



Tuesday, 10 March 2026

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 18 March 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)	J Couch
	P A Smith (Vice-Chair)	T J Marsh
	D Bagshaw	G Marshall
	P J Bales	D D Pringle
	L A Ball BEM	D K Watts
	G Bunn	S Camplin
	S J Carr	

AGENDA

1. Apologies

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

2. Declarations of Interest

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

Further information can be found at: [Member Code of Conduct of Broxtowe Borough Council](#)

3. Minutes (Pages 3 - 6)
- The Committee is asked to confirm as a correct record the minutes of the meeting held on Wednesday, 11 February 2026.
4. Notification of Lobbying
5. Development Control
- 5.1 25/00547/FUL - Blue Monkey Brewing Limited, Pentrich Road, Giltbrook Industrial Estate (Pages 7 - 18)
- Retrospective change of use from B8 warehouse, showroom and distribution unit to B2 Brewery with Ancillary Retail and 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
- 5.2 26/00038/FUL - Moss Cottage, 27 Church Lane, Cossall (Pages 19 - 28)
- 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 NG16 2RW
- 5.3 Footpath Diversion Order – Footpath 27 (Pages 29 - 34)
- Proposed diversion of Eastwood Footpath Number 27
Former Lynncroft School, Eastwood
6. Information Items
- 6.1 Delegated Decisions (Pages 35 - 44)
7. Appeal Decisions (Pages 45 - 50)

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

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, Ward Councillor, 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.

Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00547/FUL
LOCATION:	Blue Monkey Brewing Limited 11 Pentrich Road Giltbrook Industrial Park Giltbrook Nottinghamshire NG16 2UZ
PROPOSAL:	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

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

1. Purpose of the Report

1.1 The application seeks planning permission for a retrospective change of use from B8 warehouse, showroom and distribution unit to B2 Brewery. The proposal includes an ancillary retail & taproom to the ground floor and first floor staff office space. The application also seeks permission for the siting of a food vendor and temporary seating to the front of the building.

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 application seeks full planning permission for the development as outlined in paragraph 1.1 above.

3.2 The application site consists of a large industrial unit formerly split into two separate units. Unit 10 is the Blue Monkey brewery, B2 use, and unit 11 is subject to this application. Previously unit 11 was B8 use storage and distribution, prior to Blue Monkey operating from this unit. Both units are located within an existing industrial park with a mix of B2 and B8 uses.

3.3 The proposed change of use to an expanded brewery in this location complies with Policy 9 - Retention of Good Quality Existing Employment Sites of the Part 2 Local Plan. The benefits of the proposal are that it would support local business growth by expanding the brewery which would offer an ancillary taproom facility. There are relatively modest socio-economic benefits in the form of job creation for the expansion. Any potential impacts on the amenity of residential properties and highway safety would be mitigated by planning conditions. These matters carry significant weight, and, subject to compliance

with conditions listed below, it is considered that overall, the benefits of the development would outweigh any negative impacts.

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 a retrospective change of use from B8 warehouse, showroom and distribution unit to B2 Brewery. The proposal includes an ancillary retail & taproom to the ground floor and first floor staff office space. The application also seeks permission for the siting of a food vendor and temporary seating to the front of the building.
2. Site and surroundings
 - 2.1 The application site consists of a large industrial unit formerly split into two separate units. Unit 10 is the Blue Monkey brewery, B2 use, and unit 11 is subject to this application. Previously unit 11 was B8 use storage and distribution, prior to Blue Monkey operating from this unit. Both units are located within an existing industrial park with a mix of B2 and B8 uses.
3. Relevant Planning History

06/00896/FUL	Erection of employment floorspace (Class B1, B2 & B8) and 14,004m ² of retail floorspace (including 3,060m ² at mezzanine level) (Class A1) and 454m ² of customer refreshment floorspace (Class A1/A3) and 76m ² of management/customer amenity use floor space and 783m ² of play space (which may alternatively be used as retail under Part 2, Class E of the GPDO) (Class D2/A1), highway works and car parking provision.	PERC
08/00320/ROC	Variation of condition 1 (Highways work at junction 26, M1) attached to planning permission 07/00278/ROC	PERC
25/00210/FUL	Change of use from B8 warehouse, showroom and distribution unit to B2 Brewery with Ancillary Shop & Tap Room.	REF

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy 4 - Employment Provision and Economic Development
- Policy 6 - Role of Town and Local Centres
- 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 9 – Retention of Good Quality Existing Employment Sites
- Policy 10 - Town Centre and District Centre Uses
- Policy 13 - Proposals for main town centre uses in edge-of-centre and out-of-centre locations
- 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 6: Building a strong, competitive economy
- Section 7: Ensuring the Vitality of town centres
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed places

5. Consultations

5.1 **Consultees**

- Greasley Parish Council – No Comments received.
- Cllr H L Crosby - Greasley Ward - No comments received.
- Cllr M Brown - Greasley Ward - No comments received.
- Cllr A W G A Stockwell - Greasley Ward - No comments received.
- NCC Highways – No objection.
- Environmental Health – No objection. Conditions have been imposed on the Premises License for the property to mitigate any potential noise nuisance concerns with regards to the proposal.

