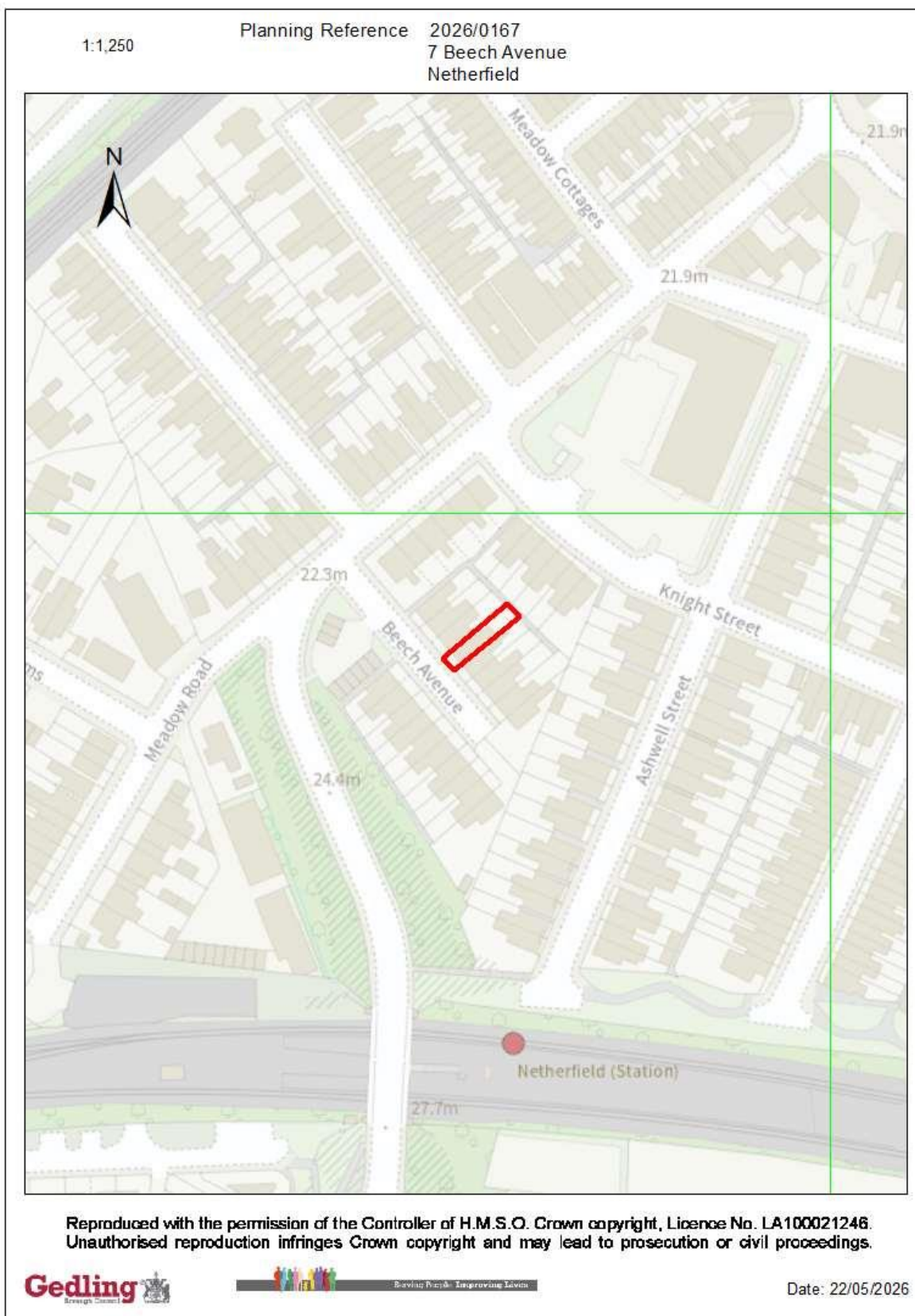
It is possible that a further house of multiple occupancy while resulting in the re-use of a vacant building would not necessarily achieve a mixed and balanced community if such properties continue to be converted in the same localised area, and the residents of them remain transient and lack ownership or desire to become embedded in that community.

It is requested that the Secured by Design standard is achieved and formally accredited.

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Planning Report for 2026/0167



Report to Planning Committee

Application Number: 2026/0167

Location: 7 Beech Avenue, Netherfield, Nottinghamshire

Proposal: Full planning Permission is sought for the change of use of the property from a 6 bedroom HMO (C4 use) to 7 bedroom HMO (Sui Generis) for up to 7 occupiers

Applicant: Mr Seb Wright

Agent: Wilson Architects Ltd

Case Officer: Alison Jackson

This application has been referred to Planning Committee following consideration at the Planning Delegation Panel to fully assess the impact of the proposal on parking in the area, highway safety, amenity and housing mix.

1 Site Description

1.0 7 Beech Avenue, Netherfield is a three-storey terraced property. There is a rear garden area to the property. The property does not benefit from off street parking. The site is situated in close proximity to the Netherfield designated Local Centre. Neighbouring properties are predominantly residential. The site is located within flood zone 2.

2 Relevant Planning History

2.1 The property has previously been extended with a rear single storey extension and a loft conversion. These works constituted permitted development.

2.2 The property currently operates as a six bedroom House in Multiple Occupation (HMO) which did not require planning permission.

3 Proposed Development

3.1 Planning permission is sought for a change of use from 6-bedroom HMO (C4 use) to a 7-bedroom HMO for up to 7 occupiers which falls within a sui generis use. The rooms are all proposed to be en-suite. Some of the rooms have tea-making facilities and a sink but none have their own individual cooking facilities. A shared kitchen/dining area for the whole house is also proposed.

4 Consultations

- 4.1 Nottinghamshire County Council (Highway Authority) – stress that the proposal may cause inconvenience to the existing residents and their visitors who also have a current demand for parking in the area. However, having taken the road safety into account, the Highways Authority do not wish to raise any objection to the proposal.
- 4.2 Gedling Borough Council (GBC) Environmental Health (Noise) – no objections.
- 4.3 Environmental Health (Licensing) – No objections. The bedrooms meet the required space standards, all rooms have be-suite bathrooms and the kitchen / living areas meet the kitchen amenity standards.
- 4.4 Police – No objection
- 4.5 A site notice was displayed and neighbour notification letters posted. As a result of the consultation no letters of objection have been received.

5 Relevant Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.
- 5.2 The National Planning Policy Framework 2024 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG) are both material considerations in the determination of this application. The NPPF sets out the national objectives for delivering sustainable development. Sections 2 (Achieving Sustainable Development), 4 (Decision Making), 5 (Delivering a sufficient supply of homes), 9 (Promoting sustainable transport) and 12 (Achieving well-designed places) are particularly relevant.

The following policies are relevant to the application:

- 5.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

- 5.4 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

LPD 3 – Managing Flood Risk states planning permission will be granted for development in areas at risk of flooding provided that the development does not increase the risk of flooding on the site or elsewhere.

LPD 32 - Amenity states “Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures”.

LPD 37 – Housing Type, Size and Tenure states “Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area.”

LPD 57 – Parking Standards states “a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.” Please note that this has now been superseded by the Council’s Parking Provision SPD (February 2022).

LPD 61 – Highway Safety states “Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.”

5.5 Other

Parking Provision for Residential and Non Residential Developments: Supplementary Planning Document (SPD) February 2022– sets out the car parking requirements for residential development.

6 Appraisal

Principle of the Proposed Use

- 6.1 The site is located within an urban area where the principle of further development is considered acceptable, subject to complying with other relevant criteria.

Impact of the proposed Use on Residential Amenity

- 6.2 It is considered that the use of the property as a 7-bedroom HMO will result in no undue impact onto the amenity of neighbouring properties. The level of activity associated with the proposed 7-bedroom HMO is not considered to be materially greater than the existing lawful 6-bedroom HMO use.
- 6.3 It is also acknowledged that the property can be used as a 6-bed HMO without requiring planning permission which is the case here as the property already operates as a six bedroom HMO. It is therefore considered that the creation of

one additional bedroom in order to create 7 bedrooms in total will result in no significant additional impact on the amenity of neighbouring properties.

- 6.4 The use of the property as proposed, whilst accepting would be different from a conventional 'family home', is supported through Policies ACS8 and LPD37 which states that residential development should contribute to a mix of housing tenures, types and sizes to create sustainable, inclusive and mixed communities. This proposed development would provide accessible accommodation for tenants in a very sustainable location, close to public transport links and local amenities and would provide a mixed community.
- 6.5 It is not considered that the proposal would lead to the area being overpopulated as a result of the proposed use of the premises as an HMO, particularly given that the premises can already be used lawfully as a 6-person HMO.
- 6.6 The area of Netherfield currently offers a mixture of housing types, which is welcomed in terms of planning policies, providing inclusive communities. Planning policy does not prevent the development of properties for HMOs providing all other material considerations are assessed.
- 6.7 The Council's Environmental Health team (Licencing) has been consulted on the application and has advised that they raise no objections to the proposed use in terms of space standards and facilities provided. I see no reason to depart from this professional advice and I am satisfied that the internal layout and facilities proposed would provide an acceptable standard of accommodation for future occupiers and would not give rise to unacceptable impacts on the amenity of neighbouring residents. In addition to planning permission, a licence would need to be sought from the Council's Licencing team to use the property as an HMO. This would further assess matters such as space standards and facilities being provided within the property.
- 6.8 The Council's Environmental Health team (Noise) has also raised no objections to the application. Again, I see no reason to disagree with the professional advice of the Environmental Health Officer.
- 6.9 Whilst the Highway Authority has raised no objection to the proposal on the grounds of highway safety (discussed in the next section of this report below), however, they do note that any additional demand for on street parking may result in inconvenience to neighbouring residents. The site already has a lawful development certificate in place for a 6-bedroom HMO and this proposal seeks to increase the number of bedrooms and residents at the property by 1. It is not considered that this increase of 1 additional person at the site (who may or may not have a private car) will cause unacceptable, additional issues of inconvenience or noise or disturbance through potentially requiring an additional on-street car parking space. Parking standards are discussed in further detail under the "Highway Safety" section of this report.
- 6.10 It is therefore considered that the proposal accords with the aims of policy 8 of the Aligned Core Strategy and policy LPD32 and policy LPD37 of the Local Planning Document 2018.

Highway Safety

- 6.11 The Highway Authority has raised no objection to the proposal and state that the proposed use of the premises as an HMO would result in no undue highway safety issues. They do note that demand for on street parking may result in inconvenience to neighbouring residents (and this is discussed earlier in this report) but that this is not a highway safety issue.
- 6.12 The proposal is for a 7-bedroom HMO which does fall within a sui generis use class but is considered to be residential in nature. However, the Council's Parking Standards SPD is silent on HMOs (which is still considered to be a residential use and not a commercial use) and therefore each case would need to be considered on its own individual merits. The proposal does not provide for any off-street car parking spaces. Whilst the SPD does not set out parking standards for HMOs, it does indicate that reduced parking provision may be acceptable where justified.

Paragraph 4.12 of the SPD states that;-

"The expectation is that parking standards will be met, however if the development is served by one or more regular public transport service, this may be a material consideration justifying a reduced parking provision requirement, especially if a site is located within; or close to a central area."

- 6.13 Taking the above into account, it is considered that given the proximity of the site to the Netherfield designated Local Centre where there are a number of public car parks together with a number of amenities, shops and other facilities, together with the fact that the site is situated close to a public transport routes, the requirement for off road car parking at the site is not required in this instance and the requirement for parking provision has been appropriately assessed in accordance with the SPD.
- 6.14 On street parking in this area is not restricted to individual properties, it is a case where anyone can park on the street. There is also evidence that car ownership in Netherfield is low when compared to Nottinghamshire and demand for car parking is therefore reduced. The Office for National Statistics Census of 2021 shows that 32.9% of households in Netherfield do not have a car (compared to 18.3% for Nottinghamshire) 46.8% have 1 car (41.8% for Nottinghamshire) 16.4% have 2 cars (30% for Nottinghamshire) and 3.9% have 3 or more cars (9.9% for Nottinghamshire).
- 6.15 Moreover, the number of bedrooms / residents at the site is only increasing by 1 above how the site currently operates as a six bedroom HMO.
- 6.16 It is therefore considered that the proposal accords with policy LPD61 in respect to highway safety and LPD57 and the SPD in regard to the need for off street parking provision.

