



Tuesday, 6 January 2026

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 14 January 2026 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)
P A Smith (Vice-Chair)
D Bagshaw
P J Bales
L A Ball BEM
G Bunn
S Camplin

S J Carr
J Couch
T J Marsh
G Marshall
D D Pringle
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, 12 November 2025.

4. Notification of Lobbying

5. Development Control

5.1 25_00612 REG3 - Land East of Stapleford Road, Trowell (Pages 17 - 74)

Change of use of land to cricket pitch, including siting of practice nets

25_00612 REG3 - Land East of Stapleford Road, Trowell

5.2 25_00687 FUL - 17 Moorgreen, Newthorpe (Pages 75 - 88)

Construct two storey rear extension

7 Moorgreen, Newthorpe, Nottinghamshire, NG16 2FD

5.3 25_00724 FUL - 15 Newton Drive, Stapleford (Pages 89 - 102)

Construct two storey side/rear extension and single storey rear and front extensions

15 Newton Drive, Stapleford, NG9 7GS

5.4 25-00006-REG3 - Bramcote Leisure Centre (Pages 103 - 132)

Construct new Leisure Centre on existing car park, along with new temporary car park, and demolition of the existing leisure centre to form new permanent car park

Bramcote Leisure Centre, Derby Road, Bramcote
Nottinghamshire NG9 3GF

5.5 Footpath Diversion Order 63 (Pages 133 - 138)

Stop up part of Beeston footpath number 63 and create an alternative footpath.

Thane Road to Beeston Canal, Beeston

6. Information Items

6.1 Delegated Decisions (Pages 139 - 150)

7. Appeal Decisions

(Pages 151 - 156)

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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 publicly 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.

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:

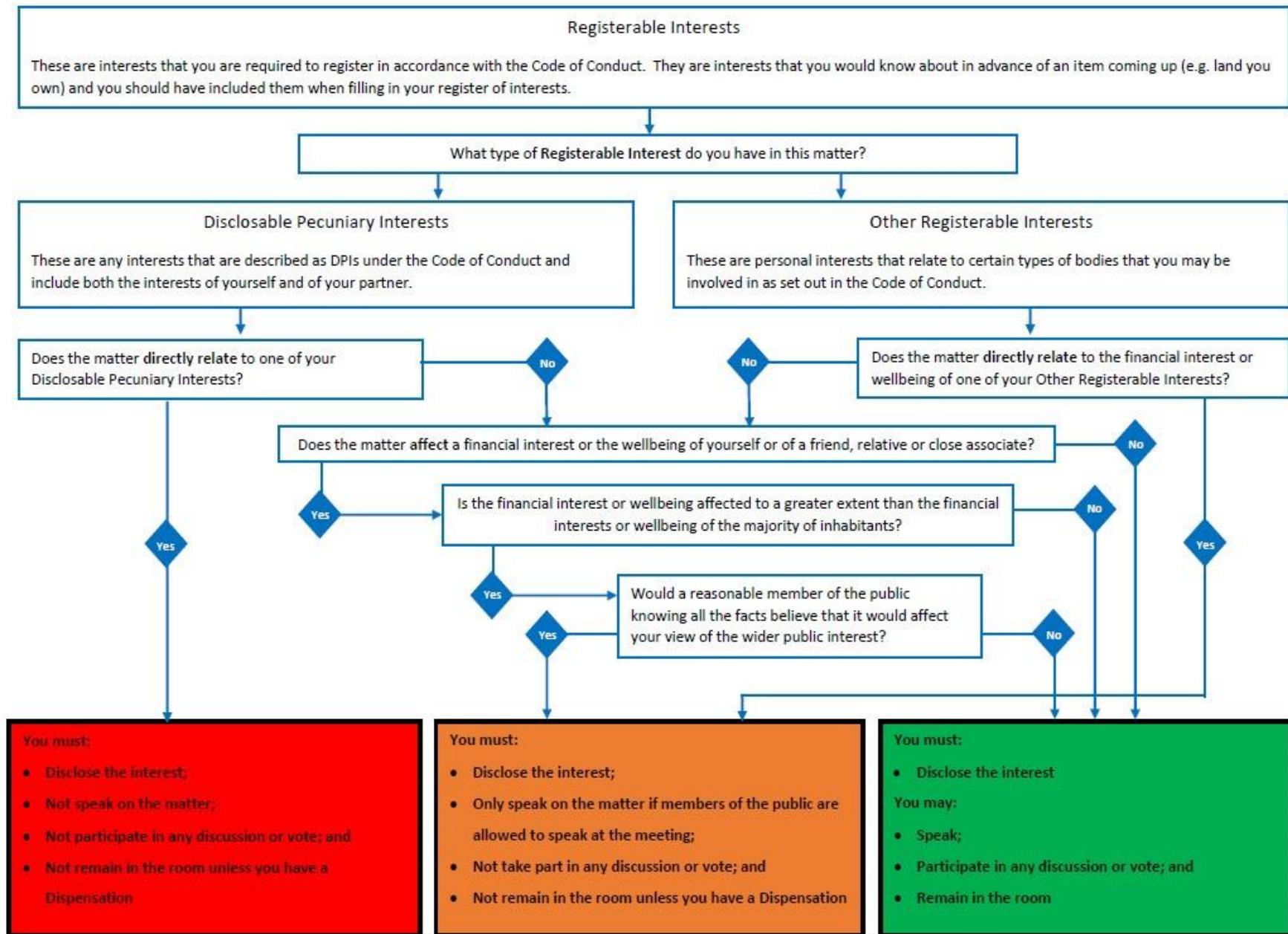
- a) you should not take part in the decision-making process
- b) you should state that your position in this matter prohibits you from taking part
- c) you should leave the room.

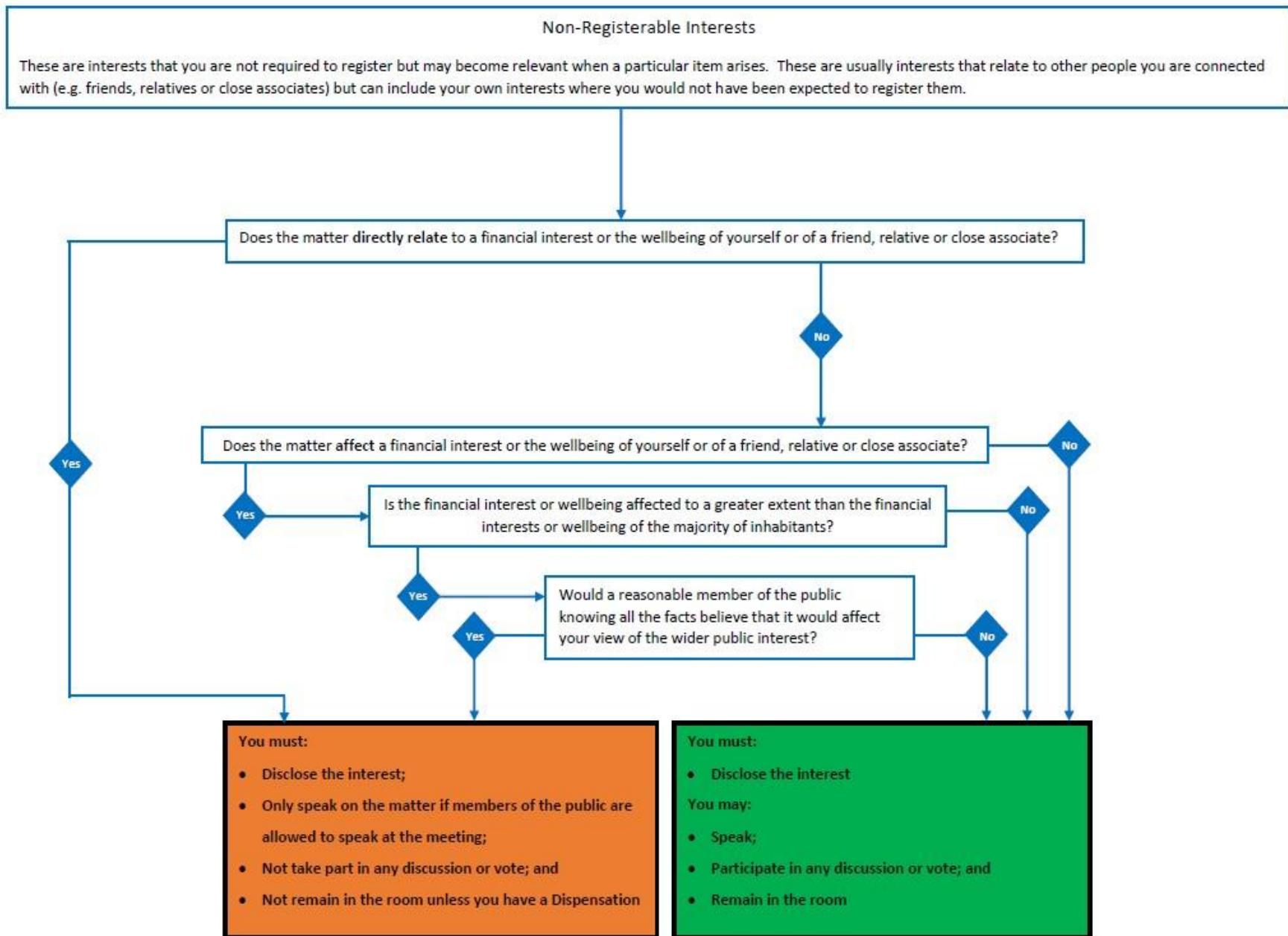
PREDETERMINATION

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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Agenda Item 3.

PLANNING COMMITTEE

WEDNESDAY, 12 NOVEMBER 2025

Present: Councillor S P Jeremiah, Chair

Councillors: P J Bales
G Bunn
C Carr (substitute)
S J Carr
J Couch
T J Marsh
G Marshall
J M Owen (substitute)
P J Owen (ex-officio)
D D Pringle
D K Watts
S Webb (substitute)

Apologies for absence were received from Councillors P A Smith, D Bagshaw and L A Ball BEM.

35 DECLARATIONS OF INTEREST

There were no declarations of interest.

36 MINUTES

The minutes of the meeting held on 8 October 2025 were confirmed and signed as a correct record.

37 NOTIFICATION OF LOBBYING

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

38 DEVELOPMENT CONTROL

39 25/00612/REG3

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

This was a Broxtowe Borough Council planning application; therefore, it was required to be determined at Planning Committee. Councillor D Pringle had also requested that requested that this proposal come before Committee.

The Committee noted the late items, including the potential presence of Great Crested Newts in Nottinghamshire Canal, and concerns regarding flooding and the suitability of a cricket pitch in this location.

David Stocks, opposing and Councillor D D Pringle, Ward Member, made representation to the Committee prior to the general debate.

The Committee debated the item giving due regard to the evidence before it. There was concern around risks of flooding and the impact of Nottinghamshire County Council's proposals.

It was proposed by Councillor D D Pringle and seconded by Councillor D K Watts that the application be deferred to allow for further information to be gathered around flooding risks.

RESOLVED that the application be deferred.

Reason

To allow to allow for further information to be gathered around flooding risks.

39.1 25/00280/FUL

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

Councillor D D Pringle requested that this proposal come before Committee.

There were no late items and no public speakers.

Having considered all of the evidence before it, the Committee debated the item with particular reference to the conditions contained within the report.

RESOLVED 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.
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.
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
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.

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.
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."
7. The hereby approved dwelling shall not be occupied or brought into use until all the recommendations have been implemented in accordance with the Noise Assessment ref 1138.01.v1.
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.
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.

Reasons:

1. 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. For the avoidance of doubt.
3. 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. In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Local Plan (2019).
5. 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. 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. In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).
8. 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. 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.

40 INFORMATION ITEMS

41 DELEGATED DECISIONS

The Committee noted the delegated decisions.

42 APPEAL DECISIONS

The Committee noted the appeal decisions.

43 ENFORCEMENT UPDATE - KIMBERLEY BREWERY

Members noted the report updating members regarding Kimberley Brewery.

44 ENFORCEMENT UPDATE - EASTWOOD

Members noted the report updating members regarding an enforcement item at 12, Mansfield Road, Eastwood.

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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

A decision on this application was deferred by Committee on 12 November 2025.

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. This application was first brought before Planning Committee on 12 November 2025 with a recommendation to grant conditional planning permission. Members deferred making a decision on the application to allow for further information to be gathered around flooding risks. The original report is included at **Appendix 2**.

It must also be noted Stapleford Town Fund grant which is funding the project needs to be contractually committed by March 2026 and spent by March 2027. The involvement of the ECB will encourage further progress and development on the site, in this rare opportunity for the creation of a new cricket facility. This will increase sports participation in the local area and bring more visitors. Furthermore, the pavilion element is progressing, detailed consultation is ensuring the design will support all functional requirements for the local cricket club and support the local football club.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in Appendix 1.

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 **Appendix 1**.

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**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 the 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. Re-consultations

5.1 Members deferred making a decision on the application to allow for further information to be gathered around flooding risks. Therefore, a drainage strategy has been produced in order to provide further information and to discharge condition 5, which is noted in full in the conditions section of **Appendix 2**. This was a pre-commencement condition recommended by Nottinghamshire County Council – Local Lead Flood Authority (LLFA). The LLFA were subsequently re-consulted on the application and stated in their final response received on 12 December 2025 *that based on the submitted information they have **no objection** and can recommend the discharge of conditions relating to surface water management.*

5.2 Furthermore, an amended Preliminary Ecological Appraisal Report (PEAR) has been prepared (December 2025) in response to the comments raised by the Nottinghamshire Wildlife Trust (NWT). Therefore, the Broxtowe Ecologist was consulted on the amended PEAR. The Councils' Ecologist raises concerns that further work should be carried out to determine the presence of Great Crested Newts in the vicinity of the location of the proposed Cricket Pitch. Adding that further survey work should be carried out and these surveys are carried out prior to determining if planning permission should be granted. Reference is also made to the relevant circular.

6. Assessment

The main issue relates to whether the impact in regards to flooding and drainage will be acceptable. Considerations regarding ecology will also be addressed as part of the report.

It must be noted that 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, landscape, and Biodiversity Net Gain (BNG) were assessed and considered acceptable as part of the initial report, which is noted in **Appendix 2**.

6.1 Flood Risk & Drainage

As stated above in the re-consultation section of the report, Nottinghamshire County Council – Local Lead Flood Authority (LLFA) were subsequently re-consulted on the application as a drainage strategy has been produced, in order to discharge condition 5 (the pre-commencement condition referred to above) and noted in full in the conditions section of **Appendix 2**, which was initially recommended by Nottinghamshire County Council – Local Lead Flood Authority (LLFA).

The LLFA were subsequently re-consulted on the application and stated in their final response received on 12 December 2025 that based on the submitted information they have **no objection** and can recommend the discharge of conditions relating to surface water management. Hence, as the pre-commencement condition has now been discharged, condition 5, noted in full in the conditions section of **Appendix 2**, has been amended to ensure the proposed development will be built in accordance with the submitted information sent to the LLFA which has been discharged. In addition to this, condition 2, noted in full in the conditions section of **Appendix 2**, will be amended to ensure the development will be built in accordance amended drainage plan, flow exceedance plan, drainage standard details and drainage strategy received on 5 December 2025.

To clarify, the Local Planning Authority have received updated drainage details which includes: an amended drainage plan, flow exceedance plan, drainage standard details and drainage strategy prepared by BWB Consulting Ltd on behalf of the applicant. The LLFA have assessed this updated information and have confirmed they raise no objections and can recommend the discharge of conditions relating to surface water management. The proposed discharge rate for the developable area has been limited to 4.6 l/s as requested by the LLFA (which includes a substantial betterment to QBar rate) for rainfall events up to the 100 years plus a 40% climate change allowance for the developable area. Furthermore, the detention basin will result in an attenuation volume 326m3. To conclude, in accordance with the above, it is considered the proposal will result in an acceptable impact in regards to flooding and drainage.

6.2 Ecology

As noted above in the re-consultations section of the report, the Broxtowe Ecologist has reviewed the amended Preliminary Ecological Appraisal Report (PEAR) (December 2025) in response to the comments raised by the Nottinghamshire Wildlife Trust (NWT). As stated above in the re-consultations section of the report, the Broxtowe Ecologist confirmed that she still has reservations about the potential presence of GCN in this location. The Ecologist has stated that it is essential that the presence (or not) of GCN is confirmed on site and survey carried out where necessary..

However, as noted in the late items for the initial committee report at the Planning Committee on 12 November 2025:

Comments have been received in respect of the potential presence of Great Crested Newts (GCN) in the Nottingham Canal, which is a disused canal located north of the application site, and separated from it by the Pit Lane Recreation Area, the mainline railway line, and fields.

Given the distance between the two sites, at almost 200m, and the extent of the canal network, the potential for the presence of Great Crested Newts at the site, which is a grassed field, would be remote as they would more likely be present at the nearest part of Boundary Brook to the canal, further to the north east. Notwithstanding this, and in order to ensure the protection of the protected species should they be present on or directly adjacent to the site, a condition is to be added to the recommendation as follows:

Prior to the commencement of the development hereby approved, the site shall be inspected by a qualified ecologist for the presence of Great Crested Newts (GCN) and should any evidence be found, a full survey shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority. The survey should include details of any mitigation measures that may be required to protect, or measures proposed for the relocation of, any Great Crested Newts found on the site.

Reason: To ensure safeguarding of protected species in accordance with Policy 17 of the Broxtowe Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Part 2 Local Plan (2019)

To conclude, Broxtowe Borough Council are currently in the process of providing the information required to discharge the above condition, which is condition 8 in the conditions section of **Appendix 1**.

7. **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.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <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>
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2.	<p>The development hereby permitted shall be carried out in accordance with the following plans:</p> <p>Received by the Local Planning Authority on 15 August 2025:</p> <ul style="list-style-type: none"> • Site Location Plan (1:2500) • Proposed Site Plan (1:1250) • Proposed Levels (1:1250) (Drawing Number: GMA0930.47-1 Rev3) <p>Received by the Local Planning Authority on 5 December 2025:</p> <ul style="list-style-type: none"> • Proposed Drainage Layout (Drawing Number: 0500, Revision: P02) • Flow Exceedance Plan (Drawing Number: 0501, Revision: P02) • Drainage Standard Details (Drawing Number: 0511, Revision: P03) • Drainage Standard Details (Drawing Number: 0512, Revision: P02) • Drainage Strategy (Reference: 256189-BWB-HDG-ZZ-RP-CD-0001) <p>Reason: <i>For the avoidance of doubt.</i></p>
3.	<p>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.</p> <p>Reason: <i>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></p>
4.	<p>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.</p>

	<p>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).</p>
5.	<p>The development hereby permitted shall be carried out in accordance with the detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy agreed in writing with Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) on 12 December 2025. The scheme shall be implemented in accordance with the approved details prior to completion of the development.</p> <p>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.</p>
6.	<p>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.</p> <p>b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-</p> <p class="list-item-l1">(i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and</p> <p class="list-item-l1">(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.</p>

	<p><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></p>
7.	<p>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:</p> <ul style="list-style-type: none">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 ; andf) details of dust and noise suppression to be used during the construction phase. <p>The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: To protect the amenity of neighbouring residents in accordance with the aims of with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
8.	<p>Prior to the commencement of the development hereby approved, the site shall be inspected by a qualified ecologist for the presence of Great Crested Newts (GCN) and should any evidence be found, a full survey shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority. The survey should include details of any mitigation measures that may be required to protect, or measures proposed for the relocation of, any Great Crested Newts found on the site.</p> <p><i>Reason: To ensure safeguarding of protected species in accordance with Policy 17 of the Broxtowe Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Part 2 Local Plan (2019).</i></p>
9.	<p>Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021.</p>

	<p>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:</p> <ol style="list-style-type: none"> 1) A Biodiversity Gain Plan has been submitted to the planning authority, and 2) The planning authority has approved the plan. <p>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.</p> <p><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></p>
10.	<p>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.</p> <p><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></p>
11.	<p>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.</p> <p><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></p>
12.	<p>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.</p>

	<p>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).</p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<ul style="list-style-type: none">• 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

	<p>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.</p>
3.	<p>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.</p>
4.	<p>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.</p>
5.	<p>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.</p> <p>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-</p>

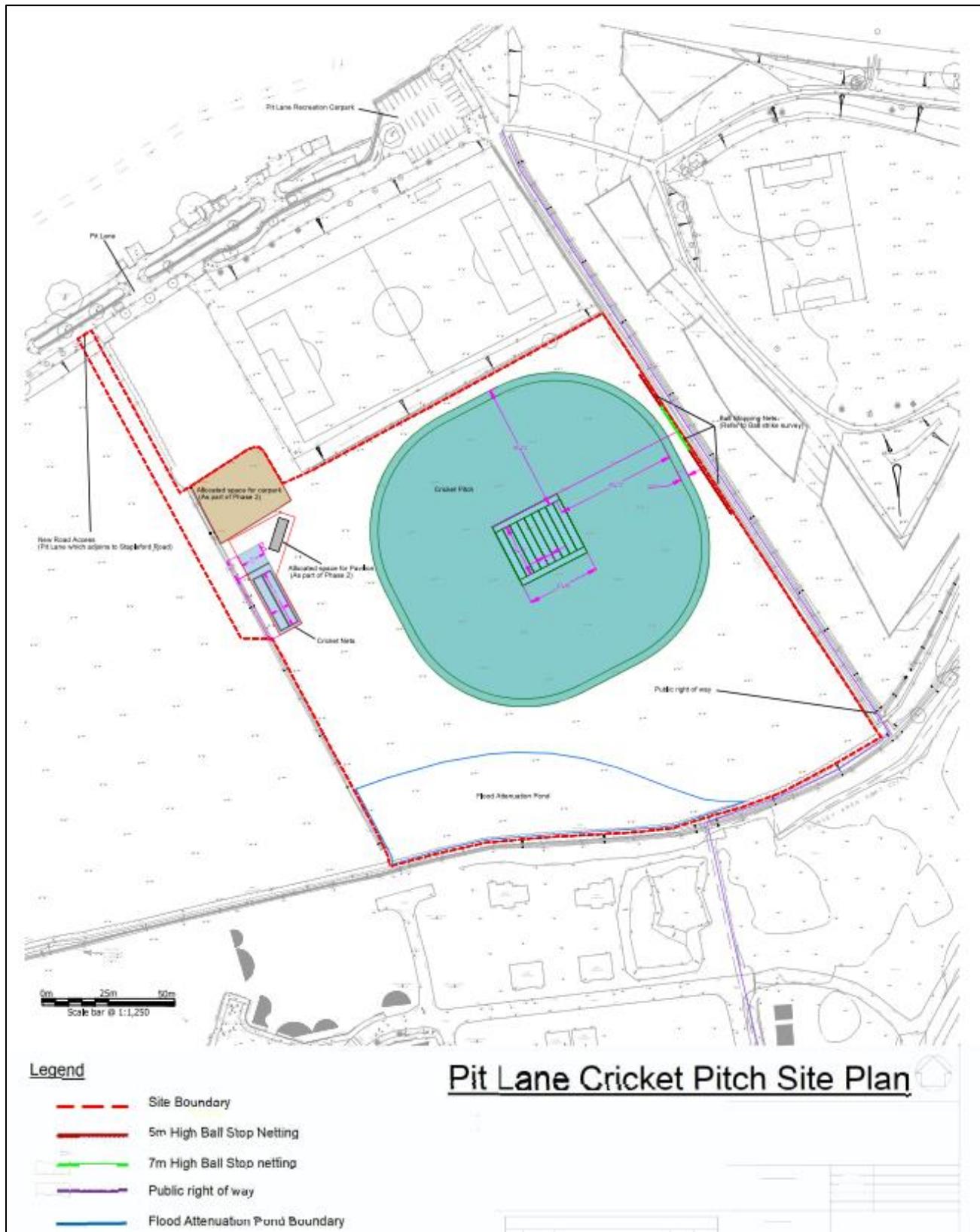
	<p>on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk)</p> <p>In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.</p> <p>If any future development has the potential to encounter coal seams which 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</p> <p>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</p>
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**Legend**