5.2 Six neighbouring properties were consulted on the application with no comments received from any neighbouring properties or any third parties

6. Assessment

6.1 Principle of Development

- 6.2 A previous application (ref. 25/00210/FUL) was refused due to the lack of information to satisfy the requirements of the NPPF in terms of the sequential test. Prior to the submission of this latest application, discussions were held between officers and the agent/applicant to try to overcome the previous reason for refusal. In support of this application, a Planning Statement was provided that addressed previous concerns confirming the proposed taproom element was a subordinate use to the brewery.
- 6.3 The site is located on land that falls under Policy 9 - Retention of Good Quality Existing Employment Sites of the Part 2 Local Plan states that planning permission for expansion, conversion or redevelopment of land and premises for employment purposes on allocated and protected sites will be granted provided that 1 a) The employment use is within Use Class B1 (now E), B2 or B8, or sui generis use of a similar nature.
- 6.4 The application submitted is for a B2 use with an ancillary taproom / shop. Based on the information submitted in support of the proposal, it is considered that the proposed taproom would be subordinate to the primary use i.e. brewing. As such there is no requirement for the submission of the sequential test as part of this application. As such, the general principle of development is acceptable, subject to the following material considerations.
- 6.5 The proposed opening hours are 8am to 10pm Monday to Sunday. The taproom would provide incidental facilities for visitors of the brewery to try and buy products brewed by Blue Monkey. It is proposed that the majority of goods sold in the taproom would be exclusively made by Blue Monkey Brewery. The brewery would also offer tours of the facility. The application seeks permission for the siting of a food vendor on land in front of the brewery building. The catering unit will only be on site at the weekend and during the evening hours. Temporary outdoor seating would be provided for visitors to the front of the building in the form of picnic benches. There will be no permanent outdoor furniture or catering units.
- 6.6 In summary, the proposal seeks permission to expand its premises within a B2 use and therefore is considered to be compliant with Policy 9 of the Part 2 Local Plan. With due regard for paragraph 85 of the NPPF, significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 6.7 Design
- 6.8 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. 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.

- 6.9 No external alteration alterations are proposed. As such, there are no concerns in terms of the impact of the proposal on the character and appearance of the area.
- 6.10 Amenity
- 6.11 Policy 10 of the Aligned Core Strategy states that the impact of a development on neighbour amenity 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.
- 6.12 The site is located within an existing industrial estate with the nearest residential property being over 100m away. Environmental Health have been consulted as part of the application and have provided no objections. Environmental Health have confirmed that to avoid potential noise complaints in the future, restrictions have been placed on the Premises Licence regarding noise from live music events.
- 6.13 Notwithstanding this, in the interests of limiting the impact on the amenity of nearby residential properties it is considered necessary to restrict the opening hours of the taproom element of the proposal from 12 midday to 10pm Monday to Sunday. Furthermore, no music played by speakers shall be permitted outside the building in the interests of the amenity of nearby residential properties. Additionally, the catering unit will only be permitted on the site and open to customers on a Friday, Saturday and Sunday between 12 midday and 10pm, in the interests of protecting the amenity of neighbouring properties. Delivery hours would also be restricted to between hours 07.30am and 10pm Mondays to Saturdays, and 9am and 6pm Sundays, which is consistent with original planning permission for the industrial buildings (ref. 06/00896/FUL).
- 6.14 Overall, subject to the above conditions it is considered that the proposal would not amount to a significant impact on the amenity of residential properties.
- 6.15 Access
- 6.16 Policy 17 of the Part 2 Local Plan 2019 states that planning permission will be granted for new development that provides sufficient, well-integrated parking and safe and convenient access. Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 6.17 The site forms part of a wider industrial estate including parking facilities. The proposed site plan shows 10 off street parking spaces to the front of the brewery building unit 10. In front of unit 11, there is also parking availability for

10 spaces, however this area would be used by a catering unit and picnic benches.

