



Tuesday, 4 November 2025

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 12 November 2025 in the Council Chamber, Council Offices, Foster Avenue, Beeston NG9 1AB, commencing at 6.00 pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Zulfiqar Darr
Interim Chief Executive

To Councillors:	S P Jeremiah (Chair)	S J Carr
	P A Smith (Vice-Chair)	J Couch
	D Bagshaw	T J Marsh
	P J Bales	G Marshall
	L A Ball BEM	D D Pringle
	G Bunn	D K Watts

A G E N D A

1. Apologies

To receive apologies and to be notified of the attendance of substitutes.

2. Declarations of Interest

(Pages 3 - 10)

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. Minutes

(Pages 11 - 16)

The Committee is asked to confirm as a correct record the minutes of the meeting held on Wednesday, 8 October 2025.

- 4. Notification of Lobbying

- 5. Development Control

- 5.1 25/00612/REG3 (Pages 17 - 52)

Change of use of land to cricket pitch, including siting of
practice nets
Land East Of Stapleford Road, Trowell, Nottinghamshire

- 5.2 25/00280/FUL (Pages 53 - 66)

Construct new dwelling
1, The Forge, Trowell, Nottinghamshire NG9 3PT

- 6. Information Items

- 6.1 Delegated Decisions (Pages 67 - 76)

- 7. Appeal Decisions (Pages 77 - 80)

- 8. Enforcement Update - Kimberley Brewery (Pages 81 - 84)

- 9. Enforcement Update - Eastwood (Pages 85 - 86)

Report of the Monitoring Officer

DECLARATIONS OF INTEREST

1. Purpose of Report

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda. The following information is extracted from the Code of Conduct, in addition to advice from the Monitoring Officer which will assist Members to consider any declarations of interest.

Part 2 – Member Code of Conduct

General Obligations:

10. Interest

10.1 You will register and disclose your interests in accordance with the provisions set out in Appendix A.

Section 29 of the Localism Act 2011 requires the Monitoring Officer to establish and maintain a register of interests of Members of the Council. The register is publically available and protects you by demonstrating openness and willingness to be held accountable.

You are personally responsible for deciding whether or not you should disclose an interest in a meeting which allows the public, Council employees and fellow Councillors know which of your interests gives rise to a conflict of interest. If in doubt you should always seek advice from your Monitoring Officer.

You should note that failure to register or disclose a disclosable pecuniary interest as defined in Appendix A of the Code of Conduct, is a criminal offence under the Localism Act 2011.

Advice from the Monitoring Officer:

On reading the agenda it is advised that you:

1. Consider whether you have any form of interest to declare as set out in the Code of Conduct.
2. Consider whether you have a declaration of any bias or predetermination to make as set out at the end of this document
3. Update Democratic Services and the Monitoring Officer and or Deputy Monitoring Officers of any declarations you have to make ahead of the meeting and take advice as required.
4. Use the Member Interest flowchart to consider whether you have an interest to declare and what action to take.
5. Update the Chair at the meeting of any interest declarations as follows:

‘I have an interest in Item xx of the agenda’

'The nature of my interest is therefore the type of interest is
DPI/ORI/NRI/BIAS/PREDETERMINATION
'The action I will take is...'

This will help Officer record a more accurate record of the interest being declared and the actions taken. You will also be able to consider whether it is necessary to send a substitute Members in your place and to provide Democratic Services with notice of your substitute Members name.

Note: If at the meeting you recognise one of the speakers and only then become aware of an interest you should declare your interest and take any necessary action

6. Update your Member Interest Register of any registerable interests within 28days of becoming aware of the Interest.

Ask yourself do you have any of the following interest to declare?

1. DISCLOSABLE PECUNIARY INTERESTS (DPIs)

A "Disclosable Pecuniary Interest" is any interest described as such in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 and includes an interest of yourself, or of your Spouse/Partner (if you are aware of your Partner's interest) that falls within the following categories: Employment, Trade, Profession, Sponsorship, Contracts, Land, Licences, Tenancies and Securities.

2. OTHER REGISTERABLE INTERESTS (ORIs)

An "Other Registerable Interest" is a personal interest in any business of your authority which relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority; or
- b) any body
 - (i) exercising functions of a public nature
 - (ii) anybody directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member or in a position of general control or management.

3. NON-REGISTRABLE INTERESTS (NRIs)

"Non-Registrable Interests" are those that you are not required to register but need to be disclosed when a matter arises at a meeting which directly relates to your financial interest or wellbeing or a financial interest or wellbeing of a relative or close associate that is not a DPI.

A matter "directly relates" to one of your interests where the matter is directly about that interest. For example, the matter being discussed is an application about a particular property in which you or somebody associated with you has a financial interest.

A matter “affects” your interest where the matter is not directly about that interest but would still have clear implications for the interest. For example, the matter concerns a neighbouring property.

Declarations and Participation in Meetings

1. DISCLOSABLE PECUNIARY INTERESTS (DPIs)

- 1.1 Where a matter arises at a meeting which **directly relates** to one of your Disclosable Pecuniary Interests which include both the interests of yourself and your partner then:

Action to be taken

- **you must disclose the nature of the interest** at the commencement of that consideration, or when the interest becomes apparent, whether or not such interest is registered in the Council's register of interests of Member and Co-opted Members or for which you have made a pending notification. If it is a sensitive interest you do not have to disclose the nature of the interest, just that you have an interest
- **you must not participate in any discussion** of that particular business at the meeting, or if you become aware of a disclosable pecuniary interest during the meeting you must not participate further in any discussion of the business, including by speaking as a member of the public
- **you must not participate in any vote** or further vote taken on the matter at the meeting and
- **you must withdraw from the room** at this point to make clear to the public that you are not influencing the meeting in anyway and to protect you from the criminal sanctions that apply should you take part, unless you have been granted a Dispensation.

2. OTHER REGISTERABLE INTERESTS (ORIs)

- 2.1 Where a matter arises at a meeting which **directly relates** to the financial interest or wellbeing of one of your Other Registerable Interests i.e. relating to a body you may be involved in:

- **you must disclose** the interest at the commencement of that consideration, or when the interest becomes apparent, whether or not such interest is registered in the Council's register of interests of Member and Co-opted Members or for which you have made a pending notification. If it is a sensitive interest you do not have to disclose the nature of the interest, just that you have an interest
- **you must not take part in any discussion or vote** on the matter, but may speak on the matter only if members of the public are also allowed to speak at the meeting
- **you must withdraw from the room** unless you have been granted a Dispensation.

3. NON-REGISTRABLE INTERESTS (NRIs)

3.1 Where a matter arises at a meeting, which is not registrable but may become relevant when a particular item arises i.e. interests which relate to you and /or other people you are connected with (e.g. friends, relative or close associates) then:

- **you must** disclose the interest; if it is a sensitive interest you do not have to disclose the nature of the interest, just that you have an interest
 - **you must not take part in any discussion or vote**, but may speak on the matter only if members of the public are also allowed to speak at the meeting; and
 - **you must withdraw** from the room unless you have been granted a Dispensation.
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Dispensation and Sensitive Interests

A “Dispensation” is agreement that you may continue to participate in the decision-making process notwithstanding your interest as detailed at section 12 of the Code of the Conduct and the Appendix.

A “Sensitive Interest” is as an interest which, if disclosed, could lead to the Member, or a person connected with the Member, being subject to violence or intimidation. In any case where this Code of Conduct requires to you to disclose an interest (subject to the agreement of the Monitoring Officer in accordance with paragraph 2.4 of this Appendix regarding registration of interests), you do not have to disclose the nature of the interest, if it is a Sensitive Interest in such circumstances you just have to disclose that you have a Sensitive Interest under S32(2) of the Localism Act 2011. You must update the Monitoring Officer when the interest is no longer sensitive, so that the interest can be recorded, made available for inspection and published.

BIAS and PREDETERMINATION

The following are not explicitly covered in the code of conduct but are important legal concepts to ensure that decisions are taken solely in the public interest and not to further any private interests.

The risk in both cases is that the decision maker does not approach the decision with an objective, open mind.

This makes the local authority’s decision challengeable (and may also be a breach of the Code of Conduct by the Councillor).

Please seek advice from the Monitoring Officer or Deputy Monitoring Officers, if you need assistance ahead of the meeting.

BIAS

Holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias. If you have been involved in an issue in such a manner or to such an extent that the public are likely to perceive you to be biased in your judgement of the public interest:

- a) you should not take part in the decision-making process
- b) you should state that your position in this matter prohibits you from taking part
- c) you should leave the room.

PREDETERMINATION

Where a decision maker has completely made up his/her mind before the decision is taken or that the public are likely to perceive you to be predetermined due to comments or statements you have made:

- a) you should not take part in the decision-making process
- b) you should state that your position in this matter prohibits you from taking part
- c) you should leave the room.

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Registerable Interests

These are interests that you are required to register in accordance with the Code of Conduct. They are interests that you would know about in advance of an item coming up (e.g. land you own) and you should have included them when filling in your register of interests.

What type of Registerable Interest do you have in this matter?

Disclosable Pecuniary Interests

These are any interests that are described as DPIs under the Code of Conduct and include both the interests of yourself and of your partner.

Other Registerable Interests

These are personal interests that relate to certain types of bodies that you may be involved in as set out in the Code of Conduct.

Does the matter directly relate to one of your Disclosable Pecuniary Interests?

No

Does the matter directly relate to the financial interest or wellbeing of one of your Other Registerable Interests?

No

Does the matter affect a financial interest or the wellbeing of yourself or of a friend, relative or close associate?

No

Is the financial interest or wellbeing affected to a greater extent than the financial interests or wellbeing of the majority of inhabitants?

No

Would a reasonable member of the public knowing all the facts believe that it would affect your view of the wider public interest?

No

You must:

- Disclose the interest;
- Not speak on the matter;
- Not participate in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

You must:

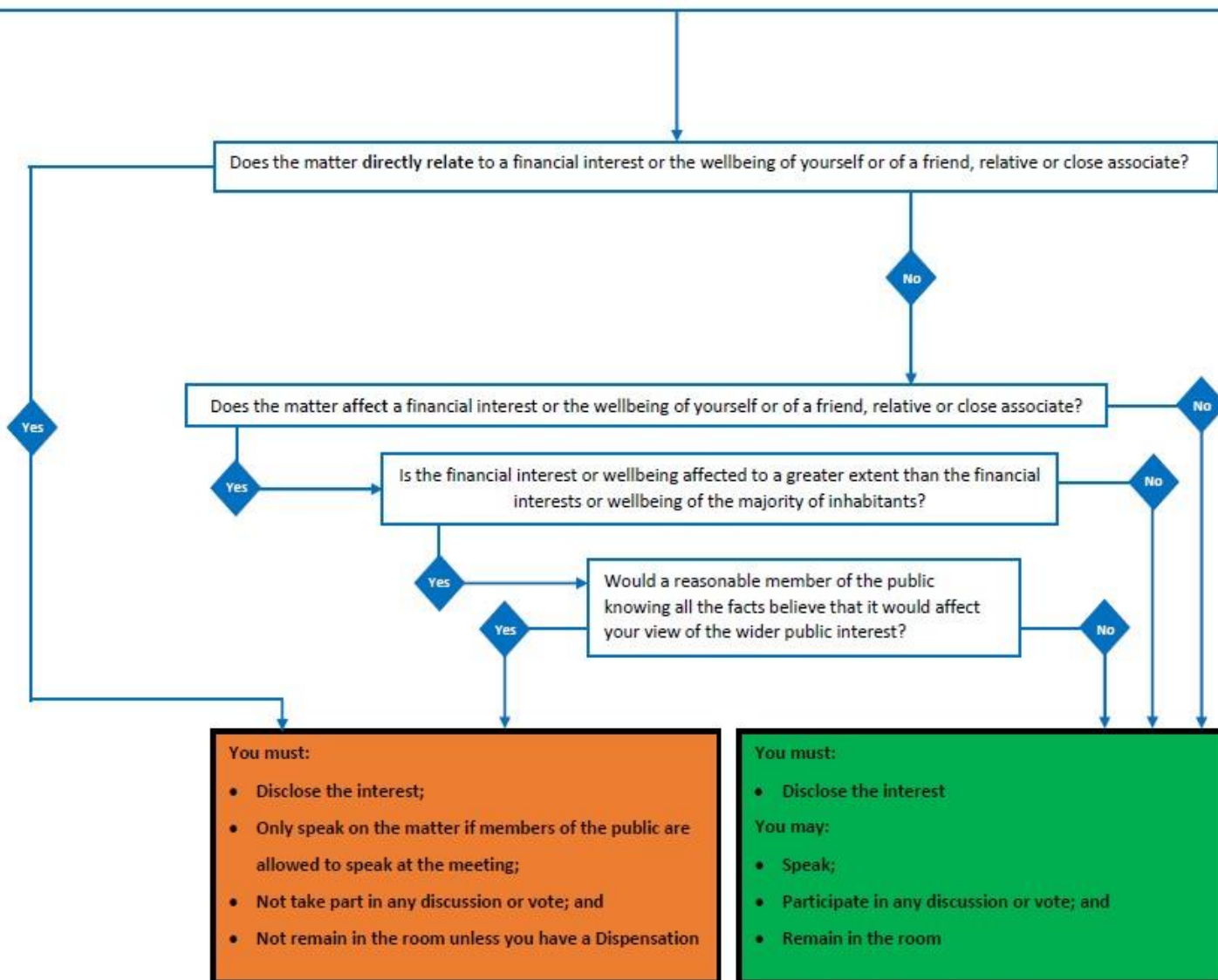
- Disclose the interest;
- Only speak on the matter if members of the public are allowed to speak at the meeting;
- Not take part in any discussion or vote; and
- Not remain in the room unless you have a Dispensation

You must:

- Disclose the interest
- You may:
- Speak;
 - Participate in any discussion or vote; and
 - Remain in the room

Non-Registerable Interests

These are interests that you are not required to register but may become relevant when a particular item arises. These are usually interests that relate to other people you are connected with (e.g. friends, relatives or close associates) but can include your own interests where you would not have been expected to register them.



PLANNING COMMITTEE

WEDNESDAY, 8 OCTOBER 2025

Present: Councillor S P Jeremiah, Chair

Councillors: P A Smith (Vice-Chair)
P J Bales
L A Ball BEM
G Bunn
S J Carr
J Couch
T J Marsh
G Marshall
D D Pringle
D K Watts

No apologies for absence were received. Cllr Webb substituted for the place of Cllr Bofinger.

Cllr P J Owen was present as Ex-officio.

Cllr J M Owen was also present.

The officers present were R Dawson, J Ward, K Tuck, S Heron, and C McLoughlin.

21 DECLARATIONS OF INTEREST

There were no declarations of interest.

At this stage of the meeting, a vote was proposed and seconded to move agenda item 9.2 to an earlier point in the meeting, so that it would not be excluded from public and press. On being put to the meeting, the motion was carried.

22 MINUTES

The minutes of the meeting on Wednesday, 10 September 2025 were confirmed and signed as a correct record.

23 NOTIFICATION OF LOBBYING

The Committee received notification of lobbying in respect of the planning applications subject to consideration at the meeting.

24 DEVELOPMENT CONTROL

25 25/00457/FUL

Proposed Change of use from Residential Dwelling (Class C3) to Residential Care Home (Class C2) for up to two children.

79 Peveril Road, Beeston, Nottinghamshire, NG9 2HU

Councillor Carr requested that this proposal come before the Committee.

There were no late items.

Having considered all of the evidence before them, the Committee commenced the debate. Concern was voiced about the number of such properties opening in the borough, ensuring the quality of care of children in such properties, and the plans in place to address any issues that arise. It was clarified that the terms of the application necessitated that the scheme should be in line with its submitted details and plans.

Comments were made concerning parking, amenity for local residents, and the little information that the Council has about the management of such properties.

RESOLVED that planning permission be approved.

25.1 25/00540/FUL

Construct detached dwelling.

Land to the north of 25 Nether Green, Eastwood, Nottinghamshire, NG16 3DW

Councillor Radulovic requested that this application be brought before the Committee.

There was a late item comprising a speed survey and amended visibility splay details submitted by the applicant, and response from Nottinghamshire County Council Highways Authority.

Mr. Chris Bampton, applicant, made representation to the Committee prior to the general debate.

The Committee gave consideration to all representations before it, with the debate covering the Green Belt, and other development in the area.

RESOLVED that planning permission be approved, subject to the following conditions:

Conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**

Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with proposed elevations and floor plans D105- Rev A, Block plan and parking D106 Rev A, site plan received by the Local Planning Authority on 21 July 2025 and visibility splay D303 Rev A received by the Local Planning Authority on 7 October 2025.**

Reason: For the avoidance of doubt.

- 3. Notwithstanding details provided, no above ground works shall be carried out until details of the manufacturer, type and colour of the bricks and tiles to be used in facing elevations and roof have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**

Reason: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014).