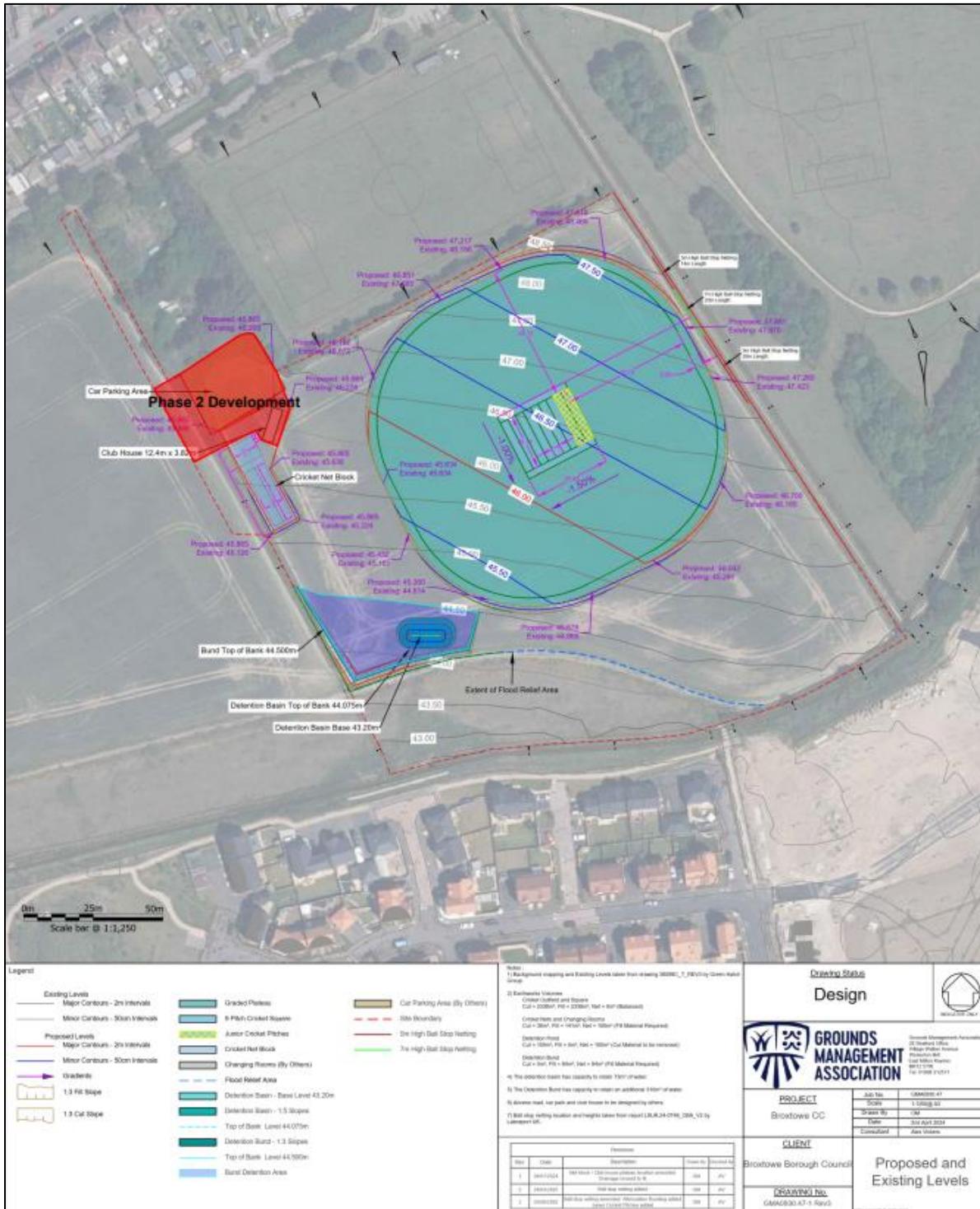
- Open Spaces
- Flood Zone 2
- Flood Zone 3
- Green Belt
- GI Corridor Buffer
- ■ Green Infrastructure Corridor

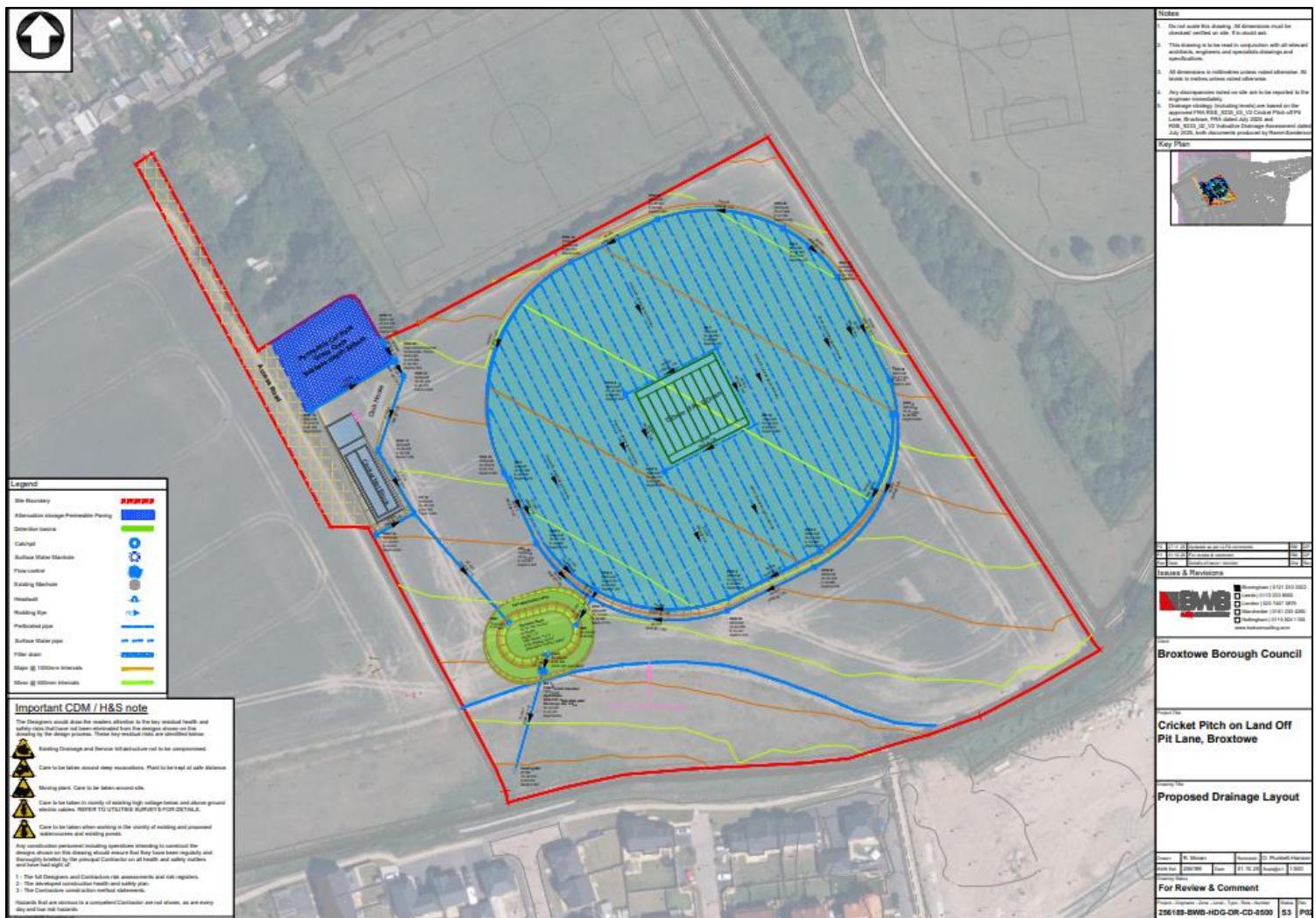
Public Rights of Way

- Byway open to all traffic
- Bridleway
- Footpath
- Site

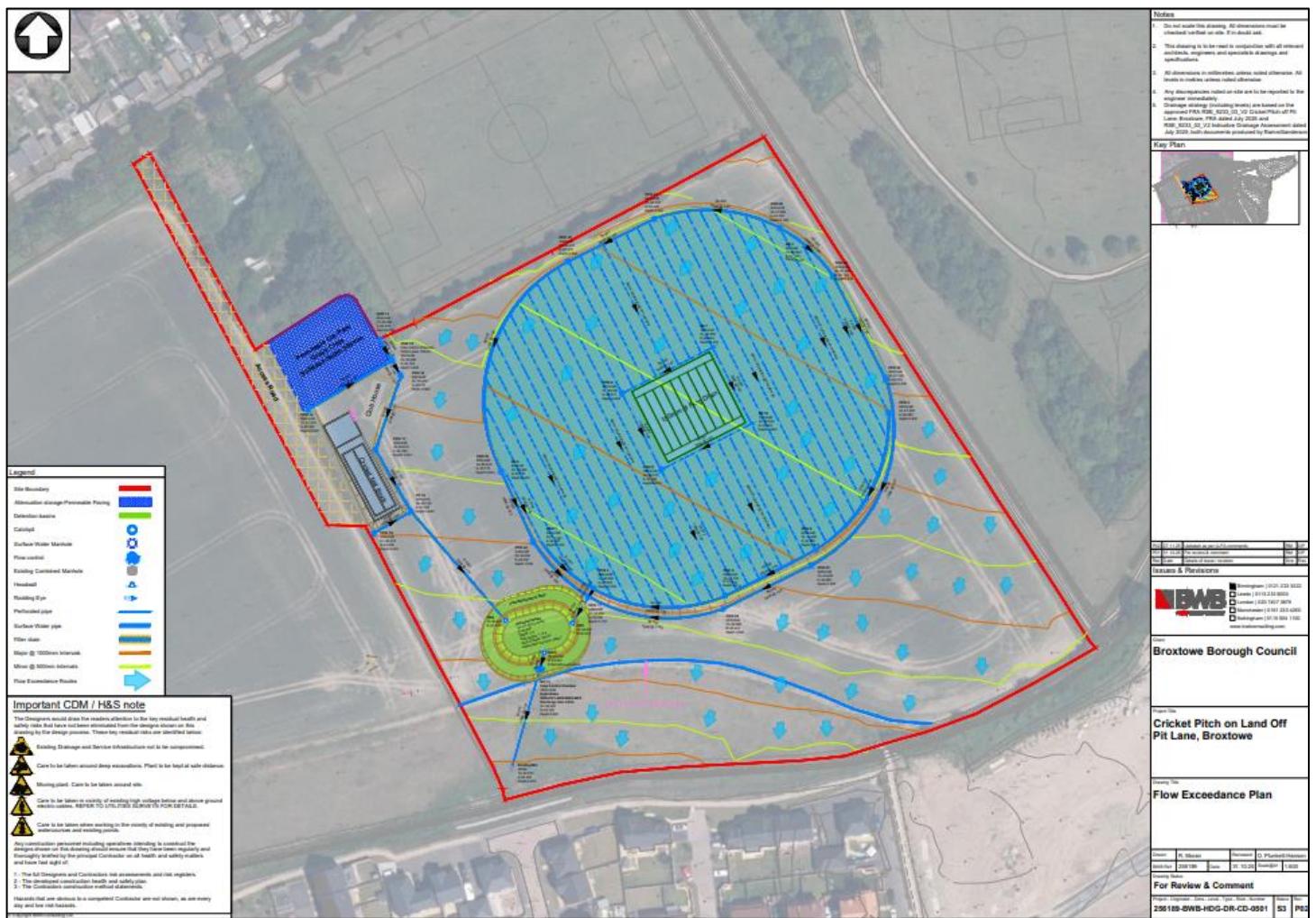
Proposed Site Plan (Not to Scale)

Proposed Levels (Not to Scale)



Proposed Drainage Plan (Not to Scale)

Proposed Flow Exceedance Plan (Not to Scale)



Appendix 2

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 informatics 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.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.
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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.	<p>The development hereby permitted shall be carried out in accordance with the following plans:</p> <p>Received by the Local Planning Authority on 15 August 2025:</p> <ul style="list-style-type: none">• 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) <p>Reason: <i>For the avoidance of doubt.</i></p>
3.	<p>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.</p> <p>Reason: <i>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></p>
4.	<p>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.</p> <p>Reason: <i>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></p>
5.	<p>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:</p>

	<ul style="list-style-type: none">• 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. <p>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.</p> <ul style="list-style-type: none">- 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. <ul style="list-style-type: none">• 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. <p><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></p>
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	<p>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.</p> <p>b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-</p> <ul style="list-style-type: none"> (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. <p><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></p>
7.	<p>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:</p> <ul style="list-style-type: none"> 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. <p>The approved statement shall be adhered to throughout the construction period.</p>

	<p><i>Reason: To protect the amenity of neighbouring residents in accordance with the aims of with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
8.	<p>Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021.</p> <p>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:</p> <ol style="list-style-type: none">1) A Biodiversity Gain Plan has been submitted to the planning authority, and2) The planning authority has approved the plan. <p>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.</p> <p><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></p>
9.	<p>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.</p> <p><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></p>
10.	<p>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.</p> <p><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></p>

11.	<p>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.</p> <p><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></p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p> <p>2.</p> <ul style="list-style-type: none"> • 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

	<p>incorporated it as part of a greenspace corridor. See NCC development guide.</p> <ul style="list-style-type: none">• 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.	<p>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.</p>
4.	<p>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.</p>
5.	<p>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.</p> <p>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</p>

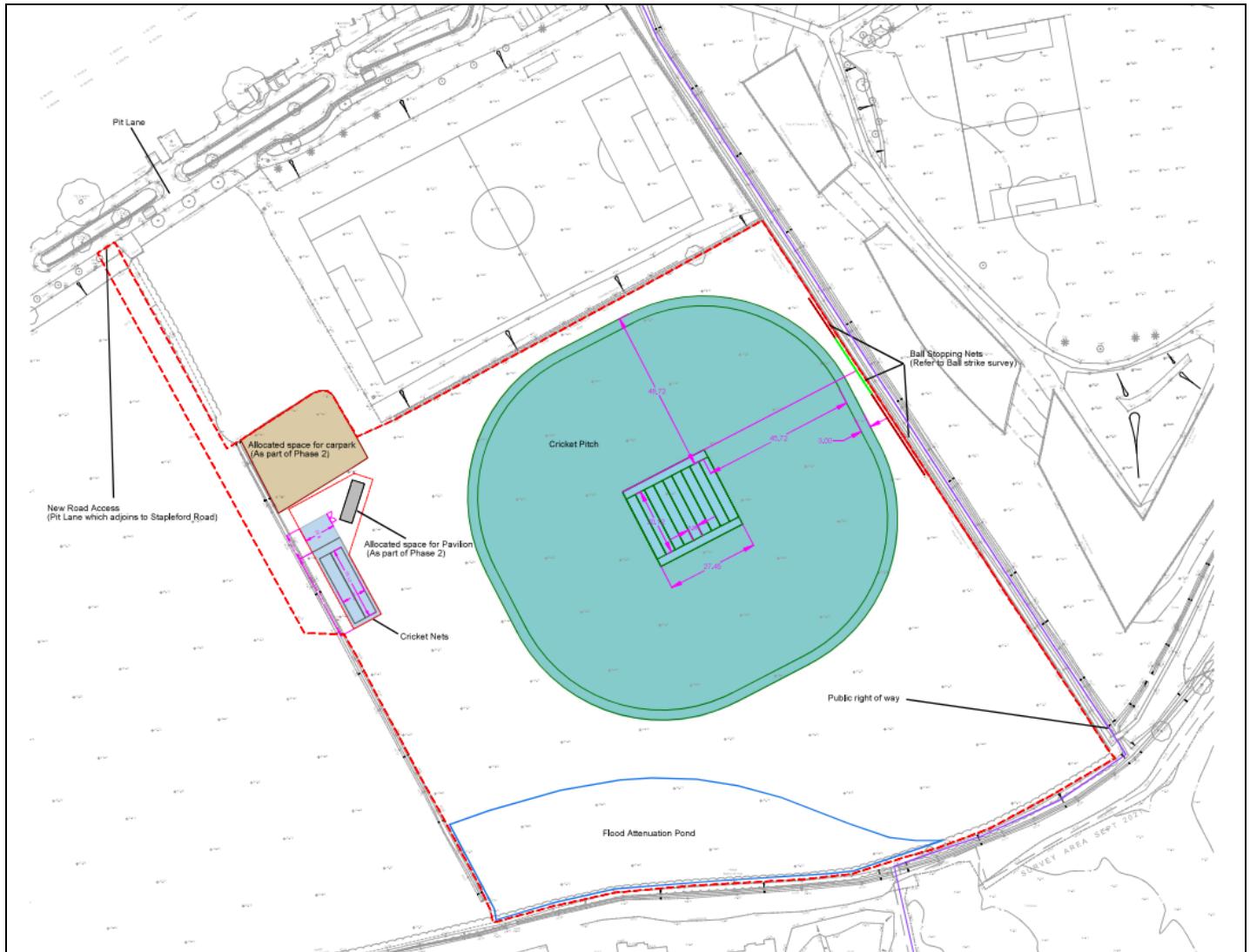
	<p>entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk)</p> <p>In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.</p> <p>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</p> <p>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</p>
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.

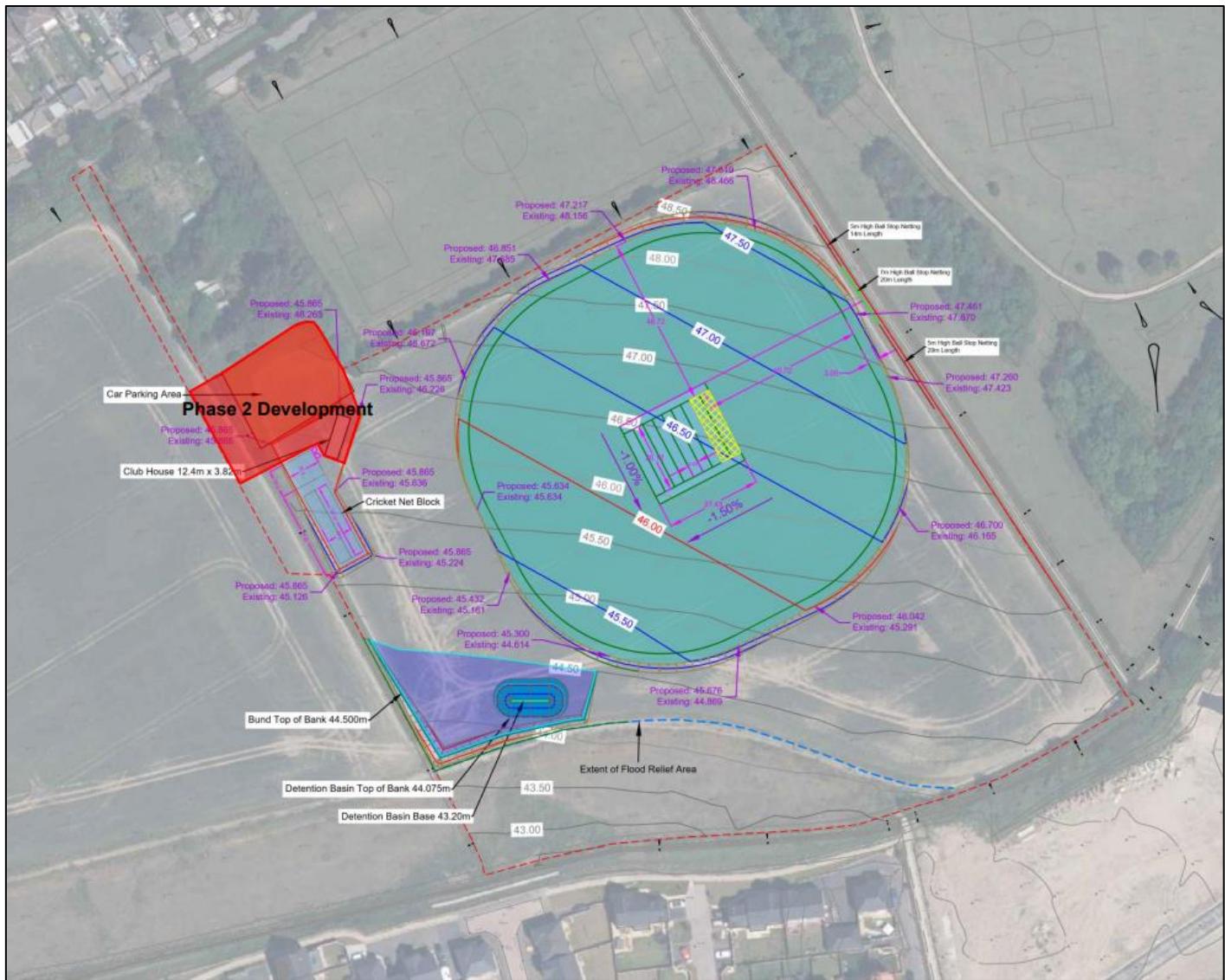
Site Map (Not to Scale) – 25/00612/REG3 – Land East of Stapleford Road, Trowell**Legend**

