

Agenda Item 8 – St Helens Church Hall, Church Street East, Pinxton, Nottingham, NG16 6NF

Three neighbour representations have been received since the committee report was published and are summarised as follows:

- Lack of publication and feels that the process has been conducted in a very 'underhand' way
- If houses were built on the land, then parking spaces would have to have been included.
- Most residents generally in favour of the new development but object to there being no parking provision available on site and the impact this has on parking for current residents.
- Double yellow lines proposed adjacent to the schools.
- Current space to the rear is used for car parking, why would this be taken away?
- Suggests making Church Street permit holder parking only.
- Methodist Church on Town Street has extended their car park.
- Highway safety concerns

Officer response: Most matters raised have been addressed within the committee report. However, additional comments are made as follows:

Publicity

The application has been publicised by way of a site notice which was erected on the 12/08/2025, checked by the department's technicians on 19/08/2025 and 09/09/2025 which confirmed the notice had been in place for 21 days. Letters were also posted to the adjoining landowners on 08/08/2025 requiring their comments by 29/08/2025. As such, the advertising of this planning application is in accordance with the Council's adopted Statement of Community Involvement, and in excess of that what is required in Planning Legislation.

Parking Provision and Highway Safety

Residential properties and community facilities require different levels of parking provision. The applicants proposed to utilise the rear space for biodiversity enhancements; Officers would only push for amendments where it is considered necessary. The committee report sets out the consideration of the parking provision; the site is within a sustainable location, close to public transport facilities and given the nature of the community facility it is likely that this will be utilised by local residents who will not have to travel a significant distance. The concerns raised relating to difficulty parking within the highway are noted but this would be a matter for the Local Highway Authority should parking be considered to be obstructive or dangerous.

Yellow lines and permit parking

The introduction of yellow lines at surrounding schools and permit parking restrictions are outside the remit of planning and therefore are not considerations to this application.

Methodist Church

Planning applications are assessed on their individual merits. In this instance, the parking provision was considered appropriate and the Local Highway Authority raised no objections to the proposal. The Methodist Church increasing their parking provision holds no bearing on the recommendation of this planning application.

Planning Conditions / Decision

Since the publishing of the committee report, the Agent of the application queried the requirements of planning conditions 7, 8, and 9, stating they are either unnecessary or repeating requirements from other planning conditions. The conditions this relates to were recommended by Derbyshire Wildlife Trust (DWT). Officers therefore sought advice from the DWT to consider whether the response from the Agent was justified and if the conditions should be amended. At present a response from DWT has not been received.

It is therefore recommended that Planning Committee approve the application, with final, precise wording of conditions relating to biodiversity (current conditions 7, 8, and 9) delegated to the Development Management and Land Charges Manager or Principal Planners.