- 4. No above ground works shall be commenced until, details of a visibility splay, the extent of which should be informed by the speed survey, shall be submitted to and approved in writing by the Local Planning Authority. The details should include the extent of any removal of hedging/boundary treatments along Nether Green. The development shall thereafter be carried out in accordance with the approved details prior to first occupation and retained for the lifetime of the development.**

Reason: In the interests of highway safety to accord with Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

- 5. No development shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:**

- (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development**
 - (b) numbers, types, sizes and positions of proposed trees and shrubs**
 - (c) proposed boundary treatments**
 - (d) proposed hard surfacing treatment, including to full extent of access**
 - (e) proposed lighting details**
 - (f) planting, seeding/turfing of other soft landscape areas**
- The approved scheme shall be carried out strictly in accordance with the agreed details.**

Reasons: No such details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions, outbuildings, roof additions, or porches shall be erected.

Reason: In the interests of protecting the openness of the Green Belt in accordance with the aims of Policy 8 of the Broxtowe Local Plan Part 2 (2019) and Section 13 of the NPPF 2024.

7. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.

Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Broxtowe Local Plan Part 2 (2019).

Note to Applicant

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
3. As this permission relates to the creation of a new unit(s), please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address(es) is(are) created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.

26 25/00553/VOC

Variation of conditions 2 (approved plans), 6 (materials), 7 (piling), 8 (CMP), 9 (Archaeology), 12 (play equipment details), 14 (LEMP), 15 (CEMP), and 16 (Badger survey) of planning permission 22/00967/FUL.

Land East of Coventry Lane, Bramcote, Nottinghamshire

Councillors D Watts and S Carr requested that this application be brought before the Committee.

There was a late item relating to the amendment of conditions 2, 3, 5 and 11.

Having considered all of the evidence before them, the Committee commenced the debate. Issues regarding drainage, hedgerows, and the source of access to the site by builders. A member stated that they believed that drainage to be added under the bridlepath would flow into Tottle Brook, rather than Boundary Brook.

It was noted that the lead local flood authority usually managed and maintained any pumping stations and attenuation ponds, Severn Trent Water in this instance.

RESOLVED that planning permission be approved.

27 INFORMATION ITEMS

28 DELEGATED DECISIONS

The Committee noted the delegated decisions.

29 APPEAL DECISIONS

The Committee noted the appeal decisions.

30 ENFORCEMENT ACTIONS

31 ENFORCEMENT UPDATE - GENERAL

Cllr P Owen requested that this item come before the Committee.

Having considered all of the evidence before them, the Committee commenced its discussion. One member stated that they felt that enforcement was low in their ward and suggested that scrutiny of enforcement be undertaken, while others questioned whether it was possible to hire more Enforcement Officers.

31.1 SANDY LANE UPDATE

This report updated members regarding the status of planning application reference 24/00839/FUL, brought to committee 11 June 2025, and was dealt with in public session following a vote earlier in the meeting.

Members discussed the best way to work with the applicant and Nottingham City Council to move the case forward - a condition or a Section 106 notice -, whether a Grampian condition could be enforced, and a condition to restore any parts of the of the biodiversity of the site that may be affected.

The Committee RESOLVED that a condition that only covers land within Broxtowe Borough Council's area be approved, with consideration given to a Grampian condition if appropriate.

32 EXCLUSION OF THE PUBLIC AND PRESS

The Committee RESOLVED that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Act.

33 ENFORCEMENT UPDATE - KIMBERLEY BREWERY

Members noted the confidential report updating members regarding Kimberley Brewery.

The Chairman closed the meeting at 7.35pm.

Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00612/REG3
LOCATION:	Land East of Stapleford Road Trowell Nottinghamshire
PROPOSAL:	Change of use of land to cricket pitch, including siting of practice nets

This is a Broxtowe Borough Council planning application, therefore, is required to be determined at Planning Committee. The application has also been called to Planning Committee by Councillor Don Pringle.

1. Purpose of the Report

The application seeks planning permission for the proposed change of use of land to cricket pitch, including siting of practice nets.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix.

3. Detail

The application seeks full planning permission to change the use of the land to a cricket pitch, including the siting of practice nets.

This current application is related to the previous Broxtowe Borough Council planning applications at Hickings Lane Recreation Ground, Stapleford regarding the construction of the community leisure pavilion, the installation of the MUGA, replacement of skate park with community garden and the installation of the 3G Artificial Grass Pitch (AGP) (planning reference numbers: 23/00051/REG3, 24/00863/VOC, 24/00175/REG3, 24/00864/VOC). Planning permission for the application 24/00863/VOC was granted on 7 February 2025, with condition 8 stating that *“The development to which this relates shall be carried out in accordance with the cricket club relocation plan as approved by the Local Planning Authority 15/04/24”*.

In addition to this, planning permission for the application 24/00864/VOC was also granted on 7 February 2025, with condition 7 stating that *The AGP shall not be brought into use until the replacement cricket ground identified in the Cricket Club Relocation Plan has been delivered and made available for use. The replacement provision should be provided to an equivalent or better quality and equivalent or greater quality than the playing field to be lost and should comply with Sport England and ECB design guidance*. Therefore, this current planning application (planning reference number: 25/00612/REG3) has been submitted by Broxtowe

Borough Council for the relocation of the cricket pitch at Hickings Lane Recreation Ground, Stapleford to the Land East of Stapleford Road, Trowell.

The benefit of the proposal is that the site will form a new location for cricket sport activity, providing a new home for the local cricket club and building a platform for the cricket club to expand, such as increasing the size of the club to include female and younger teams. This will be the primary use of the site, however, since it will adjoin to a Broxtowe Park (Pit Lane Recreation Ground) which is located to side (east) of the site, it will be open to local residents for walking and leisure, when not in use by the cricket club. Thus, it will form an extension to the existing green space of the area for the local residents and will provide a permanent home for Stapleford Cricket Club.

In addition to the proposal resulting in a new home for Stapleford Cricket Club, the adjacent football club can look to utilise the future pavilion plans (phase 2 of the development), resolving outstanding issues with their temporary units on the adjacent site. Therefore, the progression of the cricket pitch development will aim to provide a future location for Trowell Football Club.

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

4. Financial Implications

The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers:

Nil.

Appendix**1. Details of Application**

- 1.1 The application seeks full planning permission for a change of use of land to cricket pitch, including siting of practice nets. The existing site is undeveloped open land. The works needed to change the use of land into a cricket pitch include installation of drainage to suit that of a cricket pitch, levelling out of the site, specifically the area of the cricket pitch and the installation of specific turf required for cricket pitches.
- 1.2 The initial design of the cricket pitch took into consideration the constraints of the site, with initial surveys seeing the potential issues with drainage as the biggest concern, as well as resolving the levels on the site. Further design changes were made to include requirements by the England and Wales Cricket Board (ECB) for a carpark to be included into the designs (the car park is included in phase 2 of the development not this current application). In addition to this, changes to the location of future pavilion (also included in phase 2 of the development and not this current application) and moving the pitch closer to the pavilion was a concern from the Cricket club, therefore, changes were made to accommodate this. The final changes were a result of ball strike surveys that require new fencing to be placed on the east side of the site. Surveys conducted into ball strikes had concluded the requirements for ball stop nets on the east side of the site to protect local walkers on the adjacent park. Hence, it was considered 7m high fencing was deemed most acceptable to also preserve the appearance of the local area and to reduce costs. Overall, the final design of the cricket pitch was considered acceptable by ECB and the local cricket club.
- 1.3 Nottinghamshire County Council (NCC) have plans on implementing a natural flood management scheme on the existing flood attenuation pond. This will improve its effectiveness in collecting overflows from Boundary Brook, reducing the overall maintenance of the pond and developing a natural wetlands area. These plans will create excess soil from the digging of additional ponds, and NCC have requested a location to place the excess soil. The design of the cricket pitch has incorporated this excess soil to have greater impact on the detention basin and storage. Overall, the cricket pitch application and this NCC scheme will be working together to help improve the local area from the impact of flooding.
- 1.4 In addition to the specific design requirements for the cricket pitch, its key contribution is in regards to the drainage of the site, with the adjacent Boundary Brook resulting in previous flooding. This was raised within the design phase of the project and investigated through site surveys, which led to a drainage design that reduces the flow rate into Boundary Brook from 51.8 litres per second to 4.6 litres per second. This drainage design forms part of the new flood alleviation for the local area, as it captures the rainfall and excess is filtered into a new detention basin. Although this does not entirely solve the issues of the flooding

that has already taken place on Boundary Brook, this proposed drainage design is considered to alleviate the pressures and is a net positive.

- 1.5 Current access to the site is through the east side, this connects to the existing park path and public right of way to the south-east of the site. This current access would not be sufficient for the proposed carpark and for a larger volume of users of the site. Therefore, the proposal includes an access track from the north section of site, connecting to the existing road on Pit Lane. This is then proposed to connect into a new car parking area (as part of phase 2 of the development, not this current planning application) and would form the basis as the main entry into the site.
- 1.6 The area of the works does not cover the whole site, specifically the attenuation pond is left as is, along with much of the south side of the site. Given the nature of the site, it will remain as an open field, with open access to function as an extension to the existing park area, when not used as a cricket pitch. It is considered the proposal is unlikely to have a significant impact on the local surroundings, due to its flat open field nature. The requirements for a cricket pitch have set standards to meet (ECB and cricket regulations). Taking this into account, the most ideal location for the pitch was located to the east side of the site, as this would leave sufficient room for access, additional parking and a pavilion to be in the same regional location (car park and pavilion proposed in phase 2 of the development and not this current application). The location of all the proposed areas on the site avoid touching and adjusting the existing flood attenuation ponds.
- 1.7 To conclude, it is considered the proposed cricket pitch is an opportunity, to utilise the existing land to create a new open green space and a new home for Stapleford Cricket club. The proposal provides a greater expansion of sport and promotion of healthy living within the local area. The aspiration of the project is that the site will also accommodate a small pavilion within a future development proposal (phase 2 of the development), which will relieve the burden for the existing pavilion on the football ground to the north of the site. Furthermore, this current cricket pitch application is required to meet the planning conditions of the current works on Hickings Lane Community Pavilion and the new AGP being constructed, which was to find a suitable alternative location for the local cricket club. It is considered the proposal meets these conditions by replacing a well-used cricket ground with a more purpose-built site. It is considered the proposal will aid in filling a gap within the local need for cricket pitches and provide a basis for growth of the sport in an area of lower economic background, with North Stapleford having second highest levels of deprivation within the Broxtowe Borough.

2. Location and Site Characteristics

- 2.1 The application site is 3.2 hectares in size, therefore, this is classed as a major planning application as it results in over 1 hectare of non-residential development. The application site, as existing, is open unused land, which was previously used for agricultural purposes. The current site is not level, which will be addressed as part of the proposal, with a flat surface required for cricket pitches to meet the ECB requirements. Furthermore, it is proposed that the site be levelled out for future additions of a carpark and pavilion (phase 2 of the development not included in this planning application). The drainage of the site will also be improved as noted in the submitted Full Indicative Drainage Assessment and Plan.
- 2.2 To the east of the application site is a Broxtowe Park named Pit Lane Recreation Area, which is linked to the application site through the existing park path and public right of way. To the west of the application site is further undeveloped open land, which then leads to the adjacent road of Stapleford Road. To the north of the application site is a football pitch and allotment gardens, which then leads to the adjacent road of Pit Lane and the residential properties on Trowell Grove beyond. To the south of the application site is Boundary Brook and the residential properties located on the adjacent Field Farm residential development.

3. Relevant Planning History

- 3.1 This current application is related to the previous Broxtowe Borough Council planning applications at Hickings Lane Recreation Ground, Stapleford regarding the construction of the community leisure pavilion, the installation of the MUGA, replacement of skate park with community garden and the installation of the 3G Artificial Grass Pitch (AGP) (planning reference numbers: 23/00051/REG3, 24/00863/VOC, 24/00175/REG3, 24/00864/VOC).
- 3.2 Planning permission for the application 24/00863/VOC was granted on 7 February 2025, with condition 8 stating that *The development to which this relates shall be carried out in accordance with the cricket club relocation plan as approved by the Local Planning Authority 15/04/24*. In addition to this, planning permission for the application 24/00864/VOC was also granted on 7 February 2025, with condition 7 stating that *The AGP shall not be brought into use until the replacement cricket ground identified in the Cricket Club Relocation Plan has been delivered and made available for use. The replacement provision should be provided to an equivalent or better quality and equivalent or greater quality than the playing field to be lost and should comply with Sport England and ECB design guidance*. Therefore, this current planning application (planning reference number: 25/00612/REG3) has been submitted by Broxtowe Borough Council for the relocation of the cricket pitch

at Hickings Lane Recreation Ground, Stapleford to the Land East of Stapleford Road, Trowell.

4. Relevant Policies and Guidance

4.1 Broxtowe Aligned Core Strategy 2014:

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Health Lifestyles
- Policy 13: Culture, Tourism and Sport
- Policy 16: Green Infrastructure, Parks and Open Space
- Policy 17: Biodiversity

4.2 Part 2 Local Plan 2019:

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 1: Flood Risk
- Policy 8: Development in the Green Belt
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 25: Culture, Tourism and Sport
- Policy 28: Green Infrastructure Assets
- Policy 30: Landscape
- Policy 31: Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2024

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt land
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment

5. Consultations

It must be noted there was an initial consultation period, where two site notices were posted on 20 August 2025, with the initial consultation period expiring on 11 September 2025. Re-consultations were undertaken with the new suffix REG3 (used for council planning applications) and as a major planning application, with two new site notices posted on 24 September 2025 and a press advert posted in the Nottingham Post on 26 September 2025. The re-consultation period expired on 17 October 2025. To clarify, the new suffix and the reference to a major planning application were the only reason re-consultations were required and there were no new submitted information/plans received for the application.

5.1 Councillors

Councillor Don Pringle – Requested that the application be discussed/decided at committee.

Councillor Lydia A Ball – No comments received.

Trowell Parish Council – Aside from a query as to why Trowell Parish Council had been re-consulted on the application, no response received from Trowell Parish Council. Officer note - explained, as noted above, why re-consultations were required for the application.

5.2 Neighbours

44 Neighbouring properties were consulted on the initial application and re-consulted once the application was correctly registered as a major planning application and was changed to the correct suffix for a council planning application (REG3). Two site notices were posted for the original consultations, with two amended site notices also posted in the re-consultation phase, as well as an advert in the Nottingham Post.

22 contributions were received, one in support of the development proposal, two made representations in respect of the application and 19 objected to the development proposal. The reasons for the objections and the concerns raised are noted below:

- Flooding in respect of the existing site and how the proposed development will affect this, the adjacent Boundary Brook and the adjacent neighbouring properties to the site
- Traffic generation
- Impact on wildlife
- Green Belt impact

- Out of character within the surrounding open land currently used for walking and is occupied by wildlife.
- Anti-social behaviour concerns due to area being left unmonitored
- Is there a need for a cricket club in this location?
- Query regarding whether the existing public right of way can be upgraded from a soil field trail to a paved or gravel path? The concern is the proposed cricket pitch development will exacerbate the existing mud problems on the public right of way.
- Lack of parking available for the proposed users of the cricket pitch and the impact this will have on the existing residents.
- Query as to why they were re-consulted with no new information/plans added since the initial consultation period
- Loss of privacy
- Increase in noise from the site
- Stapleford and Trowell Boundary Brook Action Group (SATBBAG) object to the application on the grounds of flooding concerns.

5.3 NCC - Highways

The proposal is to construct a cricket pitch, practice nets and, at a future date and subject to an additional planning application, a pavilion and an additional car park. The existing car park at the top of Pit Lane is intended on being utilised to serve the existing football pitches as well as the proposed cricket pitch. It would be desirable for the phase 2 car park to be constructed at the same time as the cricket pitch as any over-spill parking will be on verges on Pit Lane. Any additional parking may narrow the existing access road and may cause inconvenience to other road users and residents who may need access to the rear of the houses which are also served from Pit Lane. However, from a Highways Viewpoint the pitches and car park are more than 300 metres from the adopted highway network and as a result not considered to result in a detrimental impact on highway safety, given Pit Lane is a private access track and not in the control of the Highways Authority.

5.4 NCC - Rights of Way

In the Design and Access Statement it states that current access to the site edged in red is from the east side of the site and Trowell Footpath 18. Please can it be noted that footpaths are for users on foot only. Alternative routes

would need to be used for any vehicular access to the site, and the proposed new road access route would allow for this.

The applicant proposes to install 7m high fencing to protect walkers along Trowell FP18 to the east of the site. The Rights of Way section is supportive of this addition to protect members of the public from potential ball strikes. Please can the applicant note that any new planting should take the footpath into consideration to allow space for growth so that the right of way is not encroached upon.

The Rights of Way section has no objection to the proposal, the Design and Access Statement and Site Plan acknowledges the existence of the Right of Way adjacent to the site and proposes an alternative route to be created to allow for vehicular access to the site. However, the Rights of Way team would like the applicant to take note of the informatives to be included in the decision notice.

5.5 NCC – Planning Policy

No comments to offer.