- Open Spaces
- Flood Zone 2
- Flood Zone 3
- Green Belt
- GI Corridor Buffer
- Green Infrastructure Corridor

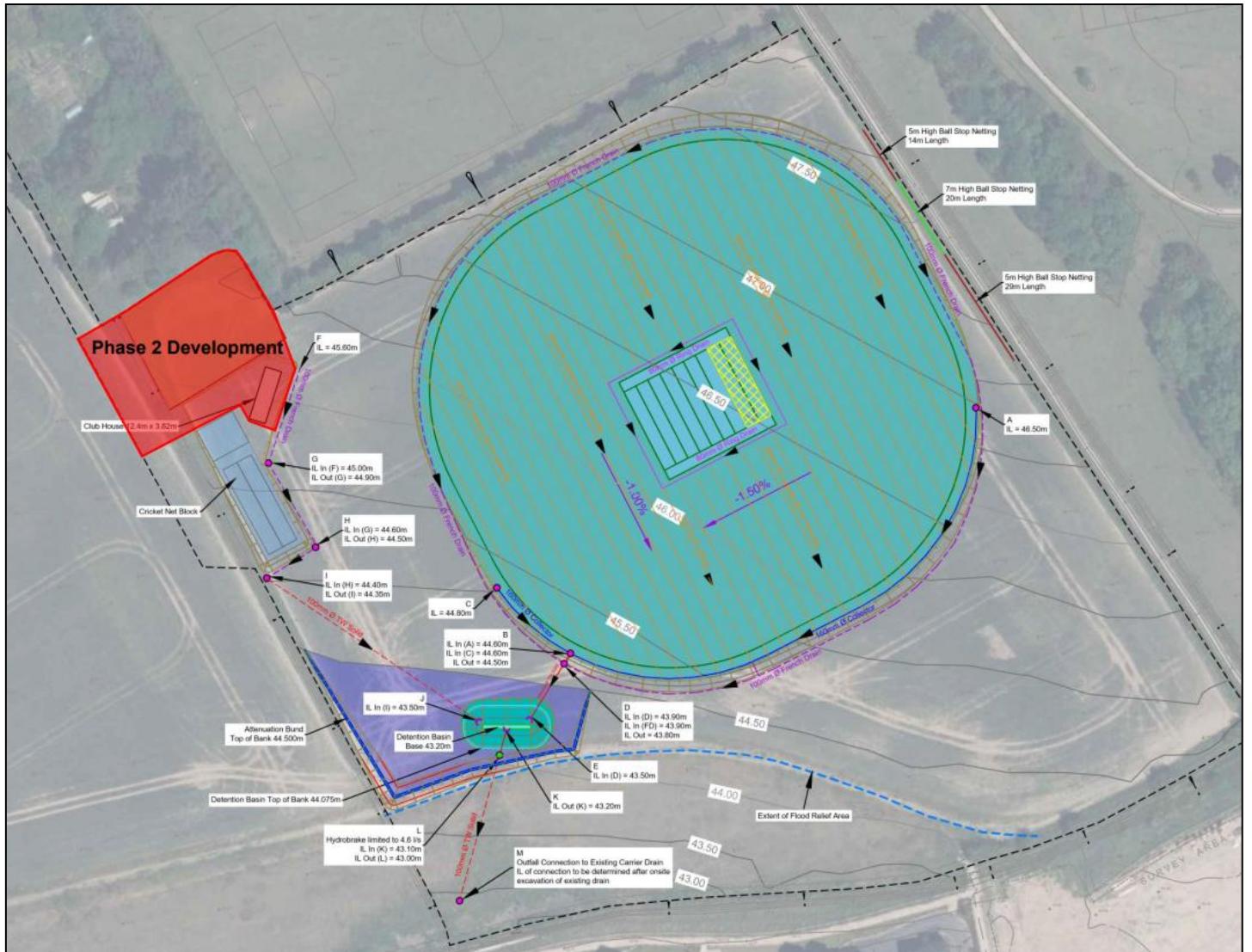
Public Rights of Way

- Byway open to all traffic
- Bridleway
- Footpath
- Site

Proposed Site Plan (Not to Scale)

Proposed Levels (Not to Scale)

Proposed Drainage Plan (Not to Scale)



Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00687/FUL
LOCATION:	17 Moorgreen Newthorpe Nottinghamshire NG16 2FD
PROPOSAL:	Construct two storey rear extension

Leader of the Council Milan Radulovic MBE has requested that this application be determined by Committee, because the recommendation would be to refuse, due to the proposed development exceeding the permitted volume increase of the Green Belt Volume Policy.

1. Purpose of the Report

The application seeks planning permission for the proposed construction of a two storey rear extension at the application site 17 Moorgreen, Newthorpe.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be refused for the reason outlined in the appendix.

3. Detail

The application seeks planning permission for a two storey rear extension to a residential property. The dwelling is a two storey detached property and is located within the Nottinghamshire Green Belt.

The main issues relate to whether the principle of development is acceptable within the Green Belt, whether the design and appearance of the proposal is acceptable and whether the impact upon the amenity and access (highway safety) of the adjacent neighbouring properties is acceptable. The benefit of the proposal is that it would provide enhanced living accommodation for the occupiers. The negative impact of the proposal is the inappropriateness of the development on Green Belt land, due to the development being contrary to Policy 8 of the Broxtowe Local Plan Part (2019), which states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

The Committee is asked to resolve that planning permission be refused for the reason set out 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 planning permission to construct a two storey extension to the rear (west) elevation of the existing dwelling creating an enlarged kitchen, living/dining area, study/bedroom and a new master bedroom and dressing area.

2. Location and Site Characteristics

2.1 The application site consists of a two storey detached dwelling with a render finish to all elevations and a tiled roof, with an existing two storey rear extension and detached garage granted conditional planning permission (reference: 93/00640/FUL). It must also be noted there was a conservatory located on the rear (west) elevation granted conditional planning permission (reference: 06/00340/FUL), however, this has since been demolished. The detached garage is located within the rear (west) garden of the application site.

2.2 There is a rear garden of considerable size located to the rear (west) of the dwelling and to the rear (west) of the application site is open Green Belt land. The adjacent road, Moorgreen, is located east of the application site. Adjacent neighbouring property 19a Moorgreen is located north of the application site. Adjacent neighbouring property 15 Moorgreen is located south of the application site. The application site is located within the Nottinghamshire Green Belt.

3. Relevant Planning History

3.1 **93/00640/FUL** – Construct two storey rear extension and detached garage – granted conditional planning permission.

3.2 **06/00340/FUL** - Erect conservatory to rear of property – granted conditional planning permission.

3.3 **25/00355/FUL** - Construct single/two storey rear extension – refused planning Permission.

4. Relevant Policies and Guidance**4.1 Broxtowe Aligned Core Strategy 2014:**

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

- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity

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 17: Place-making, Design and Amenity

4.3 National Planning Policy Framework (NPPF) 2024

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt land

5. Consultations

5.1 Councillors & Parish Council

- Councillor H L Crosby – No comments received.
- Councillor M Brown – No comments received.
- Councillor A W G A Stockwell – No comments received.
- Greasley Parish Council – No comments received.

5.2 Neighbours

Five neighbouring properties were consulted on the application, with one response received. The response raised no objections to the development proposal.

6. Assessment

The main issue relates to whether the principle of the proposed two storey rear extension is acceptable in the Green Belt. Considerations in regard to design, neighbour and occupier amenity and the impact upon access (highway safety) impact will also be assessed as part of the report.

6.1 Principle of Development within the Green Belt

Paragraph 153 of the National Planning Policy Framework (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, other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.

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

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

Policy 8 of the Part 2 Local Plan (2019) states 'Disproportionate additions' to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.

The volume calculations have been stated on the proposed plans, with the original volume of the dwelling resulting in 286m³, the volume of the current dwelling resulting in 444m³ and the volume of the proposed dwelling resulting in 543m³.

The total volume percentage increase from the original dwellinghouse (286m³) to the dwellinghouse as current including the existing two storey rear extension (444m³) is 55%. The total volume percentage increase from the original dwellinghouse (286m³) to the dwellinghouse as current including the existing two storey rear extension and the proposed two storey rear extension (543m³) would be 90%. Hence, the proposed two storey rear extension would result in a disproportionate addition to the original building as the proposed development would significantly exceed the permitted 30% volume increase from the original dwelling, meaning it would not comply with Policy 8 (Development in the Green Belt) of Part 2 Local Plan (2019) and Section 13 of the NPPF (2024).

Furthermore, it must be noted any further proposed extension to the dwelling would be classed as inappropriate, as the existing two storey rear extension (reference: 93/00640/FUL) has already exceeded the permitted 30% volume increase limit to the original building (55% increase). Therefore, the proposed development is considered to be inappropriate development within the Green Belt.

To conclude, the proposed two storey rear extension, taken cumulatively with previous extensions, would result in a volume increase above the permitted 30% allowed for dwellinghouses located within the Green Belt, hence is considered to be a disproportionate addition. The proposal is not considered to be an exception to inappropriate development in accordance with Policy 8 of the Broxtowe Local Plan Part 2 (2019). The proposal is therefore considered to be inappropriate development in the Green Belt.

6.2 Design

Policy 10 of the Aligned Core Strategy (2014) states that development will be assessed in terms of its treatment of the following elements:

- d) massing, scale and proportion;
- e) materials, architectural style and detailing;
- f) impact on the amenity of nearby residents or occupiers;

Policy 17 of the Part 2 Local Plan (2019) states that In the case of householder development (including extensions, annexes, outbuildings and boundary treatments):

- a) All such development should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene;
- d) Any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties;
- e) Development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway;

Notwithstanding the consideration of the Green Belt impact, it is considered the massing, scale, proportion, height and design of the proposed two storey rear extension would be acceptable. The proposed two storey rear extension would have a width of 6.1m, a length of 4.0m, an eaves height of 3.9m towards the side (north) boundary, an eaves height of 5.0m towards the side (south) boundary and a ridge height of 6.6m. In addition to this, the width of the existing two storey rear extension would be extended by 1.2m in order to adjoin to the side (north) elevation of the original building and the proposed two storey rear extension.

The ridge height of the proposed two storey rear extension would be matching with the ridge height of the existing two storey rear extension and would be set down considerably from the ridge height of the original building. Therefore, it is considered the proposed two storey rear extension is unlikely to dominate the existing dwelling and is unlikely to appear over-prominent within the adjacent street scene of Moorgreen, located east of the application site. The planning agent confirmed in writing on 17 November 2025 the proposed materials will be similar in appearance to the existing, the render will be coloured to match but will be through coloured to not require painting. Therefore, this is considered to make a positive contribution to the character and appearance of the area. To conclude, the proposed development is considered to reflect an acceptable level of design.

6.3. 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.

Five neighbouring properties were consulted on the application, with one response received. The response raised no objections to the development proposal. It is considered the proposed two storey rear extension is unlikely to result in a significant impact upon the amenity of adjacent neighbouring property 15 Moorgreen, located south of the application site. This is because there would be no openings within the side (south) elevation which would face towards adjacent neighbouring property 15 Moorgreen, meaning significant loss of privacy is considered unlikely to occur. The proposed two storey rear extension would have a width of 6.1m, a length of 4.0m, an eaves height of 3.9m towards the side (north) boundary, an eaves height of 5.0m towards the side (south) boundary and a ridge height of 6.6m. Furthermore, both the proposed two storey rear extension and adjacent neighbouring property 15 Moorgreen are set away from the shared side (south) boundary of the application site. Therefore, it is considered unlikely the proposed two storey rear extension would result in a significant impact in terms of sense of enclosure and loss of light to adjacent neighbouring property 15 Moorgreen.

It is considered the proposed two storey rear extension is unlikely to result in a significant impact upon the amenity of adjacent neighbouring property 19a Moorgreen, located north of the application site. It is noted there would be two roof lights proposed in the side (north) elevation, however, they would not face towards any corresponding openings within the side elevation of adjacent neighbouring property 19a Moorgreen. Therefore, it is considered significant loss of privacy is unlikely to occur to adjacent neighbouring property 19a Moorgreen. The proposed two storey rear extension would have a width of 6.1m, a length of 4.0m, an eaves height of 3.9m towards the side (north) boundary, an eaves height of 5.0m towards the side (south) boundary and a ridge height of 6.6m. Furthermore, the proposed two storey rear extension would be set away from the shared side (north) boundary with 19a Moorgreen. Therefore, it is considered unlikely the proposed two storey rear extension would result in a significant impact in terms of sense of enclosure and loss of light to adjacent neighbouring property 19a Moorgreen.

It is considered the separation distance between the proposed two storey rear extension and the remaining adjacent neighbouring properties is considerable enough to mean that a significant impact upon their amenity is unlikely to occur. To conclude, the proposed development is considered unlikely to result in a significant impact upon the amenity of the adjacent neighbouring properties.

6.4 Access

Policy 17 of the Broxtowe Local Plan Part 2 (2019) states that development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or

exiting the driveway. It is considered the proposed two storey rear extension is unlikely to cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway. This is because the proposed two storey rear extension would be located a considerable separation distance from the adjacent road, Moorgreen, located east of the application site. Furthermore, there is an existing driveway of considerable size, therefore, it is considered unlikely there would be a significant increase in on-road parking. To conclude, the proposed development is considered to reflect an acceptable impact in terms of highway safety.

6.5 Biodiversity Net Gain

This is a householder planning application, therefore, is exempt from biodiversity net gain.

7. Planning Balance

The benefit of the proposal is that the occupiers of the dwelling would have an increased amount of floorspace available. The proposal is considered to reflect an acceptable level of design for the reasons outlined above. The proposal is considered unlikely to result in an unacceptable impact upon the amenity and highway safety of the adjacent neighbouring properties for the reasons outlined above. The negative impact of the proposal is that it would be contrary to Green Belt policy, hence, is classed as inappropriate development within the Green Belt. It is considered as the proposal is classed as inappropriate within the Green Belt this carries the most weight in the assessment of the application, hence, would outweigh the other aspects of the proposal which were deemed acceptable. To conclude, it is considered the proposal should be refused on the grounds it is deemed as inappropriate development within the Green Belt.

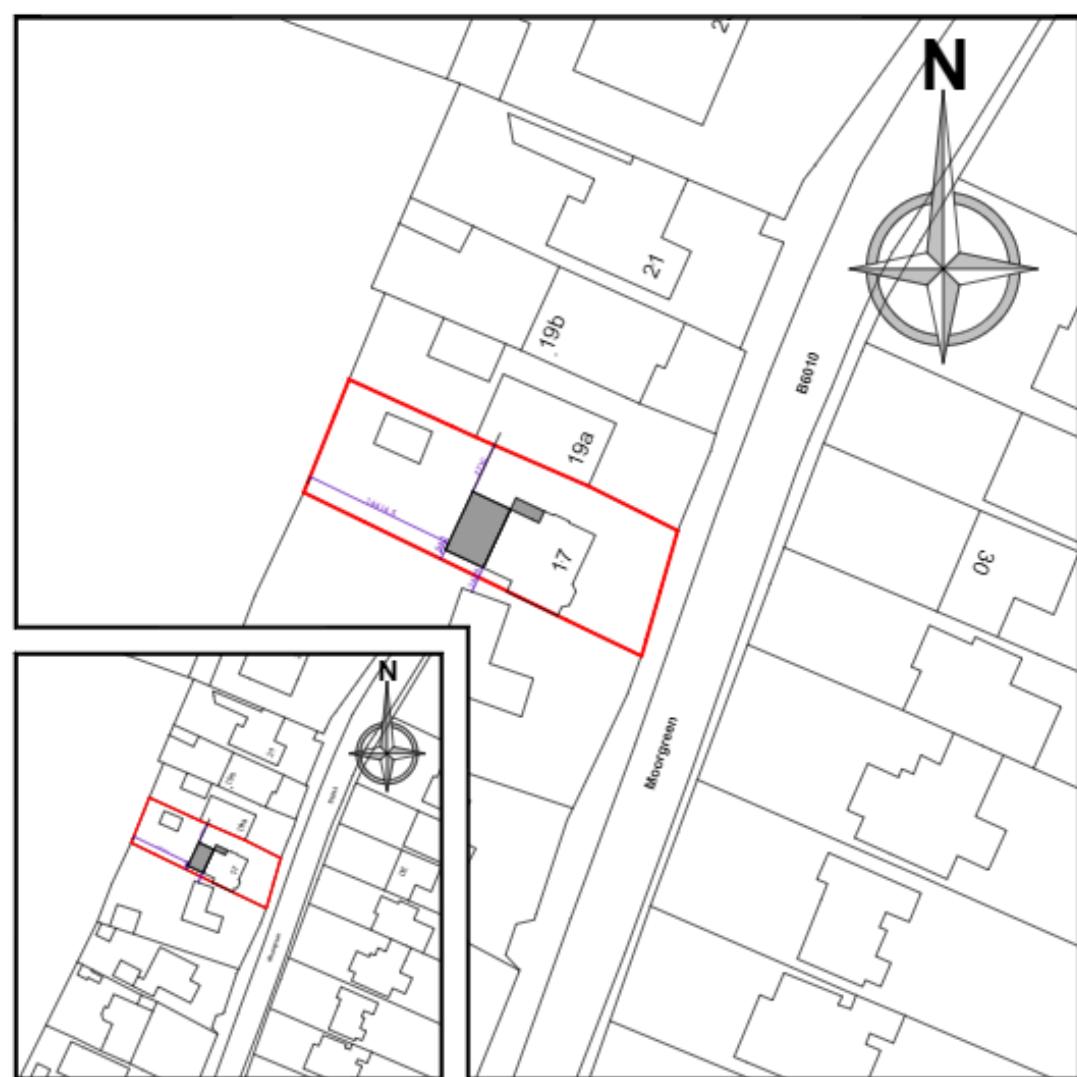
8. Conclusion

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 considered unacceptable and should be refused as it is classed as inappropriate development within the Green Belt.

Recommendation	
<p>The Committee is asked to RESOLVE that planning permission be refused for the following reason:</p>	
1.	<p>The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the original building. There are no very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Broxtowe Local Plan Part 2 (2019) and Section 13 of the National Planning Policy Framework (NPPF) 2024 and there are no other material considerations that justify treating this proposal as an exception.</p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>

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

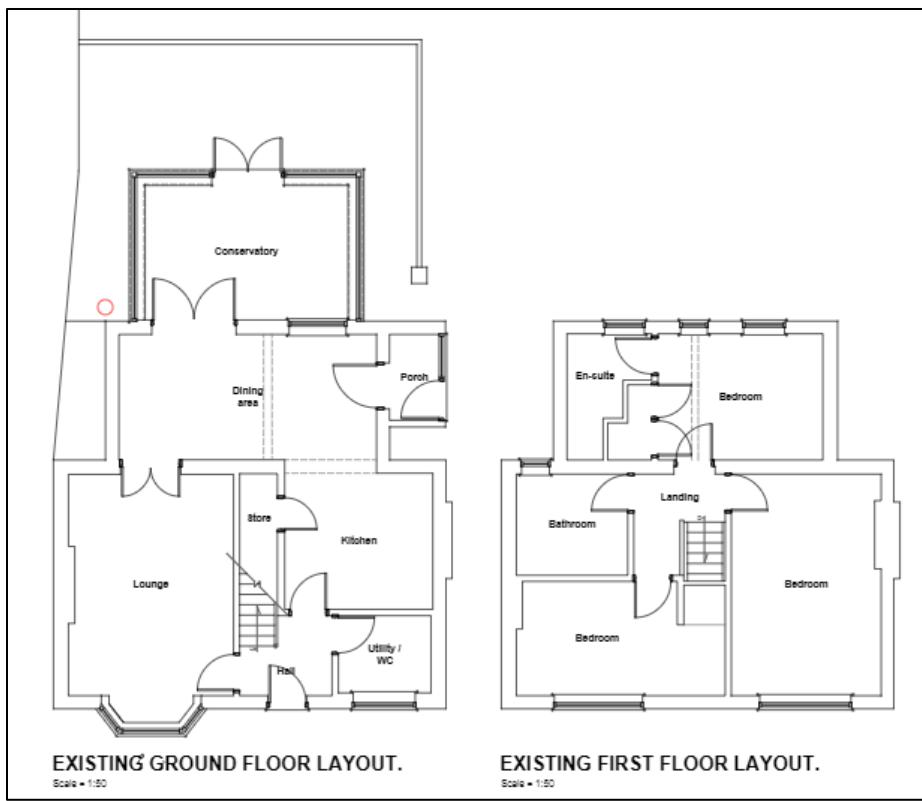
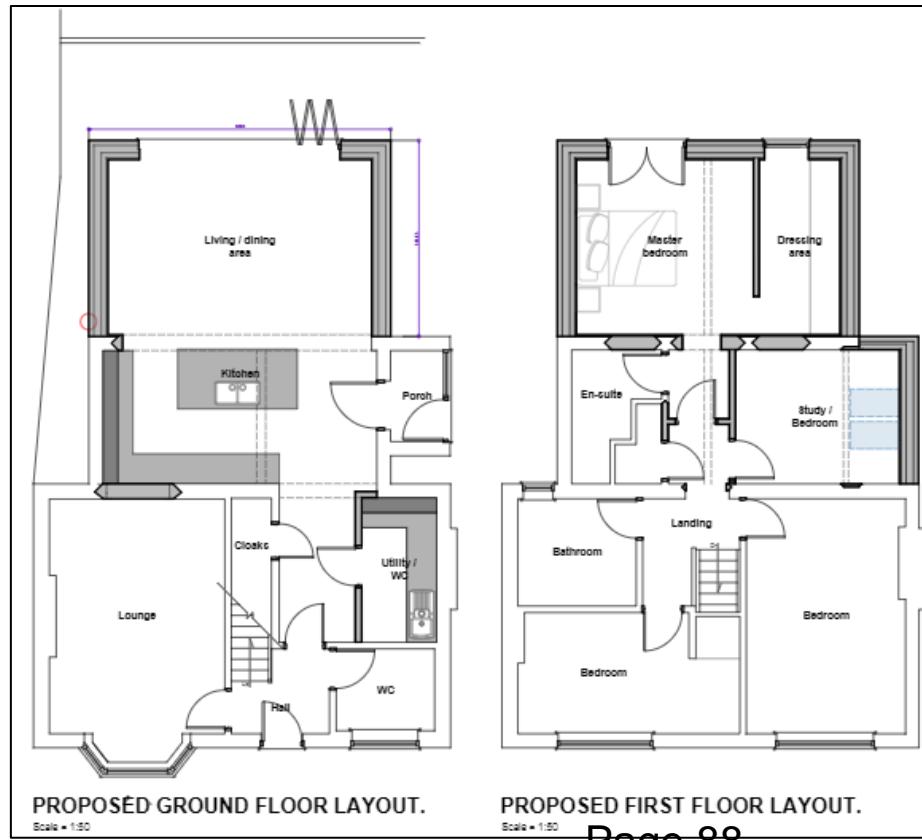
Proposed Block & Location Plans (Not to Scale)



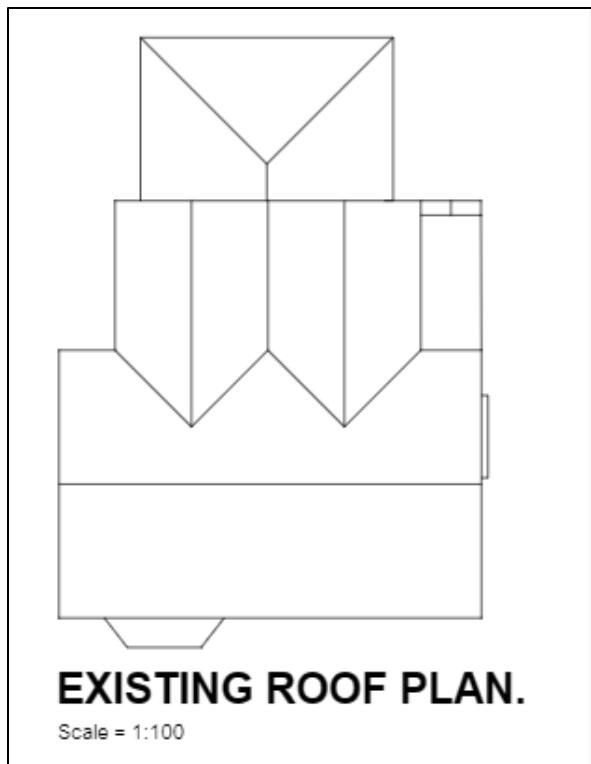
PROPOSED BLOCK & LOCATION PLANS.

