Broxtowe Borough COUNCIL

Wednesday, 28 October 2026

Planning Committee
Wednesday, 28 October 2026

A G E N D A

6.2 Late Items (Pages 3 - 4)

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Planning Committee 28th October 2026

SUMMARY of LATE ITEMS

5.1 26/00581/FUL 6A Main Street Eastwood

No late items to report

5.2 26/00554/REG3 Land off Cross Street Eastwood

- Arboricultural report and Arboricultural Implications Assessment (AIA) submitted and reviewed by the Councils tree officer.
- No objections have been provided.
- The recommendations in the submitted AIA include tree protections measures that should be adhered to during the development to protect the two neighbouring highway trees.
- An Arboricultural Method Statement has been conditioned:
- Prior to the commencement of development, an Arboricultural Method Statement and tree protection measures, to BS5837, shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate how all existing boundary trees to be retained will be protected during the construction period. The development shall thereafter be carried out only in accordance with the approved details.

5.3 26/00495/FUL 4 Knowle Hill Kimberley

- Structural Survey received for 4 Knowle Hill 21st October 2026 from agent / applicant:

Summary of conclusions from Structural Survey:

1. The property in its current condition is not habitable
2. The building is not in imminent danger of collapse but if left uninhabited is likely to fall further into disrepair and could become at risk within 5-10years.
3. Remedial works required to rectify structural defects including piled underpinning, helical masonry repair bars, some local rebuilding.
4. Whilst remedial works are possible, the works required are likely to make the property beyond economic repair.
5. The existing property has no historic significance and would be considered of low amenity value due to solid walls and lack of insulation
6. The proposal for a new build property would require the demolition of the existing property, the extent of the groundworks would be comparable to the remedial works required. The proposed new property would be built to modern building regulations ensuring it would be of higher amenity value.
7. The trees at the rear of the property currently limit access to the full extent of the rear of the property and are likely to exasperate ground movement and clay shrinkage. It is therefore recommended these trees are removed prior to any other work.

- Email from S Betts (interested party) received 28.10.2026:
  - Brings attention to planning history of the site and 6 Knowle Hill

- The garage was originally attributed to no 6 and is now included in no 4's site
- Lack of consideration of the changes to curtilage boundaries (of 4 and 6 Knowle Hill) in the report, officers consider this to not be a material change of use
- Planning application reference 10/00202/FUL which sought to construct a dwellinghouse to the rear of 4 and 6 Knowle Hill was refused planning permission due to impact on character and amenity, so consider it 'odd' that the garage would need more substantive dormers. Given history of the site ('carving up of boundaries') considers it important to control future use and a condition be added to ensure the garage is used for ancillary purposes only, to prevent it being used as an independent dwelling.

5.4 26/00335/REG3 Stapleford Community Pavilion Hickings Lane Stapleford

No late items to report

5.5 26/00516/FUL 18 Nether Green Eastwood

No late items to report

5.6 26/00555/REG3 Church Street Care Home 84 Church Street Eastwood

No late items to report

5.7 26/00564/FUL Mill Farm 47 Stoney Lane Brinsley

No late items to report

5.8 26/00090/REG3 Land off Giltway Giltbrook

No late items to report