5.6 NCC – LLFA (Local Lead Flood Authority)

Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 8/20/2025. Based on the submitted information we have no objection to the proposals and can recommend approval of planning subject to conditions in respect of agreeing a surface water drainage scheme and an informative regarding deviation from the FRA.

5.7 Environment Agency

Environment Agency position

We have no objection to raise in relation to the proposals. While the wider redline boundary does interact with flood zones 2 and 3 at the south western portion of the site the cricket pitch and associated infrastructure is located fully within flood zone 1. There does not appear to be any alteration of land levels which could impact the function of the floodplain in the south western portion of the site. However we would like to highlight the below advisory.

Flood risk advisory note for LPA and applicant

We wish to highlight that the community downstream have been

affected by multiple flood events in recent years. This application has the potential to support the betterment of flood risk for this community through the holding back or slowing of flow down the Boundary Brook towards the community. We are aware that Nottinghamshire County Council are working on measures within close proximity to this scheme and recommend that liaison is undertaken to discuss possible collaboration.

5.8 Coal Authority

The Coal Authority Response: Material Consideration

Have reviewed the site location plans and the proposals and supporting information submitted and available to view on the LPA website and can confirm that the site falls within the defined Development High Risk Area.

The Coal Authority records indicate that there is a coal seam of workable thickness inferred to outcrop at or close to the surface of the site that may have been historically worked from the surface; and the site lies within the boundary of a site from which coal has been removed by surface mining (opencast) methods.

As you will be aware, the Coal Authority's general approach in cases where development is proposed within the Development High Risk Area is to recommend that the applicant obtains coal mining information for the application site and submits a Coal Mining Risk Assessment to support the planning application.

However, when considering the nature of this particular development proposal, it does not appear that any substantial foundations or earthworks will be required to facilitate the change of use of land to a cricket pitch / siting of practice nets.

On this basis we do not consider that requiring a Coal Mining Risk Assessment would be proportionate to the scale and nature of the development proposed in this particular case and do not object to this planning application.

We do however recommend that, should planning permission be granted for this proposal, an Informative Note as recommended in the draft decision notice should be included.

It is noted that the planning application is accompanied by a Phase I Geo-Environmental Desk Study Report, December 2024 prepared for the application site by HSP Consulting Engineer Ltd in order to provide a preliminary assessment of potential ground related development

constraints and to support a feasibility study. We note that Section 6.4 informs that it is recommended once development details are understood, that a full Coal Mining Risk Assessment is carried out in order to determine the likely impact to the site development from historic ground working. It would appear that as part of the Phase 2 development a Pavillion and car parking facilities are proposed and therefore the submission of a Coal Mining Risk Assessment will be required to support an application that requires built development.

5.9 Environmental Health

No objections to planning approval being granted subject to conditions in respect of contaminated land, noise and construction noise being applied. Noted that the application and noise report refers only to the activities of sport. The provision and operation of the pavilion will be considered under a separate application and may as a result be subject to different conditions although in principle this department has no concerns in the provision of such at a later date.

Contaminated land

Having reviewed HSP Phase I Geo-Environmental Desk Study Report, ref C4862 - Land off Pit Lane, Trowell, dated December 2024, I can confirm that the above proposed development is located on land that may be contaminated due to its historic use and land composition of made ground.

Noise

Having review the Noise Air Acoustics and Air quality Report Ref: P8104-R1-V1, dated 1st April 2025, Document Status: Version 1, this department can concur with the methodology and conclusions drawn therein.

Construction Noise

The proposed development site is close to existing residential properties and therefore occupiers may be adversely impacted by excessive construction noise.

5.10 Nottinghamshire Wildlife Trust

Notts Wildlife Trust are concerned that the ecology report does not assess the full impacts of the proposals, particularly the inclusion of netting. According to the proposals, netting will be installed parallel to an established hedgerow and watercourse (i.e. green corridor). The ecologist has noted within the ecology report that these habitats have the potential to support a range of protected species including foraging and commuting bats, breeding birds, small

mammals, and amphibians.

During the ecology survey, skylark, a red listed bird of conservation concern was confirmed on site. The bird was observed singing above the grassland by the ecologist in April and was therefore likely to be holding a breeding territory at the time. The landscape is also conducive to the presence of owls (tawny and barn owl). We are therefore concerned that the nets, sited so close to linear habitat features, could be a danger to bats and birds.

Ideally, the nets should be sited a safe distance from any boundary features. We therefore recommend that further assessment is provided by the ecologist.

The proposed car park and pavilion is proposed to be sited very close to an area of dense scrub and mature trees (outside of red line boundary). These habitats could be impacted by artificial light / disturbance from noise etc and therefore recommend that the car park and pavilion are sited further south, to avoid impacts.

The pavilion is also proposed to be sited in proximity to the existing hedgerow. Again, there is potential for impacts from artificial lighting and noise, should the pavilion be used during hours of darkness, i.e. for events. If this is the case, we recommend that a bats and lighting assessment is undertaken.

The ecologist has noted that there are no records of GCN in the study area. However, GCN are known to be present in the wider landscape, with GCN being recorded during the surveys for the Hulks Farm development and other developments in the area. GCN are also known to be present within the Nottingham Canal (disused). Breeding pond @SK 50301 39104, breeding pond @SK 50366 39283 and small cluster of breeding ponds @SK 50379 39494. We would welcome additional assessment from the ecologist in relation to the GCN population in the wider landscape.

The ecologist has failed to consider white-clawed crayfish, brown hare, and harvest mice. All are known to be present in the wider landscape. We would therefore recommend additional assessment in relation to these species. There has been a lot of recent development in the area, with similar habitat being lost. We are therefore conscious of the cumulative impacts to species such as skylark. The ecologist has noted that there are similar habitats within the wider landscape and therefore they do not consider a loss of a small number of skylark territories to be significant. However, we would recommend that compensatory skylark habitat is created (ie on Broxtowe owned Bramcote Quarry).

In summary, we are concerned that the ecology report has not fully assessed the impacts of the proposals and therefore request that the ecology report is updated to take into account all potential impacts. Once the update had been

provided, we will submit a more comprehensive response.

6. Assessment

The main issue relates to whether the principle of the proposed change of use of the land to a cricket pitch is acceptable. Considerations regarding Green Belt impact, design, neighbour amenity, the impact upon access (highway safety), ground conditions, flooding, drainage, landscape, ecology and Biodiversity Net Gain (BNG) will also be assessed as part of the report.

6.1 Principle

The proposal is for a change of use from existing unused open land, previously used for agricultural purposes, to a cricket pitch which includes the siting of practice nets.

Policy 12 - Local Services and Healthy Lifestyles of the Aligned Core Strategy (2014) states that new, extended or improved community facilities will be supported where they meet a local need.

Policy 13 - Culture, Tourism and Sport of the Aligned Core Strategy (2014) states existing where appropriate, sporting facilities will be protected and their further development will be supported.

Policy 25 - Culture, Tourism and Sport of the of the Part 2 Local Plan (2019) states that development proposals will be encouraged that make specific provision for sports pitches that are suitable for a wide age range of users, in particular children's sport.

Policy 16 - Green Infrastructure, Parks and Open Space of the Aligned Core Strategy (2014) states that new or enhanced Green Infrastructure corridors and assets should be as inclusive as possible, multifunctional and look to make provision for more than one of the following:

- a) access to employment and leisure facilities and to Green Infrastructure corridors or assets and the countryside;
- b) physical activity and wellbeing opportunities for local residents such as formal sports provision;
- c) educational resource for local residents;
- d) biodiversity opportunities;
- e) tackling and adapting to climate change;
- f) enhancement of landscape character;
- g) protection or enhancement of heritage assets; and h) opportunities for sustainable leisure and tourism.

Policy 28 – Green Infrastructure Assets of the Broxtowe Local Plan Part 2 (2019) states that development proposals which are likely to lead to increased use of any of the Green Infrastructure Assets listed below, as shown on the Policies Map, will be required to take reasonable opportunities to enhance the Green Infrastructure Asset(s). These Green Infrastructure Assets are:

- a) Green Infrastructure Corridors (not shown on the Policies Map);
- b) Playing Pitches;
- c) Informal Open Spaces i.e. ‘natural and semi-natural green space’ and ‘amenity green space’;
- d) Allotments;
- e) Recreational Routes;
- f) Nature Reserves;
- g) Golf Courses (Beeston Fields and Chilwell Manor);
- h) A mix of Informal Open Spaces and flood mitigation measures (land off Thorn Drive, Newthorpe); and
- i) Prominent Areas for Special Protection (Bramcote Hills and Bramcote Ridge; Burnt Hill, Bramcote; Catstone Hill Ridge, Strelley; Stapleford Hill; and Windmill Hill, Stapleford).

It is considered the proposed use of the land as a cricket pitch will satisfy the requirements of Policy 12 (Local Services and Healthy Lifestyles) and Policy 13 (Culture, Tourism and Sport) of the Aligned Core Strategy (2014), as well as Policy 25 (Culture, Tourism and Sport) of the Part 2 Local Plan (2019). This is because the proposed use of the land will be a cricket pitch, which will provide a new community facility which will meet a local need. This is because the proposed cricket pitch will provide a new home for Stapleford Cricket Club, who were displaced from their previous home due to the developments at Hickings Lane Recreation Ground (planning reference numbers: 23/00051/REG3, 24/00175/REG3, 24/00863/VOC, 24/00864/VOC). Furthermore, it will provide a new community and sporting facility for the residents of Trowell, which will be suitable for a wide age range of users.

It is considered the proposal will meet the requirements of Policy 16 (Green Infrastructure, Parks and Open Space) of the Aligned Core Strategy (2014). This is because it is considered the proposal will result in physical activity and wellbeing opportunities for local residents by providing formal sports provision; biodiversity opportunities; tackling and adapting to climate change and enhancement of the landscape character. This will be addressed further in the following sections of the committee report.

It is considered the proposal will meet the requirements of Policy 28 (Green Infrastructure Assets) of the Broxtowe Local Plan Part 2 (2019). The existing land is classed as informal open space i.e. ‘natural and semi-natural green space’ and ‘amenity green space’. It is considered the proposal will enhance

the Green Infrastructure Asset by, as stated above, by providing formal sports provision; biodiversity opportunities; tackling and adapting to climate change and enhancement of the landscape character.

To conclude, for the reasons stated above, it is considered the principle of the change of use of the land into a cricket pitch is acceptable.

6.2 Green Belt Impact

Paragraph 153 of the NPPF (2024) states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness.

Paragraph 154 of the NPPF (2024) states that development in the Green Belt is inappropriate unless one of the following exceptions applies:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

It is considered the proposed change of use of the existing land to a cricket pitch would meet exception (b) stated above, as it would include the provision of appropriate facilities (in connection with a change of use), including buildings for outdoor sport and recreation. It is also considered the proposed use of the land for a cricket pitch would help preserve the openness of the Green Belt. This is because the site will be levelled in order to provide a flat open surface for the cricket pitch, which is considered to help preserve the openness of the Green Belt.

Furthermore, the area of the works does not cover the whole site, specifically the attenuation ponds are left as is, along with much of the south side of the site. Given the nature of the site, it will retain its appearance and function as an open field, with open access to function as an extension to the existing park area, when not used as a cricket pitch. Therefore, again it is considered the proposed works are unlikely to result in a significant harm to the openness of the Green Belt.

It is noted there are ball stopping nets proposed on the side (east) section of the application site and practice nets on the side (west) section of the site. However, it is considered both are unlikely to result in considerable harm to the openness of the Green Belt, as both are considered to be marginal additions to the application site. It is considered the new road access from Pit Lane to the north section of application site is unlikely to result in a significant harm upon

the openness of the Green Belt, as this will be a flat access track. It must be noted the proposed car park and pavilion are planned for phase 2 of the development and are not included in the assessment of this current planning application.

To conclude, the proposed development is considered to meet exception (b) of paragraph 154 of the NPPF meaning the development is not considered to be inappropriate. It is also considered the proposed development would not result in a significant harm upon the openness of the Green Belt for the reasons outlined above.

6.3. Design

Policy 10 of the Aligned Core Strategy (2014) states that all new development should be designed to:

- a) make a positive contribution to the public realm and sense of place;
- b) create an attractive, safe, inclusive and healthy environment;
- c) reinforce valued local characteristics;
- d) be adaptable to meet changing needs of occupiers and the effects of climate change;

Policy 17 of the Part 2 Local Plan (2019) states that for all new development, permission will be granted for development which, where relevant:

- a) Integrates into its surroundings; and
- b) Provides, or is close to, community facilities; and
- c) Has good access to public transport; and
- d) Creates a place with a locally-inspired or otherwise distinctive character; and
- e) Takes advantage of existing topography, buildings and landscape features; and
- g) Makes it easy to find your way around; and
- i) Provides sufficient, well-integrated, parking and safe and convenient access;
- l) Ensures a satisfactory degree of amenity for occupiers of the new development and neighbouring properties; and
- m) Enables convenient use by people with limited mobility; and
- n) Encourages walking and cycling; and
- o) Incorporates ecologically sensitive design, with a high standard of planting and features for biodiversity; and
- r) Ensures that the development would not prejudice the satisfactory development of a larger area.

It is considered the proposed change of use of the land to a cricket pitch would

make a positive contribution to the public realm and sense of place. This is because the proposed cricket pitch would provide a new community facility which local residents will be able to use, hence, creating an attractive, safe, inclusive and healthy environment. In addition to this, when the cricket pitch is not in use, the site can be used by local residents for walking and leisure. The application site will be adjoined to a Broxtowe Park (Pit Lane Recreation Ground), via a public right of way located to the south-east of the application site. Therefore, it is considered the proposed cricket pitch will integrate into its surroundings, encourages walking and cycling and takes advantage of existing topography and landscape features.

Furthermore, the proposed new road access on the north section of the site, which will link to the application site to the adjacent road Pit Lane, is also considered to help encourage walking and cycling, enables the convenient use by people with limited mobility and makes it easier to find your way around the application site. The new road access to Pit Lane will also help ensure easier access from Stapleford Road, which is part of a local bus route (my15), hence, the proposal would have good access to public transport.

It is considered the proposal incorporates ecologically sensitive design, with a high standard of planting and features for biodiversity. This is because the proposal will result in over the required onsite 10% Biodiversity Net Gain (BNG). This will therefore, result in a high standard of planting and features for the biodiversity of the site.

It is also considered the proposed use of the land for a cricket pitch would not result in a significant impact upon the character of the surrounding area. This is because the site will be levelled in order to provide a flat open surface for the cricket pitch, which is considered to help preserve the character of the surrounding area.

Furthermore, the area of the works does not cover the whole site, specifically the attenuation ponds are left as is, along with much of the south side of the site. Given the nature of the site, it will remain as an open field, with open access to function as an extension to the existing park area, when not used as a cricket pitch. Therefore, again it is considered the proposed works are unlikely to result in a significant harm to the character of the surrounding area.

It is noted there are ball stopping nets proposed on the side (east) section of the application site and practice nets on the side (west) section of the site. However, it is considered both are unlikely to result in considerable harm to the character of the area, as they are considered to be marginal additions to the application site. It must be noted the proposed car park and pavilion are planned for phase 2 of the development and are not included in the assessment of this current planning application.

To conclude, it is considered the design of the proposed cricket pitch and associated features are acceptable for the reasons outlined above.

6.4 Amenity

Policy 10 of the Aligned Core Strategy (2014) states that impact on the amenity of nearby residents or occupiers will be a consideration. Policy 17 of the Part 2 Local Plan (2019) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

44 Neighbouring properties were consulted on the initial application and re-consulted once the application was correctly registered as a major planning application and was changed to the correct suffix for a council planning application (REG3). Two site notices were posted for the original consultations, with two amended site notices also posted in the re-consultation phase, as well as an advert in the Nottingham Post. 22 contributions were received, one in support of the development proposal, two made representations in respect of the application and 19 objected to the development proposal. The objections and concerns raised are noted above in the consultations section of the report and will be addressed below in this section of the report and the other relevant sections of the report.

Firstly, it is considered loss of privacy, loss of light and a sense of enclosure are unlikely to occur to any of the adjacent neighbouring properties. This is because it is considered there is a significant separation distance between the proposed cricket pitch and the adjacent neighbouring properties on Pit Lane, located north of the application site and the residential properties located south of the application site on the Field Farm Development. In addition to this, it is considered the proposed cricket pitch, practice nets on the side (west) section of the site, ball striking nets on the side (east) section of the site and the new proposed access on the north section of the site would be marginal additions which are unlikely to result in a significant loss of privacy, loss of light and sense of enclosure to the adjacent neighbouring properties.

It is considered the change of use of the land into a cricket pitch is unlikely to result in a significant impact in terms of smell upon the adjacent neighbouring properties. In terms of assessing the proposed noise and disturbance impact of the proposal, a Noise Impact Assessment Report was undertaken. Given the results of assessment, it is the opinion of NoiseAir that potential noise breakout from the site is acceptable in this instance; however, best practice action should be employed to actively reduce noise levels to were reasonably practicable.