Flood Risk Issues

- 6.17 The site is located within Environment Agency Flood Zone 2. As the proposal relates to a change of use of an existing residential property there is no

requirement under planning policy to undertake a flooding sequential test or a flooding exception test. The proposal, however, has to be assessed as to whether or not it results in any flood risk issues to the occupants of the premises.

- 6.18 The proposal falls to be assessed against Environment Agency Flood Risk Standing Advice. The applicant has submitted a Flood Risk Statement stating that they will comply with this Standing Advice in that the floor levels of the property remain unchanged, hard flooring is proposed and all electrical installation will be set 300mm above floor level.
- 6.19 As the proposal is for the change of use of the premises with no extension of the footprint of the building, there will be no increased flood risk to the area in general.
- 6.20 It is therefore considered that the proposal accords with the aims of the National Planning Policy Framework 2024, policy 1 of the Aligned Core Strategy 2014 and policy LPD3 of the Local Planning Document 2018.

Other

- 6.21 It is noted there are other planning applications which are currently being assessed by Gedling Borough Council for the conversion of properties within the Netherfield area to HMO accommodation. Each proposal and site must be considered on its own merits and precedents are therefore not set, should one site be granted planning permission.
- 6.22 It is also noted that planning permission and lawful development certificates have been issued for changes of use of other properties to HMOs in the Netherfield area. Again these applications are assessed on their own merits. The fact that there are other HMOs in the area does not prevent the submission of applications for the change of use of other properties to operate as HMOs and therefore this application together with any other applications for HMOs will be assessed on their own merits.
- 6.23 The Local Planning Authority are obligated to assess all applications submitted and determine the applications accordingly taking into account all material planning considerations.
- 6.24 Standard Police Secured by Design comments should be attached as an informative to the grant of any planning permission.
- 6.25 The proposal would result in an increase of less than 25 square metres in floor space. As a result the proposal would be exempt from the requirement for a 10% Biodiversity Net Gain.

7 Local Government Reorganisation Implications

- 7.1 It is not considered that this planning application decision will be affected by Local Government Reorganisation. The applicant is a private company that is not connected to the Council. The planning permission runs with the land and recommended condition 1 would allow a developer three years to commence

development. If planning permission is granted, then any pre-commencement conditions would require discharging by the Local Planning Authority under whichever Council is in place at the time.

8 Equalities Implications

8.1 There are no known equalities implications relating to this application

9 Carbon Reduction/Environmental Sustainability Implications

9.1 The proposal includes the provision of a bike store therefore reducing carbon emissions.

10 Conclusion

10.1 In the planning balance, there may be some limited impacts from the proposal such as a modest intensification of the site and incremental parking demand. However, these are not significant and are not considered to give rise to unacceptable highway safety or amenity impacts, particularly having regard to the lawful status of the property as a 6-bed HMO. These limited impacts are also outweighed by the benefits of providing additional residential accommodation in a sustainable location. As such, the proposal is considered acceptable.

10.2 The proposed development is consistent with national and local planning policies. The proposal will result in no undue impact on the residential amenity of occupiers of neighbouring properties, there are no highway safety or parking issues arising and space standards within the development are considered to be acceptable to ensure adequate amenity for potential future occupiers. The development is also acceptable in respect to flood risk issues. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF 2024 (Sections 2, 5, 12 and 14), Policies A, 1, 8 and 10 of the GBCAS (2014) and Policies LPD 3, 32, 37 and 61 of the LPD.

11 Recommendation: GRANT PLANNING PERMISSION subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development shall be undertaken in accordance with the details as set out within the application form received on the 12th March 2026, the Planning Statement received on the 12th March 2026 and the plans received on the 12th March 2026, drawing numbers: 24,089-P-001, 24,089-P-210, 24,089-P-020 and 24,089-P-101.

Reasons

- 1 In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 2 For the avoidance of doubt.

Reasons for Decision

The proposed development is consistent with national and local planning policies. The proposal will result in no undue impact on the residential amenity of future occupiers of the site or of occupiers of neighbouring properties, there are no highway safety or parking issues arising. The development is also acceptable in respect to flood risk issues. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF 2024 (Sections 2, 5, 12 and 14), Policies A, 1, 8 and 10 of the GBCAS (2014) and Policies LPD 3, 32, 37 and 61 of the LPD.

Notes to Applicant

The developer is advised to ensure compliance with the relevant Building Regulations.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 39 of the National Planning Policy Framework.

It is noted that there is no reference to crime prevention or security measures to be implemented in the redevelopment of this property in the documentation provided. There is reference to the responsibility of the tenants for security, however, this is limited to their actions.

Many of the HMOs visited by the police have poor standards of security which render the occupants at an increased risk of becoming victims of crime. As the occupants of HMOs do not own the property it is often difficult for them to adopt any crime reduction recommendations made by the police after a crime has taken place. Statistically, the likelihood of being a repeat victim of house burglary in England & Wales increases exponentially unless crime reduction measures are adopted (Tseloni et al., 2018).

'Secured by Design' (SbD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. 'Secured by Design' is proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. Secured by Design is owned by the UK Police Service and is supported by the Home Office,

Building Control Departments in England (Part Q Security – Dwellings), Scotland (Building Standard 4.13) and Wales (Part Q Security – Dwellings) all reference SBD.

Secured by Design (SBD) is a place-based approach to crime reduction that brings together standards of physical security with the broader principles of Crime Prevention Through Environmental Design (CPTED) to set minimum requirements that enable properties to be awarded SBD status. The results of several studies have shown that housing design plays a key role in influencing offender decision-making, the risk of surveillance and standards of physical security being primary deterrents (Armitage & Tompson, 2022).

https://www.securedbydesign.com/images/design-guides/residential_guide_2025_270225_final.pdf

Secured by Design would advise the following measures for this development:

Access control and door entry systems

Smaller developments containing 25 or less, apartments, bedsits or bedrooms should have a visitor door entry system and access control system. The technology by which the visitor door entry system operates is a matter of developer choice, however it should provide the following attributes:

- Access to the building via the use of a security encrypted electronic key (e.g. fob, card, mobile device).
- Vandal resistant external door entry panel with a linked camera.
- Ability to release the primary entrance door set from the dwelling or bedroom (in the case of student accommodation or House in Multiple Occupation).
- Live audio and visual communication between the occupant and the visitor.
- Ability to recover from power failure instantaneously.
- Unrestricted egress from the building in the event of an emergency or power failure.
- Control equipment to be located in a secure area within the premises covered by the CCTV system and contained in a lockable steel cabinet to LPS 1175 Security Rating 1 or STS 202 Burglary Rating 1.

Door sets

All door sets allowing direct access into to the home, dedicated private flat or apartment entrance door sets, communal door sets shall be certificated to one of the following standards:

- PAS 24:2016 (Note 23.4b), or
- PAS 24:2022 (Note 23.4b), or
- STS 201 Issue 12:2020 (Note 23.4c), or
- LPS 1175 Issue 7.2:2014 Security Rating 2+ (Note 23.4d), or
- LPS 1175 Issue 8:2018 Security Rating A3+, or

- STS 202 Issue 10:2021 Burglary Rating 2 (Note 23.4d), or
- LPS 2081 Issue 1.1:2016 Security Rating B (Notes 23.4d and 23.4e), or
- STS 222 Issue 1:2021

Windows

All easily accessible windows (including easily accessible roof lights and roof windows) shall be certificated to one of the following standards:

- PAS 24:2016 (Note 24.2b), or
- PAS 24:2022, (Note 24.2b), or
- STS 204 Issue 6:2016 (Note 24.2c), or
- LPS 1175 Issue 7.2:2014 Security Rating 1 (Note 24.2d), or
- LPS 1175 Issue 8:2018 Security Rating 1/A1, or
- STS 202 Issue 10:2021 Burglary Rating 1, or
- LPS 2081 Issue 1.1:2016 Security Rating A, or
- STS 222 Issue 1:2021

Note: Easily accessible is defined within Approved Document Q Appendix A as:

- A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony, or
- A window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

External Lighting

Where possible the lighting requirements within BS 5489-1:2020 should be applied. Developers are advised that there is further guidance available from the Chartered Institute of Building Services Engineers (CIBSE) and the Society of Light and Lighting (SLL).

Lighting is required to illuminate all elevations containing a door set, car parking and garage areas and footpaths leading to dwellings and blocks of flats. Bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

Overall Lighting uniformity (U_o) - levels of 0.4 or 40% - are recommended where possible to ensure that lighting installations do not create dark patches next to lighter patches where the human eye has difficulty in adjusting quickly enough to see that it is safe to proceed along any route. If high levels of uniformity are neither achievable nor appropriate for technical or locally applying environmental reasons, the highest levels of uniformity possible should be achieved.

External public lighting must be switched using a photo electric cell (dusk to dawn) with a manual override or via a Central Management System (CMS) for large scale developments. If LED light sources are used, then shorter burning hours can be programmed as no warmup time is required for the lamp.

Secured by Design has not specified PIR activated security lighting for several years following advice from the ILP and police concern regarding the increase in the fear of

crime (particularly amongst the elderly) due to repeated PIR lamp activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.

24-hour lighting (switched using a daylight sensor formally called photoelectric cells) to communal parts of blocks of flats will be required. It is acceptable if this is dimmed during hours of low occupation to save energy. This will normally include the communal entrance hall, lobbies, landings, corridors and stairwells and

underground garaging facilities and all entrance/exit points. Technology exists in respect of energy efficient light dimming systems and other means of ensuring that security lighting is intelligently provided in the right quantities and only at the right time.

CCTV

It is recommended that CCTV is installed as part of this development. For the purposes of this guide, the term Closed Circuit Television (CCTV) is used to describe all video surveillance systems capable of recording moving images or sound, from traditional CCTV systems with on-site or remote recording facilities to video doorbells that begin recording only when a doorbell is activated.

The purpose of a CCTV system and the results desired from it must be carefully detailed in the Operational Requirement so that an appropriate installation is identified and can be agreed upon with a prospective installer. Attendant problems that could detract from the success of a CCTV system should be identified and a solution to them sought at this early planning stage.

Although a CCTV system cannot address all aspects of security, it can form an invaluable element within a comprehensive security strategy as long as the specification and installation meet the users Operational Requirement. CCTV is not a universal solution to security problems, but it does form part of an overall security plan. It can help deter crime and criminal behaviour, assist with the identification of offenders, promote personal safety, and provide reassurance for residents and visitors. Even the smallest development will benefit from the installation of a good quality CCTV system, which does not need to be expensive.

Images of people are covered by the General Data Protection Regulation (GDPR), and so is information about people which is derived from images – for example, vehicle registration numbers. Most uses of CCTV will be covered by the Data Protection Act 2018, which is the UK's implementation of the GDPR, regardless of the number of cameras or how sophisticated the equipment is.

Specifiers are reminded that there will be a requirement for a data controller to ensure compliance with the GDPR. The data controller must ensure that all CCTV images that can be used to identify individuals are used, stored, and disclosed in line with the GDPR principles.

It is important that signs are displayed explaining that CCTV is in operation.

- Have CCTV cameras contained in vandal resistant housings with the facility for ceiling or wall mounting.

- Record images in colour HD quality.
- Not be affected by concentrated white light sources directed at the camera, such as car head lights and street lighting.
- Have a lockable steel cabinet for 'on-site' recording equipment or other hard drive units to one of the following standards:
 - LPS 1175 Security Rating 1 (A1), or
 - STS 202 Burglary Rating 1, or
 - SS314
- Identify each camera's location and record this information along with time and date stamping.
- Provide suitable methods of export and incorporate the required software to view the exported footage.
- Negatively impacted upon by lighting and landscape proposals
- Whether there is consideration for inclusion of comprehensive Operational use and Requirements Table
- Also, it is worth mentioning that the most important aspect of utilising CCTV is the quality of the system and its imagery.

CCTV cameras associated with visitor door entry systems covering communal entrances and internal lobby areas should be installed and be capable of providing images of persons that are clearly identifiable on smaller devices such as smart phones.