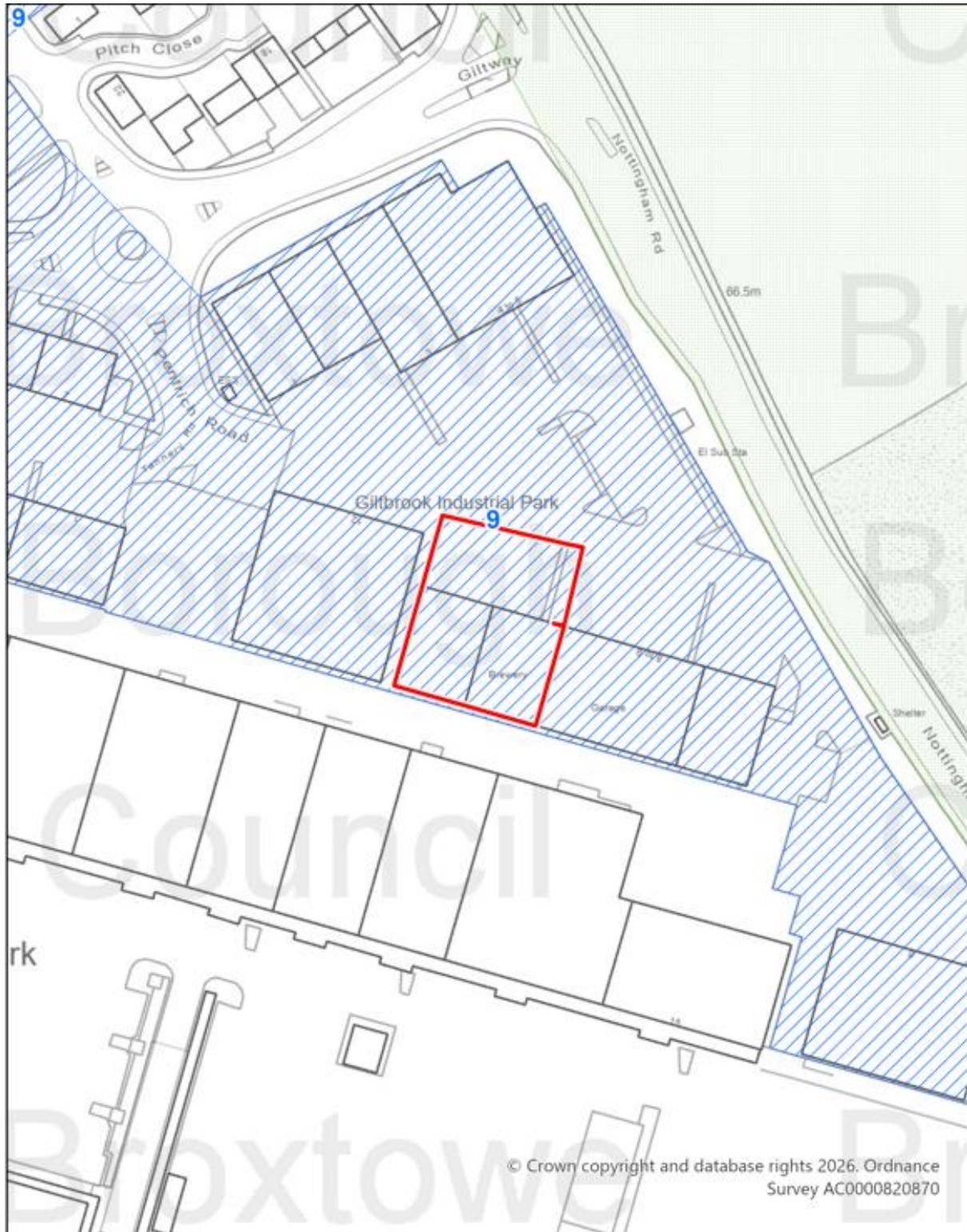
Currently, parking spaces are being used for storage of associated brewery goods. As such, a condition has been added restricting the area in front of unit 10 only for use of vehicles. Within three months of planning permission granted, this area must be made available for vehicle parking, as shown on the submitted proposed site plan. Furthermore, the catering unit will only be permitted on the site and open to customers on a Friday, Saturday and Sunday between 12 midday and 10pm, in the interests of retaining parking spaces to the front of unit 11 when required.

- 6.18 Nottinghamshire County Highways have provided no objections to the application. It is understood that in cases where there is a higher demand for parking, there is off street parking for up to 3 hours on the nearby Giltbrook retail park for visitors of the brewery and taproom.
- 6.19 With due regard to Policy 17 of the Part 2 Local Plan and paragraph 116 of the NPPF, it is considered that the proposal would not amount to an unacceptable impact on highway safety.
- 6.20 Biodiversity Net Gain
- 6.21 The application is exempt from BNG requirements due to it being a change of use application with no loss of any ecological areas as specified in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.
- 6.22 Planning Balance
- 6.23 The proposed change of use to an expanded brewery in this location complies with Policy 9 - Retention of Good Quality Existing Employment Sites of the Part 2 Local Plan. The benefits of the proposal are that it would support local business growth by expanding the brewery which would offer an ancillary taproom facility. There are relatively modest socio-economic benefits in the form of job creation for the expansion. Any potential impacts on the amenity of residential properties and highway safety would be mitigated by planning conditions.
- 6.24 Conclusion
- 6.25 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.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the Appendix.</p>	
1.	<p>Within three months of the date planning permission granted the parking area to the front of the brewery unit (unit 10) must be made available for vehicles in accordance with the submitted drawing: Proposed Site Plan (Drawing Reference 002).</p> <p><i>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).</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 23 July 2025:</p> <ul style="list-style-type: none"> • Site Location Plan (Drawing Number: 001) • Proposed Site Plan (Drawing Reference 002) • Proposed Ground Floor Plans (Drawing Reference 201) • Proposed First Floor Plans (Drawing Reference 202) <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>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.</p> <ul style="list-style-type: none"> • Monday to Sunday 12 midday until 10pm. <p><i>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).</i></p>
4.	<p>The parking area to the front of the brewery unit (unit 10) as shown on the submitted drawing: Proposed Site Plan (Drawing Reference 002), shall only be used for the parking of vehicles and at no point shall it be used for the storage of any goods or waste associated with the brewery.</p> <p><i>Reason: To ensure parking remains available in the interests of highway 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 external PA System, or music played by speakers shall be permitted outside the building including the parking area to the front of the building as shown on the submitted drawing: Proposed Site Plan (Drawing Reference 002).</p>