Scale = 1:500/1250

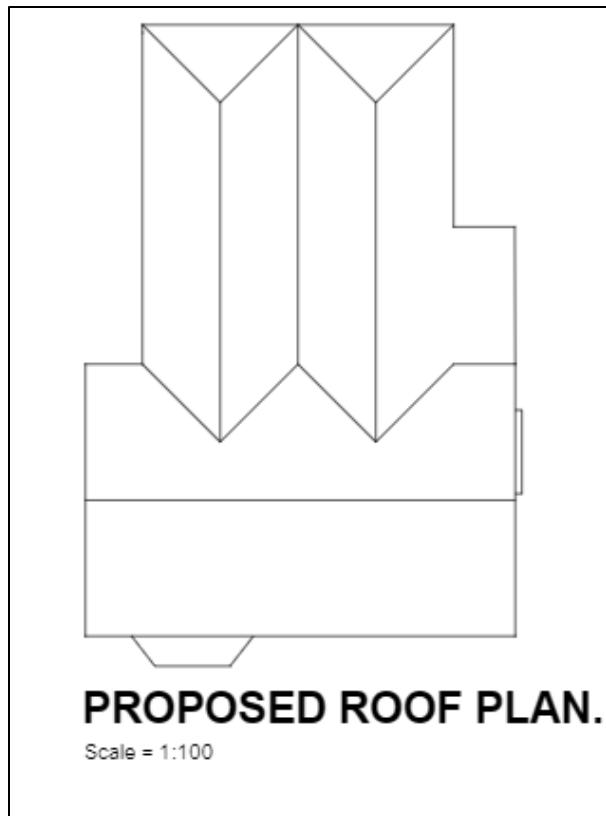
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Existing Floor Plans (Not to Scale)**Proposed Floor Plans (Not to Scale)**

Existing Roof Plan (Not to scale)



Proposed Roof Plan (Not to scale)



Existing Elevations (Not to scale)



Proposed Elevations (Not to scale)



Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00724/FUL
LOCATION:	15 Newton Drive, Stapleford. NG9 7GS
PROPOSAL:	Construct two storey side/rear extension and single storey rear and front extensions

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

1. Purpose of the Report

1.1 The application seeks planning permission for a two storey side/rear extension and single storey front and rear extensions.

2. Recommendation

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

3. Detail

3.1 The application seeks planning permission for the construction of a two storey side/rear extension and single storey front and rear extensions. The two storey side extension will extend to the side by 3m and will have a depth of 9.9m and would lightly extend 0.6m towards the rear elevation. The two storey extension would have a hip roof with a ridge height between 6.8m and 6.2m as the rear section is set down further, with an eaves height to match the house. The single storey rear extension will project 4.1m beyond the rear wall and would have a total width of 8.2m, the rear element would have a lean-to roof with a ridge height of 3.6m and an eaves height of 2.5m. The front porch will extend 1m beyond the front elevation and would have a width of 1.9m, it would have a gable roof with a ridge height of 3.5m.

3.2 The main issue relate to whether the principle of the proposed development is acceptable in terms of location, design, scale, parking issues and impact on neighbour amenity.

3.3 The benefits of the proposal are that it would be an enlargement to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. There are considered no negative impacts therefore the proposal is acceptable.

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:**

7.1 Nil.

Appendix**1. Details of the application**

- 1.1 The application seeks permission for a two storey side/rear extension and single storey front and rear extensions.
- 1.2 The plans as originally submitted specified that the two storey side/rear extension would extend to the side by 4m and would have a depth of 9.9m at first floor level and 11.6m at ground floor level. Amended plans have been received which show that the two storey side extension has been reduced in width and length, the extension would be 3m wide and will have a depth of 9.9m. The two storey extension would have a hip roof with a ridge height between 6.8m and 6.2m with an eaves height to match the house. The roof would be set down from the main roof between 0.5m and 1.1, and the front elevation would be set back by 1.7m from the principal elevation. The single storey rear extension will project 4.1m beyond the rear wall and would have a total width of 8.2m, the rear element would have a lean-to roof with a ridge height of 3.6m and an eaves height of 2.5m. The front porch will extend 1m beyond the front elevation and would have a width of 1.9m, it would have a gable roof with a ridge height of 3.5m.

2. Site and surroundings

- 2.1 The application site consists of a semi-detached two storey dwelling with a driveway to the side, a small garden area to the front, and a garden to the rear. The dwelling is located on a cul-de-sac with similar dwellings within the street scene. The application site is located within a residential area.
- 2.2 In regards to neighbouring properties, the site is located in a built up residential area of Stapleford. Immediately to the south is located 17 Newton Drive a two storey detached dwelling that has a single storey side/front extension that projects toward the common boundary. 16 Newton Drive which is a semi-detached two storey property is located to west of the application site, on the opposite side of Newton Drive, this property has a two storey side extension and a detached garage to the south.
- 2.3 12A Newton Drive is the adjoining two storey property which is to the north of the application site. This property has a single storey rear extension that projects approx. 3.3m and forms part of the common boundary. To the north east of the site are located nos.10 and 11 Portland Crescent semi-detached two storey properties. To the south east of the application site is located 4 Borlace Crescent a semi-detached two storey dwelling. Due to the existing boundary treatment which consists of tall mature trees properties on Portland Crescent and Borlace Crescent are not visible from the application site's rear garden.

3. Relevant Planning History

- 3.1 There is no relevant planning history for this site post 1974.

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 10 - Design and Enhancing Local Identity.

4.2 **Part 2 Local Plan 2019**

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

- Policy 17 - Place-making, design and amenity.

4.3 **National Planning Policy Framework (NPPF) 2024**

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making.
- Section 12 - Achieving well-designed and beautiful places

5. Consultations

5.1 Consultees

- Cllr J W McGrath - called in to committee
- Cllr S Paterson – no comments received
- Stapleford Town Council – no comments received

5.2 6 Neighbours were consulted on the application. Ten responses were received raising objections to the proposed development and can be summarised as follows:

- Parking issues
- Highway safety / access issues
- Impact on neighbour amenity
- Loss of light
- Sense of enclosure/ overbearing impact
- Design not in keeping with surrounding properties
- Overdevelopment
- Potential use as a HMO which would increase on street parking availability
- Potential increase of occupants
- Issues related to internal works been carried out
- Disruption due to building works, noise
- Potential presence of asbestos
- Rubbish left outside the property
- Impact on street scene

- Construction Management Plan should be submitted
- Limited neighbour consultation
- Removal of permitted development rights to avoid the change of use
- Breach of planning control / construction works already started

Revised plans were submitted and 14-day neighbour consultations undertaken. Seven responses were received raising further objections reiterating the same issues as set out above and highlighting the following issues:

- Loss of privacy
- Scale of development
- Site's lack of off-street parking
- Traffic issues caused by delivery lorries

6. Assessment

6.1 Principle

6.1.1 The principle of single storey front and rear extensions and a two storey side/rear extension to an existing dwelling within a residential area in this location, is deemed acceptable in regard to the existing character of the dwelling and the surrounding area. The main issues for consideration are the impact of the development on neighbour amenity, the design of the development and the impact on the street scene and impact on highway safety.

6.2 Design and Layout

6.2.1 Policy 10 states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development.

6.2.2 Policy 17 of the Part 2 Local Plan 2019 states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene. Policy 17 also states that two storey side extensions should avoid a terraced or cramp effect.

6.2.3 In terms of mass and scale, it is considered that the extensions do not represent a disproportionate addition, and are considered to be of a size and scale that is in keeping with the host dwelling. The two storey side extension will extend to the side by 3m and will replace the existing garage and an existing single storey side extension. The roof height will be set down between 0.5m and 1.1m from the main roof, and the set back will help to ensure the extension is subservient in appearance to the main dwelling. Furthermore, following the receipt of amended plans, the proposed side extension has been reduced in length, being set further back into the site, and as such is not considered to have an overly wide frontage relative to the host dwelling, therefore is not considered to dominate the host dwelling.

6.2.4 The proposed side extension is not considered to be harmful to the street scene or out of keeping with the character of the area. There are no neighbouring

properties directly to the south of the application site and the extension will therefore not result in a terracing effect.

- 6.2.5 The front porch is a relatively minor addition to the front of the dwelling. It will not be prominent in the street scene and is of a size that is not considered to be out of keeping with the character of the surrounding area. Overall, the design of the porch is considered acceptable. The design of the single storey rear extension is relatively simple with a lean-to roof arrangement, and the sliding doors are positive additional design element. Overall, the design of the single storey rear extension is considered acceptable.
- 6.2.6 To summarise, it is considered the proposed development achieves an acceptable level of design that is not out of keeping with the surrounding area.

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.
- 6.3.2 Numbers 4 Borlace Crescent and 10-11 Portland Crescent which are to the south-east and north east would not be impacted by the proposal since the works would be largely screened by the existing boundary treatment and these properties would be over 19m away from the proposed development. Due to the boundary treatment, the potential impact of the development on these neighbours is considered to be minimal, meaning loss of light, privacy and overlooking would not be considered significant.
- 6.3.3 The most directly affected by the development will be number 17 Newton Drive. This property is located to south of the application property and is positioned at lower level than the application site, with an approx. difference in level of 0.7m. The proposed side extension would have no windows in the side elevation and would be 3.1m away from the common boundary. Whilst this property is at a lower level and the extension is in close proximity to the common boundary, no.17 is a two storey detached dwelling, has a large front and side single storey extension which projects toward the boundary with no.15 that provides separation distance between the main part of this property and the proposed development. Furthermore, no.17's front extension forms a garage and the extension to the rear of the garage is not visible from the application site's rear garden. Whilst the proposed extension will be clearly visible from no. 17, it is considered that there is sufficient separation distance to ensure the proposal will not result in an unacceptable loss of light or sense of enclosure for the residents of this neighbouring property. It is also considered the separation distance is sufficient to ensure an unacceptable loss of privacy will not occur, especially given that no windows are proposed in the side elevation.
- 6.3.4 In respect to no.12A, the adjoining property located to the north of the application site, as the two storey side extension is positioned to the opposite side (south) elevation, it will be located 4.6m from the common boundary. The proposed

single storey rear extension will only project 0.7m beyond no 12A's rear elevation and the proposed roof height would be similar to no.12A's rear extension. The two storey element has no windows at first floor level in the facing elevation. As such, it is considered that neither element of the proposed development would have a significant impact on the amenities of the occupiers of this property in terms of loss of light, overbearing impact, outlook or privacy.

6.3.5 The proposed development is considered to be an acceptable separation distance from all other surrounding neighbours. To conclude, it is acknowledged that there will be some impact on neighbour amenity, however, the impact would not be so detrimental as to warrant a refusal.

6.4 Access

6.4.1 A number of concerns have been raised regarding the parking arrangement once the extension is built which would form a 5 bedroom house and the impact that the proposed development will have on parking along the road. Following these concerns, amended plans were received showing that the two storey side extension has been reduced in depth from 11.6m to 9.9m in order to provide access to the side of the property and create off street parking for two vehicles. The driveway would have a length of approx. 10.4m with a width between 3.1m and 3.7 and it is considered that this would be sufficient for the parking of two vehicles off street. As such it is considered that the proposed development would not have a significant detrimental impact in respect of increased pressure to on-street parking, and that the provision of two parking spaces would be sufficient for a property of this size.

7. Other matters

- 7.1 Regarding the procedures followed by the Council to consult the neighbours, consultation letters were sent to all adjacent neighbours, therefore the Council has carried out its legal requirement for a neighbour consultation.
- 7.2 An observation was made regarding potential disruption during construction (noise). A degree of disturbance is to be expected from construction works. Anything that is considered to be excessive, for example at unreasonable times of the day or night, could be reported to the Environmental Health Department.
- 7.3 Concerns have been raised in relation to the potential use of the property as a HMO. Whilst the proposal will add additional bedrooms to the property with the potential to intensify the residential use of the dwelling, this is a residential property and there are no restrictions on the number of occupants. There is no evidence to suggest that the property will become a HMO. Notwithstanding this, should the applicant wish to operate the property as a C4 HMO (between 3 and 6 unrelated occupants) this can be done under permitted development.

Therefore, it is considered that the proposal would have minimal additional impact on the amenity of neighbouring properties through intensification.

7.4 In regard to the suggestion to remove permitted development rights, it would be unreasonable for the Council to remove permitted development rights for a domestic property such as this, particularly in this area where there are no restrictions to change the use of the dwelling from C3 to C4. The Government has given householders PD rights and it would be necessary to have very good reasons to take those rights away. As such, it would not be reasonable or necessary because it would not meet the tests for conditions as set out in the NPPF.

8. Planning Balance

7.1 The proposed extensions would provide additional living space for the occupiers of the application property. It is considered that the proposal would not result in an unacceptable loss of amenity for the residents of neighbouring properties, and would not be harmful to the street scene or out of keeping with the character of the area. The scheme has been amended to provide off street parking space for two vehicles, therefore the proposal would not pose a highway safety concern. On balance it is therefore considered that the proposal is acceptable.

9. 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 and comments raised in 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 the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

(i) the following conditions:

1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.
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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.	<p>The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 30 September 2025 and drawing numbered DB/LB/25/195/01 revision D received by the Local Planning Authority on 3 December 2025.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The proposed development shall be constructed in accordance with the materials contained within the submitted application form.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i></p>
4.	<p>No construction hereby approved shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:</p> <ul style="list-style-type: none"> 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 of the development; e) a scheme for the recycling/disposal of waste resulting from construction / demolition works; and f) details of dust and noise suppression to be used during the construction phase. <p>The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: To protect nearby residents from excessive disturbance and loss of amenity and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
5.	<p>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.</p> <p><i>Reason: To protect nearby occupants from excessive construction noise and in accordance with Policy 17 and 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>

	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.

Map



Plans (not to scale)

Site Location Plan and Proposed Block Plan



Proposed Floor Plan

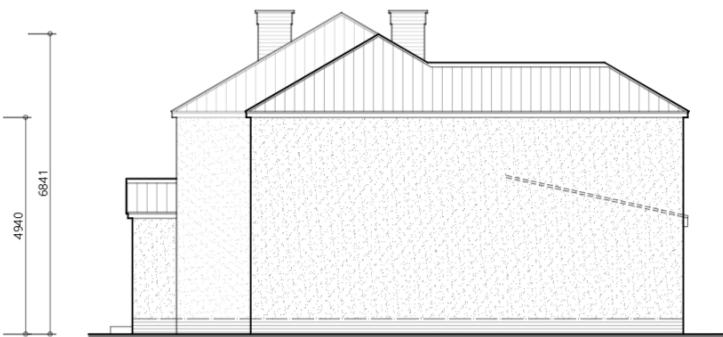


PROPOSED SITE PLAN
SCALE 1:200

Proposed Elevations



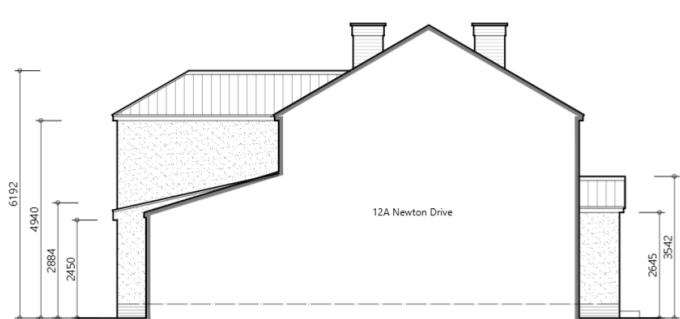
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

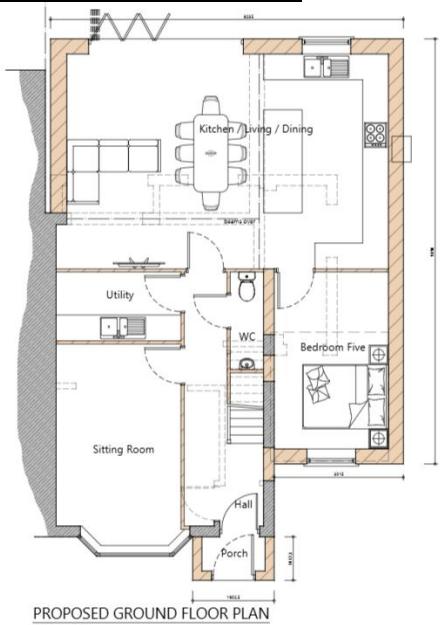


PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SECTIONAL SIDE ELEVATION
SCALE 1:100

Proposed Floor Plans



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50

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Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00006/REG3
LOCATION:	Bramcote Leisure Centre, Derby Road, Bramcote Nottinghamshire NG9 3GF
PROPOSAL:	Construct new Leisure Centre on existing car park, along with new temporary car park, and demolition of the existing leisure centre to form new permanent car park.

The application is brought to the Committee as it is a Council application.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the construction of a replacement leisure centre and associated parking, and formation of a temporary parking area to enable the provision of parking to serve the existing centre whilst the new leisure centre is being built.

2. Recommendation

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

3. Detail

- 3.1 The proposed leisure centre would be located on the existing car park area, to the rear (west) of the existing centre. A temporary car park would be provided, and this would be located to the north of the access, and east of the Foxwood Academy, on the sports playing fields.
- 3.2 The proposed centre would provide facilities over two floors and externally is proposed to be faced with wall panels to the upper sections, buff brick to the lower sections with buff detailed brickwork feature, and blue / black brick stretcher course to the lowest section, generally basement level. Solar panels would be mounted on the roof.
- 3.3 The entrance to the centre would be on the south east elevation, facing the new car park. The parking area, sited between the centre and Derby Road, would provide cycle storage, motorbike parking and a coach / minibus drop off area both for users of the centre (school groups in particular) and for pupils of the Foxwood Academy, to the north of the site.
- 3.4 Internally, the centre would accommodate the reception area and seating, a large 6 lane swimming pool and teaching pool, a spin studio, offices and wet and dry changing facilities. The first floor would accommodate a gym area and a separate exercise hall, as well a tiered spectator area for the swimming area, accessed via stairs and lifts from the ground floor. Plant and the depth of the pool would be accommodated at lower ground level.

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:**

7.1 No background papers.

Appendix**1. Details of the application**

- 1.1 The application seeks planning permission for the construction of a replacement leisure centre and associated parking, and formation of a temporary parking area, to enable the provision of parking to serve the existing centre whilst the new leisure centre is being built.
- 1.2 The proposed leisure centre would be located on the existing car park area, to the rear (west) of the existing centre. A temporary car park would be provided, and this would be located to the north of the access, and east of the Foxwood Academy, on the sports playing fields. The temporary car park would be removed and land re-instated once the replacement leisure centre is opened. Part of the site of the temporary car park would be given over to provide on-site BNG.
- 1.3 The proposed centre would provide facilities over two floors and externally is proposed to be faced with wall panels to the upper sections, buff brick to the lower sections with buff detailed brickwork feature, and blue / black brick stretcher course to the lowest section, generally basement level. Solar panels would be mounted on the roof.
- 1.4 The entrance to the centre would be on the south east elevation, facing the new car park. The parking area, sited between the centre and Derby Road, would provide cycle storage, motorbike parking and a coach / minibus drop off area both for users of the centre (school groups in particular) and for pupils of the Foxwood Academy, to the north of the site.
- 1.5 Internally, the centre would accommodate the reception area and seating, a large 6 lane swimming pool and teaching pool, a spin studio, offices and wet and dry changing facilities. first floor would accommodate a gym area and a separate exercise hall, as well a tiered spectator area for the swimming area, accessed via stairs and lifts from the ground floor. Plant and the depth of the pool would be accommodated at lower ground level.