Ideally, CCTV systems should be monitored live 24/7 giving the ability to react to a situation as it occurs. However, this is not a requirement of Secured by Design for residential developments. Most CCTV systems are designed for recording images and for the post event investigation only, in which case nobody is required to monitor the activities live. Police recommend that images are stored for a minimum of 31 days.

Early discussions with an independent CCTV expert and potential installers can resolve a number of matters, including:

- monitoring and recording requirements.
- activation in association with the intruder alarm.
- requirements for observation, facial recognition/identification and automatic number plate recognition (ANPR) .
- areas to be monitored and field of view.
- activities to be monitored.
- the use of recorded images.
- maintenance of equipment and the management of recording.
- subsequent on-going training of operatives.
- Further advice, including the ICO CCTV Code of Practice is available at: www.ico.org.uk

Bicycle Security

Bicycle storage solutions should be constructed to the following 'Secured by Design' standards.

Bicycle parking will comprise of bicycle stands, anchor points, single and two-tier rack systems and dedicated lockers. The bicycle stands and rack systems, single or two tier, should be certified to one of the following standards:

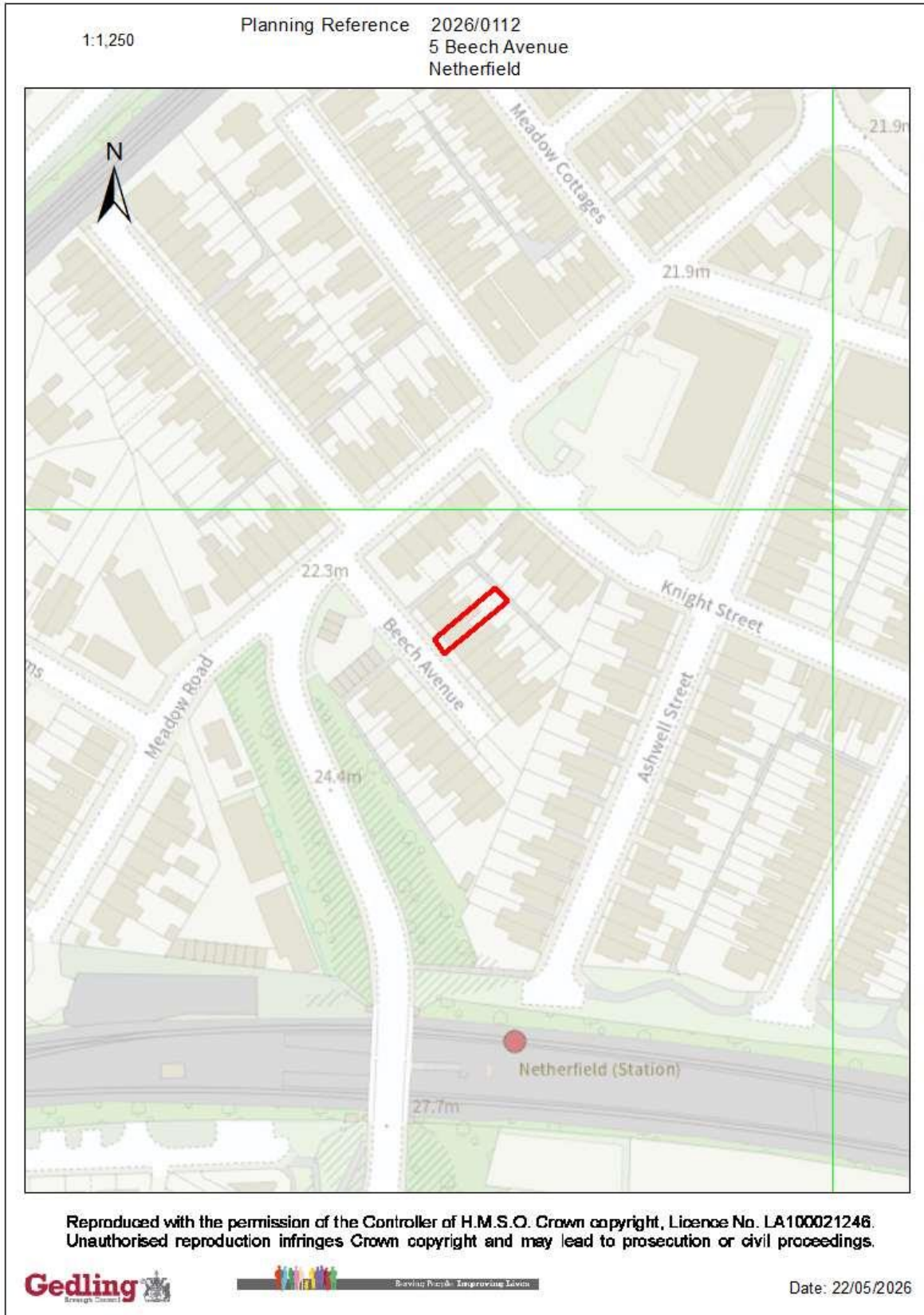
- Sold Secure – SS104 Security Rating Bronze, or
 - Element (Wednesbury) – STS 501 Security Rating TR1, or
 - Element (Wednesbury) – STS 503 Security Rating TR1, or
 - Warringtonfire – STS 205 Issue 6:2021 Security Rating BR1, or
 - Warringtonfire – STS 225 Issue 1:2021 Security Rating BR1 (S), or
 - Loss Prevention Certification Board LPS1175 Issue 8:2018 Security Rating A (A1)
- Bicycle parking facilities should be limited to the storing of no more than seventy bikes; if larger numbers need to be stored at the same location, the facilities should be separated into discreet units and be subject to extra mitigating security measures as agreed with the Nottinghamshire Designing Out Crime Officer.

It is possible that a further house of multiple occupancy while resulting in the re-use of a vacant building would not necessarily achieve a mixed and balanced community if such properties continue to be converted in the same localised area, and the residents of them remain transient and lack ownership or desire to become embedded in that community.

It is requested that the Secured by Design standard is achieved and formally accredited.



Planning Report for 2026/0112



Report to Planning Committee

Application Number: 2026/0112

Location: 5 Beech Avenue, Netherfield, Nottinghamshire

Proposal: Change of use from a 6-bedroom, 6-occupant House in Multiple Occupation (Use Class C4) to a 7-bedroom, 7-occupant large House in Multiple Occupation (Sui Generis) and installation of secure, covered cycle storage within the site curtilage to accommodate 7 bicycles.

Applicant: Mr Darius Jonaitis - UMS Construction Ltd

Agent: Homey Homes Designs Ltd.

Case Officer: Joe Davies

This application has been referred to Planning Committee following consideration at the Planning Delegation Panel to fully assess the impact of the proposal on parking in the area, highway safety, amenity and housing mix.

1 Site Description

1.0 The application site comprises a terrace dwelling on a cul-de-sac close to the centre of Netherfield. To the north-west of the site is the dwelling at 3 Beech Avenue and to the south-east is the dwelling at 7 Beech Avenue. To the front or west of the property is the public highway, to the rear or east is a passageway with the dwellings at Knight Street on the opposite side of this. The site is in close proximity to Netherfield designated Local Centre. The site is located within flood zone 2.

2 Relevant Planning History

2.0 2025/0369 – *“The proposal includes a material change of use from a dwellinghouse (Use Class C3) to a small house in multiple occupation (Use Class C4) for occupation by six individual tenants living as separate households. The HMO will comprise six single-occupancy bedrooms, each with private en-suite facilities, with shared kitchen/living/dining space. The use will operate 24/7 as a residential use and will not result in any commercial or industrial activity. The proposed building operations include the construction of a flat-roof single-storey rear extension, a flat-roof rear/side infill extension, and rear dormer roof extension, all finished in materials to match the existing dwelling. The development also includes the installation of a single rooflight in the front roof slope. Internal alterations include reconfiguration of layout, installation of en-suites, removal of chimney breasts, and the addition of a new*

staircase to access a converted loft. All works are designed to comply with permitted development rights under Classes A, B, and C of Part 1, Schedule 2 of the GPDO 2015 (as amended).” – Certificate of Lawfulness granted (07.07.2025)

3 Proposed Development

- 3.1 The proposal would involve a change of use from a 6-bedroom, 6-occupant House in Multiple Occupation (Use Class C4) to a 7-bedroom, 7-occupant large House in Multiple Occupation (Sui Generis). The installation of secure, covered cycle storage within the site curtilage to accommodate 7 bicycles.
- 3.2 At ground floor level, the proposal would accommodate 2 bedrooms, both of which would have an en-suite bathroom. There would also be a shared, open plan kitchen/dining/living area. At first floor level, the proposal would accommodate 3 bedrooms, all of which would have en-suite bathrooms. At second floor level, the proposal would accommodate 2 bedrooms, both of which would have en-suite bathrooms. Some of the rooms have tea-making facilities and a sink but none have their own individual cooking facilities.
- 3.3 The detached cycle store to the rear and would be a small scale structure. It would have a footprint of approximately 2.63 x 2.3 metres and would have a height of approximately 1.46 metres to the eaves and 1.9 metres to the ridge.

4 Consultations

- 4.1 Nottinghamshire County Council Highways – Raised no objection on highway safety grounds, but stated that there could be potentially be inconvenience caused to existing residents in relation to parking provision.
- 4.2 Gedling Borough Council – Environmental Health – Raised no objection due to the property already being a house in multiple occupation.
- 4.3 Gedling Borough Council – Licencing – Provided advice regarding fire escapes and ceiling heights.
- 4.4 Nottinghamshire Police – No objections
- 4.5 Neighbours were consulted on the application and a site notice was placed in the vicinity of the site. Three letters of objection were received. These raised the following issues:
 - The increase to 7 bedrooms wouldn't be needed and the builders haven't got residents in their other HMOs in the area.
 - There are also problems with the adjoining HMO at 7 Beech Avenue, with additional people staying over, this would be illegal as they would be uninsured.
 - There are too many HMOs in Netherfield
 - The proposal would cause parking issue in the tight cul-de-sac with up to 14 cars being present
 - The work has already been undertaken

5 Relevant Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.
- 5.2 The National Planning Policy Framework 2024 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG) are both material considerations in the determination of this application. The NPPF sets out the national objectives for delivering sustainable development. Sections 2 (Achieving Sustainable Development), 4 (Decision Making), 5 (Delivering a sufficient supply of homes), 9 (Promoting sustainable transport), 12 (Achieving well-designed places) and 14 (Meeting the challenge of climate change, flooding and coastal change) are particularly relevant.

The following policies are relevant to the application:

5.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

5.4 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

LPD 3 – Managing Flood Risk states planning permission will be granted for development in areas at risk of flooding provided that the development does not increase the risk of flooding on the site or elsewhere.

LPD 32 - Amenity states “Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures”.

LPD 37 – Housing Type, Size and Tenure states “Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area.”

LPD 57 – Parking Standards states “a) Planning permission for residential development will be granted where the development proposal meets the

requirement for parking provision set out in Appendix D or otherwise agreed by the local planning authority.” Please note that this has now been superseded by the Council’s Parking Provision SPD (Feb 2022).
LPD 61 – Highway Safety states “Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.”

5.5 Other

Parking Provision for Residential and Non Residential Developments: Supplementary Planning Document (SPD) February 2022– sets out the car parking requirements for residential development.

6 Appraisal

Principle of the Proposed Use

- 6.1 The site is located within an urban area where the principle of further development is considered acceptable, subject to complying with other relevant criteria.

Impact of the Proposed Use on Residential Amenity

- 6.2 It is considered that the use of the property as a 7-bedroom HMO will result in no undue impact onto the amenity of neighbouring properties. The level of activity associated with the proposed 7-bedroom HMO is not considered to be materially greater than the existing lawful 6-bedroom HMO use.
- 6.3 It is also acknowledged that the property can be used as a 6-bed HMO without requiring planning permission which was established under the certificate of lawfulness application (2025/0369), it is therefore considered that the creation of one additional bedroom in order to create 7 bedrooms in total will result in no significant additional impact on the amenity of neighbouring properties.
- 6.4 There would be minimal external alterations to the property, other than a small scale cycle store which, due to its scale and nature, would not result in any significant loss of light or overlooking to neighbouring properties. The creation of one additional bedroom and resident is also not considered to have any significant impact on neighbours in relation to noise and disturbance and this has been confirmed by the Council’s Environmental Health Team.
- 6.5 Whilst the Highway Authority has raised no objection to the proposal on the grounds of highway safety (discussed in the next section of this report below), they do note that any additional demand for on street parking may result in inconvenience to neighbouring residents. The site already has a lawful development certificate in place for a 6-bedroom HMO and this proposal seeks to increase the number of bedrooms and residents at the property by 1. It is not considered that this increase of 1 additional person at the site (who may or may not have a private car) will cause unacceptable, additional issues of inconvenience or noise or disturbance through potentially requiring an additional on-street car parking space. Parking standards are discussed in further detail under the “Highway Safety” section of this report.

