

## **ACTION SHEET PLANNING DELEGATION PANEL 15th August 2025**

2025/0476TPO

24 Sandfield Road Arnold Nottinghamshire

Trimming back overhang on sycamore tree by 2 metres.

The proposed works would be appropriate, would not affect the health of the tree and would not impact on the visual amenity of the tree.

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

Decision to grant consent to carry out works to a tree protected by a TPO

2025/0477

15 Church Drive Daybrook Nottinghamshire

Change of use from Class C3 (dwellinghouse) to Sui Generis House in Multiple Occupation (HMO) for 15 occupants (11 bedrooms, 4 of which are double-occupancy), including demolition of the existing garage, construction of a wraparound single-storey rear and side extension, and internal reconfiguration. A rear-facing L-shaped dormer and two front rooflights are proposed under permitted development rights.

The proposed development represents an over-development of the site, will have an unacceptable impact on the amenity of neighbouring and future residents and has failed to demonstrate that it will not have an adverse impact on ecology.

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

Decision to refuse planning permission

2025/0587NMA

2 Regina Crescent Ravenshead Nottinghamshire

Non-material amendment to permission 2024/0727 (alter position of side facing windows to North East elevation; insert new ground floor side facing window to South West elevation and alter rear roof to form flat roof valley centrally)

The proposed development would be materially different to the plans approved under 2024/0727 and would not constitute a non-material amendment.

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

Decision to refuse the non-material amendment application.

**15th August 2025**

**Video Conference Call Meeting**

**Cllr Roy Allan  
Cllr David Ellis  
Cllr Lynda Pearson  
Cllr Ruth Strong  
Cllr Stuart Bestwick**

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