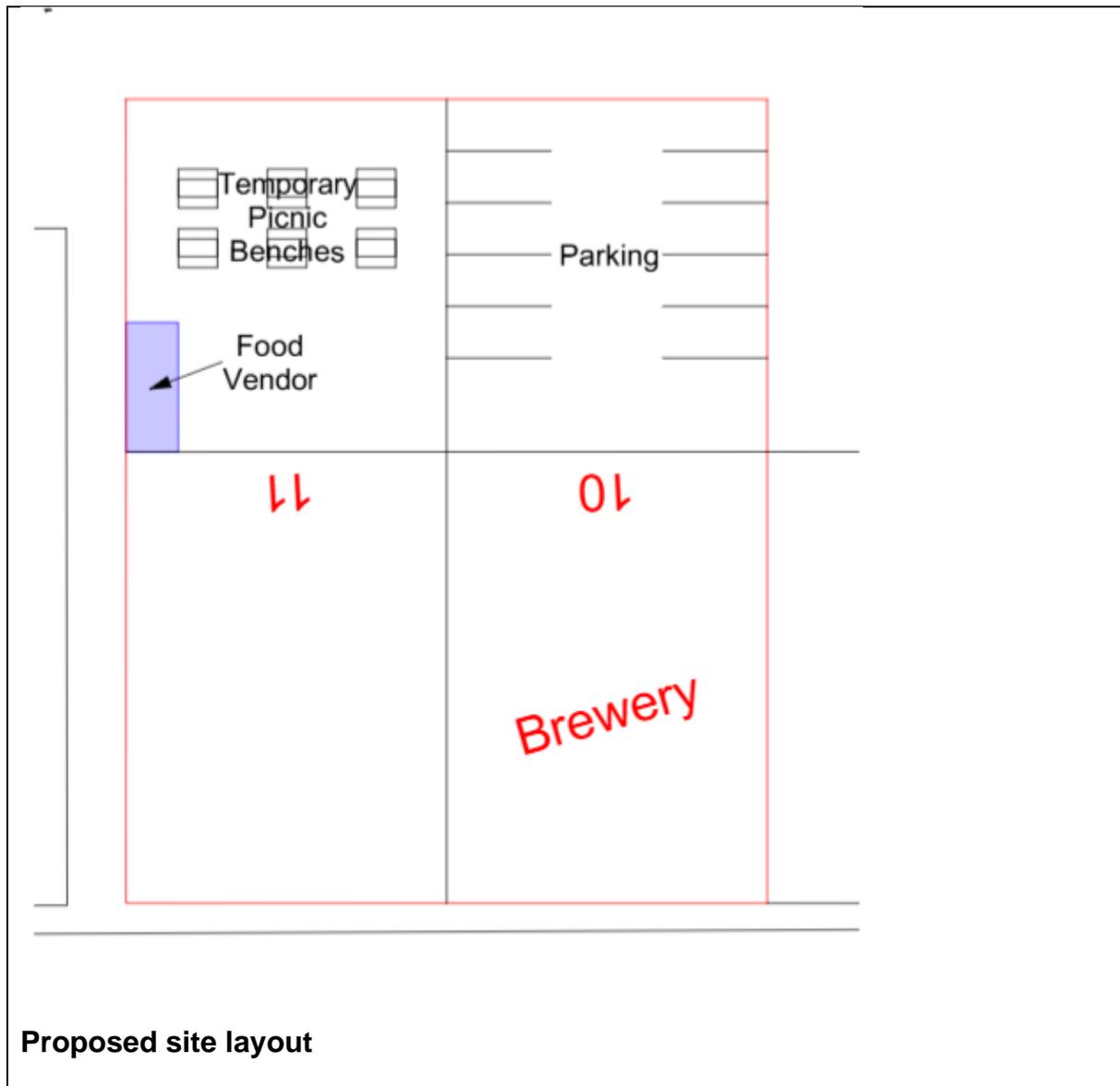
	<i>Reason: To protect nearby residents from excessive operational noise in accordance with Policy 17 - Place-making, design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Part 2 Local Plan.</i>
6.	<p>The catering vehicle shall only be sited as shown on the submitted drawing: Proposed Site Plan (Drawing Reference 002) 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.</p> <p><i>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).</i></p>
7.	<p>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.</p> <p><i>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).</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.