The report stated that it is recommended that a comprehensive noise management plan is composed by the applicant to accompany this noise impact assessment provided. This should be submitted to the local authority for

written approval. Any suitable noise management plan should (as a minimum) provide residents with a 24- hour complaints procedure whereby complaints can be handled in a positive and time effective manner (should they arise). Consideration should be given to time restrictions that avoid use of the cricket ground into (what's generally considered as) more sensitive hours, such as post 21:00 Monday-Sunday. It is recommended that signage is clearly displayed, advising patrons of the importance of keeping noise to a minimum with regard to protecting residential amenity. By implementing the above recommendation, it is reasoned that breakout noise levels can be suitably managed, minimised and controlled.

Following the above recommendations detailed in the Noise Impact Assessment Report, Environmental Health were consulted on the application. Environmental Health stated in their response that having reviewed the Noise Air Acoustics and Air quality Report Ref: P8104-R1-V1, dated 1st April 2025, Document Status: Version 1, this department can concur with the methodology and conclusions drawn therein. Environmental Health subsequently recommended the conditions in relation to hours of use, construction/site preparation hours and a noise management plan.

Therefore, it is considered the findings of the Noise Impact Assessment Report and the conditions recommended above by Environmental Health, will mean that it is considered unlikely the proposed development will result in a significant noise impact upon the adjacent neighbouring properties.

A concern was raised in regards to anti-social behaviour, with the site being left unmonitored. It is considered if such behaviour occurs the Environmental Health Department and/or Nottinghamshire Police should be contacted. To conclude, the proposed development is considered unlikely to result in a significant impact upon the amenity of the adjacent neighbouring properties for the reasons outlined above.

6.5. Access

Policy 17 of the Broxtowe Local Plan Part 2 (2019) states that for all new development, permission will be granted for development which, where relevant:

- i) Provides sufficient, well-integrated, parking and safe and convenient access;

The proposal includes a new road access on the north section of the application site, linking the new cricket pitch to the adjacent road of Pit Lane. It must be noted there is space allocated for a car park adjacent to the new road access, however, the car park is part of phase 2 of the development and will not be

assessed in this current planning application.

NCC – Highways were consulted on the planning application and raised no concerns in respect of highway safety.

Therefore, in accordance with above response from NCC – Highways, it is considered the proposal is unlikely to result in a significant impact in terms of highway safety. There is also a public right of way, located south-east of the application site, which links the site to the adjacent Broxtowe Park of Pit Lane Recreation Ground, therefore, NCC – Right of Way were consulted on the application and raised no objection subject to an informative.

It must be noted a query was raised from a member of the public regarding whether the existing public right of way can be upgraded from a soil field trail to a paved or gravel path. The concern is the proposed cricket pitch development will exacerbate the existing mud problems on the public right of way. It is considered in accordance with the above response from NCC – Rights of Way, it is considered the proposal is unlikely to result in a significant impact upon the existing public right of way.

To conclude, it is considered the proposal is unlikely to result in a significant impact in terms of highway safety and upon the existing public right of way for the reasons outlined above.

6.6 Ground Conditions

Policy 19 of the Broxtowe Local Plan Part 2 (2019) states: development of land potentially affected by contamination will not be permitted unless and until:

- a) A site investigation has been carried out to assess the nature and degree of contamination, using a method of investigation agreed in writing with the Council; and
- b) Details of effective and sustainable remedial measures required to deal with any contamination have been agreed in writing with the Council, taking into account actual or intended uses; and
- c) There will be no significant risk to the health and safety of the occupants of the development; and
- d) There will be no contamination of any surface water, water body, groundwater or adjacent land; and
- e) There will be no threat to the structural integrity of any building on or adjacent to the site.

The works needed to change the use of land into a cricket pitch include

installation of drainage to suit that of a cricket pitch turf, levelling out of the site, specifically the area of the cricket pitch and installation of specific turf required of cricket pitches. Therefore, a topographical survey was undertaken, a site plan showing the existing and proposed levels of the site was produced, a Geo Risk Assessment and a Phase 1 Geo-Environmental Desk Study Report were also undertaken to assess the ground conditions of the site.

The Geo Risk Assessment found there is an identified mining risk and further action is recommended. In addition to this, the recommendations in the Phase 1 Geo-Environmental Desk Study Report, include that an intrusive geo-environmental investigation be undertaken across the site. It is also recommended that prior to investigation, once development details are understood, that a full Coal Mining Risk Assessment is carried out in order to determine the likely impact to the site development from historic ground working. The report outlined the objectives of the investigation.

Following the findings of the Geo Risk Assessment and the Phase 1 Geo-Environmental Desk Study Report, The Coal Authority were consulted on the application and raised no objections.

The Coal Authority added that as part of the Phase 2 development a Pavillion and car parking facilities are proposed and therefore the submission of a Coal Mining Risk Assessment will be required to support an application that requires built development.

In addition to this, Environmental Health were consulted on the application and raised no objections subject to conditions as outlined in the consultation part of the report

Therefore, it is considered in accordance with the Coal Authority response above the current proposal is unlikely to result in a significant coal mining risk for the reasons outlined above. It is considered the recommended condition from Environmental Health will ensure that any necessary remedial measures are to be taken to address any contamination or other identified problems.

6.7 Flood Risk & Drainage

Policy 1 of the Aligned Core Strategy (2014) states that all new development should incorporate measures to reduce surface water runoff whilst managing surface water drainage in a sustainable manner, and Sustainable Drainage Systems should be incorporated into all new development unless it can be demonstrated that such measures are not viable or technically feasible.

Policy 1 of the Broxtowe Local Plan Part 2 (2019) states development will not be permitted in areas at risk from any form of flooding unless:

Measures are included to:

- a) mitigate any residual fluvial flood risk;
- b) provide flood compensation where it is appropriate; and
- c) ensure, including by the use of Sustainable Drainage Systems (SuDS), that:

- i) developments on greenfield sites maintain greenfield (pre-development) surface water run off rates
- ii) developments on brownfield sites reduce surface run off by a minimum of 30% compared with pre-development rates.

The majority of the application site is located within EA Flood Zone 1, with only the existing flood attenuation pond on the south-west section of the site located within EA Flood Zones 2 & 3, due to the close proximity of Boundary Brook. A large proportion of the objections and concerns raised by neighbouring residents in respect of the proposal was in regard to flood risk and how the proposed development will affect this. It must also be noted Stapleford and Trowell Boundary Brook Action Group (SATBBAG) objected to the application on the grounds of flooding concerns.

It must be noted any reference to the Field Farm development and associated flooding run off rates is not considered relevant to the determination of this current planning application. Nevertheless, for clarity BSP consulting carried out a Flood Risk Assessment of the Field Farm site and demonstrated that in very high rainfall events, such as 1 in 100 year flood events, the discharge rate into Boundary Brook would be a significant reduction on the pre-development runoff rate. The EA and the LLFA therefore did not raise any issues to the development on flooding grounds.

With regard to the alleged flooding issues with this current cricket pitch application, drainage design details have been submitted showing controlled discharge rates of 4.6l/s and an attenuation volume of 195m². These details indicate a much lower discharge rate than would be otherwise naturally running off into the brook, and as such, there are no flooding issues as a result of this proposal. The LLFA have raised no objections based on these calculations.

Furthermore, Nottinghamshire County Council (NCC) have plans on implementing a natural flood management scheme on the existing flood attenuation pond. The aim of this is to improve its effectiveness in collecting overflows from Boundary Brook, reducing the overall maintenance of the pond and developing a natural wetlands area. These plans will create excess spoil from the digging of additional ponds and NCC have requested a location to place the excess soil. These works are separate to, but positively affect, the proposed development. The design of the cricket pitch has incorporated this excess soil to have greater impact on the retention basin and storage. Overall,

the cricket pitch application and the NCC scheme will be working together to help improve the local area in terms of working toward minimising the risk of flooding.

A Flood Risk Assessment was undertaken to assess the proposed impact of the proposal. Following the findings in the Flood Risk Assessment and Full Indicative Drainage Assessment and Plan, the Environment Agency and NCC – LLFA were consulted on the planning application.

The Environment Agency raised no objections.

The NCC – LLFA also raised no objections, subject to the recommended pre-commencement condition.

To conclude, in accordance with the findings of the Flood Risk Assessment, Full Indicative Drainage Assessment and Plan, the comments received from the Environment Agency and the response from NCC – LLFA, including the recommended pre-commencement condition, this will help ensure the site has sufficient surface water management, would not be at increased risk of flooding and would not increase flood risk off-site.

6.8 Ecology, Landscaping & Biodiversity Net Gain

Policy 16 of the Aligned Core Strategy (2014) states that Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection will be included in part 2 Local Plans.

Policy 30 of the Broxtowe Local Plan Part 2 (2019) states that all developments within, or affecting the setting of, the local landscape character areas listed below should make a positive contribution to the quality and local distinctiveness of the landscape. They should therefore be consistent with the 'landscape actions' for the area concerned, as set out in the Greater Nottingham Landscape Character Assessment and in Appendix 7 of this Plan.

Policy 17 of the Aligned Core Strategy (2014) states that development on or affecting other non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that the need for the development outweighs any harm caused by the development and that adequate mitigation measures are put in place.

Policy 31 of the Broxtowe Local Plan Part 2 (2019) states that in all cases permission will not be granted for development that results in any significant harm or loss to the Biodiversity Asset, unless the benefits of development are

clearly shown to outweigh the harm.

A Preliminary Ecological Appraisal Report (PEAR) was undertaken for the proposed application, and Nottinghamshire Wildlife Trust were consulted on the application, raising concerns in respect of the completeness of the PEAR report.

The Ecologist which provided the initial Preliminary Ecological Appraisal Report (PEAR), provided a response on 30 October 2025 which addressed the concerns raised by the Nottinghamshire Wildlife Trust. The response addressed the concerns in regards to the Netting, Artificial Lighting, Great Crested Newt (GCN), White-Clawed Crayfish, Brown Hare and Harvest Mouse, Skylark. It was concluded the Preliminary Ecological Appraisal Report (PEAR) will be amended to reflect the information stated in the response from the Ecologist to provide a more robust ecological assessment of the Site. Further assessment will be undertaken of the Nottingham canal (disused) with regards to its suitability to support GCN and a Skylark mitigation strategy will be produced in relation to the Scheme to mitigate for the loss of suitable habitat.

It must also be noted the application will result in over the required 10% Biodiversity Net Gain (BNG) for this site. The proposal will result in a 12.05% increase in habitat units and a 12.29% in hedgerow units, with water course units not applicable for this application. It must be noted the trading rules will also be satisfied for this application.

As part of the 12.05% increase in habitat units for the site, the proposal will result in an on-site habitat creation of 2.2343 hectares of modified grassland, 0.2681 hectares of other neutral grassland, 0.102 hectares of mixed scrub, 0.2212 hectares of developed land; sealed surface, 0.0326 hectares of urban trees. As part of the 12.29% increase in hedgerow units for the site, the proposal will result in an on-site hedgerow creation of 0.189km of native hedgerow.

Therefore, it is considered the 12.05% increase in on-site habitat units and the 12.29% increase in hedgerow units will also help mitigate against the impact upon the existing habitats located on the application site. Therefore, it is considered the proposal will be acceptable in terms of Biodiversity Net Gain, subject to the pre-commencement condition regarding the Biodiversity Gain Plan, as noted in the conditions section of the committee report.

7. Planning Balance

The benefit of the proposal is that it will provide a new cricket pitch facility to the local area. The principle of the development and the change of use of the land to a cricket pitch is considered acceptable for the reasons outlined above.

The design of the proposal is considered acceptable for the reasons outlined above. The proposal is considered unlikely to result in a significant impact in terms of amenity and access (highway safety) for the reasons outlined above. The proposal is considered unlikely to result in a significant impact in terms of ground contamination and flood risk for the reasons outlined above.

The negative impact of the proposal is that there will be an impact upon the existing habitats of the application site, with Nottinghamshire Wildlife Trust raising concerns in respect of the completeness of the Preliminary Ecological Appraisal Report (PEAR) report. The Ecologist then addressed the concerns from the Nottinghamshire Wildlife Trust and it was concluded the Preliminary Ecological Appraisal Report (PEAR) will be amended to reflect the information stated in the response from the Ecologist to provide a more robust ecological assessment of the Site. Further assessment will be undertaken of the Nottingham canal (disused) with regards to its suitability to support GCN and a Skylark mitigation strategy will be produced in relation to the Scheme to mitigate for the loss of suitable habitat.

Furthermore, it is considered the proposed additions of habitat and hedgerow units in terms of Biodiversity Net Gain (BNG) will also help mitigate against the impact upon the existing habitats of the application site. Taking all of the above into account, it is considered on balance the proposal is acceptable and conditional planning permission should be granted.

8. **Conclusion**

It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality Duty and comments raised in the representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

- | | |
|-----------|--|
| 1. | <p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p> |
|-----------|--|

2.	The development hereby permitted shall be carried out in accordance with the following plans: Received by the Local Planning Authority on 15 August 2025: • Site Location Plan (1:2500) • Proposed Site Plan (1:1250) • Proposed Levels (1:1250) (Drawing Number: GMA0930.47-1 Rev3) • Proposed Drainage Plan (Drawing Number: GMA0930.47-2 Rev3) <i>Reason: For the avoidance of doubt.</i>
3.	No part of the development hereby approved shall commence until an amended Preliminary Ecological Appraisal Report (PEAR) is submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. <i>Reason: In the interests of safeguarding and enhancing biodiversity in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</i>
4.	Prior to first use, details of the practice nets, ball stopping nets and fencing are to be submitted to and approved in writing by the Local Planning Authority and thereafter shall be installed and retained for the lifetime of the development. <i>Reason: To ensure a satisfactory standard of external appearance and public safety in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
5.	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 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:

	• 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 175. • 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. • 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. - No surcharge shown in a 1 in 1 year. - No flooding shown in a 1 in 30 year. - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm. • 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. • Details of STW approval for connections to existing network and any adoption of site drainage infrastructure. • Evidence of approval for drainage infrastructure crossing third party land where applicable. • 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. • 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. <i>Reason: A detailed surface water management plan is required to ensure that the development is in accordance with the NPPF, Policy 1 of the Broxtowe Part 2 Local Plan (2019) and Policy 1 of the Aligned Core Strategy (2014). 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.</i>
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6.	a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems. b) No building to be erected pursuant to this permission shall be occupied or brought into use until:- (i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and (ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified. <i>Reason: In the interest of public health and safety in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i>
7.	No development hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include: a) The means of access for construction traffic; b) parking provision for site operatives and visitors; c) the loading and unloading of plant and materials; d) the storage of plant and materials used in construction / demolition the development; e) a scheme for the recycling/disposal of waste resulting from construction / demolition works / site clearance ; and f) details of dust and noise suppression to be used during the construction phase. The approved statement shall be adhered to throughout the construction period.