2. Site and surroundings

- 2.1 The application site is located to the north of Derby Road (the A52) with vehicular and pedestrian access off Derby Road. The leisure centre sits to the front of the site, in an elevated position form the road, and comprises a large brick building of one and two storeys. The entrance to the building is on the north east elevation. To the rear of the building are two areas of car parking. There is a 6-a-side hard surfaced pitch to the south west elevation.
- 2.2 To the south west of the leisure centre and west of the car park, the area is heavily tree'd and forms part of Bramcote Park, a Green Infrastructure Asset. To the north of the site, and accessed via the same access as the leisure centre, there is a primary school, Foxwood Academy, which provides

education for SEND pupils. The school building is single storey and positioned at an angle to the access road.

- 2.3 Also to the north, abutting the primary school, there are school sport / playing fields which serve the schools in the immediate area. The playing fields are designated as Green Belt.
- 2.4 The access road continues past the leisure centre and school, into Bramcote Park, and would have historically also served a secondary school to the north of Foxwood Academy, now demolished following its closure and subsequent damage from fire.
- 2.5 To the south of the site, on the opposite side of the A52 Derby Road, are residential properties, part of the settlement of Bramcote. Many of the buildings facing the site are of local interest, with one being a Grade II Listed Building. These properties form the northern boundary of Bramcote Conservation Area, with the core of Bramcote Village to the south.

3. Relevant Planning History

3.1

Planning		
78/00041/OUT	Construct extension to form two squash courts and lounge bar area	PERC
78/00281/FUL	Construct two squash courts and lounge bar	PERC
78/00441/FUL	Construct new plant room and general builders work	PERU
81/00762/FUL	Construct extension to squash changing facilities	PERU
84/00151/FUL	Construct multi purpose sports area with floodlighting	PERU

92/00755/REG3	Construct extension to car park	PERC
94/00729/REG3	Site mini recycling centre	PERU
95/00018/REG3	Construct access tower for leisure flume complex, including external flume tubes	PERC
96/00107/REG3	Roof mounted tower to house lift shaft and pump room for new lift	PERU

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment
- Policy 12: Local Services and Healthy Lifestyles
- Policy 13: Culture, Tourism and Sport
- Policy 14: Managing Travel Demand
- 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 3.3: Bramcote East of Coventry Lane
- Policy 8: Development in the Green Belt
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 20: Air Quality

- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets
- Policy 24: The Health and Wellbeing Impacts of Development
- Policy 25: Culture, Tourism and Sport
- Policy 26: Travel Plans
- 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 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt land
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

5. Consultations

5.1 **County Council Policy:** Would welcome improvements for cyclists as part of the proposals, to keep them separate from traffic on the A52, and the roundabout at Sherwin Arms would benefit from improvement for both cyclists and pedestrians. In respect of archaeology, a scheme of building recording would be recommended to ensure preservation of this structure (leisure centre) by record

5.2 **County Council as Highway Authority:** No objections subject to conditions in respect of provision of temporary car park prior to commencement; provision of replacement car park prior to first use; minimum width of access points in parking area. **Planning Officer note** – demolition of the existing leisure would not commence until the new centre is opened in order to continue to provide the facilities. As such, the temporary parking area would need to be retained until such a point that the building is demolished and the new parking area can be provided.

5.3 **County Council as Lead Local Flood Authority:** No objections subject to a condition in respect of approval of a surface water drainage scheme prior to commencement

5.4 **National Highways:** Initial comments: Holding objection due to concerns in respect of the access from A52; light spill onto the A52; lack of geotechnical assessment; impact on trees close to A52 boundary; Requirement for a Construction Environmental Management Plan (CEMP).

Final comments following receipt of additional information: National Highways remove their objection subject to conditions in respect of Construction Environmental Management Plan (CEMP); and Details to address Geotechnical Risk (relating to excavations adjacent to highway).

5.5 **Sport England:** Responding as statutory consultee: as the temporary parking area would be provided on part of a playing field, once the parking has been removed, the field should be re-instated as such. However, contradictory information in the submission states that this area would be enhanced to provide on site habitat following construction, to which Sport England would object as it would result in the loss of this area of playing field. As non-statutory consultee: Welcomes the replacement provision as it would serve the community. Notwithstanding this, have concerns that it would not fully replicate the services provided at the existing centre, in relation to the depth of the pool and provision for spectators, and as such would encourage the Council to continue to work with existing swimming and artistic swimming clubs to seek to address their concerns.

Following the receipt of amended plans and clarification that this part of the sports fields are not currently utilised for pitches and therefore no displaced users, Sport England remove their objection, subject to the areas to be given over to BNG not impacting on the ability of the fields to provide sports pitches. As such the proposal meets exception E3 of their playing fields policy. Sport England request that conditions in respect of re-instatement of the field following removal of the temporary parking area and timetable for works are agreed prior to first use of the leisure centre. This should be accompanied by a Note to Applicant for the re-instatement to be in accordance with Sport England's Technical Design Guidance Note.

5.6 **Broxtowe Environmental Health:** No objections subject to conditions to secure Construction Environmental Management Plan (CEMP); details of a lighting scheme (to prevent light pollution); restriction on noise levels from plant; contaminated land watching brief

5.7 **Broxtowe Tree Officer:** Caution should be applied to root severance of trees close to the boundary with the A52.

5.8 **Broxtowe Parks and Green Spaces Officer:** As no encroachment or loss to adjacent park then no objections. The development has been designed to minimise impact on existing green infrastructure, and where there are impacts these have been adequately compensated. Initially concerned regarding loss of Beech tree in car park but on inspection this tree is in long term decline and would have been considered for removal in a relatively short time in any case. BNG has been satisfied, mitigation for tree removal more than compensates. Several veteran trees near to the southern edge which have tremendous biodiversity benefit, whilst not directly affected by the works, would need to be protected during works to avoid any accidental damage.

5.9 **Broxtowe Conservation Officer:** No objections. The existing leisure centre makes a neutral or marginally negative contribution to the character and appearance of both Broom Hill Terrace (listed) and the Bramcote Conservation Area. Consider that the replacement leisure centre amounts to an overall neutral impact. Considers that the design and choice of materials would result in a building of contemporary style, subject to the material design code being conditioned.

5.10 **Notts Wildlife Trust:** Initial comments April 2025: Considers that the Preliminary Ecological Appraisal Report (PEAR) as submitted fails to provide the level of detail required to support the application. Concerns include lack of accreditation from those writing the report; discrepancies in respect of distance / situation of Local Nature Reserves (LNR) and Local Wildlife Sites (LWS); lack of detail in respect of habitat to enable assessment and understanding of size and scope; undervalue of landscape connectivity; impact on nearby ancient woodland; lack of impact assessment in respect of Veteran / Ancient trees in the vicinity, and protection of other trees; lack of bat roost assessment; lack of badger survey. Consideration needs to be made to protection of other species such as hedgehogs, great crested newts and other species. An Ecological Impact Assessment (EclA) would be required to be submitted for further review.

In the absence of an EclA, the applicant suggests the imposition of a condition to require the submission of an interim EclA, to cover the period prior to the demolition of the existing centre, and a final EclA once the existing centre has closed and is ready for demolition. Notts Wildlife Trust have been re-consulted on this recommendation and their response will be reported at committee.

5.11 13 properties were notified, site notices were posted and a press notice published. A total of 27 responses were received from the wider community, 4 in support, 11 neutral, and 12 objections. One of the objection responses included a link to a petition which, as at 7th April 2025, had 132 signatures. The petition objected to the lack of facilities, included in the below. Comments are summarised as follows:

- Welcomes the building of a new centre
- Lack of adequate spectator viewing areas, needed in order to support galas and other competitive events which contribute financially to the income stream for the leisure centre and for the clubs themselves
- Depth of pool – particularly in respect of clubs such as artistic swimming that need greater pool depths
- Consideration should be made to incorporating a moveable depth pool floor
- First floor 'dance studio' should have the ability to be separated to accommodate smaller classes
- Ground floor spin studio could be a multi-function room to enable more diverse range of classes
- Concerns in respect of baby / toddler changing facilities
- Lack of shallow pool for babies / toddlers

- Parking is an issue at the existing facility – can the temporary parking area be a permanent feature for overflow parking
- Design and materials inappropriate for woodland setting
- Loss of 2000 square metres floor space – whilst population increasing
- Loss of employment proposed
- Lack of windows to enable natural light into the pool area
- Lack of business case in respect of refurbishing the existing centre versus building a new centre, thereby having a lower carbon footprint
- Need to ensure the temporary parking area is reinstated to playing fields via condition once development complete
- Lack of health suite facilities
- Lack of consultation with community prior to submission

One letter was also received on behalf of The White Hills Trust, of which Foxwood School is part of. The comments are as follows:

- Safeguarding of pupils: There are windows in the east elevation which may allow for overlooking into classrooms / playgrounds or other areas of the school, which could raise concerns in respect of child safety and privacy. Ask that there are no windows on this elevation, or any windows are of obscure glazing. Also believe it inappropriate that the entrance to the centre be directly opposite the school's main entrance. Contractors must have due regard for the safety of pupils in and around the construction site
- Construction: Traffic management plan in order to prioritise access to the school between the hours of 8am and 4pm, and particularly at the start and end of the day. Sufficient access to parking for those attending Foxwood should be maintained. As some pupils are sensitive to noise consideration should be made to the method and timing of any construction work to minimise disruption to pupils. As the school is also being extended (planned for 2026-2027), a management plan for all construction / contractor access needs to be agreed by all parties. The Travel Assessment was recorded in August and as such out of school term time, the consultants have also not taken into account the expansion of the school
- Temporary Car Park: As the land upon which the temporary car park would be sited is under the White Hills Academy Trust lease, approval would be needed for this use, and as such there is no guarantee that permission would be successful. What alternative measures have been considered?

5.12 Following consultation on amended plans received November 2025, a further two comments were received. Comments raised are as follows:

- Objects to reduction from two exercise studios to one, which would reduce community access to structured exercise
- Concern over light pollution from the new car park toward dwellings opposite

6. Assessment**6.1 Principle**

6.1.1 Policy 3.3 of the Broxtowe Part 2 Local Plan identifies the site along with the two primary and one secondary schools (and former demolished secondary school) for redevelopment for the same uses. The principle of a replacement leisure centre is therefore acceptable as the facility would be provided within the site allocation area.

6.1.2 Policy 24 (Health and Wellbeing Impacts of Development) and Policy 25 (Culture, Tourism and Sport) of the Part 2 Local Plan, Policy 12 (Local Services and Healthy Lifestyles) and Policy 13 (Culture, Tourism and Sport) of the ACS, all seek to ensure that the health and wellbeing of residents is prioritised, and that facilities to ensure this can be achieved, such as sport and leisure, should be provided in a sustainable location and for the benefit of all members of the community.

6.1.3 NPPF paragraph 98 (Section 8. Promoting healthy and safe communities) states that planning policies and decisions should plan positively for the provision and use of community facilities (including sports venues and cultural buildings) and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

6.1.4 The proposal for the new Bramcote Leisure Centre represents a vital upgrade to an established public amenity, providing modern, high-quality services that address the evolving needs of the local community. By maintaining the centre's existing function in the same location, the proposal continues to serve the community without introducing competition for nearby businesses. Instead, it supports the local area by offering essential services that complement other amenities, promoting sustainability and a vibrant, active community. The replacement centre is to be in the same site as the existing, adjacent to Bramcote Park, is close to schools and is in convenient reach of the wider community and would therefore promote health and wellbeing and access to sport and exercise, the proposed development would accord with both the NPPF and local plan policies.

6.2 Design and Layout

6.2.1 The proposed building would be sited to the rear of the existing centre and would have facilities over two floors. The scale of the building is acceptable, being not dissimilar in height to the existing. The building would be clad in Kingspan QuadCore Evolution Recess Wall Panels to the upper sections, with black/blue stretcher brick to the lowest part (the plinth), and buff brick with areas of detailing between the two. The building would be contemporary in design, having a flat roof.

6.2.2 Due to the topography of the existing car park, where the new building is to be sited, the building would have the appearance of two elements. The reception, changing rooms, spin studio, gym and fitness room would be in the 'east' block, with the swimming pool, which needs to be of a height to accommodate both the depth of the pool and full height above, would be located in the 'west' block to the rear of this. The two elements would be at an angle to each other and the rear element would be stepped down so as to provide interest and to break up the scale and massing.

6.2.3 The main entrance would be to the south east elevation, facing the new parking area. The entrance features a recessed entry clad in the black / blue brick used in the plinth of the building to emphasise the entrance whilst providing shelter. The entrance would have full height glazing. To the upper floor, this would have a series of narrow vertical windows to provide light into the gym and fitness rooms.

6.2.4 The north east elevation, which would face toward Foxwood Academy and the playing fields beyond, would have no windows at ground floor level. Tall vertical windows would be in two locations to serve the gym on the upper floor, and the pool area. Both sets would have translucent glazing, so as to protect privacy of the users of Foxwood Academy, as well as users of the centre.

6.2.5 The south west elevation, which would face the wooded area, would have a series of full height glazing to serve staff and other ancillary rooms at ground floor, and full height gazing at first floor level to serve the gym. These areas of glazing and those to the south east elevation would have Bris Soleil, so as to provide shading and prevent overheating of the interior spaces.

6.2.6 The north west elevation, which is to the rear, would have no areas of glazing as this is the service area to the centre and pool.

6.2.7 The parking area to the front, which would be sited where the current leisure centre building is, would have parking for vehicles, a covered cycle area and a coach / minibus drop off area. There would be landscaping and paths to the front of the entrance which would provide safe and convenient access to both the centre and allow for drop off and pedestrian access to Foxwood Academy.

6.2.8 Whilst the leisure centre construction is underway and the existing centre still in operation, a temporary parking area would be provided to the north of the access, east of Foxwood Academy. A condition to ensure removal of this parking area and re-instatement back to previous condition once the replacement parking area has been completed would need to be imposed.

6.2.9 The design and layout of the proposed development is considered to be acceptable, subject to details of materials, surfacing and landscaping.

6.3 Amenity

- 6.3.1 Aside from Foxwood Academy, the SEND primary school directly adjacent to the site, there are no other properties in the immediate vicinity of the site that would result in a detrimental impact on amenity.
- 6.3.2 The Foxwood Academy school is to the north of the proposed building. The main body of the school is a flat roof building, roughly square in shape, and at a 45-degree angle to the access road. The school has been extended and includes a pitch roof extension sited adjacent to the access into the school grounds, and a detached annex to the other side of the school access. The school has a parking area to the front, off this access, and play / outdoor areas to the west (adjacent to the southern boundary) and to the north.
- 6.3.3 Currently, the rear of the school (west) where the outdoor play areas are sited, are not overlooked except from the existing leisure centre car park. Views are possible from this area into the site but are screened in part by landscaping within the school curtilage on this boundary.
- 6.3.4 The proposed building, whilst having its north east elevation facing the school, would not have windows at ground floor, and whilst windows are proposed at first floor level to serve the gym area, these windows are annotated as being translucent. A condition can be imposed to secure these windows to have obscure glazing, to be retained for the lifetime of the development. As such it is considered that the leisure centre would not have any significant impact on the privacy of the users of the school grounds.
- 6.3.5 Whilst the proposed building would be of two floors, and south of the school, it is considered that, as the south west elevation of the school is angled away from the proposed building (that is, not directly facing) there would be no significant impact on the amenities of the users of the school site in terms of loss of light, loss of privacy or sense of enclosure.

6.4 Access and Impact on Highway

- 6.4.1 It is proposed to utilise the existing access / egress to Derby Road, with no amendments. In principle, this is acceptable as the use of the site as a leisure centre is the same as the existing use.
- 6.4.2 Internally to the proposed site, the layout is considered to make best use of the topography and allows for safe and convenient access to all users, and of a benefit to those accessing Foxwood Academy. Provision has been made to allow for school drop off and safe pedestrian route from the parking area to the school. Facilities for cycle storage and safe access would be included, and is close to public transport routes, thereby promoting sustainable modes of transport to the site.
- 6.4.3 The site access is on to Derby Road (A52) which is a dual carriageway and a trunk road. Given the importance of this road as a strategic highway, National

Highways would need to be satisfied that the development would not, through means of access, volume of traffic, light spill, and proximity of trees close to the boundary (which may be impacted during development), have an adverse impact on the safety of users of the A52.

- 6.4.4 A Transport Assessment (TA) has been submitted, which includes details of a Travel Plan. The TA concludes that it is not expected that there would be a material change in traffic movements between the existing and the proposed. The TA suggests the agreement of a Travel Plan can be secured by condition.
- 6.4.5 Following the receipt of updated information submitted, National Highways have removed their holding objection and recommend conditions in respect of agreement of Construction Environmental Management Plan (CEMP) and details to address Geotechnical Risk (relating to excavations adjacent to highway).
- 6.4.6 The temporary parking area, located to the west of the school, north of the access, would include provision for coach drop off and would have a temporary permeable surface. The parking area would need to be removed, and the land reinstated to allow for its former use as part of the school playing fields once the permanent parking area has been completed. A condition to secure this would need to be imposed.
- 6.4.7 In summary, subject to appropriate conditions, it is considered that the development would not have a significant impact on highway safety or on highway infrastructure.

6.5 Impact on Biodiversity Assets including Biodiversity Net Gain, and on Green Infrastructure Assets

- 6.5.1 There is statutory requirement for developments (where not otherwise exempt) to provide a 10% minimum Biodiversity Net Gain (BNG). It is proposed that an overall BNG of 31.2% can be achieved on site and would be secured by condition. The proposed area for BNG would be adjacent to the school playing field and to the area to be used as temporary parking.
- 6.5.2 Outside of the requirement to provide BNG as part of the development, impact on existing biodiversity assets would need to be assessed. The site is enclosed, to the south and west, by several very mature trees within a woodland, with further trees to the entrance (south) and along the access road (east). The woodland forms part of Bramcote Park, and as such the surrounds are identified as important biodiversity assets, and the Park is also allocated as a Green Infrastructure Asset.
- 6.5.3 The woods and the park combined, as well as the site itself, would have varied habitats for flora and fauna within and as such the development would

need to protect and enhance any habitats and safeguard protected species that may live or forage in the surrounds.

6.5.4 A Preliminary Ecological Appraisal Report (PEAR) was submitted with the application. Initial comments from the Notts Wildlife Trust are reported in the consultation section, where they concluded that the report was not satisfactory in content. Advice was to submit an Ecological Impact Assessment (EIA) so as to provide a better understanding of what is on site and what would need to be protected. An EIA has not been submitted, however it is recommended that a pre-commencement condition be imposed to require an interim EIA to be submitted and agreed, with a final EIA once the existing centre is ready to be demolished. This is considered acceptable as an exception, in order to ensure that consideration of the application is not held up unnecessarily.

6.5.5 In respect of trees immediately adjacent to or within the application site, a Tree Survey submitted with the application has identified that three individual trees would need to be removed, these being two trees identified as being in poor condition and located directly outside the existing building entrance, and one to the north western end of the existing car park, which would be within the footprint of the proposed building. Part of a small group of Silver Birches, north of the access and within the playing fields / school site, would need to be removed in order to facilitate access into the temporary parking area, west of the school buildings. Whilst some tree works to the other trees would be necessary the retained trees would be protected throughout construction.

6.6 Loss of Playing Fields (temporary parking area)

6.7.1 A temporary parking area would be made available on adjoining land which is identified as playing fields associated with the schools in the area. It is proposed that the land would be re-instated with enhanced grassland following the removal of the parking area, with this area being identified as potential space for BNG enhancements (enhanced grassland, created mixed woodland to the edge). However, Sport England raised an objection to this as this would result in the loss of this area of the playing field. Amended plans and proposals have addressed this objection by replotting the temporary parking area, clarifying current level of use, and ensuring any BNG areas would not interfere with the provision of areas that could be used for sports pitches.

6.7 Impact on Green Belt

6.7.1 The Green Belt wraps round the site, to the south west (Bramcote Park) and to the north east (east and north of Foxwood). Whilst the leisure centre and car park would not encroach onto the Green Belt, the temporary parking area, to the north east of the access, would be created on the playing fields, which are within the Green Belt.

6.7.2 Section 13 of the NPPF seeks to protect Green Belt Land. However, there are some exceptions in respect of proposals affecting the Green Belt. It is considered that, as the car park would be temporary, would not include built development, and the land would be re-instated once the development is complete, paragraph 154 h) v. would be relevant as this allows for development provided that it preserves the openness and does not conflict with the purposes of including land within it.

6.8 Impact on Designated and Non-designated Heritage Assets

6.8.1 The Bramcote Conservation Area and Broom Hill Terrace (listed building) are to the south of the site, separated from it by the A52, a busy three lane dual carriageway. The Conservation Officer notes that the existing centre makes a neutral or marginally negative contribution to the that character and appearance of these assets. Given the distance between the new centre, which would be set further away from the A52, and the nearest heritage assets, it is considered that the proposed development would have an overall neutral impact.

6.9 Other Matters

6.9.1 Concerns were raised as a result of neighbour consultation in respect of lack of poolside spectator area (as per the existing centre) for events such as galas, and the depth of the pool so as to ensure clubs such as Artistic Swimming can be accommodated, as this club would need a minimum depth of 2 metres. Amended plans and revised Design and Access Statement received now include a spectator area, and the deep end of the pool increased to 2 metres.

6.9.2 Other comments in respect of the internal layout include only one fitness / dance room provided, there should be two or a dividable room so as to accommodate more than one class at a time; lack of health suite facilities; loss of employment; and reduction in overall floorspace compared to the existing centre. It is considered that these matters would be for the operators of the leisure centre to address and would not be considered planning matters that would carry significant weight.

6.10 Sustainability

6.10.1 A comment was raised as to why the existing leisure centre could not be re-purposed / refurbished in order to lower the carbon footprint. Whilst in general the re-use of buildings would be welcomed, it should be acknowledged that the existing centre is 60 years old, facing numerous maintenance issues, and at the end of its useful life. The building has a complex floor plan, as a result of many extensions over its lifetime. The Design and Access Statement

considers that a complex floor plan results in a building that is thermally inefficient. Furthermore, if the existing building were to be re-used, this would result in its closure for a significant period of time and be unavailable for use by the community.

6.10.2 The replacement leisure centre would be built in a way that reduces the carbon consumption during construction, through design. The new building would be more energy efficient, would have solar panels to the roof. Many of the parking spaces would be provided with Electric Vehicle Charging Points.

