

PLANNING COMMITTEE

WEDNESDAY, 18 MARCH 2026

Present: Councillor S P Jeremiah, Chair

Councillors: P A Smith (Vice-Chair)
D Bagshaw
P J Bales
L A Ball BEM
R Bullock (Substitute)
G Bunn
S J Carr
J Couch
G Marshall
D D Pringle
D K Watts
S Webb (Substitute)

Apologies for absence were received from Councillors T J Marsh and S Camplin.

59 DECLARATIONS OF INTEREST

None received.

60 MINUTES

The minutes of the previous meeting were agreed as a correct and accurate record, with two minor amendments.

61 NOTIFICATION OF LOBBYING

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

The Chair noted that all Members of the Committee had been lobbied with respect to application 25/00547/FUL and asked that this be recorded in the Minutes.

62 DEVELOPMENT CONTROL

62.1 25/00547/FUL - BLUE MONKEY BREWING LIMITED, PENTRICH ROAD, GILTBROOK INDUSTRIAL ESTATE

Retrospective change of use from B8 warehouse, showroom and distribution unit to B2 Brewery with Ancillary Retail & Tap Room to the ground floor and first floor boardroom / meeting room / office. Changes to forecourt parking area including provision to site outdoor seating and food vendor.

Blue Monkey Brewing Limited 11 Pentrich Road Giltbrook Industrial Park Giltbrook Nottinghamshire NG16 2UZ

The application is brought to the Committee at the request of Councillors Watts, Bales and Owen.

There were late items comprising a resident comment in support of the application, an amended proposed site plan with amended conditions, and a supportive statement submitted by the applicant.

There were no public speakers for this item.

The Committee gave consideration to the representations before it, with debate covering the appropriateness of the site for the development, conditions concerning parking, parking spaces being used for goods storage, and opening hours. Conditions relating to its status as a taproom, playing music were, and conditions 3, 4 and 5 were also discussed.

Following discussion, the Committee amended several of the conditions.

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

- 1. Within three months of the date planning permission granted the parking area to the front of the brewery unit (unit 10 & 11) must be made available for vehicles in accordance with the submitted drawing: Proposed Site Plan (Drawing Reference 002b).**

Reason: To ensure parking remains available 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).

- 2. The development hereby permitted shall be carried out in accordance with the following plans:**

- Proposed Site Plan (Drawing Reference 002b)
(Received by the Local Planning Authority 13/03/26)**
- Site Location Plan (Drawing Number: 001)**
- Proposed Ground Floor Plans (Drawing Reference 201)**
- Proposed First Floor Plans (Drawing Reference 202)
(Received by the Local Planning Authority 23/07/25)**

Reason: For the avoidance of doubt.

- 3. The tap room hereby approved shall only be open to customers during the following hours and at no other times unless otherwise agreed in writing by the Local Planning Authority.**

- Monday to Sunday 12 midday until 11pm.**

Reason: In the interests of neighbour amenity in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

- 4. No external PA System, or music played by speakers shall be permitted outside the building except during the following hours and at no other times unless otherwise agreed in writing by the Local Planning Authority:**

- Monday to Sunday 12 midday until 10pm.**

Reason: In the interests of neighbour amenity 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).

- 5. The catering vehicle shall only be sited as shown on the submitted drawing: Proposed Site Plan (Drawing Reference 002b) and only be open to customers on a Friday, Saturday and Sunday between 12 midday and 10pm, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To ensure parking remains available and in the interests of neighbour amenity 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).

- 6. No deliveries, commercial loading, unloading or servicing, nor vehicle activities associated therewith shall take place except between hours 07.30am and 10pm Mondays to Saturdays, and 9am and 6pm Sundays.**

Reason: In the interests of neighbour amenity 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).

Note to Applicant

- 1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.**

62.2 26/00038/FUL - MOSS COTTAGE, 27 CHURCH LANE, COSSALL

Construct single storey side extension to east elevation and single storey side extension to west elevation to form garage

Moss Cottage, 27 Church Lane, Cossall

The application is brought to the Committee at the request of Cllr Pringle as the application site is within Nottinghamshire Green Belt.

There were no late items. There were no public speakers for this item.

The Committee gave consideration to the representations before it, with debate covering Green Belt policy relating to recommendations to refuse planning permission and the size of the proposed development.

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 following drawings received by the Local Planning Authority on 4 February 2026:**
 - Site Location Plan and Proposed Block Plan Revision E (drawing no. 3308 E-11)**
 - Proposed Floor Plan Revision E (drawing no. 3308 E-03)**
 - Proposed Roof Plan Revision E (drawing no. 3308 E-05)**
 - Proposed Elevations Revision E (drawings nos. 3308 E-08 and 3308 E-09)**
 - Proposed Section A-A Revision E (drawing no. 3308 E-10)**

Reason: For the avoidance of doubt.

- 3. The proposed development shall be constructed using materials as annotated on the approved plans unless otherwise agreed in writing by the Local Planning Authority. The new timber garage door on the street facing front elevation must be natural timber. Composite or synthetic timber materials are not permitted.**

Reason: to preserve the character and appearance of the conservation area street scene, to ensure a satisfactory standard of external appearance and in accordance with the aims of Policies 10 and 11 of the Aligned Core Strategy (2014) and Policies 17 and 23 of the Part 2 Local Plan (2019).

Note to Applicant

- 1. The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week determination timescale.**
- 2. You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).**

- 3. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.**

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, noncoal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

62.3 FOOTPATH DIVERSION ORDER - FOOTPATH 27

Proposed diversion of Eastwood Footpath Number 27

Former Lynncroft School, Eastwood

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 Eastwood footpath number 27 and create an alternative footpath. The site forms part of the Former Lynncroft School in Eastwood.

There were no late items. There were no public speakers for this item.

The Committee discussed the fact that the footpath was being diverted as little as possible and that it will pass through the a nearby estate.

RESOLVED that Footpath Diversion Order 27 be made.

63 INFORMATION ITEMS

64 DELEGATED DECISIONS

The Committee noted the delegated decisions.

65 APPEAL DECISIONS

The Committee noted the appeal decisions, discussed the planning appeals process, and decided to write a letter to the Planning Inspectorate raising concerns about procedures.