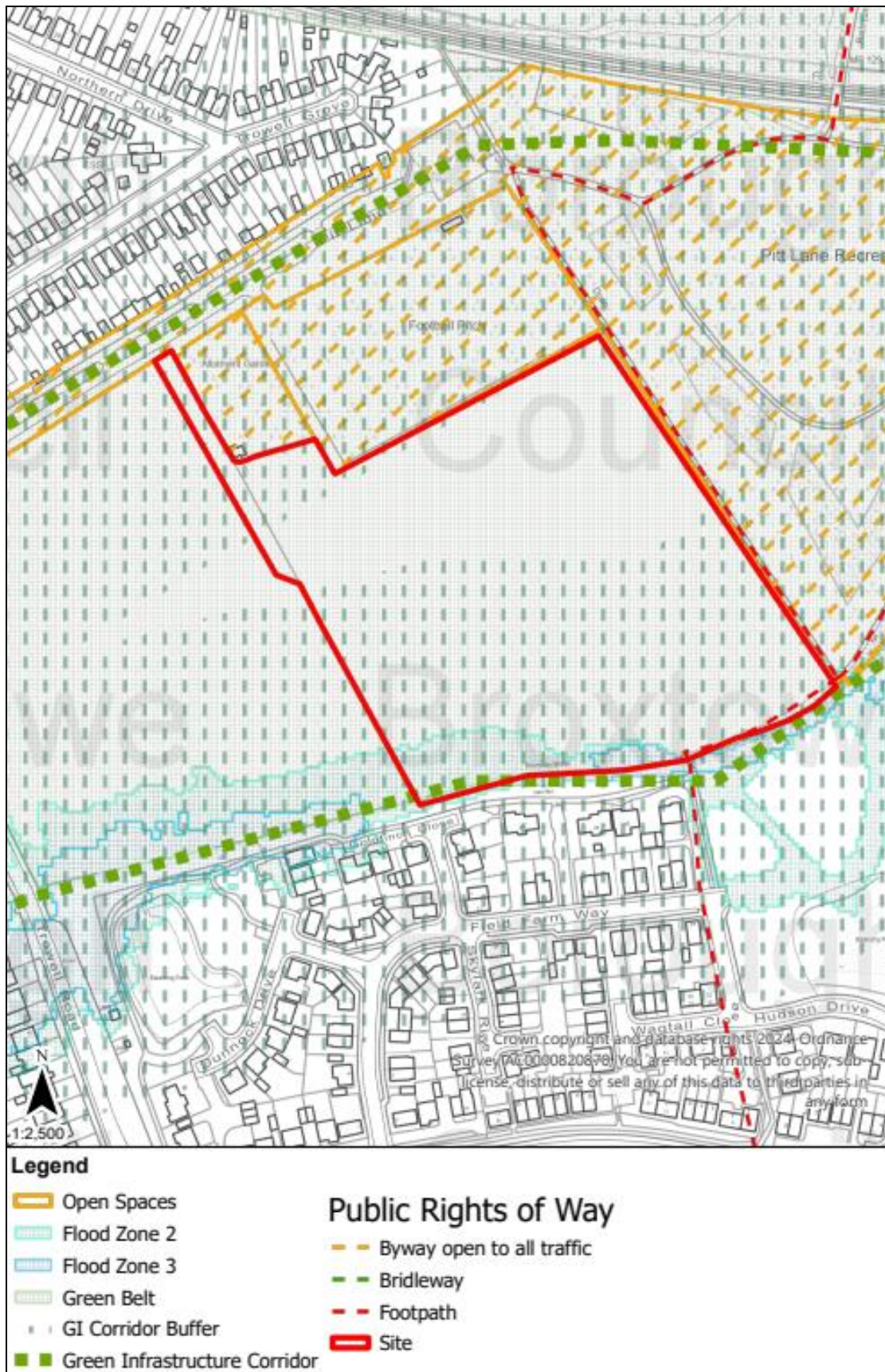
	<i>Reason: To protect the amenity of neighbouring residents in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i>
8.	Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021. The effect of the relevant paragraphs 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: 1) A Biodiversity Gain Plan has been submitted to the planning authority, and 2) 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 Broxtowe Borough Council. <i>Reason: To ensure the development delivers a biodiversity net gain on site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.</i>
9.	The site shall not be used for cricket matches or practice or other associated activities except between 08.00-21.00 hours Monday to Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority. <i>Reason: To protect nearby residents from excessive operational noise in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i>
10.	The use shall not be commenced until a noise management plan which covers operational noise has been submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with the approved details. <i>Reason: To protect nearby residents from excessive operational noise in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i>

11.	No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays. <i>Reason: To protect nearby occupants from excessive construction noise and vibration in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	• There should be no disturbance to the surface of the footpath without prior authorisation from the Rights of Way team. • No development/breaking of the ground shall commence that obstructs the public right of way until such time as an application has been made to the LPA to divert/extinguish the path • The safety of the public using the path should be observed at all times. A Temporary Closure of the Footpath may be granted to facilitate public safety during the construction phase subject to certain conditions. Further information and costs may be obtained by contacting the Rights of Way section. The applicant should be made aware that at least 5 weeks' notice is required to process the closure and an alternative route on should be provided if possible. • No materials or contractor's vehicles should be stored/parked on the path that prevent access to or along the path at any time (unless a temporary closure of the path has been applied for and granted). • Structures cannot be constructed on the line of the right of way without the prior authorisation of the Rights of way team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed. • Where the right of way runs across the site, there are currently open fields on either side with no adjacent boundary. This open aspect should be retained as far as is practicable as part of any development, with good practice design principles applied to either ensure that the route does not become enclosed and/or is

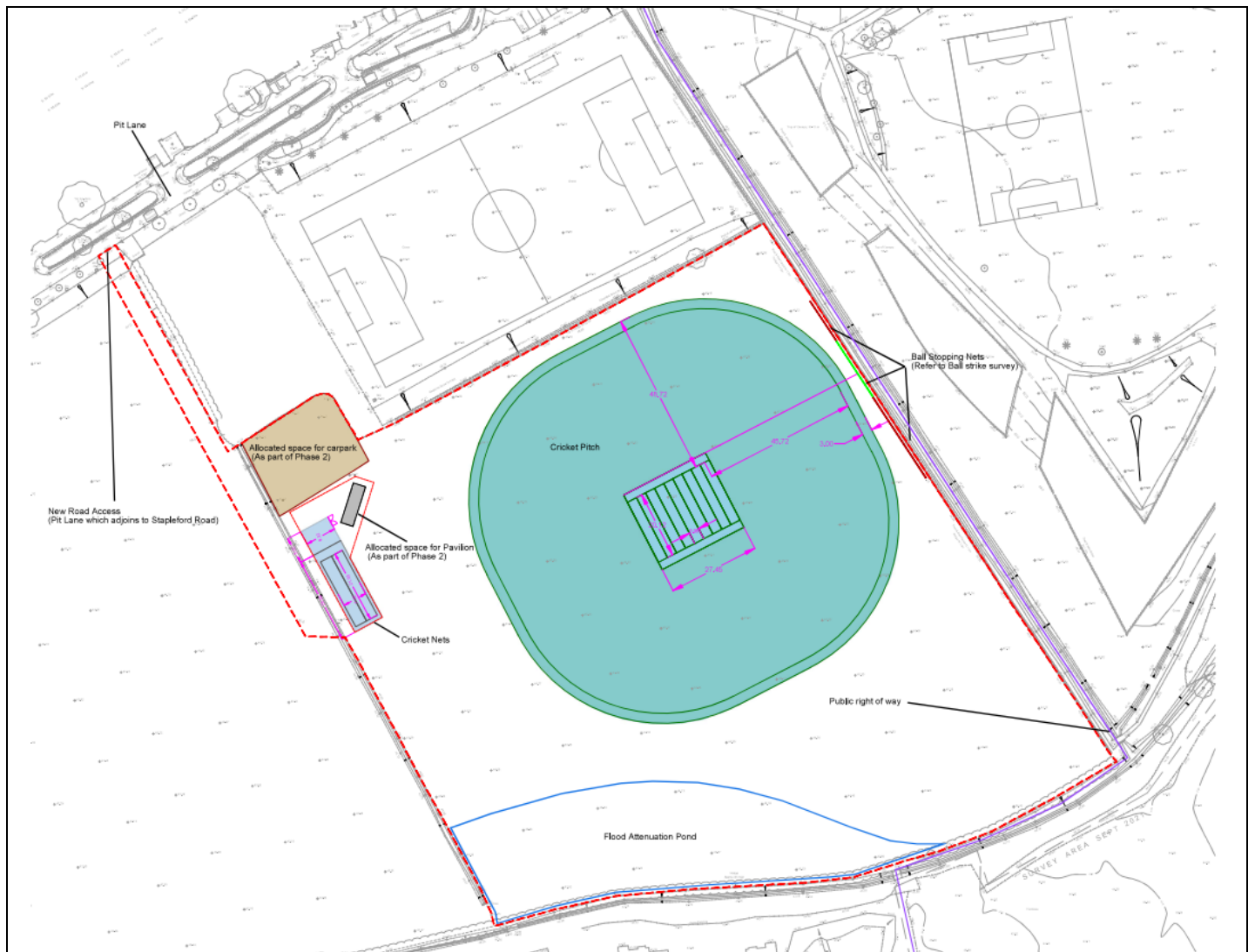
	incorporated it as part of a greenspace corridor. See NCC development guide. • The existing boundary hedge/tree line directly bordering the development is the responsibility of the current owner/occupier of the land. On the assumption that this boundary is to be retained it should be made clear to all new property owners that they are responsible for the maintenance of that boundary, including the hedge/tree line ensuing that it is cut back so as not to interfere with right of way.
3.	Nottinghamshire County Council as Lead Local Flood Authority ask to be re-consulted with any changes to the submitted and approved details of any FRA or Drainage Strategy which has been provided. Any deviation from the principles agreed in the approved documents may lead to us objecting to the discharge of conditions. We will provide you with bespoke comments within 21 days of receiving a formal consultation.
4.	The Environment Agency wish to highlight that the community downstream have been affected by multiple flood events in recent years. This application has the potential to support the betterment of flood risk for this community through the holding back or slowing of flow down the Boundary Brook towards the community. We are aware that Nottinghamshire County Council are working on measures within close proximity to this scheme and recommend that liaison is undertaken to discuss possible collaboration.
5.	The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine

	entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK
6.	No materials produced as a result of the sites operational activities, development or clearance shall be burned on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust emissions whilst the activities are in operation. This is necessary to protect nearby residents from excessive air pollution.

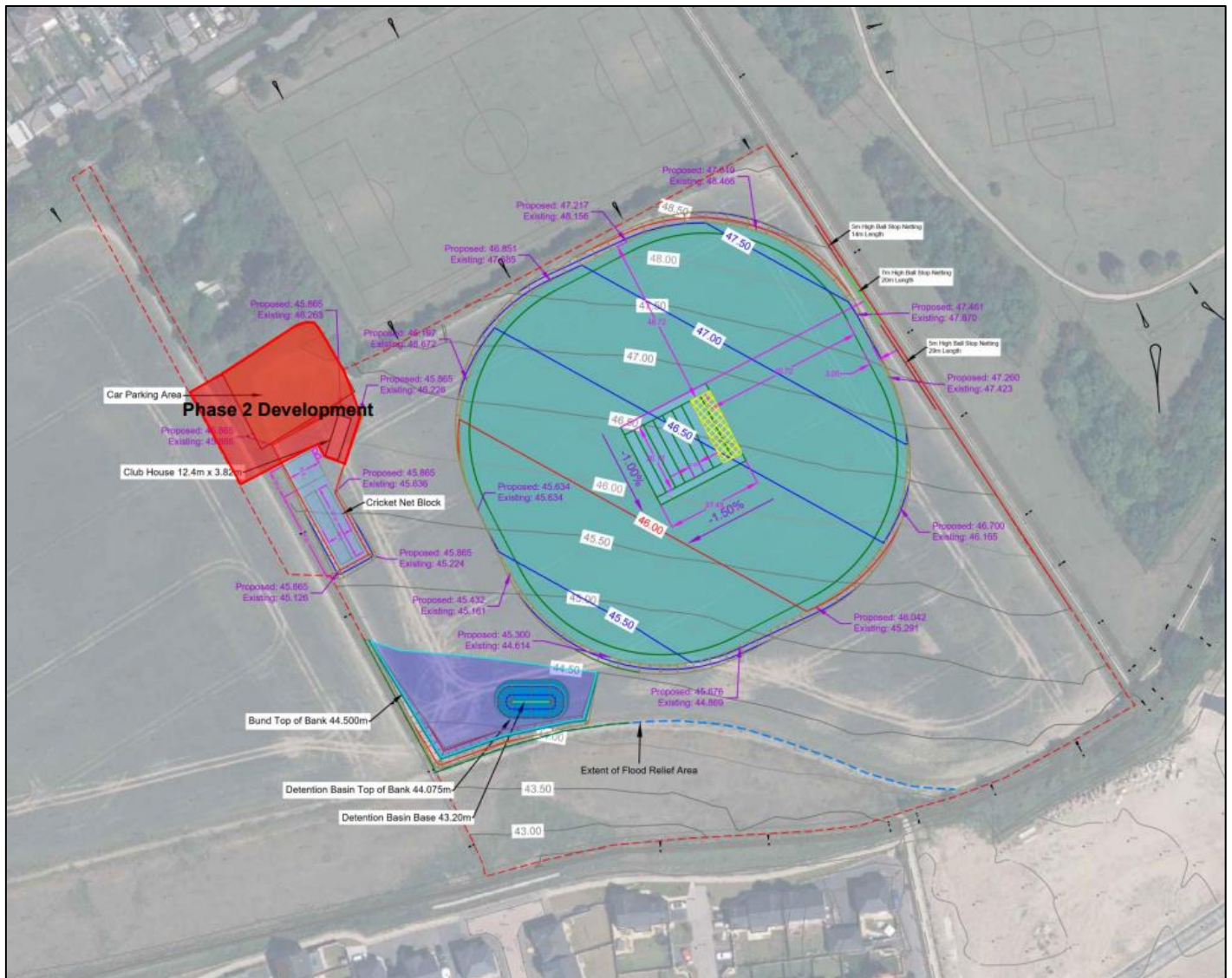
Site Map (Not to Scale) – 25/00612/REG3 – Land East of Stapleford Road, Trowell



Proposed Site Plan (Not to Scale)



Proposed Levels (Not to Scale)



The diagram is a technical site plan for a flood relief area. It features a large, irregularly shaped central pond with a central island. The pond is surrounded by a 'Flood Relief Area' indicated by a dashed line. To the left, there is a 'Phase 2 Development' area containing a 'Club House' (2.4m x 3.82m) and a 'Cricket Net Block'. A 'Detention Basin' is located at the bottom left, with a 'Base 43.20m' and a 'Top of Bank 44.075m'. The plan includes numerous elevation points labeled A through M, with corresponding elevations in meters. For example, point A is at 46.50m, point B is at 44.80m, and point M is at 43.00m. The plan also shows various dimensions for different sections of the pond and surrounding infrastructure, such as '5m High Ball Stop Netting 14m Length' and '7m High Ball Stop Netting 20m Length'. The central island has a '46.50' elevation and a '1.500%' slope. The pond's outer boundary has a '1.500%' slope. The plan also shows a 'Hydrobrake limited to 4.6 m/s' and an 'Outfall Connection to Existing Carrier Drain'.

Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00280/FUL
LOCATION:	1 The Forge Trowell Nottinghamshire NG9 3PT
PROPOSAL:	Construct new dwelling

The application is brought to the Committee at request of Councillor Pringle.

1. Purpose of the Report

- 1.1 The application seeks full planning permission for the construction of a new dwelling and acoustic fencing whilst retaining some of the existing storage buildings at 1 The Forge Trowell.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be **GRANTED** as it is considered that the proposal would not result in a detrimental impact on the openness of the Green Belt.

3. Details

- 3.1 The application seeks full planning permission to construct a one and half storey detached dwelling and acoustic timber fencing at 1 The Forge Trowell along with retaining of some of the existing storage buildings.
- 3.2 The land is currently used for the storage of tractors and other machinery with a 2m plus high boundary treatment to provide security to the site and vehicular gate to the western boundary. A certificate of lawful development has been granted for the use for the storage of tractors and other machinery, 20/00755/CLUE refers. Planning permission has been previously granted for a detached dwelling on the site, which was an identical application, 21/00775/FUL refers. This permission has now lapsed.
- 3.3 The application has been submitted with a noise assessment and a geo environmental assessment, along with details of the materials for the dwelling and acoustic fencing. The application has been submitted as a self-build so exempt from Biodiversity Net Gain.
- 3.4 The site lies within the Nottinghamshire Green Belt where Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). Paragraph 154 states that development in Green Belt is inappropriate unless limited infilling or the partial or complete redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt.

- 3.5 It is considered the site is considered as previously developed land and the proposal complies with the NPPF and Broxtowe Borough Plan Part 2 (2019).

4. Financial Implications

- 4.1 The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

- 5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

- 6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers

Nil.

Appendix

1. Details of the application

- 1.1 This application seeks permission to construct a one and half storey detached dwelling, with two pitched roof dormers to the principal elevation and one pitched dormer to the rear elevation. The proposed materials for the dwelling are to be brick and tile.
- 1.2 The proposal also seeks to retain some of the applicant's existing storage buildings to the north of the site, in which they store machinery/tractors, and demolish other structures to the other boundaries.
- 1.3 Boundaries where not covered by the retained buildings are to be 2m high acoustic timber fence with a 3m wide gate to the western boundary onto The Forge.

2. Site and surroundings

- 2.1 The site is washed over by Green Belt and is currently used to store the applicant's machinery and equipment within home-made structures/shed arrangement, constructed out of corrugated steel, wood and tarpaulin. These structures/sheds are built up to all boundaries of the site with the exception of a small area of the west boundary to allow for access. There is a 2m high boundary treatment to all boundaries with a vehicular access gate on the western boundary.
- 2.2 Along the access road, The Forge, adjacent to a row of mature trees an area used to store materials, machinery and building materials. It should be noted this area is not within the site, but belongs to the applicant.
- 2.3 To the south of the site lies an area described as an orchard, which is fenced off by a small post and rail fence. Further south of the site is a traditional two storey detached dwelling and open fields.
- 2.4 To the north of the site lies the main road, Ilkeston Road. To the east lies the railway line and to the west is open fields, the latter being a Local Wildlife Site (LSW) known as Trowell Junction Grassland.

3. Relevant Planning History

- 3.1 There have been several applications submitted for this site for the construction of a dwelling, the history for the site is as follows:
- 3.2 82/00413/OUT refers to an application for outline consent for the use of the land as a site for residential development, this was refused on 10 September 1982

due to being contrary to the Green Belt policy.