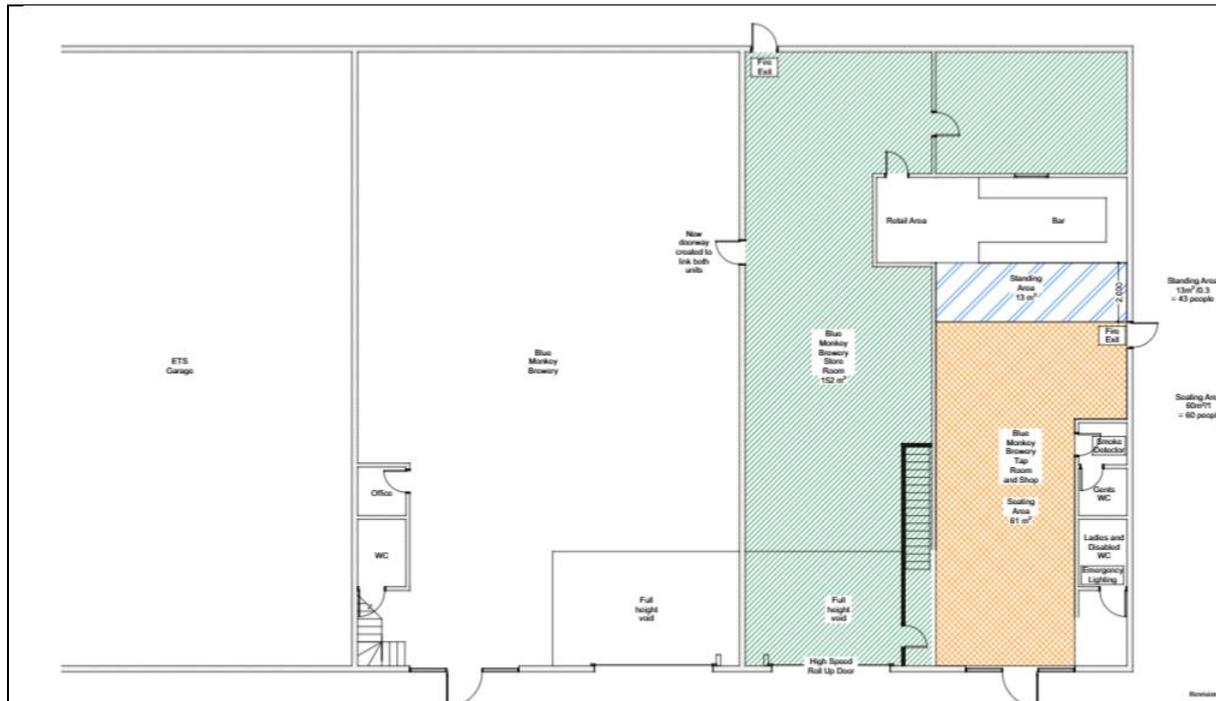
Site Location Map



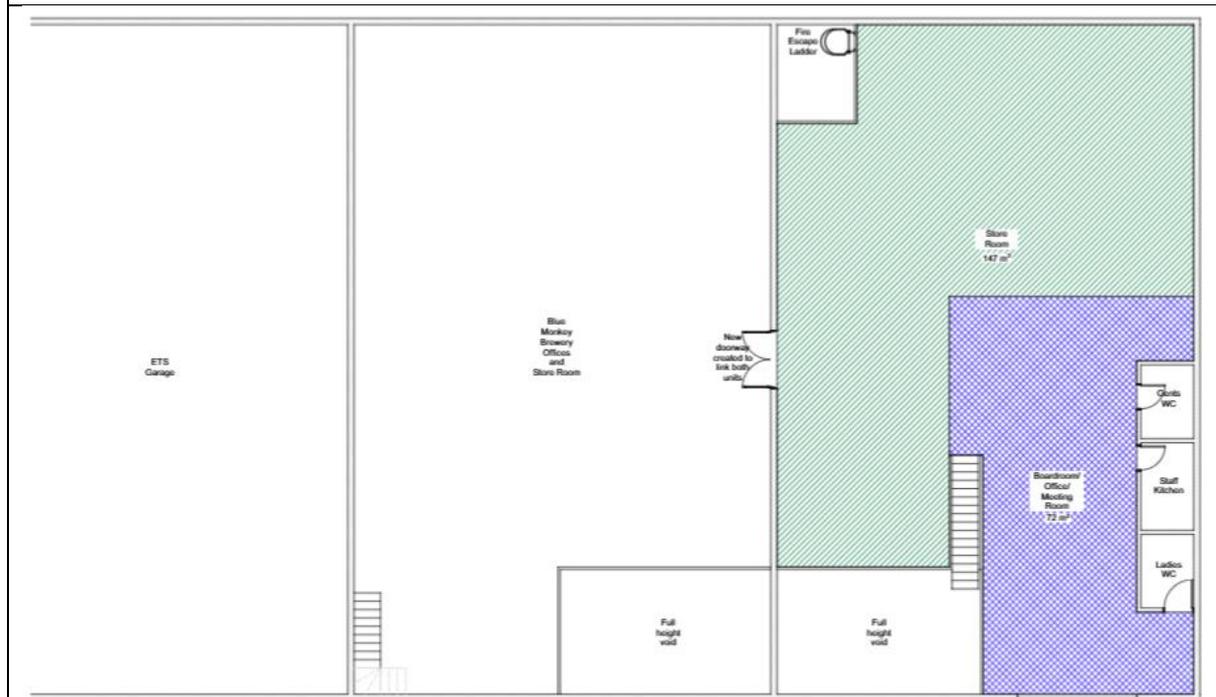
-  Site
 -  Green Belt
 -  Existing Employment Sites
- Policy 9

Plans (not to scale)





Proposed Ground Floor Layout



Proposed First Floor Layout

Report of the Interim Chief Executive

APPLICATION NUMBER:	26/00038/FUL
LOCATION:	Moss Cottage 27 Church Lane, Cossall NG16 2RW
PROPOSAL:	Construct single storey side extension to east elevation and single storey side extension to west elevation to form garage

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

1. Purpose of the Report

1.1 The application seeks planning permission for a single storey side extension to the west elevation to form a garage and a single storey side extension to the east elevation.