6.6 The impact of the proposed development on residential amenity is therefore considered to be acceptable and in compliance with Policy 10 of the Aligned Core Strategy and Policies LPD 32 and LPD 40 of the Gedling Local Planning Document 2018.

Highway Safety

6.7 The Highway Authority has raised no objection to the proposal and state that the proposed use of the premises as an HMO would result in no undue highway safety issues. They do note that demand for on street parking may result in inconvenience to neighbouring residents (and this is discussed earlier in this report) but that this is not a highway safety issue.

6.8 The proposal is for a 7-bedroom HMO which does fall within a sui generis use class but is considered to be residential nature. However, the Council's Parking Standards SPD is silent on HMOs (which is still considered to be a residential use and not a commercial use) and therefore each case would need to be considered on its own individual merits. The proposal does not provide for any off-street car parking spaces. Whilst the SPD does not set out parking standards for HMOs, it does indicate that reduced parking provision may be acceptable.

6.9 Paragraph 4.12 of the SPD states that:-

"The expectation is that parking standards will be met, however if the development is served by one or more regular public transport service, this may be a material consideration justifying a reduced parking provision requirement, especially if a site is located within; or close to a central area."

6.10 Taking the above into account, it is considered that given the proximity of the site to the Netherfield designated Local Centre where there are a number of public car parks together with a number of amenities, shops and other facilities, together with the fact that the site is situated close to a public transport routes, the requirement for off road car parking at the site is not required in this instance and the requirement for parking provision has been appropriately assessed in accordance with the SPD.

6.11 On street parking in this area is not restricted to individual properties, it is a case where anyone can park on the street. There is also evidence that car ownership in Netherfield is low when compared to Nottinghamshire and demand for car parking is therefore reduced. The Office for National Statistics Census of 2021 shows that 32.9% of households in Netherfield do not have a car (compared to 18.3% for Nottinghamshire) 46.8% have 1 car (41.8% for Nottinghamshire) 16.4% have 2 cars (30% for Nottinghamshire) and 3.9% have 3 or more cars (9.9% for Nottinghamshire).

6.12 Moreover, the number of bedrooms / residents at the site is only increasing by 1 above how the site currently operates as a six bedroom HMO.

6.13 It is therefore considered that the proposal accords with policy LPD61 in respect to highway safety and LPD57 and the SPD in regard to the need for off street parking provision.

Flood Risk Issues

- 6.14 The site is located within Environment Agency Flood Zone 2. As the proposal relates to a change of use of an existing residential property there is no requirement under planning policy to undertake a flooding sequential test or a flooding exception test. The proposal, however, has to be assessed as to whether or not it results in any flood risk issues to the occupants of the premises.
- 6.15 The applicant has submitted a Flood Risk Assessment (FRA) with the application together with a flood risk statement. These confirm that finished floor levels will not be lowered from the existing and that flood resilience measures, such as the height of electrical sockets, are in place. Having assessed these documents, it is concluded that provided the development is undertaken in accordance with the details in these documents in terms of mitigation and resilience measures, the proposal raises no flood risk issues to the development. As the proposal is for the change of use of the premises with no extension of the footprint of the building, except for a small cycle store, there will be no increased flood risk to the area in general.
- 6.16 It is therefore considered that the proposal accords with the aims of the National Planning Policy Framework 2024, Policy 1 of the Aligned Core Strategy 2014 and Policy LPD3 of the Local Planning Document 2018.

Ecology

- 6.17 The proposal would result in an increase of less than 25 square metres in floor space. As a result the proposal would be exempt from the requirement for a 10% Biodiversity Net Gain.

Other Matters

- 6.18 The use of the property as proposed, whilst accepting would be different from a conventional 'family home', is supported through Policies ACS8 and LPD37 which states that residential development should contribute to a mix of housing tenures, types and sizes to create sustainable, inclusive and mixed communities. This proposed development would provide accessible accommodation for tenants in a very sustainable location, close to public transport links and local amenities and would provide a mixed community.
- 6.19 In relation to the comments raised regarding the need for houses in multiple occupation and other HMOs in the area, these are not material planning consideration that can be given significant weight in the determination of the application. The application potentially being retrospective is also not a material planning consideration that can be taken into account in the determination of the application and the applicant has confirmed that this is not the case, with the property currently only having 6 occupants and therefore amounting to a C4 House in Multiple Occupation, although no construction works are proposed to increase the occupancy to 7 persons.

- 6.20 The Police have raised no objection to the proposal. However, standing advice regarding Secured by Design guidance can be attached as an informative to the decision notice, should planning permission be granted.
- 6.21 The Council's Environmental Health team (Licencing) has been consulted on the application and has advised that they raise no objections to the proposed use in terms of space standards and facilities provided. I see no reason to depart from this professional advice and I am satisfied that the internal layout and facilities proposed would provide an acceptable standard of accommodation for future occupiers and would not give rise to unacceptable impacts on the amenity of neighbouring residents. In addition to planning permission, a licence would need to be sought from the Council's Licencing team to use the property as an HMO. This would further assess matters such as space standards and facilities being provided within the property.

7 Local Government Reorganisation Implications

- 7.1 It is not considered that this planning application decision will be affected by Local Government Reorganisation. The applicant is a private company that is not connected to the Council. The planning permission runs with the land and recommended condition 1 would allow a developer three years to commence development. If planning permission is granted, then any pre-commencement conditions would require discharging by the Local Planning Authority under whichever Council is in place at the time.

8 Equalities Implications

- 8.1 There are no known equalities implications relating to this application

9 Carbon Reduction/Environmental Sustainability Implications

- 9.1 The proposal includes the provision of a bike store therefore reducing carbon emissions

10 Conclusion

- 10.1 In the planning balance, there may be some limited impacts from the proposal such as a modest intensification of the site and incremental parking demand. However, these are not significant and are not considered to give rise to unacceptable highway safety or amenity impacts, particularly having regard to the lawful status of the property as a 6-bed HMO. These limited impacts are also outweighed by the benefits of providing additional residential accommodation in a sustainable location. As such, the proposal is considered acceptable.
- 10.2 The proposed development is consistent with national and local planning policies. The proposal will result in no undue impact on the residential amenity of occupiers of neighbouring properties, there are no highway safety or parking issues arising and space standards within the development are considered to be acceptable to ensure adequate amenity for potential future occupiers. The development is also acceptable in respect to flood risk issues. It is considered that the proposal is appropriate for its context and is in

accordance with the NPPF 2024 (Sections 2, 5, 12 and 14), Policies A, 1, 8 and 10 of the GBCAS (2014) and Policies LPD 3, 32, 37 and 61 of the LPD.

11 Recommendation: GRANT PLANNING PERMISSION: subject to the following conditions:

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development shall be undertaken in accordance with the details as set out within the application form, received on the 23rd February 2026 and the following approved plans:
 - Site Location Plan;
 - Proposed Site Layout Plan - 25-009 - 03-000 Rev C -20/05/2026;
 - Proposed Elevations - 25-009 - 03-002 Rev C – 20/05/2026;
 - Proposed Plans - 25-009 - 03-001 Rev C - 20/05/2026; and
 - Proposed Sections - 25-009 - 03-003 Rev C- 20/05/2026.
 - Flood Risk Standing Advice table - 20/05/2026

Reasons

- 1 In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 2 For the avoidance of doubt.

Reasons for Decision

The proposed development is consistent with national and local planning policies. The proposal will result in no undue impact on the residential amenity of occupiers of neighbouring properties, there are no highway safety or parking issues arising and space standards within the development are considered to be acceptable, a Licence however would need to be sought from the Borough Council. The development is also acceptable in respect to flood risk issues. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 2, 5, 12 and 14), Policies A, 1, 8 and 10 of the GBCAS (2014) and Policies LPD 3, 32, 37 and 61 of the LPD.

Notes to Applicant

The developer is advised to ensure that the development complies with the relevant Building Regulations and Licensing requirements.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 39 of the National Planning Policy Framework.

It is noted that there is no reference to crime prevention or security measures to be implemented in the redevelopment of this property in the documentation provided. There is reference to the responsibility of the tenants for security, however, this is limited to their actions.

Many of the HMOs visited by the police have poor standards of security which render the occupants at an increased risk of becoming victims of crime. As the occupants of HMOs do not own the property it is often difficult for them to adopt any crime reduction recommendations made by the police after a crime has taken place. Statistically, the likelihood of being a repeat victim of house burglary in England & Wales increases exponentially unless crime reduction measures are adopted (Tseloni et al., 2018).

'Secured by Design' (SbD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. 'Secured by Design' is proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. Secured by Design is owned by the UK Police Service and is supported by the Home Office, Building Control Departments in England (Part Q Security – Dwellings), Scotland (Building Standard 4.13) and Wales (Part Q Security – Dwellings) all reference SBD.

Secured by Design (SBD) is a place-based approach to crime reduction that brings together standards of physical security with the broader principles of Crime Prevention Through Environmental Design (CPTED) to set minimum requirements that enable properties to be awarded SBD status. The results of several studies have shown that housing design plays a key role in influencing offender decision-making, the risk of surveillance and standards of physical security being primary deterrents (Armitage & Tompson, 2022).

https://www.securedbydesign.com/images/design-guides/residential_guide_2025_270225_final.pdf

Secured by Design would advise the following measures for this development:

Access control and door entry systems

Smaller developments containing 25 or less, apartments, bedsits or bedrooms should have a visitor door entry system and access control system. The technology by which the visitor door entry system operates is a matter of developer choice, however it should provide the following attributes:

- Access to the building via the use of a security encrypted electronic key (e.g. fob, card, mobile device).
- Vandal resistant external door entry panel with a linked camera.
- Ability to release the primary entrance door set from the dwelling or bedroom (in the case of student accommodation or House in Multiple Occupation).
- Live audio and visual communication between the occupant and the visitor.
- Ability to recover from power failure instantaneously.
- Unrestricted egress from the building in the event of an emergency or power failure.
- Control equipment to be located in a secure area within the premises covered by the CCTV system and contained in a lockable steel cabinet to LPS 1175 Security Rating 1 or STS 202 Burglary Rating 1.

Door sets

All door sets allowing direct access into to the home, dedicated private flat or apartment entrance door sets, communal door sets shall be certificated to one of the following standards:

- PAS 24:2016 (Note 23.4b), or
- PAS 24:2022 (Note 23.4b), or
- STS 201 Issue 12:2020 (Note 23.4c), or
- LPS 1175 Issue 7.2:2014 Security Rating 2+ (Note 23.4d), or
- LPS 1175 Issue 8:2018 Security Rating A3+, or
- STS 202 Issue 10:2021 Burglary Rating 2 (Note 23.4d), or
- LPS 2081 Issue 1.1:2016 Security Rating B (Notes 23.4d and 23.4e), or
- STS 222 Issue 1:2021

Windows

All easily accessible windows (including easily accessible roof lights and roof windows) shall be certificated to one of the following standards:

- PAS 24:2016 (Note 24.2b), or
- PAS 24:2022, (Note 24.2b), or
- STS 204 Issue 6:2016 (Note 24.2c), or
- LPS 1175 Issue 7.2:2014 Security Rating 1 (Note 24.2d), or
- LPS 1175 Issue 8:2018 Security Rating 1/A1, or
- STS 202 Issue 10:2021 Burglary Rating 1, or
- LPS 2081 Issue 1.1:2016 Security Rating A, or
- STS 222 Issue 1:2021

Note: Easily accessible is defined within Approved Document Q Appendix A as:

- A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony, or

- A window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

External Lighting

Where possible the lighting requirements within BS 5489-1:2020 should be applied. Developers are advised that there is further guidance available from the Chartered Institute of Building Services Engineers (CIBSE) and the Society of Light and Lighting (SLL).