7. Planning Balance

7.1 The principle of the replacement leisure centre is acceptable as it would accord with the site allocation for replacement schools and leisure centre as required by Policy 3.3 of the P2LP. The leisure centre would also help to ensure that the health and wellbeing of the community is prioritised and avoid the loss of a community facility. This carries significant weight. The design and layout makes best use of the site and topography, and would not have any significant impact on amenity. The proposal would achieve a 31% increase in biodiversity within the site. These are significant benefits. The new building would be more efficient in terms of energy use thus bringing down running costs. There would be no significant impact on the road network above that occurring presently. There would be no detriment to the openness of the Green Belt, or on designated and non-designated heritage assets. There would be an impact in respect of the loss of part of the playing / sports field, however this would be a temporary loss which would be mitigated for by requiring the reinstatement of the land post completion of the leisure centre. On balance, and subject to appropriate planning conditions, it is considered that the proposed leisure centre is acceptable.

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 and comments raised in 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 the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

(i) 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.	<p>The development hereby permitted shall be carried out in accordance with drawings numbered:</p> <ul style="list-style-type: none">• BRM-BOX-03-00-D-A-0300-Ground Floor Plan-A3-C05• BRM-BOX-03-01-D-A-0301-First Floor Plan-A3-C05• BRM-BOX-03-B1-D-A-0302-Below Deck Plan-A3-C05• BRM-BOX-03-R1-D-A-0303-Roof Plan-A3-C05• BRM-BOX-03-XX-D-A-0320-South and East Elevations-A3-C05• BRM-BOX-03-XX-D-A-0321-North and West Elevations-A3-C05• BRM-BOX-03-XX-D-A-0350-Existing Site Sections-A3-C02• BRM-BOX-03-XX-D-A-0351-Proposed Site Sections-A3-C02• BRM-BOX-XX-00-D-A-0310-Site Plan-A3-C09• BRM-BOX-XX-00-D-A-0330-Existing Location & Site Plan-A3-C04 <p>received by the Local Planning Authority on 17.10.25.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No building operations shall be carried out until details, including samples, of the manufacturer, type and colour of the external materials to be used in facing elevations 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.</p> <p><i>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).</i></p>

4.	<p>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; 200.23021-ACE-ZZ-ZZ-RP-C-0001 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:</p> <ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> - 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. <p><i>Reason: In the interests of ensuring the development does not result in an increased flood risk in accordance with the aims of Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Part 2 Local Plan (2019).</i></p>
5.	<p>Prior to the commencement of the development hereby approved, details of a Construction / Demolition Method Statement shall have</p>

	<p>been submitted to and approved in writing by the Local Planning Authority. The statement shall include:</p> <ul style="list-style-type: none"> a) A Construction Traffic Management Plan (CTMP) including construction phasing; b) HGV routing plans; c) Construction traffic arrival and departure times; d) Delivery times to avoid peak traffic hours; e) Parking provision for site operatives and visitors; f) The loading and unloading of plant and materials including details of hours of loading / unloading; g) The storage of plant and materials used in construction / demolition of the development; h) A scheme for the recycling / disposal of waste resulting from construction / development works; i) Details of dust and noise suppression to be used during the construction period; j) A scheme for the identification and safe removal of asbestos containing material; and k) Assurance that all construction vehicles exit the site in forward gear. <p>The approved statement shall be adhered to throughout the construction / demolition period.</p> <p><i>Reason: In the interests of highway safety and residential amenity, in accordance with the aims of Policy 19 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
6.	<p>Prior to the commencement of any excavation works and landscaping works, geotechnical submissions shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with National Highways for the A52 Trunk Road).</p> <p>The Submission shall address the outstanding geotechnical and related drainage matters identified within National Highways' review of the Ground Investigation Report (GIR) document ref. STW6608-RO1-Rev_B (November 2025) and shall include, but not be limited to:</p> <ul style="list-style-type: none"> a. Cross-sections and elevations showing the relationship between the proposed works and retaining wall and National Highways associated assets, together with confirmation of how these interfaces will be managed to ensure no adverse loading, settlement or stability impacts occur and confirmation of the National Highways boundary. b. Identification of the structural responsibility and programme for asset inspection and maintenance purposes of the retaining wall.

	<p>Confirmation of the ownership of the trees (to be removed) to the rear of the retaining wall.</p> <p>c. Surface-water management strategy for the proposed hardstanding and porous pavement, including whether infiltration is proposed. The submission shall include evidence demonstrating that any infiltrating water will not migrate toward, accumulate behind, or otherwise affect the retaining wall or associated earthworks.</p> <p>d. Details of any excavation works required for:</p> <ul style="list-style-type: none">– removal of the existing leisure centre foundations; and/or– installation of drainage infrastructure serving the new car park. <p>This shall include an assessment of potential impacts on the retaining wall and National Highways associated assets.</p> <p>The development shall thereafter be carried out strictly in accordance with the approved details, and no deviation shall take place without the prior written approval of the Local Planning Authority, in consultation with National Highways.</p> <p><i>Reason: To mitigate any adverse impact from the development on the A52 Trunk Road in accordance with DfT Circular 01/2022 and in the interests of Highway Safety in accordance with Policy 10 of the Aligned Core Strategy (2014).</i></p>
7.	<p>Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021.</p> <p>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:</p> <ul style="list-style-type: none">a. a Biodiversity Gain Plan has been submitted to the planning authority, andb. the planning authority has approved the plan. <p>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.</p> <p>Key Requirements:</p> <p>A Biodiversity Gain Plan (BGP) must be submitted to the Local Planning Authority, in writing no earlier than the day after planning permission has been granted and should be in accordance with the</p>

<p>BNG Metric received by the Local Planning Authority on 11 November 2025, prepared by Stuart McPherson.</p> <p>The biodiversity gain plan must include:</p> <p class="list-item-l1">(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;</p> <p class="list-item-l1">(b) the pre-development biodiversity value of the onsite habitat;</p> <p class="list-item-l1">(c) the post-development biodiversity value of the onsite habitat;</p> <p class="list-item-l1">(d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development;</p> <p class="list-item-l1">(e) any biodiversity credits purchased for the development; and</p> <p class="list-item-l1">(f) any such other matters as the Secretary of State may by regulations specify.</p> <p>When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant</p> <p>Template available here; https://www.gov.uk/government/publications/biodiversity-gain-plan</p> <p>The development shall not commence until a Habitat and Monitoring Management Plan (HMMP) has been submitted to ensure that the development meets all the requirements of the Biodiversity Gain Plan (BGP).</p> <p>The Habitat Management and Monitoring Plan (the HMMP) must include:</p> <p class="list-item-l1">(a) a non-technical summary;</p> <p class="list-item-l1">(b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;</p> <p class="list-item-l1">(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;</p> <p class="list-item-l1">(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and</p> <p class="list-item-l1">(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,</p>

<p>Template available here:</p> <p>https://publications.naturalengland.org.uk/publication/5813530037846016 Notice in writing shall be given to the Council when the:</p> <p class="list-item-l1">(a) HMMP has been implemented; and</p> <p class="list-item-l1">(b) habitat creation and enhancement works as set out in the HMMP have been completed.</p> <p>No part of the development hereby approved shall be occupied until:</p> <p class="list-item-l1">(a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and</p> <p class="list-item-l1">(b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority</p> <p>The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.</p> <p>Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. Reason: To ensure the development delivers a biodiversity net gain on or off site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.</p> <p><i>Reason: To ensure the development delivers a biodiversity net gain on or off site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.</i></p>
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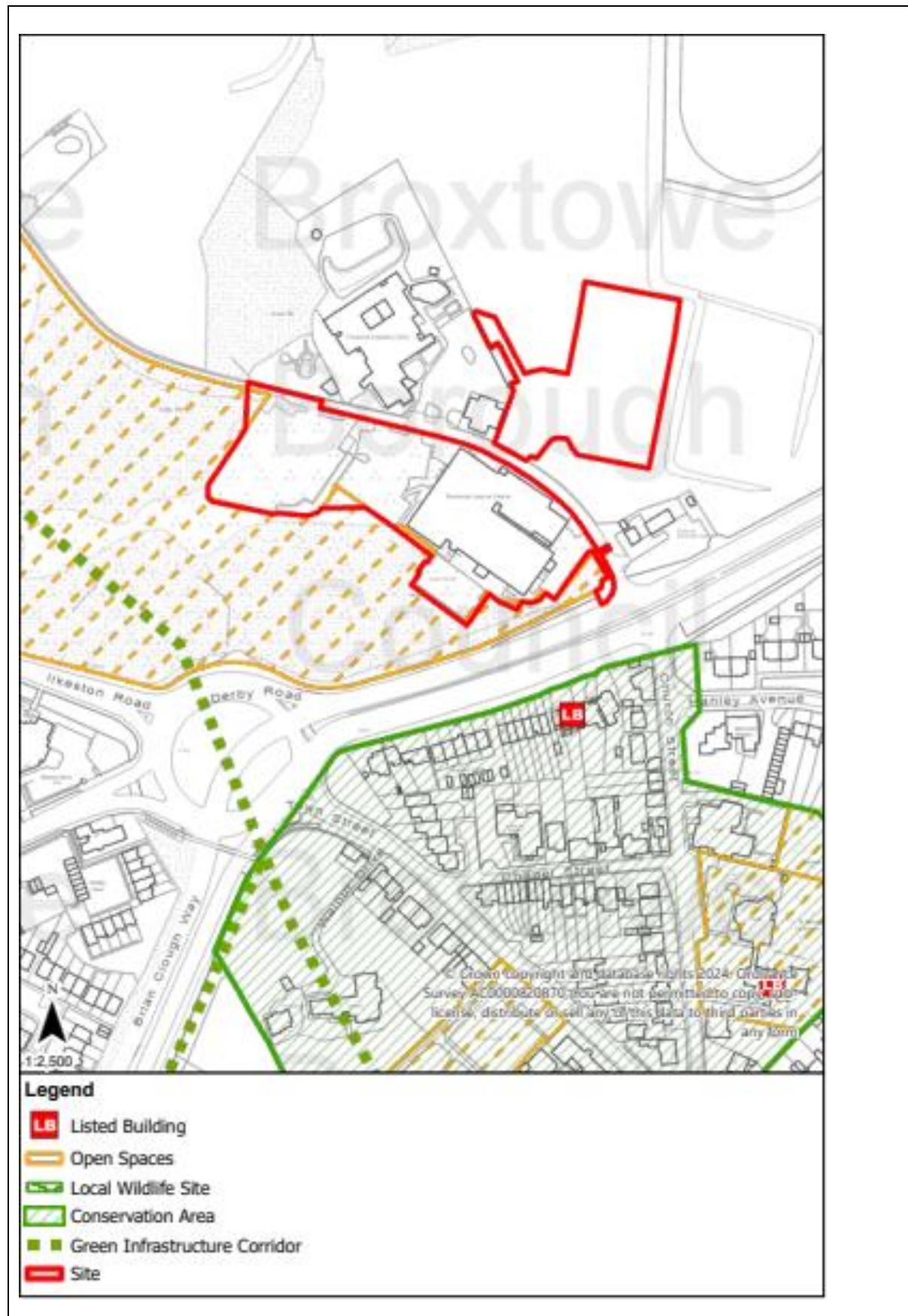
8.	<p>a) No above-ground works shall commence until an interim Ecological Impact Assessment (EIA) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The interim EIA shall be prepared by a suitably qualified ecologist and shall include:</p> <ol style="list-style-type: none"> 1. An assessment of existing ecological conditions and habitats on and adjacent to the site; 2. Identification of any protected, priority or notable species and habitats likely to be affected by the development; 3. An assessment of potential direct, indirect and cumulative impacts arising from the development; 4. Details of avoidance, mitigation, compensation and enhancement measures, including any measures necessary to achieve a net gain in biodiversity; and 5. A timetable for implementation and long-term monitoring and management of ecological measures. <p>All works shall thereafter be carried out in full accordance with the approved EIA, and all avoidance, mitigation, compensation and enhancement measures shall be implemented as approved.</p> <p>b) Prior to demolition of the existing leisure centre facility, the final Ecological Impact Assessment (EIA) shall be submitted and approved in writing by the Local Planning Authority. This is to allow the full seasonal surveys to be carried out in order to ensure full compliance. This shall comply with all items within Part a) of the condition.</p> <p><i>Reason: In accordance with the aims of Policy 17 of the Broxtowe Aligned Core Strategy 2014 and Policy 31 of the Broxtowe Part 2 Local Plan 2019.</i></p>
9.	<p>Prior to demolition of the existing leisure centre, a scheme of building recording (minimum Level 3) shall first be carried out and submitted to the Local Planning Authority.</p> <p><i>Reason: In accordance with the aims of Policy 11 of the Broxtowe Aligned Core Strategy 2014 and Policy 23 of the Broxtowe Part 2 Local Plan 2019.</i></p>

10.	<p>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:</p> <ul style="list-style-type: none"> (a) numbers, types, sizes and positions of proposed trees and shrubs (b) proposed boundary treatments (c) proposed hard surfacing treatment (d) planting, seeding/turfing of other soft landscape areas <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p><i>Reason: Limited 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)</i></p>
11.	<p>Prior to first use of the new leisure centre, details including a timetable for the cessation of use of the temporary parking area and reinstatement of that area shall first have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p><i>Reason: In the interests of safeguarding the Green Belt and protecting the use as a sports pitch, enhancing opportunities for biodiversity, and in the interests of highway safety in accordance with Policies 3, 10, 12 and 17 of the Broxtowe Aligned Core Strategy 2014 and Policies 8, 17, 23, 24 and 31 of the Broxtowe Part 2 Local Plan.</i></p>
12.	<p>Prior to closure of the existing parking area to the north west of the existing leisure centre, the temporary car park to the north of the existing access shall be made available for use in accordance with approved plan BRM-BOX-XX-00-D-A-0310-Site Plan-A3-C09</p> <p><i>Reason: In the interests of highway safety and to prevent unauthorised parking in the area, in accordance with Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014)</i></p>
13.	<p>The development hereby approved shall be carried out in accordance with ecus Bramcote Leisure Centre, Bramcote – BS 5837:2012 Arboricultural Report, Impact Assessment and Method Statement September 2024.</p>

	<p><i>Reason: To safeguard the future health of retained trees in accordance with Policy 31 of the Broxtowe Local Plan Part 2 (2019) and Policy 17 of the Aligned Core Strategy (2014).</i></p>
14.	<p>The lighting scheme for the new development shall be designed and operated to ensure that light intrusion into any neighbouring residential windows shall not exceed 5 Ev (lux) measured as vertical luminance in the hours 07:00 to 22:00 and shall not exceed 2 Ev(lux) measured as vertical luminance in the hours between 22:00 and 07:00.</p> <p>The lighting scheme floodlighting shall be designed and operated to have full horizontal cut-off such that the Upward Waste Light Ratio does not exceed 5%.</p> <p><i>Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 19 of the Broxtowe Local Plan Part 2 (2019).</i></p>
15.	<p>The rating level of the cumulative sound emitted from any fixed plant associated with the development shall not exceed 49dBA measured as a 15minute LAeq at the nearest sound sensitive premises. All measurements shall be made in accordance with the methodology of BS4142: 2014 Methods for rating and assessing industrial and commercial sound and/or its subsequent amendments.</p> <p>Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.</p> <p><i>Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 19 of the Broxtowe Local Plan Part 2 (2019).</i></p>
16.	<p>If during the works land contamination is encountered, then this contamination shall be fully assessed and an appropriate remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 19 of the Broxtowe Local Plan Part 2 (2019).</i></p>
17.	<p>The approved landscaping where not required by condition 6 above shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), 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</p>

	<p>satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p>Reason: <i>Limited 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)</i></p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<p>The 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 the LLFA objecting to the discharge of conditions. The LLFA will provide you with bespoke comments within 21 days of receiving a formal consultation.</p>
3.	<p>Sport England advise that it is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should be in accordance with Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2025).</p>

Map



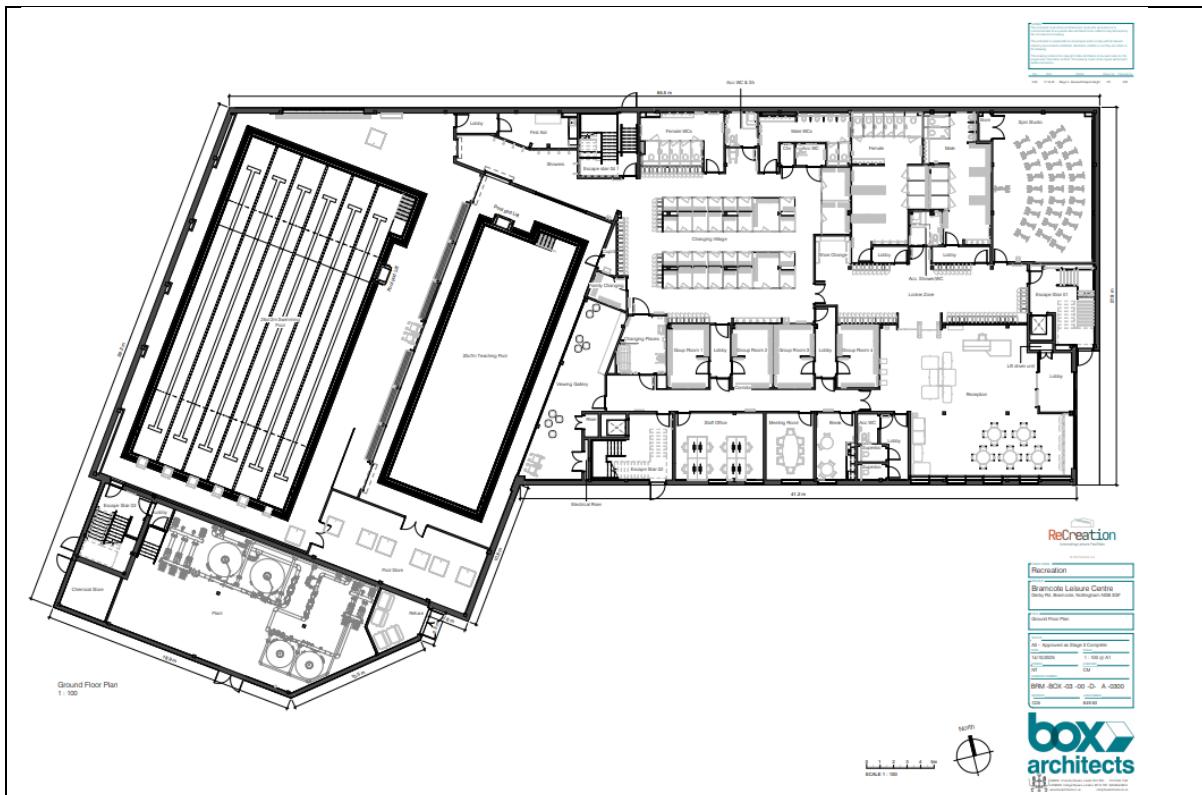
Plans (not to scale)



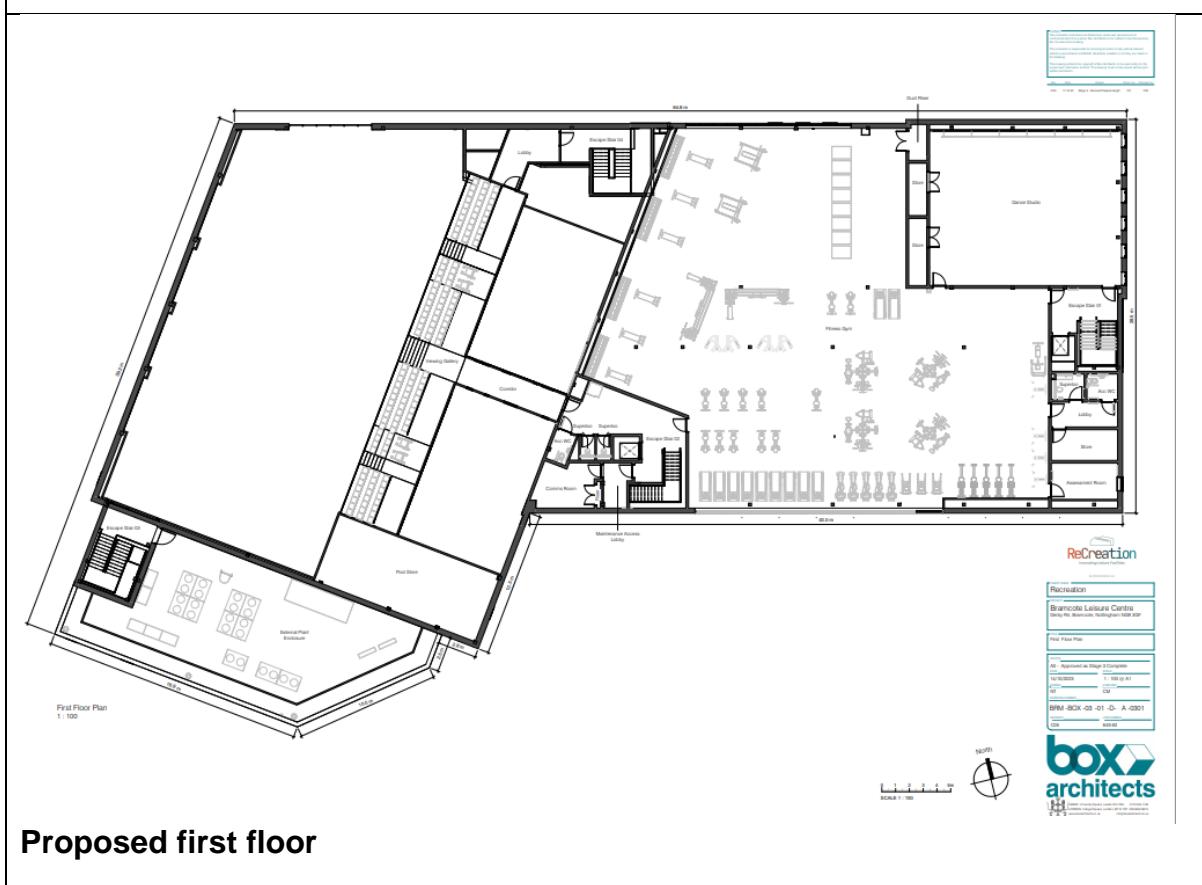
Proposed front (east) and side (south) elevations



Proposed rear (west) and side (north) elevations



Proposed ground floor



Proposed first floor



Proposed site layout

Report of the Interim Chief Executive

APPLICATION NUMBER:	Footpath Diversion Order 63
LOCATION:	Thane Road to Beeston Canal, Beeston
PROPOSAL:	Stop up part of Beeston footpath number 63 and create an alternative footpath.