- 3.3 10/00465/FUL refers to an application to construct a dwelling and detached garage which was refused 22 September 2010 due to being contrary to the Green Belt policy, insufficient private amenity space and lack of noise report.
- 3.4 2015 a further application was refused, 15/00268/FUL refers, for a detached dwelling with an attached garage, which included retention of some existing structures within the site. The refusal was appealed and dismissed (APP/J3015/W/15/3139801 refers) as the Planning Inspector considered the proposal fails to comply with the NPPF and Broxtowe Local Plan E8 as the dwelling would be inappropriate development in Green Belt and inappropriate development is by definition harmful.
- 3.5 A certificate of lawful development was submitted and accepted for an existing use of land to store tractors and other machinery, 20/00755/CLUE refers.
- 3.6 21/00775/FUL was granted planning permission for a detached dwelling by the Planning Committee on 21 January 2022 and this is an identical application to the current application under consideration. This permission has now lapsed as the works were not commenced within three years of the date of decision.

4. Relevant Policies and Guidance

4.1 Broxtowe Aligned Core Strategy 2014:

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 8: Housing, size, mix and choice
- Policy 10: Design and Enhancing Local Identity
- Policy 17: Biodiversity

4.2 Part 2 Local Plan 2019

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Green Belt
- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-Making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground conditions
- Policy 21: Unstable Land
- Policy 31: Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2024

- Section 2 - Achieving Sustainable Development
- Section 5 - Delivering a sufficient supply of homes
- Section 4 - Decision-making
- Section 11 - Making effective Use of Land
- Section 12 - Achieving well-designed places
- Section 13 - Protecting the Green Belt
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment

5. Consultations

5.1 **Broxtowe Borough Council - Refuse and Waste** – no objection subject to the correct level of bin provision.

5.2 **Broxtowe Borough Council Environmental Health** – no objection subject to conditions for contaminated land and noise along with informatives for not burning waste and hours of construction.

5.3 **Broxtowe Borough Council Ecology and Nottinghamshire Wildlife Trust-** both provided comments.

5.3.1 First set of comments were provided by NWT who requested an ecology survey.

5.3.2 Broxtowe Borough Council Ecologist provided comments following the submission of the ecology report. BBC Ecologist stated that there are no badgers, and lack of suitable habitat for reptiles but stated the buildings provide opportunities for nesting birds. No further surveys are considered necessary and recommended a Construction Environmental Management Plan (CEMP) to be conditioned along with biodiversity enhancement for roosting bats, bees and nesting swifts.

5.4 **Trowell Parish Council were consulted** –No comments received.

5.5 **Cllr L Ball** – No comments received

5.6 **Cllr D Pringle** – The EI report raises concerns due to soil and gas contamination and it's an over intensification of the site.

5.7 One neighbouring property was consulted on the application and a site notice was displayed. No comments have been received.

6. Assessment

6.1 The main issues for consideration are whether or not the principle of the

development is acceptable in the Green Belt, whether the design and appearance of the proposal and its impact on neighbouring amenity is acceptable along with adequate mitigation from pollution (noise and land contamination).

6.2 Green Belt and Principle of Development

- 6.2.1 The application site is washed over by Green Belt and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Borough Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF
- 6.2.2 Paragraph 153 of the NPPF states that inappropriate development is, by definition, harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harm to the Green Belt and should not be approved except in very special circumstances.
- 6.2.3 Paragraph 154 states that development in Green Belt is inappropriate unless limited infilling or the partial or complete redevelopment of previously developed land which would not cause substantial harm to the openness of the Green Belt.
- 6.2.4 The site is considered as previously developed land and has previously been granted planning permission, 21/0075/FUL refers, and as such it is considered the proposal would comply with paragraph 154 g of the NPPF. The site is substantially screened and contained due to the railway and bridge to the east and north, existing residential development to the south and the access road to the west. It is therefore considered that the development would not cause substantial harm to the openness of the Green Belt.

6.3 Amenity

- 6.3.1 Policy 10 (f) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties. To the south of the site lies an area of grass/orchard land and this parcel of land is not in the applicants ownership. Further south lies a dwelling, Station House, which is a two storey detached dwelling facing west, towards The Forge and the LWS beyond. Given the distance between the proposed dwelling and Station House it is considered there are no amenity issues that would impact on this dwelling and adjacent parcel of land, given the distance between and as there are no habitable room windows facing towards Station House from the first floor. To ensure no future issues arise, it is proposed to remove certain permitted development rights to enable any future alterations to the property to first be assessed by

the Council.

- 6.3.2 It should be noted the plans only show a small area of amenity space for the dwelling however this is considered to be acceptable for prospective residents.

6.4 Design and visual amenity

- 6.4.1 Policy 10 of the ACS section 2 states that developments will be assessed in terms of d) massing, scale and proportion and e) materials and style. Policy 17 of the Part 2 Local Plan part 4 a) states that development should be of a size and design that makes a positive contribution to the appearance of the area.
- 6.4.2 The proposed one and half storey dwelling is to be sited to the south of the plot with the principal elevation facing into the site (north) and towards the existing structures to be retained. To the west of the dwelling is proposed a feature circular bay window to the lounge.
- 6.4.3 The application includes details of materials. The roof tiles are to be Russell Lothian mid grey interlocking tiles and Ibstock Beamish Blend bricks for the elevations. These materials are acceptable in this location and will be conditioned.
- 6.4.4 The design, massing, scale and proportion along with the style would not be out of character with the area. The design of the three dormer windows has a pitched roof arrangement and adds interest to the roof arrangement.
- 6.4.5 The fencing proposed will also be a visual improvement to the existing metal arrangement and would be a more of a traditional fencing/material appropriate to a domestic dwelling. It should be noted the existing structures which are proposed to remain will project above the proposed fencing and so would be visually prominent when viewed from the north.
- 6.4.6 The proposed dwelling, fencing and retention of the existing structures is considered an acceptable design and will not appear out of keeping with the area or have any impact on the street scene.

6.5 Highways

- 6.5.1 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.5.2 The proposal complies with the Nottinghamshire County Council highway design guide, utilises an existing access and is considered to be acceptable in

terms of highways. It is considered that there would not be a significant intensification of the site from the proposed development and therefore any difference in vehicle movements compared to the existing use would be minor.

6.6 Pollution

- 6.6.1 Policy 19 of the Part 2 Local Plan states development of land potentially affected by contamination will not be permitted unless and until a site investigation has been carried out to assess the nature and degree of contamination, using a method of investigation agreed in writing with the Council. Paragraph 197 of the NPPF states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 6.6.2 The Council's Environmental Health Officer has stated that the proposed development is located on land that may be contaminated due to its historic use. The report submitted, Phase 1 and 2 Geoenvironmental Assessment dated September 2024 has been assessed and the Environmental Health Officer is satisfied that the remediation measures described at section 9.1 of the Geoenvironmental Assessment will mitigate these risks and this should be conditioned.
- 6.6.3 Paragraph 198 of the NPPF states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 6.6.4 In relation to noise the Environmental Health Officer has assessed the submitted Noise Assessment ref 11384.01.V1 and it is evident that noise conditions at this location require mitigation to achieve adequate noise levels with regards to the impact from both road and rail transport sources. The Environmental Health Officer is satisfied that the proposed scheme of works, including acoustic wall/fencing and the proposed construction, ventilation and glazing specifications stated in the noise assessment provide a robust degree of protection to the internal points of the property. The Environmental Health Officer has recommended the noise assessment be conditioned.

6.7 Biodiversity Net Gain

- 6.7.1 The application is exempt from BNG requirements due to it being self-build development as specified in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.
- 6.7.2 The Council's Ecologist states that there are no badgers, and lack of suitable habitat for reptiles but stated the buildings provide opportunities for nesting birds. No further surveys are considered necessary but it is recommended a Construction Environmental Management Plan (CEMP) be conditioned along with biodiversity enhancement for roosting bats, bees and nesting swifts. It is considered necessary to include these conditions to ensure the proposal

complies with Policy 31 of the Part 2 Local Plan.

7. Planning Balance

- 7.1 The benefits of the proposal would be in the provision of one new dwelling, which would not have a detrimental impact on neighbour amenity, ecology and be in keeping with the area. The proposal is in the Green Belt but utilises previously developed land and would not cause substantial harm to openness.

8. Conclusion

- 8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments raised in representations received, the development is unacceptable and that there are no circumstances which otherwise would justify the granting of permission

Recommendation

The Committee is asked to RESOLVE that planning permission be GRANTED subject to the following conditions:

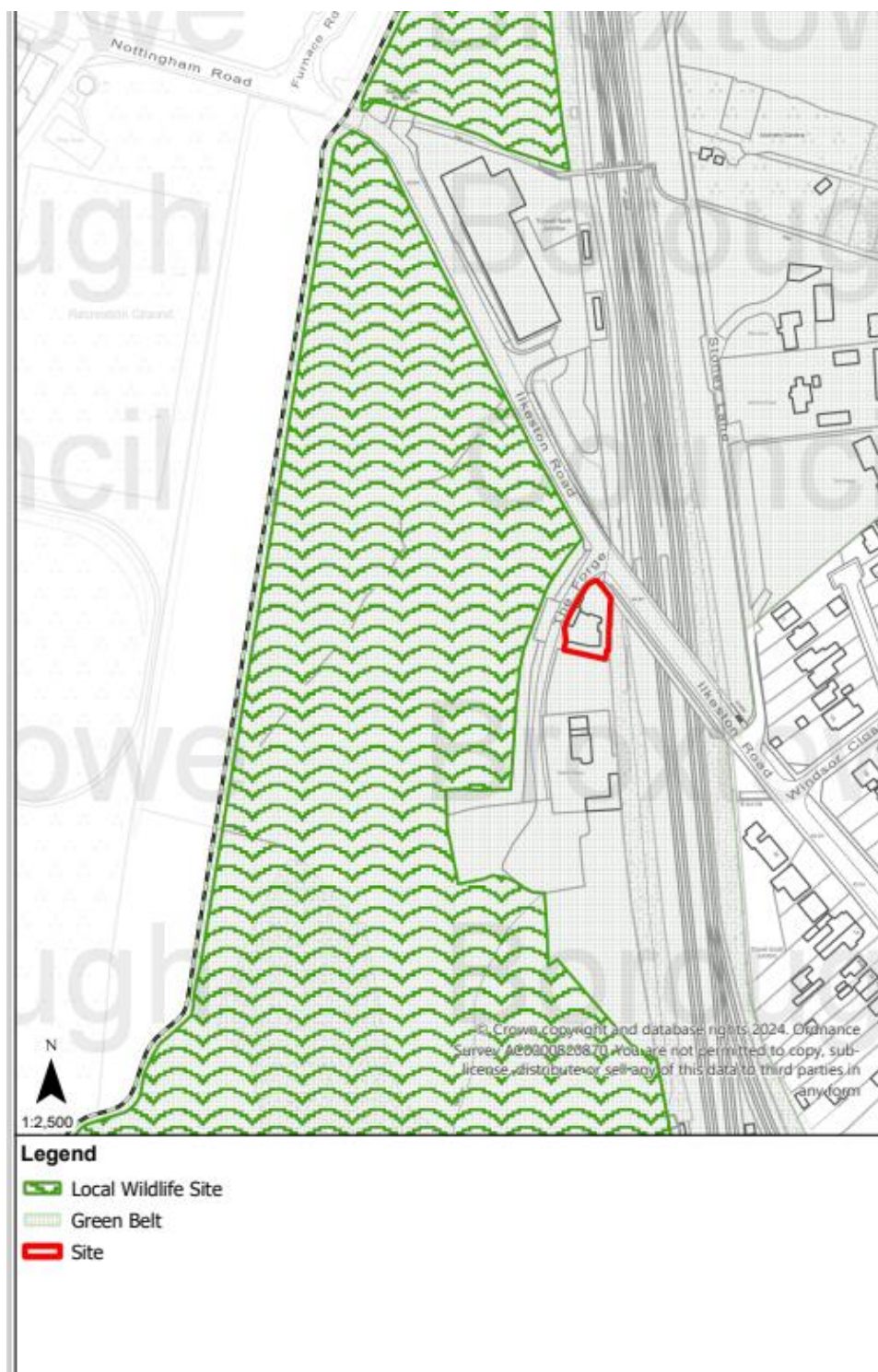
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2.	The development hereby permitted shall be carried out in accordance with the proposed elevations and floor plans DB/DH/21/36/11 Rev B, roof, block plan, fencing plan DB/DH/21/36/10 Rev B, covering letter and site plan, Noise Assessment 11384.01.V1 and Geoenvironmental Assessment dated September 2024 received by the Local Planning Authority 8 April 2025. Reason: For the avoidance of doubt.
3.	The hereby approved development shall be constructed using Russell Lothian interlocking roof tiles, Ibstock Beamish Blend bricks as specified in the covering letter received by the Local Planning Authority 8 April 2025, unless otherwise in accordance with details submitted to and agreed in writing by the Local Planning Authority. Reason: To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the

	Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
4.	No building to be constructed pursuant to this permission shall be occupied or brought into use until: (i) All necessary remedial measures, described in section 9.1 of the Geoenvironmental assessment, have been completed in accordance with the details approved in writing by the local planning authority (ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have ended the site free from risk to human health from the contaminants identified. In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Local Plan (2019).
5.	No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of “biodiversity protection zones” c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (to include consideration of lighting) (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: In the interests of protecting existing environmental features and habitats during the construction period, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).

6	Prior to any construction above foundations level, a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum, the incorporation of integrated (inbuilt) features within the new building for roosting bats, bees and nesting swifts. The enhancement scheme shall be implemented in accordance with the agreed details as construction proceeds and completed prior to the first occupation of the development.” Reason: To minimise the impact of the development on protected species within the site and in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).
7.	The hereby approved dwelling shall not be occupied or brought into use until all the recommendation have been implemented in accordance with the Noise Assessment ref 1138.01.v1. Reason: In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).
8.	The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation. Reason: No such details were submitted and in accordance with the aims of Policy 17 of the Broxtowe Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014)
9.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no enlargement improvement or alterations to the dwelling, roof additions or other alterations (falling within Class A, AA, B, C, D, E and Class F) shall be undertaken. Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
	NOTES TO APPLICANT

1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority
3.	As this permission relates to the creation of a new unit, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address is created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
4.	Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
5.	The developer is to purchase the first time provision of bins. The Developer should contact BBC Environmental Health for details of bin provision. As per the guidance in BS5906 the bins must be within 10m of the collection point, the collection point being the adopted highway. Bins need to be presented at the edge of adopted highway for emptying.
6.	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 Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

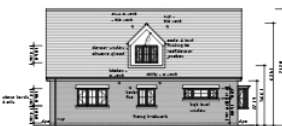
Map



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The floor plan shows a two-story house with a central landing. The layout includes:

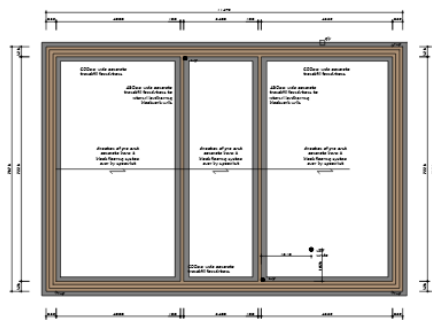
- Bedroom 1:** Located on the left side of the house, measuring 12'0" x 12'0".
- Bedroom 2:** Located on the right side of the house, measuring 12'0" x 12'0".
- Bathroom:** Located at the back of the house, measuring 6'0" x 6'0".
- Kitchen:** Located at the front of the house, measuring 10'0" x 10'0".
- Living Area:** Located at the front of the house, measuring 12'0" x 12'0".
- Central Landing:** Measures 12'0" x 12'0" and contains a staircase leading up and down.
- Dimensions:** The overall exterior dimensions are 36'0" wide by 36'0" deep.
- North Arrow:** Located in the top right corner, pointing towards the top right.



A diagram of a house with labels for its parts: 'Dachstuhl' (roof), 'Wand' (wall), 'Fenster' (window), 'Tür' (door), and 'Kamin' (chimney).

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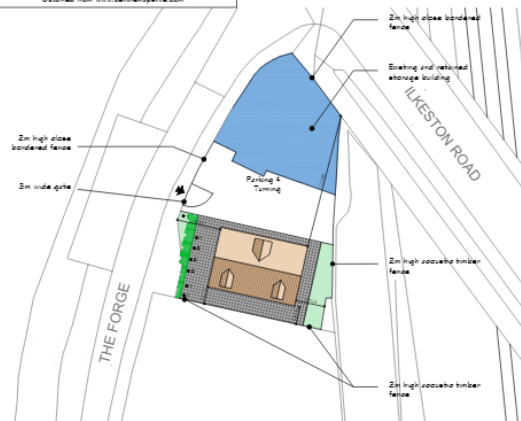
The diagram shows a house with a gabled roof. Labels include 'dakpannen' (roof tiles) on the main roof, 'dakpannen' on the gable end, 'dakpannen' on the chimney, 'dakpannen' on the porch roof, and 'dakpannen' on the side wall. A vertical line on the right side is labeled 'dakpannen 1 m' and 'dakpannen 1 m'.