Lighting is required to illuminate all elevations containing a door set, car parking and garage areas and footpaths leading to dwellings and blocks of flats. Bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

Overall Lighting uniformity (U_o) - levels of 0.4 or 40% - are recommended where possible to ensure that lighting installations do not create dark patches next to lighter patches where the human eye has difficulty in adjusting quickly enough to see that it is safe to proceed along any route. If high levels of uniformity are neither achievable nor appropriate for technical or locally applying environmental reasons, the highest levels of uniformity possible should be achieved.

External public lighting must be switched using a photo electric cell (dusk to dawn) with a manual override or via a Central Management System (CMS) for large scale developments. If LED light sources are used, then shorter burning hours can be programmed as no warmup time is required for the lamp.

Secured by Design has not specified PIR activated security lighting for several years following advice from the ILP and police concern regarding the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR lamp activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.

24-hour lighting (switched using a daylight sensor formally called photoelectric cells) to communal parts of blocks of flats will be required. It is acceptable if this is dimmed during hours of low occupation to save energy. This will normally include the communal entrance hall, lobbies, landings, corridors and stairwells and

underground garaging facilities and all entrance/exit points. Technology exists in respect of energy efficient light dimming systems and other means of ensuring that security lighting is intelligently provided in the right quantities and only at the right time.

CCTV

It is recommended that CCTV is installed as part of this development. For the purposes of this guide, the term Closed Circuit Television (CCTV) is used to describe all video surveillance systems capable of recording moving images or sound, from traditional CCTV systems with on-site or remote recording facilities to video doorbells that begin recording only when a doorbell is activated.

The purpose of a CCTV system and the results desired from it must be carefully detailed in the Operational Requirement so that an appropriate installation is identified and can be agreed upon with a prospective installer. Attendant problems that could detract from the success of a CCTV system should be identified and a solution to them sought at this early planning stage.

Although a CCTV system cannot address all aspects of security, it can form an invaluable element within a comprehensive security strategy as long as the specification and installation meet the users Operational Requirement. CCTV is not a universal solution to security problems, but it does form part of an overall security plan. It can help deter crime and criminal behaviour, assist with the identification of offenders, promote personal safety, and provide reassurance for residents and visitors. Even the smallest development will benefit from the installation of a good quality CCTV system, which does not need to be expensive.

Images of people are covered by the General Data Protection Regulation (GDPR), and so is information about people which is derived from images – for example, vehicle registration numbers. Most uses of CCTV will be covered by the Data Protection Act 2018, which is the UK's implementation of the GDPR, regardless of the number of cameras or how sophisticated the equipment is.

Specifiers are reminded that there will be a requirement for a data controller to ensure compliance with the GDPR. The data controller must ensure that all CCTV images that can be used to identify individuals are used, stored, and disclosed in line with the GDPR principles.

It is important that signs are displayed explaining that CCTV is in operation.

- Have CCTV cameras contained in vandal resistant housings with the facility for ceiling or wall mounting.
- Record images in colour HD quality.
- Not be affected by concentrated white light sources directed at the camera, such as car head lights and street lighting.
- Have a lockable steel cabinet for 'on-site' recording equipment or other hard drive units to one of the following standards:
 - LPS 1175 Security Rating 1 (A1), or
 - STS 202 Burglary Rating 1, or
 - SS314
- Identify each camera's location and record this information along with time and date stamping.
- Provide suitable methods of export and incorporate the required software to view the exported footage.
- Negatively impacted upon by lighting and landscape proposals
- Whether there is consideration for inclusion of comprehensive Operational use and Requirements Table
- Also, it is worth mentioning that the most important aspect of utilising CCTV is the quality of the system and its imagery.

CCTV cameras associated with visitor door entry systems covering communal entrances and internal lobby areas should be installed and be capable of providing images of persons that are clearly identifiable on smaller devices such as smart phones.

Ideally, CCTV systems should be monitored live 24/7 giving the ability to react to a situation as it occurs. However, this is not a requirement of Secured by Design for residential developments. Most CCTV systems are designed for recording images and for the post event investigation only, in which case nobody is required to monitor the activities live. Police recommend that images are stored for a minimum of 31 days.

Early discussions with an independent CCTV expert and potential installers can resolve a number of matters, including:

- monitoring and recording requirements.
- activation in association with the intruder alarm.
- requirements for observation, facial recognition/identification and automatic number plate recognition (ANPR) .
- areas to be monitored and field of view.
- activities to be monitored.
- the use of recorded images.
- maintenance of equipment and the management of recording.
- subsequent on-going training of operatives.
- Further advice, including the ICO CCTV Code of Practice is available at: www.ico.org.uk

Bicycle Security

Bicycle storage solutions should be constructed to the following 'Secured by Design' standards.

Bicycle parking will comprise of bicycle stands, anchor points, single and two-tier rack systems and dedicated lockers. The bicycle stands and rack systems, single or two tier, should be certified to one of the following standards:

- Sold Secure – SS104 Security Rating Bronze, or
- Element (Wednesbury) – STS 501 Security Rating TR1, or
- Element (Wednesbury) – STS 503 Security Rating TR1, or
- Warringtonfire – STS 205 Issue 6:2021 Security Rating BR1, or
- Warringtonfire – STS 225 Issue 1:2021 Security Rating BR1 (S), or
- Loss Prevention Certification Board LPS1175 Issue 8:2018 Security Rating A (A1)

Bicycle parking facilities should be limited to the storing of no more than seventy bikes; if larger numbers need to be stored at the same location, the facilities should be separated into discreet units and be subject to extra mitigating security measures as agreed with the Nottinghamshire Designing Out Crime Officer.

It is possible that a further house of multiple occupancy while resulting in the re-use of a vacant building would not necessarily achieve a mixed and balanced community if such properties continue to be converted in the same localised area, and the residents of them remain transient and lack ownership or desire to become embedded in that community.

It is requested that the Secured by Design standard is achieved and formally accredited.

Report to Planning Committee

Application Number:	2026/0124
Location:	24 Bourne Street, Netherfield, Nottinghamshire
Proposal:	Full planning Permission for the change of use of the property from a 6 bedroom HMO (C4 use) to 7 bedroom HMO (Sui Generis) for up to 7 occupiers.
Applicant:	Mr Amarjit Singh Dhani
Agent:	Homey Homes Designs Ltd.
Case Officer:	Alison Jackson

This application has been referred to Planning Committee following consideration at the Planning Delegation Panel to fully assess the impact of the proposal on parking in the area, highway safety, amenity and housing mix.

1 Site Description

- 1.0 24 Bourne Street, is a three-storey terraced property. There is a rear garden area to the property. The property does not benefit from off street parking. The site is situated in close proximity to the Netherfield designated local area. Neighbouring properties are predominantly residential. The site is located within flood zone 2.

2 Relevant Planning History

- 2.1 2025/0091 – Certificate of Lawfulness issued for the proposed change of use from C3 dwelling to C4 HMO for 6 occupants, a dormer to rear elevation and no. 2 velux windows to front elevation.
- 2.2 2025/0141 – Prior approval granted for a larger home extension to the property.

3 Proposed Development

- 3.1 Planning permission is sought for a change of use from 6-bedroom HMO (C4 use) to a 7-bedroom HMO for up to 7 occupiers which falls within a sui generis use. The rooms are all proposed to be en-suite. Some of the rooms have a small kitchenette. A shared kitchen/dining area for the whole house is also proposed.
- 3.2 No additional operational development or external alterations are proposed. The existing study is to be used as a seventh en-suite bedroom.

- 3.3 The site also benefits from secure covered cycle storage and screened refuse storage within the curtilage.
- 3.4 The original application was for a change of use to a 7-bedroom large HMO to allow flexible occupation of between 7 and 11 occupiers. However, following concerns raised by the Planning Officer regarding the number of residents at the site and the impact that this may have on neighbouring amenity, the proposal was amended to 7 occupiers.

4 Consultations

- 4.1 Nottinghamshire County Council (Highway Authority) – stress that the proposal may cause inconvenience to the existing residents and their visitors who also have a current demand for parking in the area. However, having taken the road safety into account, the Highways Authority do not wish to raise any objection to the proposal.
- 4.2 Gedling Borough Council (GBC) Environmental Health (Noise) – no objections.
- 4.3 Environmental Health (Licensing) – No objections.
- 4.4 Police – No objection
- 4.5 A site notice was displayed and neighbour notification letters posted. As a result of the consultation undertaken 2 no. letters of objection have been received, the contents of these letters are summarised below:
- Works at the property have already been completed
 - The property is already being advertised as a 7-bedroom HMO
 - Too many HMOs in the area
 - Lack of Parking
 - Increased demand for parking
 - Concerns that bins will be overflowing

5 Relevant Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.
- 5.2 The National Planning Policy Framework 2024 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG) are both material considerations in the determination of this application. The NPPF sets out the national objectives for delivering sustainable development. Sections 2 (Achieving Sustainable Development), 4 (Decision Making), 5 (Delivering a sufficient supply of homes), 9 (Promoting sustainable transport), 12 (Achieving well-designed places) and 14 (Meeting the challenge of climate change, flooding and coastal change) are particularly relevant.

The following policies are relevant to the application:

5.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

5.4 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

LPD 3 – Managing Flood Risk states planning permission will be granted for development in areas at risk of flooding provided that the development does not increase the risk of flooding on the site or elsewhere.

LPD 32 - Amenity states “Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures”.

LPD 37 – Housing Type, Size and Tenure states “Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area.”

LPD 57 – Parking Standards states “a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.” Please note that this has now been superseded by the Council’s Parking Provision SPD (Feb 2022).

LPD 61 – Highway Safety states “Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.”

5.5 Other

Parking Provision for Residential and Non-Residential Developments: Supplementary Planning Document (SPD) February 2022– sets out the car parking requirements for residential development.

6 Appraisal

Principle of the Proposed Use

- 6.1 The site is located within an urban area where the principle of further development is considered acceptable, subject to complying with other relevant criteria.

Impact of the proposed Use on Residential Amenity

- 6.2 It is considered that the use of the property as a 7-bedroom HMO will result in no undue impact onto the amenity of neighbouring properties. The level of activity associated with the proposed 7-bedroom HMO is not considered to be materially greater than the existing lawful 6-bedroom HMO use.
- 6.3 It is also acknowledged that the property can be used as a 6-bed HMO without requiring planning permission which is the case here as the property already operates as a six bedroom HMO. It is therefore considered that the creation of one additional bedroom in order to create 7 bedrooms in total will result in no significant additional impact on the amenity of neighbouring properties.
- 6.4 The use of the property as proposed, whilst accepting would be different from a conventional 'family home', is supported through Policies ACS8 and LPD37 which states that residential development should contribute to a mix of housing tenures, types and sizes to create sustainable, inclusive and mixed communities. This proposed development would provide accessible accommodation for tenants in a very sustainable location, close to public transport links and local amenities and would provide a mixed community.
- 6.5 It is not considered that the proposal would lead to the area being overpopulated as a result of the proposed use of the premises as an HMO, particularly given that the premises can already be used lawfully as a 6-person HMO.
- 6.6 The area of Netherfield currently offers a mixture of housing types, which is welcomed in terms of planning policies, providing inclusive communities. Planning policy does not prevent the development of properties for HMOs providing all other material considerations are assessed.
- 6.7 The Council's Environmental Health team (Licencing) has been consulted on the application and has advised that they raise no objections to the proposed use in terms of space standards and facilities provided. I see no reason to depart from this professional advice and I am satisfied that the internal layout and facilities proposed would provide an acceptable standard of accommodation for future occupiers and would not give rise to unacceptable impacts on the amenity of neighbouring residents. In addition to planning permission, a licence would need to be sought from the Council's Licencing team to use the property as an HMO. This would further assess matters such as space standards and facilities being provided within the property.
- 6.8 The Council's Environmental Health team (Noise) has also raised no objections to the application now that it has been amended to 7 occupiers. Again, I see no reason to disagree with the professional advice of the Environmental Health Officer.