2. Recommendation

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

3. Detail

3.1 The application seeks planning permission to construct a single storey side extension to the west elevation to form a garage and a single storey side extension to the east elevation.

3.2 The property is a detached dwelling which has a two storey rear extension, including three rear dormers. To the rear there are two semi-detached outbuildings with hip roof. The property is considered to be a Local Interest Building.

3.3 The application site lies within Cossall Conservation Area and the Nottinghamshire Green Belt.

3.4 To the east of the application site is located Glebe Farm Cottage 25 Church Lane, a detached two storey dwelling which is a Grade II Listed Building. To the south west is 29 Church Lane (The Manor House), a detached two storey property that is considered to be a Local Interest Building. Directly to the south, there is 29's rear garden and to the north are 40 Church Lane (Chestnut Croft) and 8 Willoughby Almhouses. The Willoughby Almhouses are Grade II* Listed Building.

3.5 The main issues relate to whether or not the principle of development is acceptable in the Green Belt, design, impact on the conservation area and neighbour amenity.

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 to construct a single storey side extension to the west elevation to form a garage and a single storey side extension to the east elevation.
- 1.2 The proposed extension to the west would project 3.4m from the existing side elevation and would have a length of 6.5m, projecting 1.7m beyond the rear elevation. The extension would have a gable roof with a ridge height of 3.6m and an eaves height of 2.1m. The rear and front elevations would have garage doors.
- 1.3 The extension to the east elevation would have a total width of 3.4m and a total length of 6.4m. The extension would have a gable roof with a ridge height of 4m and an eaves height of 2.5m. The rear elevation would have patio doors, all other elevations would be blank.

2. Site and surroundings

- 2.1 The application site abuts the pavement and consists of a detached two storey dwelling. It has a two storey rear extension including three rear dormers and semi-detached outbuildings to the rear.
- 2.2 The site is located in a residential area within the Nottinghamshire Green Belt. Directly to the rear, there is 29's rear garden. Directly adjacent to the site, to the east and west are located 25 (Glebe farm Cottage) and 29 (The Manor House) Church Lane respectively. To the north are located 40 Church Lane (Chestnut Croft) and 8 Willoughby Almhouses.

3. Relevant Planning History

- 3.1 The application property has had planning permission for a two storey rear extension (10/00698/FUL). According to our records, this planning permission has been implemented.

4. Relevant Policies and Guidance4.1 **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
- Policy 11: The Historic Environment

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
- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets

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 the Green Belt
- Section 16: Conserving and enhancing the historic environment

5. Consultations

- 5.1 The Council's Conservation Adviser was consulted on this application and raised no objections to the proposed development. The Conservation Adviser recommends the following condition:

The new timber garage door facing the front elevation must be natural timber
Reason: to preserve the character and appearance of the conservation area streetscene.

- 5.2 Three neighbouring properties were consulted on the application and a site notice was placed on 12 February 2026 near the application site. One response was received raising no objections to the proposed development and in support of it.

6. Assessment

6.1 Green Belt

The application site is situated within the Green Belt and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe's Part 2 Local Plan (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Paragraph 153 of the NPPF states that when considering any application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness.

Paragraph 154c states that development in the Green Belt is inappropriate unless the extension does not result in disproportionate additions over and above the size of the original building. Policy 8 states that additions that result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

6.1.1 As set out in the Planning History section of this report, the application property has been extended previously. The proposed additions are single storey side extensions to the east and to the west elevation. The combined volume of the proposed extensions together with the existing extensions has been calculated at approximately 64.76% of the volume of the original dwelling which is over the 30% restriction as set out in Policy 8.

6.1.2 The volume calculations included as a part of previous extensions amount to 123m³ which represents an increase of 37%. The proposed extension would add 123.28m³, bringing the total volume addition to the original dwelling to 214.7m³, which represents an increase of 64.76% to the original volume. Taken cumulative with previous extensions, this would result in a volume increase above the permitted 30% allowed for dwellinghouse located within the Green Belt, therefore is considered a disproportionate addition.

6.1.3 The proposed development is not considered to be an exemption to inappropriate development in accordance with Policy 8 of the Part 2 Local Plan, therefore is considered inappropriate development in the Green Belt.

6.2 Design

6.2.1 The proposed single storey extensions would have a traditional design. The roof style is considered to match the style of the original dwelling and the existing two storey rear extension as they are gables. It is considered that the extensions achieve an acceptable level of design and will not result in a negative impact on the character of the existing property or the street scene.

6.2.2 The proposed materials would be white render and roof tiles similar to the existing. It is considered that the materials to be used are acceptable.

6.3 Amenity

6.3.1 25 Church Lane, Glebe Farm Cottage, is to the east of the application site. Whilst this property's front elevation faces the application site's rear garden, the proposed development would be approximately 15.49m away from this property, and given the existing boundary treatment, which consists of mature vegetation and a 1.8m high brick wall, it will not be visible from this neighbourly property. As such, the proposed extension will have no impact on the amenity of the occupants of no. 25 Church Lane.

