

## **ACTION SHEET PLANNING DELEGATION PANEL - 14th July 2023**

2020/0377

10A Redhill Road Arnold NG5 8GP

Repair and partial rebuilding of boundary wall and erection of gates (Lbc)

It was considered that the proposal would result in no harm to but would conserve the long term future of the listed wall nor would they result in harm to the setting of the listed building (Arnold House).

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

**Decision: Grant Listed Building Consent**

2020/0836

108 Coppice Road Arnold NG5 7GD

Demolition of existing garage, extension to existing first floor flat and extension to create 2 bed flat.

It was considered that the site is in a sustainable location close to services and amenities. The layout, design and appearance of the development is acceptable which would not be detrimental to the amenity of neighbouring buildings nor to highway safety.

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

**Decision: Grant Planning Permission**

2023/0003

60 Sheepwalk Lane, Ravenshead, Nottinghamshire

Demolition of existing single storey dwelling; erection of 4, 2-storey, 5-bed dwellings

It was considered that the site by virtue of its size and constraints is unsuitable to adequately accommodate the development as proposed without appearing cramped and over-intensive. The proposed development results in a form of development which is out of character with the established urban form and layout of the immediate area resulting in an incongruous development within the streetscene.

That the proposed dwellings at Plots 1 and 3 by virtue of their scale, and siting in proximity to the side boundaries with no.s 62 Sheepwalk Lane and no. 2 Dover Beck Close would result in undue harm to the occupiers of these adjacent properties in terms of overbearing overshadowing impacts and overlooking impact from first floor windows.

That there is insufficient information to meet the requirements of the highway authority in order to demonstrate that the development would not raise any highway safety issues in terms of access and visibility.

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

**Decision: Refuse Planning Permission**

2023/0095

Newstead Abbey Park, Lakeside, Station Avenue, Newstead

Construction of new covered swimming pool and garage ancillary to the host dwelling

The proposed development would be inappropriate development in the Green Belt given that it would result in disproportionate additions to the host dwelling. By virtue of its design, scale, bulk and massing the proposed extension would result in a disproportionate and overly prominent addition to the host dwelling. In addition the proposal by virtue of its siting, scale and massing would result in less than substantial harm to the Grade II\* Registered Newstead Abbey Park and Garden and the setting of the Grade II\* Cannon Fort, Grade II Stable Block and Grade I Newstead Abbey.

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

**Decision: Refuse Planning Permission**

2023/0130

Loxley Lodge, Grays Drive, Ravenshead

Change of use from residential (Class C3) and Storage/Office Use (Class B8 and E(g)(i)) to a mixed use comprising Residential (Class C3) and Day Spa (Class E(d)/(e)) including Beauticians (Sui Generis); single-storey extension to existing garage

It was considered that the proposed development is appropriate development which would accord with national and local Green Belt policies and as such not impact on its openness or the reasons for including land within it. Furthermore there would be no undue impacts in respect of highway safety and parking, amenity or ecology.

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

**Decision: Grant Planning Permission**

2023/0279

45 Stoke Lane, Gedling, Nottinghamshire

Single storey rear and two storey and single storey side extension

It was considered that the proposed development would have an unacceptable visual impact by virtue of its proposed size, scale and massing contrary to Policy.

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

**Decision: Refuse Planning Permission**

2023/0409

Old Manor Farm, Lowdham Lane, Woodborough

Construction of one additional storey above the existing original dwellinghouse

It was considered that the proposed development would not have an adverse impact on amenity and that the external appearance is acceptable.

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

**Decision: Prior Approval is not required**

2023/0434

257 Carlton Hill Carlton Nottinghamshire

Retrospective application for the erection of a fence and gates

It was considered that the proposed development would not respond to the prevailing character of the site and surroundings which are more open and are bordered by substantially less robust forms of boundary treatment. The sense of enclosure resulting from the proposal is at odds with the established form and appearance of boundary treatment in the locality.

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

**Decision: Refuse Planning Permission**

Video Conference Call Meeting

Cllr Roy Allan

Cllr Lynda Pearson

Cllr David Ellis

Cllr Ruth Strong

Cllr Stuart Bestwick

Nigel Bryan – Development Manager

Kevin Cartwright - Principal Planning Officer

Craig Miles – Principal Planning Officer

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