- 6.9 Whilst the Highway Authority has raised no objection to the proposal on the grounds of highway safety (discussed in the next section of this report below), they do note that any additional demand for on street parking may result in inconvenience to neighbouring residents. The site already has a lawful development certificate in place for a 6-bedroom HMO and this proposal seeks to increase the number of bedrooms and residents at the property by 1. It is not considered that this increase of 1 additional person at the site (who may or may not have a private car) will cause unacceptable, additional issues of inconvenience or noise or disturbance through potentially requiring an additional on-street car parking space. Parking standards are discussed in further detail under the “Highway Safety” section of this report.
- 6.10 It is therefore considered that the proposal accords with the aims of policy 8 of the Aligned Core Strategy and policy LPD32 and policy LPD37 of the Local Planning Document 2018.

Highway Safety

- 6.11 The Highway Authority has raised no objection to the proposal and state that the proposed use of the premises as an HMO would result in no undue highway safety issues. They do note that demand for on street parking may result in inconvenience to neighbouring residents (and this is discussed earlier in this report) but that this is not a highway safety issue.
- 6.12 The proposal is for a 7-bedroom HMO which does fall within a sui generis use class but is considered to be residential nature. However, the Council’s Parking Standards SPD is silent on HMOs (which is still considered to be a residential use and not a commercial use) and therefore each case would need to be considered on its own individual merits. The proposal does not provide for any off-street car parking spaces. Whilst the SPD does not set out parking standards for HMOs, it does indicate that reduced parking provision may be acceptable.

Paragraph 4.12 of the SPD states that;-

“The expectation is that parking standards will be met, however if the development is served by one or more regular public transport service, this may be a material consideration justifying a reduced parking provision requirement, especially if a site is located within; or close to a central area.”

- 6.13 Taking the above into account, it is considered that given the proximity of the site to the Netherfield designated Local Centre where there are a number of public car parks together with a number of amenities, shops and other facilities, together with the fact that the site is situated close to a public transport routes, the requirement for off road car parking at the site is not required in this instance and the requirement for parking provision has been appropriately assessed in accordance with the SPD.
- 6.14 On street parking in this area is not restricted to individual properties, it is a case where anyone can park on the street. There is also evidence that car ownership in Netherfield is low when compared to Nottinghamshire and

demand for car parking is therefore reduced. The Office for National Statistics Census of 2021 shows that 32.9% of households in Netherfield do not have a car (compared to 18.3% for Nottinghamshire) 46.8% have 1 car (41.8% for Nottinghamshire) 16.4% have 2 cars (30% for Nottinghamshire) and 3.9% have 3 or more cars (9.9% for Nottinghamshire).

- 6.15 Moreover, the number of bedrooms / residents at the site is only increasing by 1 above how the site currently operates as a six bedroom HMO.
- 6.16 It is therefore considered that the proposal accords with policy LPD61 in respect to highway safety and LPD57 and the SPD in regard to the need for off street parking provision.

Flood Risk Issues

- 6.17 The site is located within Environment Agency Flood Zone 2. As the proposal relates to a change of use of an existing residential property there is no requirement under planning policy to undertake a flooding sequential test or a flooding exception test. The proposal, however, has to be assessed as to whether or not the it results in any flood risk issues to the occupants of the premises.
- 6.18 The proposal falls to be considered against Environment Agency Standing Advice. The applicant has submitted a Flood Risk Statement, the contents of which confirm that the proposal will comply with flood Risk Standing Advice, most notable that floor levels will be set no lower than existing and floor resilience measures such as height of plug sockets will be incorporated.
- 6.19 As the proposal is for the change of use of the premises with no extension of the footprint of the building, there will be no increased flood risk to the area in general.
- 6.20 It is therefore considered that the proposal accords with the aims of the National Planning Policy Framework 2024, policy 1 of the Aligned Core Strategy 2014 and policy LPD3 of the Local Planning Document 2018.

Other

- 6.21 It is noted there are other planning applications which are currently being assessed by Gedling Borough Council for the conversion of properties within the Netherfield area to HMO accommodation. Each proposal and site must be considered on its own merits and precedents are therefore not set, should one site be granted planning permission.
- 6.22 It is also noted that planning permission and lawful development certificates have been issued for changes of use of other properties to HMOs in the Netherfield area. Again, these applications are assessed on their own merits. The fact that there are other HMOs in the area does not prevent the submission of applications for the change of use of other properties to operate as HMOs and therefore this application together with any other applications for HMOs will be assessed on their own merits.

- 6.23 The Local Planning Authority are obligated to assess all applications submitted and determine the applications accordingly taking into account all material planning considerations.
- 6.24 Neighbour concerns are also noted in respect to the disposal of refuse at the property. The cleanliness of the site would be a matter for occupants of the property but should problems arise, as the premises would be tenanted the concerns could be reported to the owner/management company of the property or the Council's Environmental Health Section, and these matters would be investigated and any appropriate action taken. It is not considered that the addition of 1 additional occupier would result in a level of waste generation that could not be managed within the site in a manner consistent with similar residential uses.
- 6.25 The Police have raised no objection to the proposal. It is recommended that Standard Police Secured by Design comments should be attached as an informative to the grant of any planning permission.
- 6.26 The proposal would result in an increase of less than 25 square metres in floor space. As a result the proposal would be exempt from the requirement for a 10% Biodiversity Net Gain.

7 Local Government Reorganisation Implications

- 7.1 It is not considered that this planning application decision will be affected by Local Government Reorganisation. The applicant is a private company that is not connected to the Council. The planning permission runs with the land and recommended condition 1 would allow a developer three years to commence development. If planning permission is granted, then any pre-commencement conditions would require discharging by the Local Planning Authority under whichever Council is in place at the time.

8 Equalities Implications

- 8.1 There are no known equalities implications relating to this application

9 Carbon Reduction/Environmental Sustainability Implications

- 9.1 The proposal includes the provision of a bike store therefore reducing carbon emissions.

10 Conclusion

- 10.1 In the planning balance, there may be some limited impacts from the proposal such as a modest intensification of the site and incremental parking demand. However, these are not significant and are not considered to give rise to unacceptable highway safety or amenity impacts, particularly having regard to the lawful status of the property as a 6-bed HMO. These limited impacts are also outweighed by the benefits of providing additional residential accommodation in a sustainable location. As such, the proposal is considered acceptable.

10.2 The proposed development is consistent with national and local planning policies. The proposal will result in no undue impact on the residential amenity of occupiers of neighbouring properties, there are no highway safety or parking issues arising and space standards within the development are considered to be acceptable to ensure adequate amenity for potential future occupiers. The development is also acceptable in respect to flood risk issues. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF 2024 (Sections 2, 5, 12 and 14), Policies A, 1, 8 and 10 of the GBCAS (2014) and Policies LPD 3, 32, 37 and 61 of the LPD.

11 Recommendation: GRANT PLANNING PERMISSION: subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development shall be undertaken in accordance with the application form, the Design and Access Statement, the site location plan received on the 27th February 2026, the revised plans received on the 20th May 2026, drawing numbers: 03-000, 03-003, 03-001, 03-002, 03-004 and the Flood Risk Statement received on the 21st May 2026.

Reasons

- 1 In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 2 For the avoidance of doubt.

Reasons for Decision

The proposed development is consistent with national and local planning policies. The proposal will result in no undue impact on the residential amenity of occupiers of neighbouring properties, there are no highway safety or parking issues arising and space standards within the development are considered to be acceptable, a Licence however would need to be sought from the Borough Council. The development is also acceptable in respect to flood risk issues. It is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 2, 5, 12 and 14), Policies A, 1, 8 and 10 of the GBCAS (2014) and Policies LPD 3, 32, 37 and 61 of the LPD.

Notes to Applicant

The developer is advised to ensure compliance with the relevant Building Regulations.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been

assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 39 of the National Planning Policy Framework.

It is noted that there is no reference to crime prevention or security measures to be implemented in the redevelopment of this property in the documentation provided. There is reference to the responsibility of the tenants for security, however, this is limited to their actions.

Many of the HMOs visited by the police have poor standards of security which render the occupants at an increased risk of becoming victims of crime. As the occupants of HMOs do not own the property it is often difficult for them to adopt any crime reduction recommendations made by the police after a crime has taken place. Statistically, the likelihood of being a repeat victim of house burglary in England & Wales increases exponentially unless crime reduction measures are adopted (Tseloni et al., 2018).

'Secured by Design' (SbD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. 'Secured by Design' is proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. Secured by Design is owned by the UK Police Service and is supported by the Home Office, Building Control Departments in England (Part Q Security – Dwellings), Scotland (Building Standard 4.13) and Wales (Part Q Security – Dwellings) all reference SBD.

Secured by Design (SBD) is a place-based approach to crime reduction that brings together standards of physical security with the broader principles of Crime Prevention Through Environmental Design (CPTED) to set minimum requirements that enable properties to be awarded SBD status. The results of several studies have shown that housing design plays a key role in influencing offender decision-making, the risk of surveillance and standards of physical security being primary deterrents (Armitage & Tompson, 2022).

https://www.securedbydesign.com/images/design-guides/residential_guide_2025_270225_final.pdf

Secured by Design would advise the following measures for this development:

Access control and door entry systems

Smaller developments containing 25 or less, apartments, bedsits or bedrooms should have a visitor door entry system and access control system. The technology by which the visitor door entry system operates is a matter of developer choice, however it should provide the following attributes:

-

Access to the building via the use of a security encrypted electronic key (e.g. fob, card, mobile device).

-

Vandal resistant external door entry panel with a linked camera.

- Ability to release the primary entrance door set from the dwelling or bedroom (in the case of student accommodation or House in Multiple Occupation).
- Live audio and visual communication between the occupant and the visitor.
- Ability to recover from power failure instantaneously.
- Unrestricted egress from the building in the event of an emergency or power failure.
- Control equipment to be located in a secure area within the premises covered by the CCTV system and contained in a lockable steel cabinet to LPS 1175 Security Rating 1 or STS 202 Burglary Rating 1.

Door sets

All door sets allowing direct access into to the home, dedicated private flat or apartment entrance door sets, communal door sets shall be certificated to one of the following standards:

- PAS 24:2016 (Note 23.4b), or
- PAS 24:2022 (Note 23.4b), or
- STS 201 Issue 12:2020 (Note 23.4c), or
- LPS 1175 Issue 7.2:2014 Security Rating 2+ (Note 23.4d), or
- LPS 1175 Issue 8:2018 Security Rating A3+, or
- STS 202 Issue 10:2021 Burglary Rating 2 (Note 23.4d), or
- LPS 2081 Issue 1.1:2016 Security Rating B (Notes 23.4d and 23.4e), or
- STS 222 Issue 1:2021

Windows

All easily accessible windows (including easily accessible roof lights and roof windows) shall be certificated to one of the following standards:

- PAS 24:2016 (Note 24.2b), or
- PAS 24:2022, (Note 24.2b), or
- STS 204 Issue 6:2016 (Note 24.2c), or
- LPS 1175 Issue 7.2:2014 Security Rating 1 (Note 24.2d), or
- LPS 1175 Issue 8:2018 Security Rating 1/A1, or
- STS 202 Issue 10:2021 Burglary Rating 1, or
- LPS 2081 Issue 1.1:2016 Security Rating A, or
- STS 222 Issue 1:2021

Note: Easily accessible is defined within Approved Document Q Appendix A as:

- A window or doorset, any part of which is within 2 metres vertically of an accessible level surface such as a ground or basement level, or an access balcony, or
- A window within 2 metres vertically of a flat roof or sloping roof (with a pitch of less than 30°) that is within 3.5 metres of ground level.

External Lighting

Where possible the lighting requirements within BS 5489-1:2020 should be applied. Developers are advised that there is further guidance available from the Chartered Institute of Building Services Engineers (CIBSE) and the Society of Light and Lighting (SLL).

Lighting is required to illuminate all elevations containing a door set, car parking and garage areas and footpaths leading to dwellings and blocks of flats. Bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

Overall Lighting uniformity (U_o) - levels of 0.4 or 40% - are recommended where possible to ensure that lighting installations do not create dark patches next to lighter patches where the human eye has difficulty in adjusting quickly enough to see that it is safe to proceed along any route. If high levels of uniformity are neither achievable nor appropriate for technical or locally applying environmental reasons, the highest levels of uniformity possible should be achieved.

External public lighting must be switched using a photo electric cell (dusk to dawn) with a manual override or via a Central Management System (CMS) for large scale developments. If LED light sources are used, then shorter burning hours can be programmed as no warmup time is required for the lamp.