Purpose of Report

This item is brought to Committee to make a diversion Order under the Town and Country Planning Act 1990 following an application received by the Council for a public path diversion order to stop up part of Beeston footpath number 63 and create an alternative footpath. The site forms part of the Boots Campus in Beeston.

Recommendation

The Committee is asked to RESOLVE that the public path diversion order be made.

Detail

Planning permission was granted on 09 December 2022 (planning reference 21/00672/REM) for site and infrastructure works including construction of 397 dwellings.

The application to stop up part of the route of Beeston footpath number 63 and divert this footpath has been submitted in order to enable development to take place.

The current footpath runs along the western boundary of the site and via a footbridge to the southern towpath of the Nottingham and Beeston canal.

The section of the existing footpath to be diverted is approximately 534m in length and runs north to south from Lilac Grove at its junction with Humber Road South (adjacent to the Boots campus) between points SK5436 3631 and SK5442 3599.

The Agent acting for the owner has confirmed that a pre-order consultation has been carried out with letters having been sent to the Rights of Way Officer at Nottinghamshire County Council, and other interested parties. We are informed that no objections were received.

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.

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.

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.

Climate Change Implications

Climate Change implications are considered within the report

Background Papers

Nil.

Appendix

Details of the application

Section 257 of the Town and Country Planning Act 1990 states that a competent Authority may by order authorise the stopping up or diversion of any footpath if they are satisfied that it is necessary to do so in order to enable development to be carried out in accordance with a planning permission. The procedure for doing so is set out in Schedule 14 of the Town and Country Planning Act 1990.

S7.15 of the Rights of Way Circular (1/09) advises that in the making of an order for the diversion of a Public Right of Way to enable approved development: -

‘The local planning authority should not question the merits of planning permission when considering whether to make or confirm an order, but nor should they make an order purely on the grounds that planning permission has been granted. That planning permission has been granted does not mean that the public right of way will therefore automatically be diverted or stopped up. Having granted planning permission for a development affecting a right of way however, an authority must have good reasons to justify a decision either not to make or not to confirm an order.

The disadvantages or loss likely to arise as a result of the stopping up or diversion of the way to members of the public generally or to persons whose properties adjoin or are near the existing highway should be weighed against the advantages of the proposed order.’

Following pre-order consultations carried out by the developer, **s 275 of the Town and Country Planning Act 1990** gives the Council (as the local planning authority), a discretionary power to make an Order for the diversion of a footpath which is necessary to enable development to be carried out in accordance with planning permission. On making the Order, a public Notice describing the order must be advertised in the press and the Order placed on deposit for public inspection. This public notice and Order map must also be placed at each end of the length of public footpath to be diverted. Owners of the land affected by the Order and various statutory consultees must be contacted and served with the Order and Notice and allowed the opportunity to make objections within 28 days from the making of the Order. If no objections are made the Order may then be recommended for confirmation as an unopposed order. The Order does not become effective until it has been confirmed. Any opposed Orders are sent to the Secretary of State for determination.

On confirmation of the order similar steps to those outlined above must be repeated enclosing a copy of the confirmed Order. Objectors may challenge the confirmation in the High Court within six weeks after Notice of the confirmation is published on the grounds that the confirmation is outside the Council’s powers or

that there has been a procedural defect. The diversion Order does not come into effect until the Council certifies that the provisions of the Order have been complied with.

In these circumstances, a footpath diversion order is necessary to allow an authorised development to be carried out whilst ensuring the footpath is provided without any disadvantage or loss to members of the public.

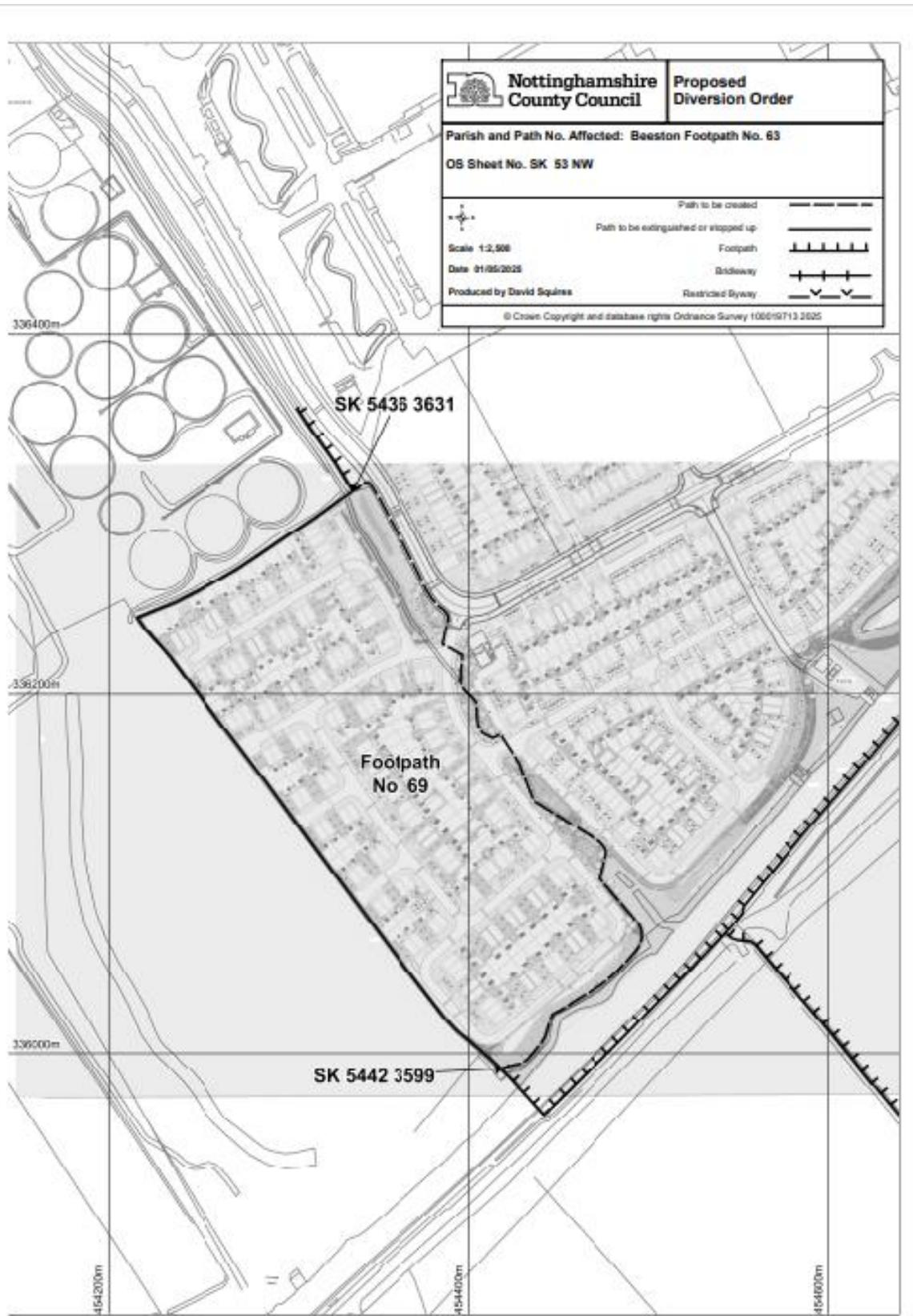
If the planning application has been granted in outline only the local planning authority can only make the order, the other steps outlined above in relation to confirming and certifying the order cannot be undertaken until such time that the planning application is approved in full.

12.1 It is recommended that the public path diversion order be made.

Recommendation

The Committee is asked to RESOLVE that the public path diversion order be made.

Map (not to scale)



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Agenda Item 6.1

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
24 November 2025 to 2 January 2026**

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
DEVELOPMENT CONTROL

ATTENBOROUGH & CHILWELL EAST WARD

Applicant	:	Mr and Mrs Graeme Renton Nottinghamshire Historic Churches	25/00678/FUL
Site Address	:	5 Barratt Lane Attenborough Nottinghamshire NG9 6AD	
Proposal	:	Construct single storey extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Alex Coomber	25/00777/TPOW
Site Address	:	Land To The Rear Of 70 Audon Avenue Chilwell Nottinghamshire NG9 4AW	
Proposal	:	Sycamore - remove overhanging lower branches	
Decision	:	Conditional Permission	
Applicant	:	Dr Salem Mahmoud Veradent	25/00706/FUL
Site Address	:	198 Cator Lane Chilwell Nottinghamshire NG9 4BE	
Proposal	:	Replacement windows and doors (front, side and rear elevations, including the shopfront glass), alterations to enlarge a side elevation window, alteration to replace a door with a window (central side elevation), insertion of x1 window (rear elevation)	
Decision	:	Conditional Permission	
Applicant	:	Dr Salem Mahmoud Veradent	25/00707/ADV
Site Address	:	198 Cator Lane Chilwell Nottinghamshire NG9 4BE	
Proposal	:	Install x3 internally illuminated fascia signs.	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Northmore	25/00721/FUL
Site Address	:	5 Karen Gardens Chilwell Nottinghamshire NG9 5DX	
Proposal	:	Construct a two storey rear extension and single storey side extension	
Decision	:	Refusal	
Applicant	:	Mr and Mrs Johnston	25/00729/FUL
Site Address	:	33 Kingsbridge Way Bramcote Nottinghamshire NG9 3LW	
Proposal	:	Construct single storey side and rear extension. Alterations to front porch and windows.	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs James Barnard	25/00735/CLUP
Site Address	:	52 Mottram Road Chilwell Nottinghamshire NG9 4FW	
Proposal	:	Construct single storey rear extension	
Decision	:	Refusal	
Applicant	:	Mr H Bains	25/00746/FUL
Site Address	:	43 Bramcote Avenue Chilwell Nottinghamshire NG9 4DW	
Proposal	:	Demolish existing bungalow and construct two storey dwelling	
Decision	:	Conditional Permission	
Applicant	:	Ryrie	25/00764/TPOW
Site Address	:	3 Adenburgh Drive Attenborough Nottinghamshire NG9 6AZ	
Proposal	:	Horse Chestnut - Crown reduction by 1-2m back to previous points and remove deadwood.	
Decision	:	Conditional Permission	

Applicant	:	Mr Robinson	25/00796/CAT
Site Address	:	214 High Road Chilwell Nottinghamshire NG9 5DB	
Proposal	:	T1 & T2 - Lime - Reduce back over hang by up to 2m. T3 - Silver Birch - Reduce by up to 3m in height and shape. T4 & T5 - 2 x Limes - Reduce height to previous cuts and shape sides.	
Decision	:	No Objection	
Applicant	:	Mr Robinson	25/00799/TPOW
Site Address	:	214 High Road Chilwell Nottinghamshire NG9 5DB	
Proposal	:	T6 - Lime - Reduce height to previous cuts and shape sides. T7 - Beech - Reduce back to clear corner of the house by around 3m	
Decision	:	Unconditional Permission	
Applicant	:	Mrs Helen Binns Greene King Brewing & Retailing Ltd	25/00830/CLUE
Site Address	:	The Beekeeper Meadow Lane Chilwell Nottinghamshire NG9 5AJ	
Proposal	:	Certificate of Existing Lawful Use of the premises as a restaurant within Class E 'Commercial, Business and Service'	
Decision	:	Approval - CLU	

AWSWORTH, COSSALL & TROWELL WARD

Applicant	:	Mr Matt Eley NG9 Properties Ltd.	25/00179/FUL
Site Address	:	Gardeners Inn Awsworth Lane Cossall Nottinghamshire NG16 2RZ	
Proposal	:	Demolish Public House and Construct Five Detached Dwellings and Associated Parking	
Decision	:	Conditional Permission	
Applicant	:	Brown	25/00654/FUL
Site Address	:	Land To The Rear Of 49 Church Lane Cossall Nottinghamshire NG16 2RW	
Proposal	:	Erection of a greenhouse	
Decision	:	Refusal	
Applicant	:	Mr Jack Doddy	25/00684/VOC
Site Address	:	Former Storage Building For Fire Engines Waterloo Lane Trowell Nottinghamshire	
Proposal	:	Variation of conditions 2 _ 3 of planning permission 24/00783/FUL to remove timber boarding and replace with cement boarding	
Decision	:	Conditional Permission	
Applicant	:	Mr Sam Salt Avant Homes Midlands	25/00853/NMA
Site Address	:	Land West Of Awsworth (inside The A6096), Including Land At Whitehouse Farm Shilo Way Awsworth Nottinghamshire	
Proposal	:	Non-material amendment to application reference 24/00255/VOC - approved Planning Layout 6108-201 Rev A for handing Plots 23, 169, 193, 194, 196, 219, 220, 227, 228, 243 & 244.	
Decision	:	Unconditional Permission	

BEESTON CENTRAL WARD

Applicant	:	Ms Vera Swincoe	25/00483/FUL
Site Address	:	Land Between 280 Queens Road And 177 Station Road Station Road Beeston Nottinghamshire	
Proposal	:	Construct 3 storey building to provide 6 apartments	
Decision	:	Conditional Permission	
Applicant	:	Mr Benjamin Green	25/00543/CLUE
Site Address	:	221 Queens Road Beeston Nottinghamshire NG9 2BT	
Proposal	:	Certificate of Lawfulness for existing use as HMO C4	
Decision	:	Approval - CLU	

Applicant	: Demipower Limited	25/00765/VOC
Site Address	: KFC Queens Road Beeston Nottinghamshire	
Proposal	: Variation of condition 4 (opening hours) of planning permission 07/01012/FUL - To allow 24/7 opening hours	
Decision	: Conditional Permission	
Applicant	: . Mecca Bingo Ltd	25/00774/VOC
Site Address	: Mecca Bingo 183 Queens Road Beeston Nottinghamshire NG9 2FE	
Proposal	: Variation of condition 14 (No external public address system, gaming facilities or machines to be provided outside of the building) of planning permission 08/00281/FUL to allow outdoor machines to be used	
Decision	: Conditional Permission	
Applicant	: Mr Heinrich Ackermans Proboo Properties	25/00788/CLUP
Site Address	: 254 Queens Road Beeston Nottinghamshire NG9 2BD	
Proposal	: Certificate of Lawfulness for a proposed single storey rear extension. Use of dwelling as C4 for no more than 6 occupants	
Decision	: Withdrawn	
Applicant	: Mrs Amber Wong	25/00797/FUL
Site Address	: 39 Dagmar Grove Beeston Nottinghamshire NG9 2BH	
Proposal	: Construct single storey side extension. Construct single storey extension to garage to create living accommodation. Erect boundary fence to Waldemar Grove elevation	
Decision	: Conditional Permission	

BEESTON NORTH WARD

Applicant	: Mr Sandip Leihal	25/00633/ADV
Site Address	: 129 - 131 High Road Beeston Nottinghamshire NG9 2LL	
Proposal	: Retain two signs displaying building name and address	
Decision	: Conditional Permission	
Applicant	: Mr & Mrs Nightingale	25/00768/FUL
Site Address	: 31 Muriel Road Beeston Nottinghamshire NG9 2HH	
Proposal	: Retain Juliet balcony in loft conversion	
Decision	: Conditional Permission	

BEESTON RYLANDS WARD

Applicant	: Mr Shane Blackburn Thompsons Building Contractors	25/00308/FUL
Site Address	: Meadow Lodge 23 Meadow Road Beeston Nottinghamshire NG9 1JP	
Proposal	: Construct single storey side extension and internal alterations to accommodate 7no flats for assisted living (C2) and staff facilities.	
Decision	: Conditional Permission	
Applicant	: InPost UK InPost UK	25/00697/FUL
Site Address	: 154 Meadow Road Beeston Nottinghamshire NG9 1JR	
Proposal	: Retain InPost Parcel locker	
Decision	: Conditional Permission	
Applicant	: Dora Tihanyi	25/00766/FUL
Site Address	: 37 Appleton Road Beeston Nottinghamshire NG9 1NE	
Proposal	: Construct single storey side and rear extension	
Decision	: Conditional Permission	
Applicant	: Carmen-Nicoleta Pricop and Claudiu Popoiu	25/00795/CLUP
Site Address	: 56 Ashfield Avenue Beeston Nottinghamshire NG9 1PY	
Proposal	: Certificate of lawfulness for proposed single storey side extension	
Decision	: Approval - CLU	

Applicant	:	Miss Hannah White Keepmoat Homes East Midlands (Nottingham)	25/00871/DOC
Site Address	:	Boots Campus Beeston Nottinghamshire	
Proposal	:	Discharge of condition 27 (contaminated land) of 21/00670/ROC Plots R1 to R11 inclusive and Plots G2, 3 and 4 only. Updated report - 30483-HYD-XX-XX-GE-RP-6000_P04 - Project Enterprise, Nottingham - Earthworks and MMP Verification	
Decision	:	Discharge of Conditions	

BEESTON WEST WARD

Applicant	:	MR JAS Thakur	25/00621/FUL
Site Address	:	151 Wollaton Road Beeston Nottinghamshire NG9 2NQ	
Proposal	:	Retain front porch and materials to rear extension and facade	
Decision	:	Conditional Permission	
Applicant	:	Mr Maltby Maltby Homes Ltd	25/00690/FUL
Site Address	:	Land Between Hall Croft And Barrydale Avenue Beeston Nottinghamshire NG9 1EL	
Proposal	:	Construct two detached dwellings and two semi-detached dwellings following demolition of existing buildings	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Taylor	25/00718/FUL
Site Address	:	87 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	:	Construct rear extension, loft conversion including insertion of two dormers to the front. Install solar panels to garage.	
Decision	:	Conditional Permission	
Applicant	:	Mr Mold	25/00728/FUL
Site Address	:	16 Louis Avenue Beeston Nottinghamshire NG9 1DX	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Miss Kelsey Morrell	25/00737/FUL
Site Address	:	36 Park Street Beeston Nottinghamshire NG9 1DF	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Ms Sara Goodacre	25/00739/TPOW
Site Address	:	18 Grove Avenue Chilwell Nottinghamshire NG9 4ED	
Proposal	:	T1 - Walnut - 30% crown reduction and 2.5m crown lift	
Decision	:	Conditional Permission	
Applicant	:	Mr Richard Withers	25/00776/CAT
Site Address	:	57 Grove Avenue Chilwell Nottinghamshire NG9 4DZ	
Proposal	:	T1 - Leyland Cypress - Fell Leyland Cypress to approximately 1.5 metres above ground level leaving the stump as a barrier to prevent a hole in the hedgerow.	
		T2 - Atlas Cedar - Fell tree to just above ground level and grind stump below ground level.	
Decision	:	Withdrawn	
Applicant	:	Mr. Duncan Fok DWJL Holdings Ltd	25/00779/FUL
Site Address	:	Keith's Hairdressing 89 Wollaton Road Beeston Nottinghamshire NG9 2NP	
Proposal	:	Install shopfront	
Decision	:	Conditional Permission	
Applicant	:	Mr. Duncan Fok DWJL Holdings Ltd	25/00780/ADV
Site Address	:	Keith's Hairdressing 89 Wollaton Road Beeston Nottinghamshire NG9 2NP	
Proposal	:	Display 1 illuminated and 3 non-illuminated signage	
Decision	:	Conditional Permission	

Applicant	: Beeston Methodist Church	25/00782/CAT
Site Address	: Beeston Methodist Church Chilwell Road Beeston Nottinghamshire NG9 1EH	
Proposal	Pollard 4 Lime trees back to previous growing points	
Decision	No Objection	
Applicant	: Cassidy Group (Beeston) Limited	25/00786/ADV
Site Address	: Station Road Station Road Beeston Nottinghamshire	
Proposal	Display signage	
Decision	Conditional Permission	
Applicant	: . Cassidy Group (Beeston) Limited	25/00802/NMA
Site Address	: Beckton House Station Road Beeston Nottinghamshire	
Proposal	Non-material amendment to planning permission 25/00049/VOC - amendments to external elevations.	
Decision	Conditional Permission	
Applicant	: Mr George Ball Land Trade Partners Limited	25/00805/FUL
Site Address	: Land Adjacent To 11 Grove Avenue Chilwell Nottinghamshire NG9 4ED	
Proposal	Construct 8 apartments within two storey building, associated parking, bin and bike store, and landscaping	
Decision	Refusal	
Applicant	: Jon Vasey	25/00811/CAT
Site Address	: 11 North Drive Chilwell Nottinghamshire NG9 4DY	
Proposal	Maple - works to tree	
Decision	No Objection	
Applicant	: Mr S Ahmed Mast Properties	25/00818/FUL
Site Address	: 18 Hampden Grove Beeston Nottinghamshire NG9 1FG	
Proposal	Construct two storey side and rear extension and single storey front porch	
Decision	Conditional Permission	
Applicant	: Ms Samantha Stead	25/00825/CAT
Site Address	: 23 Grove Avenue Chilwell Nottinghamshire NG9 4ED	
Proposal	Works to trees in a conservation area	
Decision	No Objection	
Applicant	: Mr Stephen Anelay	25/00829/TPOW
Site Address	: 70 Grove Avenue Chilwell Nottinghamshire NG9 4DX	
Proposal	Prunus - TPO T173 - Fell due to being diseased and dying	
Decision	Conditional Permission	
Applicant	: Ms Anna Pack	25/00842/CAT
Site Address	: 1 Glebe Street Beeston Nottinghamshire NG9 1AF	
Proposal	Laburnum - Fell	
Decision	No Objection	
Applicant	: Mr Peter Stephenson	25/00848/FUL
Site Address	: 6 Holden Road Beeston Nottinghamshire NG9 1AP	
Proposal	Installation of external render and removal of side door	
Decision	Conditional Permission	
Applicant	: Miss & Mr Jopling & Willshee	25/00877/NMA
Site Address	: 6 Ireton Street Beeston Nottinghamshire NG9 1FD	
Proposal	Non material amendment to 24/00851/FUL for addition of Velux Roof Window to existing first floor bathroom space. Proposed single storey extension glazed (window/door) products finish to be anthracite grey (RAL 7016).	
Decision	Unconditional Permission	