6.3.2 The proposed garage would adjoin no.29 Church Lane's garage. As the proposed development is single storey with a maximum height of 3.6m, it is considered that the proposed development would not have a significant impact on the amenities of the occupiers of this property in terms of loss of light, outlook or privacy.

6.4 Access

No changes to the existing access have been proposed.

7. Planning Balance

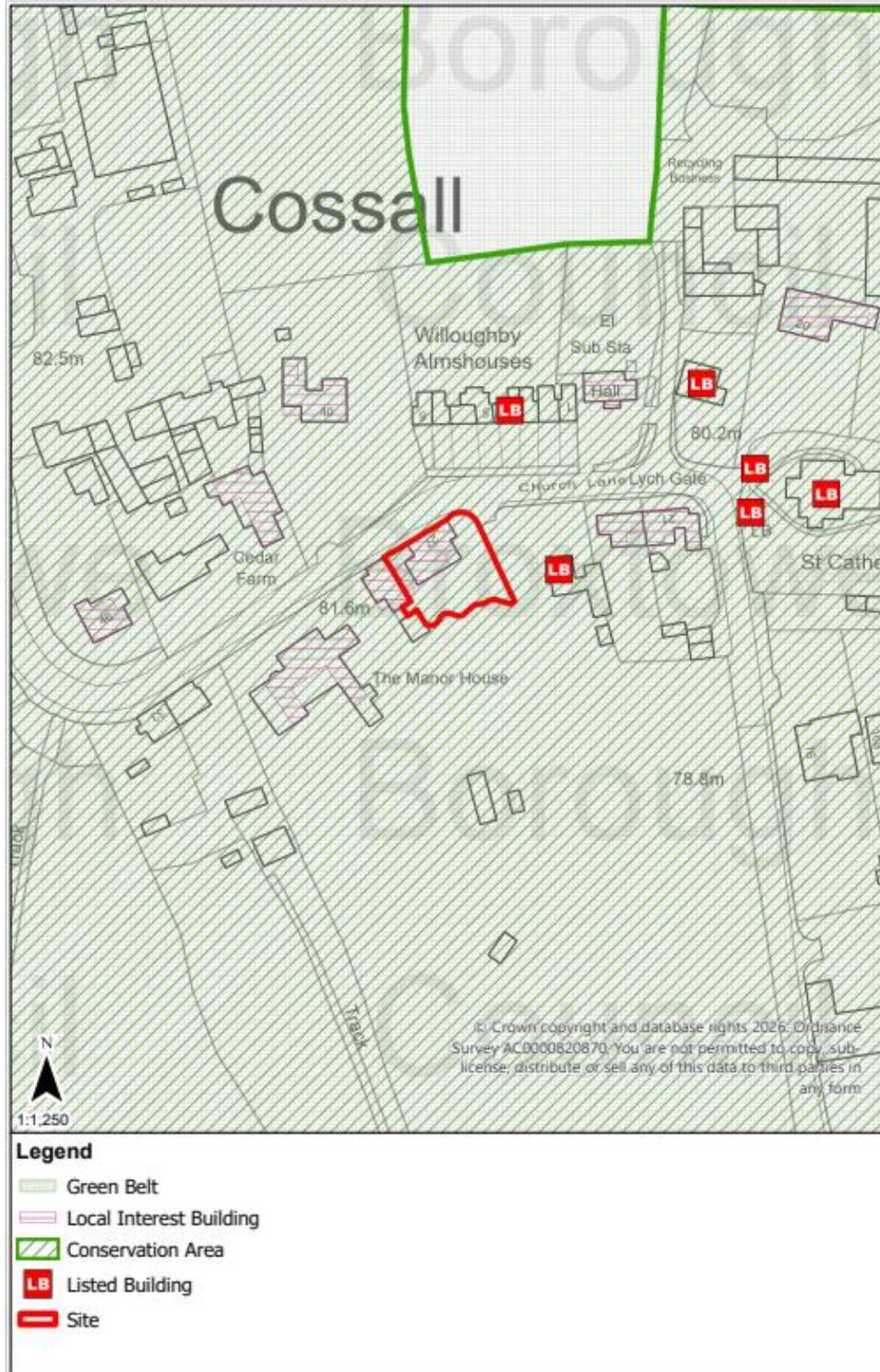
7.1 The proposed development is of an acceptable design and would provide additional living space and a garage to the benefit of the residents. Neighbour amenity has been assessed and is considered that there would be no significant impact. However, the proposal represents a disproportionate addition to the original dwelling that is harmful to the Green Belt. On balance, it is considered that the harm by virtue of the inappropriate development outweighs any benefit and the proposal is therefore not acceptable.