Secured by Design has not specified PIR activated security lighting for several years following advice from the ILP and police concern regarding the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR lamp activations. Research has proven that a constant level of illumination is more effective at controlling the night environment.

24-hour lighting (switched using a daylight sensor formally called photoelectric cells) to communal parts of blocks of flats will be required. It is acceptable if this is dimmed during hours of low occupation to save energy. This will normally include the communal entrance hall, lobbies, landings, corridors and stairwells and

underground garaging facilities and all entrance/exit points. Technology exists in respect of energy efficient light dimming systems and other means of ensuring that security lighting is intelligently provided in the right quantities and only at the right time.

CCTV

It is recommended that CCTV is installed as part of this development. For the purposes of this guide, the term Closed Circuit Television (CCTV) is used to describe all video surveillance systems capable of recording moving images or sound, from traditional CCTV systems with on-site or remote recording facilities to video doorbells that begin recording only when a doorbell is activated.

The purpose of a CCTV system and the results desired from it must be carefully detailed in the Operational Requirement so that an appropriate installation is identified and can be agreed upon with a prospective installer. Attendant problems

that could detract from the success of a CCTV system should be identified and a solution to them sought at this early planning stage.

Although a CCTV system cannot address all aspects of security, it can form an invaluable element within a comprehensive security strategy as long as the specification and installation meet the users Operational Requirement. CCTV is not a universal solution to security problems, but it does form part of an overall security plan. It can help deter crime and criminal behaviour, assist with the identification of offenders, promote personal safety, and provide reassurance for residents and visitors. Even the smallest development will benefit from the installation of a good quality CCTV system, which does not need to be expensive.

Images of people are covered by the General Data Protection Regulation (GDPR), and so is information about people which is derived from images – for example, vehicle registration numbers. Most uses of CCTV will be covered by the Data Protection Act 2018, which is the UK's implementation of the GDPR, regardless of the number of cameras or how sophisticated the equipment is.

Specifiers are reminded that there will be a requirement for a data controller to ensure compliance with the GDPR. The data controller must ensure that all CCTV images that can be used to identify individuals are used, stored, and disclosed in line with the GDPR principles.

It is important that signs are displayed explaining that CCTV is in operation.

- Have CCTV cameras contained in vandal resistant housings with the facility for ceiling or wall mounting.
- Record images in colour HD quality.
- Not be affected by concentrated white light sources directed at the camera, such as car head lights and street lighting.
- Have a lockable steel cabinet for 'on-site' recording equipment or other hard drive units to one of the following standards:
 - LPS 1175 Security Rating 1 (A1), or
 - STS 202 Burglary Rating 1, or
 - SS314
- Identify each camera's location and record this information along with time and date stamping.
- Provide suitable methods of export and incorporate the required software to view the exported footage.
- Negatively impacted upon by lighting and landscape proposals
- Whether there is consideration for inclusion of comprehensive Operational use and Requirements Table
- Also, it is worth mentioning that the most important aspect of utilising CCTV is the quality of the system and its imagery.

CCTV cameras associated with visitor door entry systems covering communal entrances and internal lobby areas should be installed and be capable of providing images of persons that are clearly identifiable on smaller devices such as smart phones.

Ideally, CCTV systems should be monitored live 24/7 giving the ability to react to a situation as it occurs. However, this is not a requirement of Secured by Design for

residential developments. Most CCTV systems are designed for recording images and for the post event investigation only, in which case nobody is required to monitor the activities live. Police recommend that images are stored for a minimum of 31 days.

Early discussions with an independent CCTV expert and potential installers can resolve a number of matters, including:

- monitoring and recording requirements.
- activation in association with the intruder alarm.
- requirements for observation, facial recognition/identification and automatic number plate recognition (ANPR) .
- areas to be monitored and field of view.
- activities to be monitored.
- the use of recorded images.
- maintenance of equipment and the management of recording.
- subsequent on-going training of operatives.
- Further advice, including the ICO CCTV Code of Practice is available at: www.ico.org.uk

Bicycle Security

Bicycle storage solutions should be constructed to the following 'Secured by Design' standards.

Bicycle parking will comprise of bicycle stands, anchor points, single and two-tier rack systems and dedicated lockers. The bicycle stands and rack systems, single or two tier, should be certified to one of the following standards:

- Sold Secure – SS104 Security Rating Bronze, or
- Element (Wednesbury) – STS 501 Security Rating TR1, or
- Element (Wednesbury) – STS 503 Security Rating TR1, or
- Warringtonfire – STS 205 Issue 6:2021 Security Rating BR1, or
- Warringtonfire – STS 225 Issue 1:2021 Security Rating BR1 (S), or
- Loss Prevention Certification Board LPS1175 Issue 8:2018 Security Rating A (A1)

Bicycle parking facilities should be limited to the storing of no more than seventy bikes; if larger numbers need to be stored at the same location, the facilities should be separated into discreet units and be subject to extra mitigating security measures as agreed with the Nottinghamshire Designing Out Crime Officer.

It is possible that a further house of multiple occupancy while resulting in the re-use of a vacant building would not necessarily achieve a mixed and balanced community if such properties continue to be converted in the same localised area, and the residents of them remain transient and lack ownership or desire to become embedded in that community.

It is requested that the Secured by Design standard is achieved and formally accredited.



Report to Planning Committee

Subject: The Town and Country Planning (Consultation) (England) Direction 2026

Date: 3rd June 2026

Author: Assistant Director - Development

Purpose To brief Planning Committee Members on the recent legislative changes introduced by the Town and Country Planning (Consultation) (England) Direction 2026

Recommendation(s)

THAT:

1) That Members of Planning Committee note the content of this report and that of the Town and Country Planning (Consultation) (England) Direction 2026.

1 Background

1.1 The Town and Country Planning (Consultation) (England) Direction 2026 came into effect on 31st March 2026, following a Written Ministerial Statement that was issued on 23rd March 2026. Planning Practice Guidance 'Determining a planning application' was amended on 8th April 2026 at paragraphs 22 and 24 to reflect the direction coming into force.

1.2 The Direction applies to any planning application which:

- includes the provision of 150 or more houses, flats or houses and flats;
- and
- hasn't been determined by 11 May 2026

1.3 Any Local Planning Authority which proposes to refuse an application to which the direction applies must first consult the Secretary of State before

determining the application. The Local Planning Authority must not determine the application until at least 21 days after the date on which notice of the application is given to the Secretary of State.

- 1.4 Planning Practice Guidance states that 'In considering whether to call in a planning application, the Secretary of State is generally concerned with whether the application involves planning issues of more than local importance that warrant the decision being made by him rather than the local planning authority. However, each case will be considered on its merits.'
- 1.5 The effect of the direction is that, should the Local Planning Authority resolve to refuse planning permission for a development proposing 150 or more dwellinghouses, it must first notify the Secretary of State and cannot issue the decision notice until a period of at least 21 days has elapsed.
- 1.6 During this period, the Secretary of State will consider whether the application should be 'called in' for determination at national level. If the Secretary of State decides to call in the application, the decision will no longer be taken by the Local Planning Authority and will instead be determined by the Secretary of State,
- 1.7 Should the application not be called in within the 21 day period, the Local Planning Authority may then proceed to issue the refusal decision in accordance with the Committee's resolution.

2 Proposal

- 2.1 That Members of Planning Committee note the content of this report and that of the Town and Country Planning (Consultation) (England) Direction 2026.

3 Alternative Options

- 3.1 There are no alternative options, this is legislation that is now in force.

4 Financial Implications

- 4.1 None, any work arising from the requirement to consult the Secretary of State will be met from existing budgets.

5 Legal Implications

- 5.1 The Local Planning Authority will be required to consult the Secretary of State for a period of 21 days should it be resolved to refuse a planning application proposing 150 or more dwellings.

6 Local Government Reorganisation Implications

- 6.1 The Direction applies to every Local Planning Authority in England, therefore a consistent approach will be being taken by authorities ahead of Local Government Reorganisation.

7 Equalities Implications

- 7.1 None, the direction is now in force and is applied across Local Planning Authorities in England. Any implications have been considered by the government.

8 Carbon Reduction/Environmental Sustainability Implications

- 8.1 None, any carbon reduction and sustainability implications will be considered in the determination of individual planning applications by both the Local Planning Authority and Secretary of State should they decide to call in an application.

10 Background Papers

- 10.1 The Town and Country Planning (Consultation) (England) Direction 2026 – <https://www.gov.uk/government/publications/the-town-and-country-planning-consultation-england-direction-2026>
- 10.2 Written Ministerial Statement - <https://questions-statements.parliament.uk/written-statements/detail/2026-03-23/hcws1431>
- 10.3 Planning Practice Guidance – Determining an Application - <https://www.gov.uk/guidance/determining-a-planning-application>

Statutory Officer approval

Approved by:

Date:
On behalf of the Chief Financial Officer

Approved by:
Date:
On behalf of the Monitoring Officer

Report to Planning Committee

Application Number: 2025/0558

Appeal Ref: 6003110

Site Address: 10 Trinity Crescent, Lambley, Nottingham NG4 4PX

Application description: Single storey side extension with external raised decking to the rear. Detached garage within the frontage garden of the dwelling. Re-roofing work and new rooflights introduced to the front elevation roof.

Case Officer: Amy Schofield

The planning application was refused permission on the 17th October 2025 for the reason outlined below:

1. The proposed detached garage, by virtue of its position on the western boundary of the open space known as the Lambley Pingle, would create a solid and suburban feature which would be out of character with the open and naturalistic boundary to this important landscape feature, which is a defining and significant element of Lambley Conservation Area. It would also partially obscure and detract from views into and across the Pingle and the Conservation Area. This would cause less than substantial harm to the setting, and thereby significance, of Lambley Conservation Area. There are no public benefits to consider in the balance with this application. The proposal would therefore be contrary to the aims of the NPPF, Policy 10 and 11 of the ACS, Policy LPD 26, 28 and 43 of the Local Development Plan and the Gedling Design Code.

The proposal is a modern bungalow dwelling located outside, but immediately adjacent to Lambley Conservation Area (CA), at the end of a cul de sac that backs onto the adjacent area of important area of open space known as the 'Lamble Pingle', which is within the CA.

Main Issue

The effect of the proposed development on the character and appearance of the area with particular regard to the Lambley Village Conservation Area (CA).

The Council found that while the single storey extension and raised decking was acceptable, the proposed detached garage to the frontage would harm the setting, and thereby significance of Lambley CA. The Applicant did not wish to revise the application to omit the garage element and the application was therefore refused at Panel.

The Inspector issued a split decision, allowing the extension and decking, but refusing the proposed detached garage, and upheld the Council's reasons for refusal with regards to the garage.

Inspector conclusions

- The extension and external decking area would not cause harm to the character and appearance of the area, nor would they cause harm to the significance of the CA. The living conditions of 8 Trinity Crescent would not be harmed as result of the proposal. These are the same conclusions that the Council came to on these matters.
- Noted the importance of the clear and uninterrupted views across the Lambley Pingle, into the older parts of the village and into the CA, from the end of Trinity Crescent and the pleasant sense of openness and rurality in this view.
- The garage would partly block these views and would unacceptably erode the spaciousness that is experienced from within Trinity Crescent and would therefore cause harm to the character and appearance of the area.
- The proposed garage would cause harm to the significance of the CA, namely views of it from this elevated vantage point and a place forming its immediate setting. Due to the scale of the development in context, the harm would be less than substantial.
- The view from Trinity Crescent may not be within the CA appraisal as a key view and vista but that does not negate its importance to the character and appearance of the area or the setting of the CA from the appeal site.
- There may have been a previous planning permission for similar development, but this lapsed some considerable time ago without being commenced.
- No public benefits have been advanced, only a private benefit.
- In accordance with the Framework the harm would not be outweighed and the garage element was refused permission.

The appeal was dismissed.

Recommendation: To note the information.



Report to Planning Committee

Subject: Future Planning Applications

Date: 22/05/2026

The following planning applications or details have been submitted and are receiving consideration. They may be reported to a future meeting of the Planning Committee and are available for inspection online at: <http://pawam.gedling.gov.uk:81/online-applications/>

Alternatively, hard copies may be viewed at Gedling1Stop or by prior arrangement with Development Management.