BRAMCOTE WARD

Applicant	:	Mr Gurcharn Singh Rathour	25/00720/CLUE
Site Address	:	60 Beeston Fields Drive Beeston Nottinghamshire NG9 3DD	
Proposal	:	Certificate of lawfulness for the commencement of planning permission	
		22/00630/FUL	
Decision	:	Approval - CLU	
Applicant	:	Mr Colin Strawbridge White Hills Park Trust	25/00727/VOC
Site Address	:	Alderman White School Chilwell Lane Bramcote Nottinghamshire NG9 3DU	
Proposal	:	Removal of Condition 1 of Application Reference Number: 23/00810/FUL Date of Decision: 03/01/2024. Removal of the modular classroom building by 3 January 2029 to be removed.	
Decision	:	Conditional Permission	
Applicant	:	Mrs Bernie Grimley	25/00748/FUL
Site Address	:	52 Thoresby Road Bramcote Nottinghamshire NG9 3EN	
Proposal	:	Construct single storey rear extension and part garage conversion	
Decision	:	Conditional Permission	
Applicant	:	Mr Rob Abe	25/00751/FUL
Site Address	:	85 Hillside Road Beeston Nottinghamshire NG9 3AU	
Proposal	:	Construct two and single storey rear extensions. Insert windows at ground floor in west elevation	
Decision	:	Conditional Permission	
Applicant	:	Mr Mike Walters	25/00754/TPOW
Site Address	:	17 Town Street Bramcote Nottinghamshire NG9 3HA	
Proposal	:	T1 - Norway maple	
		T2 - Variegated maple	
		T4 - Common ash	
		Crown lift all trees to 5.4m over the highway side only	
Decision	:	Conditional Permission	
Applicant	:	Mrs Kathryn Evans	25/00761/CAT
Site Address	:	Harley House Town Street Bramcote Nottinghamshire NG9 3DP	
Proposal	:	2 x Sycamore - Pollard	
Decision	:	No Objection	
Applicant	:	Mr Femi Folorunso	25/00771/CAT
Site Address	:	Land North East Of 88 Cow Lane Bramcote Nottinghamshire	
Proposal	:	Work to trees in a conservation area	
Decision	:	No Objection	
Applicant	:	Mr Anand Padmakumar	25/00794/DOC
Site Address	:	2 Elwin Drive Bramcote Nottinghamshire NG9 3LT	
Proposal	:	Discharge of condition 3 of planning reference 24/00125/FUL	
Decision	:	Discharge of Conditions	
Applicant	:	Mrs June Davenport	25/00883/TPOW
Site Address	:	2 Grangelea Gardens Bramcote Nottinghamshire NG9 3HR	
Proposal	:	2 x Sycamore trees - Fell	
Decision	:	Withdrawn	
Applicant	:	Miss Isabella Blaney Miller Homes Ltd	25/00897/NMA
Site Address	:	Land East Of Coventry Lane (west Of Moor Lane) Bramcote Nottinghamshire	
Proposal	:	Non-material amendment to planning permission 25/00553/VOC to remove the POS path of plots 2-17, 422-444 and 106-121. Alter the positioning and detail of substations and remove the excess parking serving plot 452.	
Decision	:	Unconditional Permission	

BRINSLEY WARD

Applicant	Mr Shane Dixon	25/00418/FUL
Site Address	14 Holroyd Circle Brinsley Nottinghamshire NG16 5DR	
Proposal	Construction of garden outbuilding	
Decision	Conditional Permission	
Applicant	Ms Sue Gilbourne	25/00730/DOC
Site Address	55 Mansfield Road Brinsley Nottinghamshire NG16 5AF	
Proposal	Discharge of conditions 3,4,5, 6 of planning permission 25/00352/FUL	
Decision	Discharge of Conditions	
Applicant	Natalie Barkess	25/00747/FUL
Site Address	60 Broad Lane Brinsley Nottinghamshire NG16 5BD	
Proposal	Construct dropped kerb	
Decision	Conditional Permission	

CHILWELL WEST WARD

Applicant	Mr Paul Fretwell Wellfield Property Investments Ltd	25/00803/FUL
Site Address	131 Bramcote Lane Chilwell Nottinghamshire NG9 4EU	
Proposal	Construct two storey side extension, single storey front and side extension	
Decision	Conditional Permission	
Applicant	Mr Heath	25/00834/FUL
Site Address	16 Forester Close Chilwell Nottinghamshire NG9 5GB	
Proposal	Conversion of existing garage into annex and alterations to windows and door	
Decision	Conditional Permission	

EASTWOOD HILLTOP WARD

Applicant	Mr Leon Lheanacho	25/00591/FUL
Site Address	Land Adj To 58 Newthorpe Common Newthorpe Nottinghamshire NG16 2EH	
Proposal	Construct one bedroom dwelling	
Decision	Refusal	
Applicant	Mr Lewis Simpson	25/00762/FUL
Site Address	50 Dovecote Road Eastwood Nottinghamshire NG16 3EZ	
Proposal	Construct dropped kerb	
Decision	Conditional Permission	
Applicant	Mr Gary Ellis	25/00767/FUL
Site Address	14 Webster Avenue Eastwood Nottinghamshire NG16 3JX	
Proposal	Construct single storey rear extension and detached garage	
Decision	Conditional Permission	

EASTWOOD ST MARY'S WARD

Applicant	Mr Beedell	25/00680/FUL
Site Address	18 Great Northern Road Eastwood Nottinghamshire NG16 3PD	
Proposal	Construct single storey extension to garage to facilitate conversion to self-contained living accommodation	
Decision	Conditional Permission	
Applicant	Mr Colin Strawbridge The White Hills Park Trust	25/00711/FUL
Site Address	Springbank Primary School Peacock Drive Eastwood Nottinghamshire NG16 3HW	
Proposal	Install two canopies with powder coated steel frames to match existing rainwater goods and clear PolyCarbonate roof.	
Decision	Conditional Permission	

Applicant	:	Miss Forrest Whitmarsh Brambles Clip and Collect Dog Grooming Services	25/00732/FUL
Site Address	:	28 Moon Crescent Eastwood Nottinghamshire NG16 3TZ	
Proposal	:	Construct outbuilding in rear garden for dog grooming business	
Decision	:	Conditional Permission	
Applicant	:	Hannah Cosham	25/00745/CLUP
Site Address	:	7A Wood Street Eastwood Nottinghamshire NG16 3DD	
Proposal	:	Certificate of lawfulness for proposed construction of single storey rear extension	
Decision	:	Approval - CLU	
Applicant	:	Mr D Sandhu	25/00770/PNO
Site Address	:	2A South Street Eastwood Nottinghamshire NG16 3PH	
Proposal	:	Prior Notification The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3 Class M to change use of existing ground floor hot-food takeaway to 2 no. self-contained flats	
Decision	:	Prior Approval Not Required	
Applicant	:	Mrs Lisa Baker	25/00789/TPOW
Site Address	:	19 Derby Road Eastwood Nottinghamshire NG16 3PA	
Proposal	:	1 x Lime Tree - pollard	
		1x Sycamore - crown lift	
		1 x Yew - Crown thin 30% and shape	
Decision	:	Conditional Permission	
Applicant	:	Ms Summers and Mr Alexander Ms Summers and Mr Alexander	25/00846/FUL
Site Address	:	8 Devonshire Drive Eastwood Nottinghamshire NG16 3BE	
Proposal	:	Construct single and two storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Philip Campion Nottinghamshire County Council	25/00863/CAT
Site Address	:	Trees Along Princes Street And Wellington Street Eastwood Nottinghamshire	
Proposal	:	Crown clean / prune / crown lift various trees in a conservation area	
Decision	:	Unconditional Permission	

GREASLEY WARD

Applicant	:	Mr Gavin Dow Coffee Central Ltd	25/00676/FUL
Site Address	:	1 Pentrich Road Giltbrook Industrial Park Giltbrook Nottinghamshire NG16 2UZ	
Proposal	:	Retain flues with alterations	
Decision	:	Conditional Permission	
Applicant	:	Ms Sasikala Velu Openreach	25/00645/LBC
Site Address	:	Progression 2 Work Old Beauvale School Beauvale Newthorpe Nottinghamshire NG16 2EZ	
Proposal	:	Listed Building Consent for Regulation 5 Notice to Install Fixed Line Broadband Apparatus.	
Decision	:	File Closed	
Applicant	:	Mr Douglas Raffle	25/00709/FUL
Site Address	:	7 Violet Avenue Newthorpe Nottinghamshire NG16 2BL	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	c/o Savills (UK) Limited Pets at Home Limited c/o Savills (UK) Limited	25/00807/FUL
Site Address	:	Pets At Home 15 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP	
Proposal	:	Construct mezzanine floor to be used for a pet care, treatment, and grooming facility within use class E and installation of air conditioning units	
Decision	:	Conditional Permission	

KIMBERLEY WARD

Applicant	:	Mr James Midgley Fairgrove (Nottingham) Ltd	25/00702/FUL
Site Address	:	The Kilns Old Brewery Yard Kimberley Nottinghamshire NG16 2JL	
Proposal	:	Change roof lights from previously approved under 17/00700/FUL to Velux Conservation Type Roof Lights	
Decision	:	Conditional Permission	
Applicant	:	Mr James Midgley Fairgrove (Nottingham) Ltd	25/00703/LBC
Site Address	:	The Kilns Old Brewery Yard Kimberley Nottinghamshire NG16 2JL	
Proposal	:	Listed building consent to change roof lights from previously approved under 17/00700/FUL to Velux Conservation Type Roof Lights	
Decision	:	Conditional Permission	
Applicant	:	George Marshall	25/00719/FUL
Site Address	:	105 Nottingham Road Kimberley Nottinghamshire NG16 2ND	
Proposal	:	Construct two storey side extension and install external wall insulation and white render finish to all elevations	
Decision	:	Conditional Permission	
Applicant	:	Mr Walker	25/00791/FUL
Site Address	:	11 Wetherby Close Kimberley Nottinghamshire NG16 2TZ	
Proposal	:	Construct single storey extension to garage to form annex	
Decision	:	Conditional Permission	
Applicant	:	Mr Dave Baker	25/00833/NMA
Site Address	:	Land To The West Of 11 Edinboro Row Kimberley Nottinghamshire NG16 2JD	
Proposal	:	Non-material amendment of planning permission 25/00005/FUL for the change of position of the front porch and alterations to windows/doors.	
Decision	:	Unconditional Permission	

NUTHALL EAST & STRELLEY WARD

Applicant	:	Mr & Mrs Tunde & Vera Adesogan	25/00781/FUL
Site Address	:	4 Canterbury Close Nuthall Nottinghamshire NG16 1PU	
Proposal	:	Construct single storey front and side extension. Install external ramp to front entrance.	
Decision	:	Conditional Permission	
Applicant	:	Mr Steven Rowlands The Garage Conversion Specialist Ltd	25/00804/FUL
Site Address	:	31 Hillingdon Avenue Nuthall Nottinghamshire NG16 1RA	
Proposal	:	Convert garage to living accommodation	
Decision	:	Conditional Permission	

STAPLEFORD NORTH WARD

Applicant	:	Mr Bennett	25/00792/FUL
Site Address	:	34 Moorbridge Lane Stapleford Nottinghamshire NG9 8GU	
Proposal	:	Construct 2 storey side extension, single and 2 storey rear extensions.	
Decision	:	Conditional Permission	
Applicant	:	Mrs Katy Falls Keepmoat Homes East Midlands	25/00823/NMA
Site Address	:	Hulks Farm Coventry Lane Bramcote Nottinghamshire NG9 3GJ	
Proposal	:	Non Material Amendment to planning reference 22/00602/FUL . Amendments to Broughton and Sherbourne Canopy (Plots 1-3; 16;35; 37 and 50) and removal of block paving opposite plot 43	
Decision	:	Unconditional Permission	

STAPLEFORD SOUTH EAST WARD

Applicant	:	Mr Morgan	25/00625/FUL
Site Address	:	1 Blake Road And Hill Top Farm Stapleford Nottinghamshire NG9 7HN	
Proposal	:	Retain parking area to front of 1 Blake Road, access to side and retaining wall to 1 Blake Road to provide access to land to rear and to existing telecom mast. Install boundary enclosures to new access and to enclose land to rear of 1 Blake Road	
Decision	:	Conditional Permission	

STAPLEFORD SOUTH WEST WARD

Applicant	:	Mrs Rae Ingrey Libertas Homes LTD	25/00749/FUL
Site Address	:	8 Lawrence Street Stapleford Nottinghamshire NG9 7FU	
Proposal	:	Change of existing 6 bed 6 person HMO to 6 bed, 8 person Sui generis HMO	
Decision	:	Conditional Permission	

TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mr Stanbury	25/00632/FUL
Site Address	:	81 Portland Road Toton Nottinghamshire NG9 6EW	
Proposal	:	Construct rear single storey extension, new front window	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Southall	25/00685/FUL
Site Address	:	43 Sheriff's Lea Toton Nottinghamshire NG9 6LJ	
Proposal	:	Construct single storey rear extension.	
Decision	:	Conditional Permission	
Applicant	:	Mr Wayne Cheung DFG Consulting	25/00742/FUL
Site Address	:	26 Banks Road Toton Nottinghamshire NG9 6HD	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Steven Hill	25/00743/VOC
Site Address	:	320 Nottingham Road Toton Nottinghamshire NG9 6EF	
Proposal	:	Varation of Condition 3 to Application Reference Number: 24/00410/FUL Date of Decision: 03/09/2024	
		Condition no 3 -all materials shall match the existing - the applicant would now like to have and rendered finish to all existing and proposed walls to receive a paint finish with Johnstone's Stormshield in Whiskers PPG1025-3	
		Change of all materials to match existing to walls to be finished with painted render finish Johnstone's Stormshield in Whiskers PPG1025-3	
Decision	:	Conditional Permission	
Applicant	:	Dr T Hartman	25/00773/TPOW
Site Address	:	40 Katherine Drive Toton Nottinghamshire NG9 6JB	
Proposal	:	2 x Beech - Remove dead or dying.	
		Oak - Remove branches over hanging highway	
Decision	:	Conditional Permission	
Applicant	:	Mr Tom Kerslake efe design	25/00806/FUL
Site Address	:	15 Stapleford Lane Toton Nottinghamshire NG9 6FZ	
Proposal	:	Construct garden structure	
Decision	:	Conditional Permission	
Applicant	:	Mr G Moore	25/00809/FUL
Site Address	:	29 Stapleford Lane Toton Nottinghamshire NG9 6FZ	
Proposal	:	Construct two storey side extension, two storey rear extension, single storey rear extension, apply insulated render system to existing external walls	
Decision	:	Conditional Permission	

WATNALL & NUTHALL WEST WARD

Applicant	:	Mr Jon Parker	25/00736/VOC
Site Address	:	19 Rolleston Crescent Watnall Nottinghamshire NG16 1JU	
Proposal	:	Variation of condition 2 of planning permission 24/00499/FUL to reflect a revised ground floor arrangement including enlargement of front extension.	
Decision	:	Conditional Permission	
Applicant	:	Mr Chris May	25/00753/FUL
Site Address	:	15 Chestnut Drive Nuthall Nottinghamshire NG16 1EX	
Proposal	:	Construct single storey side and rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Sandra Hartshorn	25/00800/FUL
Site Address	:	19 Kimberley Road Nuthall Nottinghamshire NG16 1DA	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr David Hartshorn	25/00821/FUL
Site Address	:	Three Corners New Farm Lane Nuthall Nottinghamshire NG16 1DY	
Proposal	:	Construct detached outbuilding	
Decision	:	Conditional Permission	
Applicant	:	Aine O'Sullivan	25/00824/FUL
Site Address	:	28 Kimberley Road Nuthall Nottinghamshire NG16 1DF	
Proposal	:	Construct single storey side and rear extension. Convert garage to living accommodation. Alterations to front porch.	
Decision	:	Conditional Permission	

Appeal Decision

Report of the Interim Chief Executive

APPLICATION NUMBER:	22/00040/ENF
LOCATION:	53 Main Street Kimberley Nottinghamshire NG16 2NG
PROPOSAL:	Roller shutter

CASE HISTORY

DECISION BY BROXTOWE BOROUGH COUNCIL - NOTICE OF REFUSAL FOR PLANNING PERMISSION REF: 22/00793/FUL DATED 24 FEBRUARY 2023

REASONS FOR REFUSAL –

- The proposed roller shutters provide an unacceptable appearance within the street scene given their solid design and would detract from the appearance of the existing building and the character of the street scene. Accordingly, the proposed development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 18 of the Part 2 Local Plan (2019), and there are no other material considerations that justify treating this proposal as an exception to these policies.*

Level of decision: delegated

APPEAL AGAINST ENFORCEMENT NOTICE DATED 13 JUNE 2025

APPEAL DISMISSED – 28 NOVEMBER 2025

The Enforcement Notice dated 12 May 2025 required the following:

- Remove in full the black metal roller security shutter from front of the Property, including the box housing the shutter and all fixtures and fittings associated with its installation.

The period for compliance is within 4 weeks from the date this notice takes effect.

GROUNDS OF APPEAL

Ground A - that planning permission should be granted for what is alleged in the notice.

Within his report the Inspector considers the main issues to be:

- The effect of the development on the character and appearance of the area and whether any harm in that respect is outweighed by other material considerations, specifically relating to the security needs of the business.

The Inspector concludes that the development is contrary to the relevant policies of the development plan and causes harm to the character and appearance of the area. That harm is not outweighed by other material considerations.

Ground F - that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach.

Within his report the Inspector states:

- In this case, the Council is seeking to remedy the breach of control and the removal of the shutter goes no further than is necessary to achieve that aim.
- No lesser alternative measures have been presented and none are immediately obvious, especially in the absence of any attempt to consider an alternative design.

The Inspector concludes that the appeal should not succeed. They uphold the enforcement notice and refuse to grant planning permission.

The Council's Enforcement Team will now be carrying out the relevant measures, to ensure full compliance. As this is a live enforcement case, no detailed discussion can be made during the public and press section of this meeting. If a Councillor wishes to discuss this case in more detail, please contact Mr Matthew Keay.

Appeal Decision

Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00098/ENF
LOCATION:	Park View Cottage Main Street Strelley Nottinghamshire NG8 6PE
PROPOSAL:	1.8m high timber fence including the fence posts

2 X APPEAL AGAINST ENFORCEMENT NOTICE DATED 27 MAY 2025

APPEAL DISMISSED – 25 NOVEMBER 2025

The Enforcement Notice dated 19 May 2025 required the following:

- (i) Remove in full the 1.8m high timber fence including the fence posts on the eastern boundary of the Land marked with a blue line on the attached plan shown within the attached photos.
- (ii) Reinstate the Land to its previous form.

The period for compliance is within 4 weeks from the date this notice takes effect.

GROUNDS OF APPEAL

Ground B - Claiming the alleged breach of control didn't occur.

Within his report the Inspector states:

- The notice relates to the erection of the fence and there is no dispute that development has occurred.

The Inspector concludes that the ground (b) appeals refer to the removal of a previous hedgerow which is not a matter alleged in the enforcement notice. Accordingly, the appeals on ground (b) must fail.

Ground C - No Permission Needed

Within his report the Inspector considers the main issues to be:

- Does the boundary treatment constitute permitted development.
- Does the track in which the boundary treatment is installed constitute a highway.
- Does the Article 4 remove the permitted development rights.

The Inspector concludes that this does not constitute permitted development as it exceeds 1m in height adjoining a highway and in any event the article 4 removes the permitted development rights for the walls and fences, of less than a metre where adjacent to a highway or up to two metres in other cases and as such the appeals on ground (c) must fail.

Ground F - that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach.

Within his report the Inspector states:

- In this case, the Council is clearly seeking to remedy the breach of planning control in its entirety.
- The appellant has referred to a need to keep the fence in situ to provide protection for the hedgerow that has been planted adjacent, until such time as it becomes established.

The Inspector concludes that the fence, including associated posts, is unauthorised and the requirement to remove it goes no further than is required to remedy the breach that has taken place. The hedgerows in fields and gardens using common native species appear to have no difficulty in becoming established in the absence of close boarded fencing directly adjacent and it would not be a matter that would alter their decision, even if they could take the matter into account, the appeals on ground (f) must fail.

The Council's Enforcement Team will now be carrying out the relevant measures, to ensure full compliance. As this is a live enforcement case, no detailed discussion can be made during the public and press section of this meeting. If a Councillor wishes to discuss this case in more detail, please contact Mr Matthew Keay.

Appeal Summary

Report of the Interim Chief Executive

Application Number:	25/00502/FUL
Location:	15 Kimberly Road, Nuthall
Proposal:	Construct two storey side and rear extensions.

APPEAL DISMISSED**DELEGATED DECISION TO REFUSE****RECOMMENDATION BY OFFICER – REFUSE****REASON FOR REFUSAL –**

The proposed development, by virtue of its scale and massing, is disproportionate and unduly dominates the host dwelling. Due to its size, it would be visually dominant within the street scene and detrimental to the character and appearance of the dwelling and the Nuthall Conservation Area. Accordingly, the proposed development would be contrary to the aims of Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014), Policies 17 and 23 of the Part 2 Local Plan (2019), Policy 5 of the Nuthall Neighbourhood Plan (2018) and the National Planning Policy Framework (2024).

LEVEL OF DECISION – HOUSEHOLDER APPEALS SERVICE

The application was refused planning permission under delegated powers on 4 September 2025 and at appeal was considered by The Planning Inspectorate by way of written representations.

The Inspector issued a decision letter and considered the main issues to be the effect of the proposal on the character and appearance of Nuthall Conservation Area.

The property is located within Nuthall Conservation area. The property is a detached two storey dwelling with a hipped roof and a single storey garage linked to the host dwelling, with the rear garden backing onto a large pond.

The Inspector noted the proposal seeks to substantially extend the dwelling footprint which would lead the dwelling to almost double in width at two storey height. The inspector also noted that the proposed side extension would be set down slightly from the main ridge and the rear extension would have the same ridge height as the main roof.

The Inspector noted the changes to the dwelling would detract from the character and appearance of Nuthall Conservation Area due to the increased bulk and mass and would appear incongruous in its surroundings and unduly dominant within its plot and its surroundings.

The Inspector concluded that the proposed development would harm the character and appearance of Nuthall Conservation Area. Therefore, it would conflict with the NPPF and the provisions of the Development Plan Policies 10 and 11 of Broxtowe Aligned Core Strategy 2014, Policies 17 and 23 of the Broxtowe Part 2 Local Plan 2019 and Policy 5 of Nuthall Neighbourhood Plan (2018).