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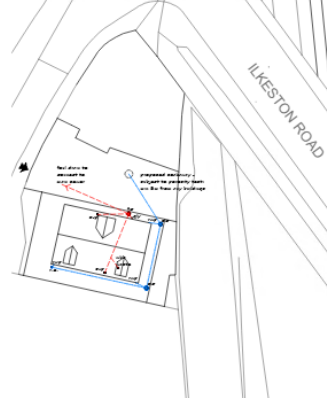
A diagram showing a rectangular block with a height of 200 mm. The block is shaded with vertical lines. A dimension line on the left indicates the height is 200 mm.

Figure 1: Cross-section of the proposed composite wall. The diagram shows a cross-section of a wall with various layers and dimensions. The total width is 2.4m, and the total height is 2.62m. The wall consists of a 100mm concrete top slab, a 100mm concrete base slab, a 100mm concrete middle slab, a 100mm concrete base slab, and a 100mm concrete top slab. The wall is reinforced with 100mm concrete and 100mm concrete. The wall is shown in a cross-section view.

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PROPOSED DRAINAGE SITE BLOCK PLAN
SCALE 1:200

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
22.09.25 TO 24.10.25**

CONTENTS

Planning applications dealt with under Delegated Powers

Please note: This list is now prepared in WARD order (alphabetically)

BROXTOWE BOROUGH COUNCIL

DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

P L A N N I N G A P P L I C A T I O N S D E T E R M I N E D B Y D E V E L O P M E N T C O N T R O L

ATTENBOROUGH & CHILWELL EAST WARD

Applicant	:	Mr Raffaele Russo Big Pistachio Ltd	24/00419/FUL
Site Address	:	Boat House Barton Lane Attenborough Nottinghamshire	
Proposal	:	Retrospective application for exterior refurbishment including new windows, guttering, decking and timber ramp infill	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs David & Claire Roe	25/00562/FUL
Site Address	:	6 Milton Crescent Attenborough Nottinghamshire NG9 6BE	
Proposal	:	Demolish existing garage and construct side and rear extension including hip to gable roof extension to facilitate two floors of accommodation	
Decision	:	Conditional Permission	

Applicant	:	Mr Richard Shaw	25/00580/FUL
Site Address	:	45 Farm Road Chilwell Nottinghamshire NG9 5BZ	
Proposal	:	Installation of metal bike store and timber bin store to front of property	
Decision	:	Conditional Permission	

Applicant	:	Mr Greg Parkinson	25/00592/CLUP
Site Address	:	100 Crofton Road Attenborough Nottinghamshire NG9 5HW	
Proposal	:	Certificate of lawfulness for the proposed construction of a single storey rear extension	
Decision	:	Approval - CLU	

Applicant	:	Roger Waller	25/00605/TPOW
Site Address	:	16 Lime Grove Avenue Chilwell Nottinghamshire NG9 4AR	
Proposal	:	T3 - Lombardy poplar - Pollard (part of G10 of TPO/CHI/02)	
Decision	:	Conditional Permission	

Applicant	:	Ms Lorraine Culley	25/00623/CAT
Site Address	:	29 The Strand Attenborough Nottinghamshire NG9 6AU	
Proposal	:	1 x Lime - pollard	
Decision	:	No Objection	

Applicant	:	Mr Simon Robinson	25/00628/CAT
Site Address	:	The Orchards 1 Church Lane Attenborough Nottinghamshire NG9 6AS	
Proposal	:	Works to 2 Pear trees in a Conservation Area	
Decision	:	Conditional Permission	

Applicant	:	Mr T Venn	25/00634/TPOW
Site Address	:	36 Hallams Lane Chilwell Nottinghamshire NG9 5FH	
Proposal	:	Cedar - crown clean, lift and remove deadwood	
Decision	:	Conditional Permission	

Applicant	:	Mr David Benton	25/00653/CAT
Site Address	:	Old Bell 25 The Strand Attenborough Nottinghamshire NG9 6AU	
Proposal	:	1 x twisted Hazel belonging to 27 The Strand - prune to boundary	
		1 x unknown tree/ shrub shape and trim	
		1 x Holly - shape and trim	
Decision	:	Conditional Permission	

Applicant	:	Mr Peter Stewart	25/00662/CAT
Site Address	:	11 Barratt Lane Attenborough Nottinghamshire NG9 6AD	
Proposal	:	Works to various trees in Conservation Area	
Decision	:	No Objection	

AWSWORTH, COSSALL & TROWELL WARD

Applicant	:	Mr Gurjit Mahal Taylor Reed Homes Ltd	25/00458/LBC
Site Address	:	Willoughby Almshouses Church Lane Cossall Nottinghamshire	
Proposal	:	Installation of electric gate, revision to shared driveway layout, changes to internal layouts and rooflight layout of all four houses and proposed new windows to house 4.	
Decision	:	Conditional Permission	

Applicant	:	Mr Gurjit Mahal Taylor Reed Homes Ltd	25/00561/VOC
Site Address	:	Willoughby Almshouses Church Lane Cossall Nottinghamshire	
Proposal	:	Variation of condition 2 of planning permission 23/00510/FUL to alter approved drawings to include installation of electric gate, revision to shared driveway layout, changes to internal layouts and rooflight layout of all four houses and proposed new windows to house 4.	
Decision	:	Conditional Permission	

Applicant	:	Mr Don Davis	25/00626/FUL
Site Address	:	87A The Lane Awsworth Nottinghamshire NG16 2QQ	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	

Applicant	:	Mr James Keirnan	25/00629/CAT
Site Address	:	Chestnut Croft 40 Church Lane Cossall Nottinghamshire NG16 2RW	
Proposal	:	Fell poplar and birch trees within a conservation area	
Decision	:	Conditional Permission	

BEESTON CENTRAL WARD

Applicant	:	Mr David So Soda Estates Build Ltd	25/00557/CLUP
Site Address	:	50 Lower Road Beeston Nottinghamshire NG9 2GT	
Proposal	:	Certificate of lawfulness for proposed single storey side extension	
Decision	:	Approval - CLU	

BEESTON NORTH WARD

Applicant	:	Mr A Rutherford	24/00839/FUL
Site Address	:	Land South Of 70 And 72 Sandy Lane Beeston Nottinghamshire	
Proposal	:	Construct two detached dwellings	
Decision	:	Conditional Permission	

Applicant	:	Mr Alistair George	25/00443/FUL
Site Address	:	1 Peveril Road Beeston Nottinghamshire NG9 2HY	
Proposal	:	Construct two-storey dwelling on land to rear of 1 Peveril Road, fronting Broadgate Avenue	
Decision	:	Conditional Permission	

Applicant	:	Mr Usman Basharat	25/00457/FUL
Site Address	:	79 Peveril Road Beeston Nottinghamshire NG9 2HU	
Proposal	:	Proposed change of use from Residential Dwelling (Class C3) to Residential Care Home (Class C2) for up to two children	
Decision	:	Conditional Permission	

Applicant	:	Mr A Matoshi	25/00550/ADV
Site Address	:	101A - 103 High Road Beeston Nottinghamshire NG9 2LH	
Proposal	:	Signage to awning	
Decision	:	Conditional Permission	

Applicant	:	Mrs Shareen Akhtar	25/00603/CLUE
Site Address	:	15 Warwick Avenue Beeston Nottinghamshire NG9 2HQ	
Proposal	:	Certificate of lawfulness for the existing use as C4 HMO	
Decision	:	Approval - CLU	

BEESTON RYLANDS WARD

Applicant	:	Mr Paul Brough Midfix	25/00581/CLUE
Site Address	:	MIDFIX Unit 1 The Parrs Beeston Nottinghamshire	
Proposal	:	Certificate of lawfulness for the existing use as Use Class B8) storage warehouse	
Decision	:	Approval - CLU	

Applicant	:	Mr Paul Brough Midfix	25/00584/CLUE
Site Address	:	Land To The Rear Of MIDFIX Unit 2 The Parrs Beeston Nottinghamshire	
Proposal	:	Certificate of lawfulness for the existing use of building to the rear, known as Unit 3, as Use Class B8 storage and distribution	
Decision	:	Approval - CLU	

BEESTON WEST WARD

Applicant	:	Mr Alex Bitsios-Esposito	25/00575/FUL
Site Address	:	1 Park Street Beeston Nottinghamshire NG9 1AH	
Proposal	:	Construct rear ground floor and first floor extensions	
Decision	:	Conditional Permission	

Applicant	:	Asiana Developments Ltd	25/00588/CLUP
Site Address	:	Royal Oak Inn 22 Villa Street Beeston Nottinghamshire NG9 2NY	
Proposal	:	Certificate of Lawfulness to confirm that the consented development has commenced in accordance with conditions for reference 19/00194/FUL and within 3 years from the approved planning decision notice dated 21/06/2019.	
Decision	:	Refusal	

Applicant	:	Mrs Christine Elliott	25/00639/TPOW
Site Address	:	9 Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	Yew - Crown reduce 30% Cedar - Crown thin 30%	
Decision	:	Conditional Permission	

Applicant	:	Ms Anne Jennings	25/00650/CAT
Site Address	:	21 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	1 x magnolia - fell 1 x yew bush - prune or fell	
Decision	:	No Objection	

Applicant	:	Mr P Tomlinson Abbey Road Properties (Beeston) Limited	25/00664/NMA
Site Address	:	DPS Ltd 62 Abbey Road Beeston Nottinghamshire NG9 2QF	
Proposal	:	Non Material Amendment to planning reference 24/00584/FUL - Insertion of doors in strategic locations in relation to buildings safety and means of escape. Change window to patio doors to allow large items to be transported.	
Decision	:	Unconditional Permission	

BRAMCOTE WARD

Applicant	:	Mrs Katy Falls Avant Homes Central	24/00612/DOC
Site Address	:	Land East Of Coventry Lane (West Of Moor Lane) Bramcote Nottinghamshire	
Proposal	:	Discharge of Condition 3 (site investigation), 5 (surface water drainage), 7 (piling), 8 (CMS) and 10 (pump station details) of application reference 22/00967/FUL	
Decision	:	Discharge of Conditions	

Applicant	:	Mrs Katy Falls Avant Homes Central	24/00736/DOC
Site Address	:	Land East Of Coventry Lane (West Of Moor Lane) Bramcote Nottinghamshire	
Proposal	:	Discharge of Conditions 22/00967/FUL - Condition 6 - Materials (phase 1 only); Condition 9 - Archaeology; Condition 11 - Landscape (phase 1 only); Condition 12 - Play Equipment; Condition 13 - Solar; Condition 14 - LEMP; Condition 15 - CEMP; Condition 16 - Badger Survey	
Decision	:	Discharge of Conditions	
Applicant	:	Mr Laurie Carlson-Hedges	25/00496/FUL
Site Address	:	28 Claremont Avenue Bramcote Nottinghamshire NG9 3DG	
Proposal	:	Construct single and two storey extensions and external changes to elevations	
Decision	:	Conditional Permission	
Applicant	:	Mr A P Bonner	25/00513/FUL
Site Address	:	28 Sandringham Drive Bramcote Nottinghamshire NG9 3EJ	
Proposal	:	Retain oak timber pergola	
Decision	:	Conditional Permission	
Applicant	:	Mr James Macdonald The White Hills Park Trust Ltd	25/00527/DOC
Site Address	:	Bramcote College Moor Lane Bramcote Nottinghamshire NG9 3GA	
Proposal	:	Discharge of conditions 4,5,6,7 of planning permission 22/00740/FUL	
Decision	:	Discharge of Conditions	
Applicant	:	Jay Daniel	25/00529/FUL
Site Address	:	40 Balmoral Drive Bramcote Nottinghamshire NG9 3FU	
Proposal	:	Construct two storey front and rear extensions, single storey rear extension, conversion of garage to living accommodation, render and cladding to all elevations	
Decision	:	Conditional Permission	
Applicant	:	Mrs Ellie Liggins-Thompson Miller Homes	25/00553/VOC
Site Address	:	Land East Of Coventry Lane (west Of Moor Lane) Bramcote Nottinghamshire	
Proposal	:	Variation of conditions 2 (approved plans), 6 (materials), 7 (piling), 8 (CMP), 9 (Archaeology), 12 (play equipment details), 14 (LEMP), 15 (CEMP), and 16 (Badger survey) of planning permission 22/00967/FUL	
Decision	:	Conditional Permission	
Applicant	:	Mrs Ellie Liggins-Thompson Miller Homes	25/00576/DOC
Site Address	:	Land East Of Coventry Lane (west Of Moor Lane) Bramcote Nottinghamshire	
Proposal	:	Discharge of condition 8 (CMS) of planning permission 25/00553/VOC	
Decision	:	Discharge of Conditions	
Applicant	:	Mr B Joshi	25/00597/FUL
Site Address	:	40A Seven Oaks Crescent Bramcote Nottinghamshire NG9 3FW	
Proposal	:	Change of use of shop to residential and incorporation of existing residential unit to form one dwelling. Alterations to front elevation. Construct single storey extension to side elevation. Erect boundary enclosure to frontage to form garden to serve resulting dwelling	
Decision	:	Conditional Permission	
Applicant	:	Mrs Heidi Webster MyPad	25/00606/DOC
Site Address	:	The Grove Peache Way Bramcote Nottinghamshire NG9 3DX	
Proposal	:	Discharge of Condition 8 of planning application 16/00468/LBC	
Decision	:	Discharge of Conditions	

Applicant	:	Mrs Ellie Liggins-Thompson Miller Homes	25/00657/DOC
Site Address	:	Land East Of Coventry Lane (west Of Moor Lane) Bramcote Nottinghamshire	
Proposal	:	Discharge of Condition 5 (Drainage) of planning permission 22/00967/FUL 25011-BMC-25-XX-DR-C-2002 P02 Drainage Strategy Sheet 1 of 2 25011-BMC-25-XX-DR-C-2003 P02 Drainage Strategy Sheet 2 of 2 25011-BMC-25-XX-DR-C-2010 P02 Surface Water Easement Plan 25011-BMC-25-XX-DR-C-2011 P02 Foul Water Easement Plan 25011-BMC-25-XX-RP-C-001 P01 Sidings Lane, Bramcote - Drainage Strategy	
Decision	:	Discharge of Conditions	
Applicant	:	Mr And Mrs Culling	25/00643/FUL
Site Address	:	53 Rufford Avenue Bramcote Nottinghamshire NG9 3JG	
Proposal	:	Construct extension to garage and second storey extension above garage	
Decision	:	Conditional Permission	
Applicant	:	Mr Timson	25/00668/DOC
Site Address	:	Bramcote Methodist Church Chapel Street Bramcote Nottinghamshire NG9 3HB	
Proposal	:	Discharge of condition 4 of planning permission 25/00071/FUL - details submitted : 31 Chapel Street boundary plan 31 Chapel Street boundary elevations Proposed boundary treatment plan Proposed garden landscaping plan Proposed corbelling detail Window detail section BB Chapel Street garden wall elevations Proposed brickwork	
Decision	:	Discharge of Conditions	
Applicant	:	Mr Stuart Lunn	25/00670/TPOW
Site Address	:	Beeston Fields Golf Club 7 Old Drive Beeston Nottinghamshire NG9 3DA	
Proposal	:	T1 and T2 - Oak - Prune	
Decision	:	Conditional Permission	
Applicant	:	Mr Matthew Thomas	25/00683/TPOW
Site Address	:	Maple House 1 Nectar Gardens Derby Road Bramcote Nottinghamshire NG9 3LU	
Proposal	:	T1 - Lime (TPO/BRA/17) - Reduce back to boundary line. T2-T3 - Lime - Reduce by up to 2m and thin by 30%	
Decision	:	Conditional Permission	
Applicant	:	Mrs Heidi Webster MyPad	25/00686/NMA
Site Address	:	The Grove Peache Way Bramcote Nottinghamshire NG9 3DX	
Proposal	:	Non-material amendment to 16/00467/FUL to amend bound gravel and tarmac to block paving	
Decision	:	Conditional Permission	
Applicant	:	Mr Sonny Jagatia	25/00699/FUL
Site Address	:	64 Arundel Drive Bramcote Nottinghamshire NG9 3FQ	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

EASTWOOD HALL WARD

Applicant	:	Mr Christopher Bampton	25/00021/FUL
Site Address	:	Land Adjacent To 25 Nether Green Eastwood Nottinghamshire NG16 3DW	
Proposal	:	Construct detached dwelling	
Decision	:	Withdrawn	
Applicant	:	Mr Christopher Bampton	25/00540/FUL
Site Address	:	Land To The North Of 25 Nether Green Eastwood Nottinghamshire NG16 3DW	
Proposal	:	Construct detached dwelling	
Decision	:	Conditional Permission	

EASTWOOD HILLTOP WARD

Applicant	:	Eloise George Avant Homes East Midlands	25/00715/NMA
Site Address	:	Former Site Of Lynncroft Primary School Lynncroft Eastwood Nottinghamshire	
Proposal	:	Non Material Amendment to planning reference 22/00894/REM - Replacement of approved landscaping plans	
Decision	:	Unconditional Permission	