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2019/1080	Land At Broad Close Woodborough	Outline application for 11 no. residential properties	TBC
2023/0083	Land Off Longdale Lane, Ravenshead	Erection of 33 dwellings, including open space, landscaping and associated infrastructure	TBC
2026/0189	Land South Oxton Road Calverton Nottinghamshire	Full planning application for residential development (154 dwellings) including affordable housing with associated access, drainage, public open space and play space.	TBC
2026/0240	Land At Mansfield Road And Calverton Road Arnold Nottinghamshire	Full planning application at Lodge Farm, for the erection of 116 dwellings, with access, open space, drainage, landscaping, and associated infrastructure.	TBC
2025/0550	Development Site Chase Farm Arnold Lane Gedling	Reserved Matters application for Appearance, Landscaping, Layout and Scale in relation to outline planning permission 2017/1571 for "Erection of employment units (Class B1c/B2/B8 Use), Pub/Restaurant (Class A3/A4 Use) and Drive Thru (Class A3 Use), together with associated parking, servicing and landscaping."	TBC
2025/0726	Land Off Killisick Lane Arnold Nottinghamshire	Full planning application for the residential development of 172 new homes alongside associated site infrastructure, open space and landscaping.	TBC
2026/0094	Land Manor Farm House Mile End Road Colwick Nottinghamshire	Creation of 13 dwellings and associated road and parking.	TBC

2025/0736	24-26 Stoke Lane Gedling Nottinghamshire NG4 2QP	Proposed change of use from disused care home to 17 no. residential dwellings, including upward extension of rear portion of building, and supplementary landscaping to form more parking spaces and bin store, including dropped kerb	TBC
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Please note that the above list is not exhaustive; applications may be referred at short notice to the Committee by the Planning Delegation Panel or for other reasons. The Committee date given is the earliest anticipated date that an application could be reported, which may change as processing of an application continues.

ACTION SHEET PLANNING DELEGATION PANEL - 20th March 2026

2026/0074TCA

109 Main Street, Woodborough, Nottinghamshire

t1 - Pine - has reached maturity - Keeps shedding limbs - Fell and replant.

The tree is worthy of a Preservation Order, and a Provisional Order has been made.

The Panel recommended that the application be determined under delegated authority.

Decision: TCA unacceptable.

20th March 2026

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Lynda Pearson

Cllr Stuart Bestwick

Nigel Bryan – Development Manager

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ACTION SHEET PLANNING DELEGATION PANEL - 10th April 2026

2025/0881

Ling Farm, Ricket Lane, Ravenshead

Conversion of one agricultural building to create one "self build" dwelling (Barn A)

Withdrawn from the agenda.

2025/0888

Ling Farm, Ricket Lane, Ravenshead

Conversion of one agricultural building to create one "self build" dwelling (Barn B)

The proposed development would respect the character of the area, residential amenity, highway safety and comply with Green Belt policy.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

2025/0917

15 Linden Place, Arnold, Nottinghamshire

Retrospective planning application for the erection of a single storey detached garden room with attached veranda for use incidental to the enjoyment of the dwelling house.

The proposed development would respect the character of the area and residential amenity.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

2026/0095
2 Oxford Street, Carlton, Nottinghamshire
Erection of dwelling

The proposed development would result in a cramped form of development at odds with the character of the area as well as have a detrimental impact on residential amenity.

The Panel recommended that the application be determined under delegated authority.

Decision: to refuse permission.

2026/0097
57 Lambley Lane, Burton Joyce, Nottinghamshire
Two storey and single storey front extensions, alterations to roof, cladding of existing walls and soft and hard landscaping to front of dwelling

The proposed development would respect the character of the area, residential amenity and highway safety. Nor would flooding be increased by the proposal

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

10th April 2026

Video Conference Call Meeting

Cllr Roy Allan
Cllr David Ellis
Cllr Stuart Bestwick

Nigel Bryan – Development Manager
Lewis Widdowson – Community Infrastructure Levy and Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL 17th April 2026

2025/0859

26 Chandos Street Netherfield Nottinghamshire

Proposed change of use from C3 dwelling house to a 7 bed HMO Sui Generis.

The Panel recommended that the application be determined by the Planning Committee to fully assess the impact of the proposal on parking in the area, highway safety, amenity and housing mix.

Decision to refer the application to Planning Committee.

2026/0061

10 Cavendish Avenue Gedling Nottinghamshire

Variation of condition 2 (the maximum number of children being cared for at the site in connection with the childcare business shall not exceed 12) to allow for a maximum of 15 children to be cared for at the site in connection with the childcare business.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2026/0135

14 Norman Road Carlton Nottinghamshire

Two storey and single storey side and rear extension to dwelling.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission.

2026/0136

24 Campbell Drive Carlton Nottinghamshire

Two storey front and side extension to dwelling and single storey rear extension.

This application was withdrawn from the agenda.

17th April 2026

Video Conference Call Meeting

**Cllr Paul Wilkinson
Cllr Lynda Pearson
Cllr Stuart Bestwick
Cllr Ruth Strong
Cllr Grahame Pope
Cllr Alison Hunt**

**John Krawczyk – Assistant Director - Development
Claire Turton – Principal Planning Officer**

ACTION SHEET PLANNING DELEGATION PANEL - 24th April 2026

2026/0089

25 Melbury Road, Woodthorpe, Nottinghamshire

Rear single storey extension, loft conversion with dormers front and rear and alteration from hipped to gabled roof.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

2026/0091

106 Birchfield Road, Arnold, Nottinghamshire

Two storey side and rear extension

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

2026/0114

26 Beaumaris Drive, Gedling, Nottinghamshire

Single storey rear extension

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

2026/0132TPO

St Antonys R C Church, Mansfield Lane, Calverton

T1-T5 Copper Beech (Fagus sylvatica Purpurea)

Undertake an overall crown reduction of up to 2 metres, reducing branch tips back to suitable secondary growth points in order to maintain the natural crown form and balanced canopy structure. The works should reduce the height and lateral spread by approximately 2 metres from the existing branch extremities, avoiding excessive removal of internal growth or the creation of unnecessarily large pruning wounds.

All works to be carried out in accordance with BS3998:2010 - Tree Work: Recommendations.

The proposed development would not have a detrimental impact on the longevity of the tree and is considered to be good husbandry.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

24th April 2026

Video Conference Call Meeting

Cllr Roy Allan

Cllr Pauline Allan

Cllr Stuart Bestwick

Cllr Lynda Pearson

Cllr Ruth Strong

Nigel Bryan – Development Manager

Claire Turton – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL 1st May 2026

2025/0408

1 Elmsdale Gardens Burton Joyce Nottinghamshire

Installation of log burner and flue

The proposed development would not impact on the architectural or historic interest of the listed building.

The Panel recommended that the application be determined under delegated authority.

Decision to grant listed building consent

2025/0881

Ling Farm Ricket Lane Ravenshead

Conversion of one agricultural building to create one "self build" dwelling (Barn A)

The proposed development would not impact on the openness of the green belt, would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission.

2026/0007

Gas Governor Cross Street Arnold

Creation of additional 2nd floor apartment increasing total number of apartments from 7 to 8 apartments.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

1st May 2026

Video Conference Call Meeting

**Cllr Roy Allan
Cllr Pauline Allan
Cllr Lynda Pearson
Cllr Ruth Strong**

**Nigel Bryan – Development Management Manager
Claire Turton – Principal Planning Officer**

ACTION SHEET PLANNING DELEGATION PANEL 8th May 2026

2026/0115

6 Pateley Road Woodthorpe Nottinghamshire

First floor side extension above garage. Partially demolish front boundary wall to create wider dropped kerb and new parking area.

The proposed development would have an unacceptable impact on the character and appearance and visual amenity of the area.

The Panel recommended that the application be determined under delegated authority.

Decision to refuse planning permission.

2026/0144

The Arrow Gedling Road Arnold

Installation of 1x 98" external TV monitor on freestanding 'Goal Post' housing support, in existing beer garden area.

This application was withdrawn from the agenda.

8th May 2026

Video Conference Call Meeting

Cllr Roy Allan

Cllr Pauline Allan

Cllr Lynda Pearson

Cllr Ruth Strong

Cllr Stuart Bestwick

Nigel Bryan – Development Management Manager

Claire Turton – Principal Planning Officer

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ACTION SHEET PLANNING DELEGATION PANEL 15th May 2026

2026/0017

98 Main Road Ravenshead Nottinghamshire

Erection of Double Storey Rear Extension

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2026/0136

24 Campbell Drive Carlton Nottinghamshire

Two storey front and side extension to dwelling and single storey rear extension.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2026/0165

27 Clipstone Avenue Woodthorpe Nottinghamshire

Two storey side extension, single storey extension to rear of dwelling and front porch extension.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2026/0167

7 Beech Avenue Netherfield Nottinghamshire

Proposed change of use from 6 bedroom HMO (C4 use) to 7 bedroom HMO (Sui Generis)

The Panel recommended that the application be determined by the Planning Committee to fully assess the impact of the proposal on parking in the area, highway safety, amenity and housing mix.

Decision to refer the application to Planning Committee.

2026/0168

115 Chandos Street Netherfield Nottinghamshire

Change of use from 6 bedroom HMO (C4 use) to 7 bedroom HMO (Sui Generis)

The Panel recommended that the application be determined by the Planning Committee to fully assess the impact of the proposal on parking in the area, highway safety, amenity and housing mix.

Decision to refer the application to Planning Committee.

2026/0193

39 Bridle Road Burton Joyce Nottinghamshire

New two storey side extension and new garage and proposed pitched roof to existing single storey rear extensions and proposed change in materials.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2026/0222

Lambley Caravan Storage Spring Lane Lambley

Permission in principle - up to Six Dwellings

The proposed site is not located in a sustainable location and the proposal represents inappropriate development in the Green Belt.

The Panel recommended that the application be determined under delegated authority.

Decision to refuse permission in principle

15th May 2026

Video Conference Call Meeting

**Cllr Roy Allan
Cllr Pauline Allan
Cllr Lynda Pearson
Cllr Stuart Bestwick
Cllr Ruth Strong
Cllr Alison Hunt**

**Nigel Bryan – Manager – Development Management
Claire Turton – Principal Planning Officer**

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ACTION SHEET PLANNING DELEGATION PANEL 22nd May 2026

2025/0915

Land Off Lambley Lane Gedling

Full planning application for the erection of a residential care home (Class C2 - 80 bedrooms), bin storage area, substation, cycle storage, meter room and associated highway, drainage and green infrastructure.

The proposed development would respect the character of the area, residential amenity, highway safety, flood risk and ecology.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission subject to the signing of a Section 106 legal agreement.

2026/0112

5 Beech Avenue Netherfield Nottinghamshire

Change of use from a 6-bedroom, 6-occupant House in Multiple Occupation (Use Class C4) to a 7-bedroom, 7-occupant large House in Multiple Occupation (Sui Generis) and installation of secure, covered cycle storage within the site curtilage to accommodate 7 bicycles.

The Panel recommended that the application be determined by the Planning Committee to fully assess the impact of the proposal on parking in the area, highway safety, amenity and housing mix.

Decision to refer the application to Planning Committee.

2026/0124

24 Bourne Street Netherfield Nottinghamshire

Full planning Permission for the change of use of the property from a 6 bedroom HMO (C4 use) to 7 bedroom HMO (Sui Generis) for up to 7 occupiers

The Panel recommended that the application be determined by the Planning Committee to fully assess the impact of the proposal on parking in the area, highway safety, amenity and housing mix.

Decision to refer the application to Planning Committee.

2026/0142

3 Pavilion Road Bestwood Nottinghamshire

Single storey rear extension, dormer to rear and porch to the front elevation.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2026/0214

3 Calstock Road Woodthorpe Nottinghamshire

Two storey side and rear extensions to dwelling, single storey rear extension, raising of roof height, loft conversion and rear dormer.

The proposed development would have an unacceptable impact on the character and appearance and visual amenity of the area.

The Panel recommended that the application be determined under delegated authority.

Decision to refuse planning permission.

22nd May 2026

Video Conference Call Meeting

Cllr Roy Allan

Cllr Pauline Allan

Cllr Lynda Pearson

Cllr Ruth Strong

Cllr Stuart Bestwick

Cllr Alison Hunt

Nigel Bryan – Development Management Manager

Claire Turton – Principal Planning Officer