

PLANNING COMMITTEE

WEDNESDAY, 11 FEBRUARY 2026

Present: Councillor S P Jeremiah, Chair

Councillors: P A Smith
P J Bales
G Bunn
S Camplin
J Couch
T J Marsh
G Marshall
D D Pringle
D K Watts
J M Owen (substitute)

Apologies for absence were received from Councillors D Bagshaw, L A Ball BEM and S J Carr.

51. DECLARATIONS OF INTEREST

Councillor A Cooper declared a non pecuniary, non registrable interest in items 5.3 as he was a neighbour of the applicant. Minute number 54.3 refers.

Councillor J Couch declared a non pecuniary, non registrable interest in item 5.3 she had previously voted against the application when considered at Nuthall Parish Council. Minute number 54.3 refers.

52. MINUTES

The minutes of the meeting held on 14 January 2026 were confirmed and signed as a correct record.

53. NOTIFICATION OF LOBBYING

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

54. DEVELOPMENT CONTROL

54.1. 25/00663/FUL - 12 - 14 MOORE GATE, BEESTON, NOTTINGHAMSHIRE

Construct two additional floors to facilitate conversion from Use Class E to form 4 cluster flats (Sui Generis Use)

12 - 14 Moore Gate Beeston Nottinghamshire

Councillors Bunn and Marshall requested that this proposal come before Committee.

The Committee noted the late items.

Two public speakers, Mr Damian McGrath, opposing, and Mr. Leeven Fleet, applicant, supporting, made representation to the Committee before the general debate.

The Committee noted all the information pertaining to the application. The debate focused on the loss of light, privacy and parking issues the application would generate to the neighbouring pub garden should it be approved.

RESOLVED that planning permission be refused for the following reasons:

- 1. The proposed development by virtue of massing, scale and design would have a detrimental impact on the living conditions of surrounding residential properties and the adjacent Public House through overbearing, and loss of light due to the increased massing and density of the proposal. Therefore, the proposal is contrary to Policies 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core strategy (2014).**
- 2. The proposed development fails to provide a mix of sustainable travel options due to a lack of parking provision on site, the proposal therefore contrary to Policies 17 of the Part 2 Local Plan (2019).**

54.2. 25/00914/FUL 22 BARLOW DRIVE NORTH, AWSWORTH NG16 2RQ

Change of Use from Residential (Class C3) to Children's Home (Class C2)
22 Barlow North Drive, Awsworth NG16 2RQ

Councillor Pringle requested that this proposal come before Committee.

The Committee noted the late items.

Two public speakers, Mr Dominic Oliver, opposing, and Mr. Darshan Vora, applicant, made representation to the Committee before the general debate.

The Committee noted all the information pertaining to the application. The debate focused on the noise, Anti-Social Behaviour, monitoring and increased parking the potential application would have on the surrounding area.

RESOLVED that planning permission be deferred to allow for consideration of means to address potential highway issues.

54.3. 25/00858/FUL - 24 WATNALL ROAD, NUTHALL, NOTTINGHAMSHIRE NG16 1DU

Construct dropped kerb and drive
24 Watnall Road Nuthall Nottinghamshire NG16 1DU

Councillors J Owen and Councillor P Bales requested that this proposal come before Committee.

There were no late items.

Two public speakers, Mr Michael Chamberlain, applicant, and Councillor Andrew Cooper, supporting, made representation to the Committee before the general debate.

The Committee noted all the information pertaining to the application. The debate focused on the suitability of the proposed application, its location outside of the green belt and other properties with a similar development in the immediate area.

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

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

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

2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250) received by the Local Planning Authority on 2 December 2025 and in accordance with the Block Plan (1:200) received by the Local Planning Authority on 22 December 2025. Reason: For the avoidance of doubt.

3. The driveway shall not be brought into use until a dropped vehicular footway crossing is available for use. Reason: In the interests of highway safety in accordance with Policy 17 of the Part 2 Local Plan 2019.

4. The driveway shall not be brought into use until the drive and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development. Reason: in the interests of highway safety in accordance with Policy 17 of the Part 2 Local Plan 2019.

5. The driveway shall not be brought into use until the access driveway / parking / turning areas are constructed with provision to prevent the unregulated discharge of surface water onto the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall thereafter be retained for the life of the development. Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users, in the interests of highway safety in accordance with Policy 17 of the Part 2 Local Plan 2019.

6. Prior to above ground works commencing, a landscaping scheme shall be submitted to and approved by the Local Planning Authority. This scheme shall include the following details:

- (a) trees, hedges and shrubs to be removed or retained during the course of development;
- (b) numbers, types, sizes and positions of any proposed trees or shrubs;
- (c) proposed hard surfacing treatment including a plan to show the extent; and,
- (d) details including location of any boundary enclosures

The approved scheme shall be carried out strictly in accordance with the agreed details.

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

- 7. No development shall take place until details of the existing and proposed land levels across the site, including any retaining walls that may be required, have been submitted and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority. Reason: In the interests of the appearance of the area in accordance with Policy 17 of the Part 2 Local Plan (2019).**

(Having declared a non-pecuniary, non-registrable interest Councillor J Couch left the meeting and did not vote thereon.)

(Having declared a non-pecuniary, non-registrable interest Councillor A Cooper did not vote thereon.)

55. INFORMATION ITEMS

56. DELEGATED DECISIONS

The Committee noted the delegated decisions.

57. EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 1 of Schedule 12A of the Act.

58. ENFORCEMENT UPDATE - KIMBERLEY BREWERY

The Committee noted the report.