EASTWOOD ST MARY'S WARD

Applicant	:	Mr Patrick Burke Homes	25/00187/REM
Site Address	:	136 Church Street Eastwood Nottinghamshire NG16 3HT	
Proposal	:	Construct 125 dwellings. Reserved matters relating to layout, appearance, scale and landscaping of planning permission reference 23/00518/OUT	
Decision	:	Conditional Permission	

Applicant	:	Mr Patrick Burke Homes By Honey	25/00508/DOC
Site Address	:	136 Church Street Eastwood Nottinghamshire NG16 3HT	
Proposal	:	Discharge of condition 6, 7, 8 and 9 of 23/00518/OUT	
Decision	:	Discharge of Conditions	

Applicant	:	Glenys Mucznik	25/00594/FUL
Site Address	:	45 Woodland Way Eastwood Nottinghamshire NG16 3BU	
Proposal	:	Construct single storey rear/side extension to garage to create an annex for relative.	
Decision	:	Conditional Permission	

Applicant	:	Mr Danmar Karki	25/00651/PNO
Site Address	:	Dragon Wells 19 Nottingham Road Eastwood Nottinghamshire NG16 3AP	
Proposal	:	Prior approval under Schedule 2 Class G - change to mixed use from commercial, business and service (Class E) to mixed use including up to two flats (Use Class C3)	
Decision	:	Refusal	

Applicant	:	Mrs Ashley Roberts	25/00673/CAT
Site Address	:	8 Church Street Eastwood Nottinghamshire NG16 3BQ	
Proposal	:	Works to trees in a conservation area	
Decision	:	No Objection	

GREASLEY WARD

Applicant	:	Broxtowe Borough Council	24/00826/A4D
Site Address	:	Former Beamlight Factory Newmanleys Road Eastwood Nottinghamshire	
Proposal	:	Direction under Article 4(1) to remove permitted development rights comprised within Classes A, D and E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, but excluding those which create no floor space.	
Decision	:	File Closed	

Applicant	:	Mr M Porter	25/00385/FUL
Site Address	:	59 Valley Drive Newthorpe Nottinghamshire NG16 2DT	
Proposal	:	Retain fence and gates to front boundary	
Decision	:	Conditional Permission	

Applicant	:	Mr Steve Ellis	25/00516/FUL
Site Address	:	28 Acorn Avenue Giltbrook Nottinghamshire NG16 2UF	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Jack Sills	25/00542/FUL
Site Address	:	400 Nottingham Road Newthorpe Nottinghamshire NG16 2ED	
Proposal	:	Construct outbuilding for use as an Aesthetics clinic	
Decision	:	Conditional Permission	
Applicant	:	Mr David Swanwick	25/00642/FUL
Site Address	:	Hillendale Church Road Greasley Nottinghamshire NG16 1JA	
Proposal	:	Construct single storey side and rear extension & enlarge existing patio	
Decision	:	Conditional Permission	
KIMBERLEY WARD			
Applicant	:	Ms Laura Kellas	25/00524/FUL
Site Address	:	13 Cliff Boulevard Kimberley Nottinghamshire NG16 2JJ	
Proposal	:	Construct block paved driveway and construct retaining wall	
Decision	:	Conditional Permission	
Applicant	:	Mr Matthew Hoe	25/00565/FUL
Site Address	:	3 Swingate Kimberley Nottinghamshire NG16 2PG	
Proposal	:	Construct single storey front extension	
Decision	:	Conditional Permission	
Applicant	:	Rood / Doherty KMRG Trust	25/00583/DOC
Site Address	:	The Stag Recreation Ground Nottingham Road Kimberley Nottinghamshire	
Proposal	:	Conditions 4, 6 and 9 of planning reference 24/00568/FUL	
Decision	:	Discharge of Conditions	
Applicant	:	Mr Anthony Morris	25/00602/TPOW
Site Address	:	80 Nottingham Road Kimberley Nottinghamshire NG16 2NA	
Proposal	:	T1 Willow - Fell. T2 Oak - Reduce. T3 - Silver Birch - Fell. T4 Oak - Reduce	
Decision	:	Conditional Permission	
Applicant	:	Mr Ian Brooker	25/00619/FUL
Site Address	:	18 Oak Drive Nuthall Nottinghamshire NG16 1FJ	
Proposal	:	Retain gazebo	
Decision	:	Conditional Permission	
Applicant	:	Mr Cameron Flint	25/00636/VOC
Site Address	:	47 Clive Crescent Kimberley Nottinghamshire NG16 2QB	
Proposal	:	Variation of condition 2 of planning permission 24/00252/FUL to make minor alterations to approved plans.	
Decision	:	Conditional Permission	
Applicant	:	Mr Mohamed Vindhani	25/00649/CAT
Site Address	:	Land To The North Of Bank Cottage 6 Eastwood Road Kimberley Nottinghamshire NG16 2HZ	
Proposal	:	Ash - Fell	
Decision	:	Conditional Permission	
NUTHALL EAST & STRELLEY WARD			
Applicant	:	Mrs Antonia Capuano	25/00493/FUL
Site Address	:	76 Gunnersbury Way Nuthall Nottinghamshire NG16 1RE	
Proposal	:	Construct first floor side extension and convert garage to living accommodation	
Decision	:	Conditional Permission	
Applicant	:	Mr Rashpal Dhesi	25/00593/FUL
Site Address	:	9 Burnt Oak Close Nuthall Nottinghamshire NG16 1QR	
Proposal	:	Construct second storey side and front extension	
Decision	:	Conditional Permission	

STAPLEFORD NORTH WARD

Applicant	:	Mr M Robertson	25/00559/FUL
Site Address	:	40 Hickings Lane Stapleford Nottinghamshire NG9 8PA	
Proposal	:	Extend existing dropped kerb	
Decision	:	Conditional Permission	

Applicant	:	Mr B Bexon	25/00610/FUL
Site Address	:	8 Hickings Lane Stapleford Nottinghamshire NG9 8PA	
Proposal	:	Construct single storey rear / side extension. Increase roof height of side extension to match proposed extension. Render finish to rear and part side ground floor elevations.	
Decision	:	Conditional Permission	

Applicant	:	Mr T Broster Peveril Homes	25/00627/DOC
Site Address	:	Land At Field Farm Ilkeston Road Stapleford Nottinghamshire NG9 8JJ	
Proposal	:	Discharge of condition 26 of planning reference 21/00810/ROC - Membrane Validation Reports (MV7-MV12)	
Decision	:	Discharge of Conditions	

STAPLEFORD SOUTH EAST WARD

Applicant	:	Mr Morgan	25/00332/FUL
Site Address	:	Hill Top Farm Blake Road Stapleford Nottinghamshire NG9 7HP	
Proposal	:	Re-cladding and re-roofing of existing outbuildings, including partial demolition and extension, additional doors, windows and rooflights and raise eaves height of one of the outbuildings to accommodate the revised roof structure and improve internal space. Installation of PVs.	
Decision	:	Refusal	

Applicant	:	Ms Faustina Graca Economic Development	25/00586/DOC
Site Address	:	Pavilion Hickings Lane Recreation Ground Hickings Lane Stapleford Nottinghamshire	
Proposal	:	Discharge of conditions 7, 8 and 10 of planning permission 24/00864/VOC	
Decision	:	Discharge of Conditions	

Applicant	:	Mr James Spencer	25/00615/FUL
Site Address	:	107 Ryecroft Street Stapleford Nottinghamshire NG9 8PN	
Proposal	:	Construct ground floor side extension with front and rear ramps	
Decision	:	Conditional Permission	

TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mr H Chan	25/00598/VOC
Site Address	:	40 Carrfield Avenue Toton Nottinghamshire NG9 6FB	
Proposal	:	Variation of condition 2 of application reference number: 21/00299/FUL to regularise as built	
Decision	:	Conditional Permission	

Applicant	:	Mr James Stirling	25/00609/TPOW
Site Address	:	34 Katherine Drive Toton Nottinghamshire NG9 6JB	
Proposal	:	Works to TPO/TOT/01 - 1 x Oak, 1 x Chestnut, 2 x Sycamore - crown lift and remove dead	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs C Bull	25/00630/FUL
Site Address	:	61 Banks Road Toton Nottinghamshire NG9 6HE	
Proposal	:	Construct single-storey extension	
Decision	:	Conditional Permission	

WATNALL & NUTHALL WEST WARD

Applicant	:	Mr Martin Astill	25/00515/FUL
Site Address	:	21 Chestnut Drive Nuthall Nottinghamshire NG16 1FB	
Proposal	:	Construct single/two-storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Ebrahim Mayet	25/00658/FUL
Site Address	:	20 Headstocks Industrial Park Merchant Way Watnall Nottinghamshire NG16 1AA	
Proposal	:	Change of use from storage to office. Installation of 2 AC units to rear and 3 windows to gable end.	
Decision	:	Conditional Permission	

Applicant	:	Ulliott	25/00692/CAT
Site Address	:	Basil Russell Playing Fields Maple Drive Nuthall Nottinghamshire	
Proposal	:	Trees as numbered on the accompanying tree survey report T1577 Birch - remove to ground level T1680 Sorbus - remove to ground level Grp 1 - Removal of 1 Elm to ground level T1572 - Lime crown raise to 3m and thin 15% T1574 - Birch - crown reduce by 2m and clear building by 1m T1596 - Sycamore - Crown reduce by 1.5m and remove deadwood 50mm diameter	
Decision	:	Conditional Permission	

Applicant	:	Mr Fraser Neasham Broxtowe Borough Council	25/00705/DOC
Site Address	:	Garages Off Chilton Drive Watnall Nottinghamshire	
Proposal	:	Discharge of condition 11 of planning permission 22/00566/REG - Acoustic report	
Decision	:	Discharge of Conditions	

Report of the Interim Chief Executive

Appeal Decision

APPLICATION NUMBER:	24/00845/FUL
LOCATION:	98 Dennis Avenue Beeston NG9 2RE
PROPOSAL:	Change of use to 6 bed HMO

APPEAL DISMISSED – COSTS PARTIALLY AWARDED

COMMITTEE DECISION TO REFUSE

RECOMMENDATION BY OFFICER – APPROVAL

REASON FOR REFUSAL –

The proposal, by virtue of the change of use into a 6-bed house in multiple occupancy (C3), would be unacceptable due to the impact on neighbouring amenity, parking and the resulting loss of a family home and as such the development would fail to accord with Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

LEVEL OF DECISION: WRITTEN REPRESENTATIONS

The Inspector identified the main issues as being whether the proposed change of use is acceptable in terms of i) the supply of family homes in the area; ii) the effect on the living conditions of neighbouring occupants; and iii) parking provision and highway safety in the area.

- i) The inspector concluded that in terms of supply of family homes, as the concentration of HMO's in the area was 5% (far below the 20% threshold), and as reported in the committee report, there is no significant accumulation of HMO's in the immediate area and that single family homes overwhelmingly predominate. In that respect, the Planning Inspector concluded that the loss of the family home would not result in an unacceptable change to the housing mix or overconcentration of HMO's in the area.
- ii) In terms of the effect on living conditions, the Inspector noted that the existing dwelling is large with at least 5 bedrooms, that could accommodate a family of 6 or even more. The Inspector states that much of the normal domestic activity of occupants within the HMO would be similar to that of a large family and would not cause undue noise or disturbance. The Inspector recognised that HMO occupants would be separate households that would live more

- independently compared to a single family unit, which could result in increased comings and goings, more visitors and more deliveries to the property compared to a single family dwelling. However, in this instance, the degree to which this would exceed that of a large, family dwelling would not be significant, and in the context of an area with no discernible concentration of HMOs, the Inspector was satisfied that the proposal would not lead to demonstrable harm to neighbours' living conditions from noise and disturbance.
- iii) The Inspector determined that whilst there would be a lack of on-site parking, given the availability of public transport and other sustainable travel options, with local facilities in Beeston town centre being reachable on foot and bicycle, the evidence does not indicate that provision of less than one space per bedroom would lead to unacceptable levels of on-street parking that would cause harm to highway safety. Notwithstanding this, the Inspector noted that there is a bus stop directly in front of the appeal site and there is no dropped kerb and the kerb is raised to enable easier access onto the bus. Access to the parking area would require vehicles to awkwardly mount the raised kerb and cross over the part of the footway where those waiting for the bus would stand. Although the bus serving the site only operates on an hourly basis, the potential for direct conflict between vehicles and pedestrians would still pose an unacceptable risk to their safety and that of other road users. As such the Inspector concludes that the proposal would fail to provide safe access to the site and would pose an unacceptable risk to highway and pedestrian safety, contrary to Policy 17 of the P2LP, which requires that development provides sufficient, well-integrates, parking and safe and convenient access.

COSTS DECISION

The Inspector has partially awarded costs against the Council for the following reason:

The applicant's claim, in short, is that the Council should have approved the application and acted unreasonably in refusing it contrary to officer recommendation and for reasons not raised as concerns by officers.

The Inspector states that in respect of the loss of a family home and the effects on the amenity of neighbours, the Council's evidence amounts to generalised concerns.

In the planning judgment and having regard to the provisions of the development plan, national planning policy and other material considerations, the application should reasonably have been supported in respect of these matters.

Overall, the Inspector concludes that a partial award of costs is justified, to cover the expense incurred by the applicant in contesting the Council's reason for refusal so far

as it relates to the matters of loss of family housing and the effect on the character and amenity of the area.

Conclusion

The Inspector found the proposal acceptable in terms of housing mix, character of the area and neighbour amenity, however it would conflict with the development plan due to the failure to provide safe access to the site and prevent harm to highway safety.

For the reasons given above the appeal was dismissed albeit with a partial award of costs to the appellant.

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Report of the Interim Chief Executive

SUBJECT:	KIMBERLEY BREWERY SITE UPDATE
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This report is brought to the Planning Committee in order to update members in respect of areas of concern raised by Councillors and members of the public.

1 Executive Summary

- 1.1 The Kimberley Brewery site is a residential development located within Kimberley Conservation Area and is currently partly occupied and partly under construction.
- 1.2 The development is currently under investigation by the Enforcement Team for breaches of planning permission and the waste on the land.
- 1.3 The purpose of the report is to provide an update on both planning and non-planning matters relating to the site, which are set out in the appendix below.
- 1.4 It was requested at October's planning committee that an update is provided for this committee.

1. Planning Matters Outstanding**1.1 Key Section 106 Requirements:**

- Payment of Affordable Housing Contribution has now been paid.
- No more that 25 properties can be completed on the lower site, until the initial repair works have been completed to the listed maltings building.
- For every 3 houses erected on the final phase of the lower site, up to a maximum of 12 houses, one kiln's programme of repair works must be completed in total.
- Within 2 months of the completion of all the Kilns, the bins store(s), parking, road, paths, steps and planting must be completed.
- Repair works to the Tower must be completed by 05/11/2026

1.2 Untidy Condition of the Land:

Enforcement action is being taken against the owners of the site, to clear large amounts of rubbish and building waste from the currently undeveloped land on the lower site. A compliance check has been carried out and whilst efforts have been made to tidy the site, further works are required. The consultation with the Chair and Vice Chair of this committee, along with the Ward Councillors to enable us to proceed with formal action, has been carried out.

1.3 Landscaping/Parking on the lower site.

The parking layout varies from the approved scheme and the Council are working with developers to resolve this matter.

2. Non-planning Matters**2.1 Brewery Tower sale:**

The Tower was sold prior to auction, on the 24th of September. We are now in contact with the proposed new owners, to discuss their plans for the Tower and discuss their obligations in the 106 agreements.

2.2 Brewery Tower Safety:

Building Control are continuing to monitor the tower and are also in contact with the proposed new owners.

3. Update

- 3.1 It is proposed that an update will be provided every other committee, due to the limited development on the site. Unless there is an important update which needs to be provided at the next committee.

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Report of the Interim Chief Executive

APPLICATION NUMBER:	15/00086/ENF
LOCATION:	Unit Rear of 12 Mansfield Road, Eastwood
	Planning Enforcement Case Update

This report is brought to the Planning Committee as an information item.

1 Executive Summary

- 1.1 Planning Enforcement initially received a complaint regarding the change of use of a unit to the rear of a shop, 12 Mansfield Road, Eastwood back in 2012. Works were taking place to the unit, formerly used as a cold store for a butcher's shop, to add windows, doors and change the use to a dwelling unit.
- 1.2 A planning enforcement notice was served in 2013 which prevented the unit from being used as a domestic dwelling. By this time, a bathroom and kitchen had been fitted, and the unit also had a living room and bedroom.
- 1.3 Over the next few years, the property was intermittently used as a dwelling/Airbnb accommodation, contrary to the requirements of the planning enforcement notice. In that time, the legal ownership of the unit changed and there were difficulties in gathering evidence of occupation which resulted in the Council seeking warrants for entry on two occasions.
- 1.4 On 1st October 2025, following a late guilty plea, we successfully prosecuted the owner for breach of the enforcement notice in the Magistrates' Court. This resulted in a fine of £2160, costs award of £1000 and a victim surcharge of £864, totalling £4024.

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