8. Conclusion

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

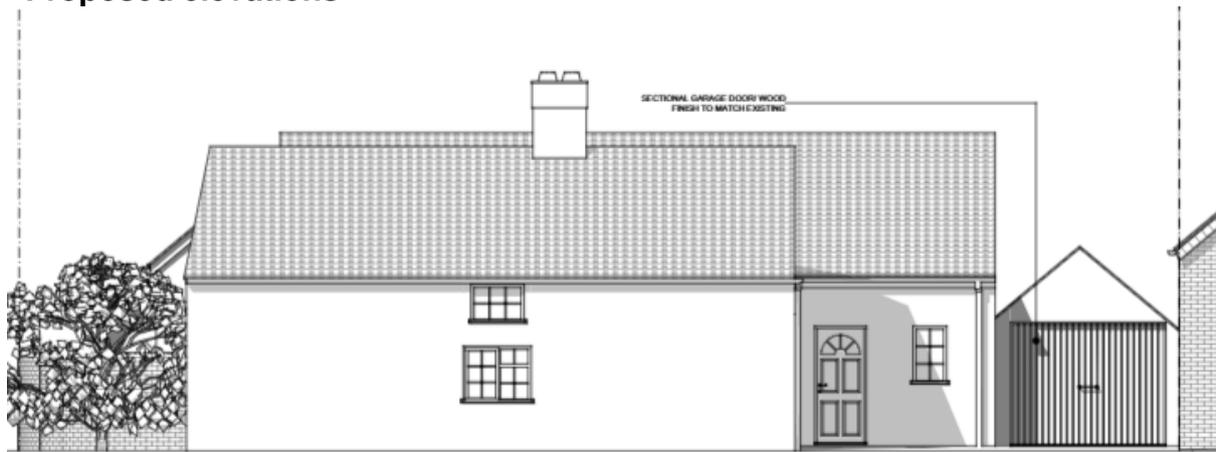
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	The site lies within the Nottinghamshire Green Belt, where in accordance with paragraph 153 of the NPPF, inappropriate development is by definition harmful and should not be approved except in very special circumstances. The proposal constitutes inappropriate development as the extensions represent a disproportionate addition to the dwelling. No ‘very special circumstances’ to warrant an exceptional permission being granted have been demonstrated. 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.
	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



Site Location Plan

Proposed elevations



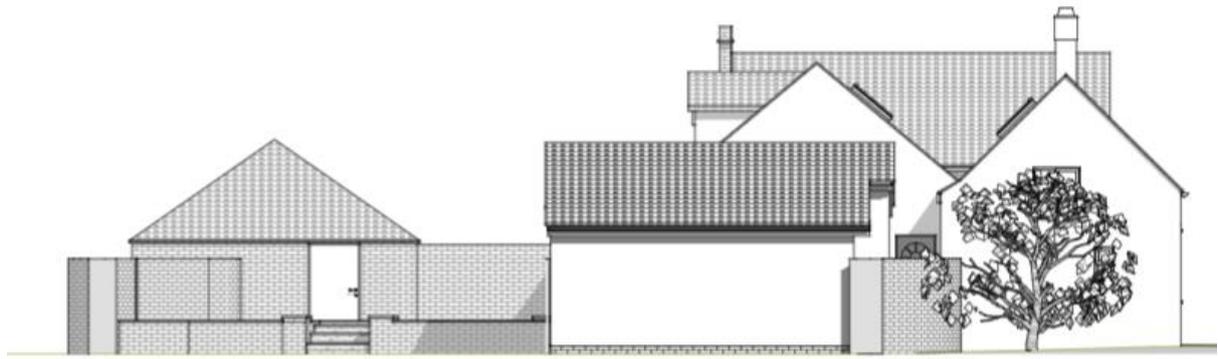
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side 2 Elevation



Proposed Side 1 Elevation

Report of the Interim Chief Executive

APPLICATION NUMBER:	Footpath Diversion Order
LOCATION:	Former Lynncroft School, Eastwood
PROPOSAL:	Proposed diversion of Eastwood Footpath number 27

1. Purpose of Report

1.1 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.

2. Recommendation

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

3. Detail

3.1 Planning permission was granted on 07 August 2024 (planning reference 20/00844/OUT) for site and infrastructure works including construction of 104 residential dwellings and associated infrastructure.

The application to stop up part of the route of Eastwood footpath number 27 and divert this footpath has been submitted in order to enable development to take place.

The current footpath runs along the north-western boundary of the site. The diversion is to take pedestrians from the southern boundary connecting to the adopted spine road of the development. Pedestrians will need to cross the road using the installed tactile paving and turn West to walk along the footpath for approx. 25m before turning north and traveling approx. 28m to the boundary which connects to the existing footpath.

The section of the existing footpath to be diverted is approximately 50m in length and runs in a generally north-westerly direction between points A, (SK 4718 4716), and B, (SK 4716 4720).

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.

3.2 Planning Considerations

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.’

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 Monitoring Officer / Head of Legal Services were as follows:

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.

6. Climate Change Implications

- 6.1 The climate change implications are contained within the report.

7. Data Protection Compliance Implications

- 7.1 This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

8. Equality Impact Assessment

8.1 As this is a change to policy / a new policy an equality impact assessment is included in the appendix to this report.

9. Background Papers

9.1 These are papers that you have used to inform your recommendation that haven't been published as part of the report.



**Nottinghamshire
County Council**

**Proposed
Diversion Order**

Parish and Path No. Affected: Eastwood Footpath No. 27

OS Sheet No. SK 44 NE



Scale 1:1,250

Date 20/02/2026

Produced by David Squires

Path to be created

Path to be extinguished or stopped up

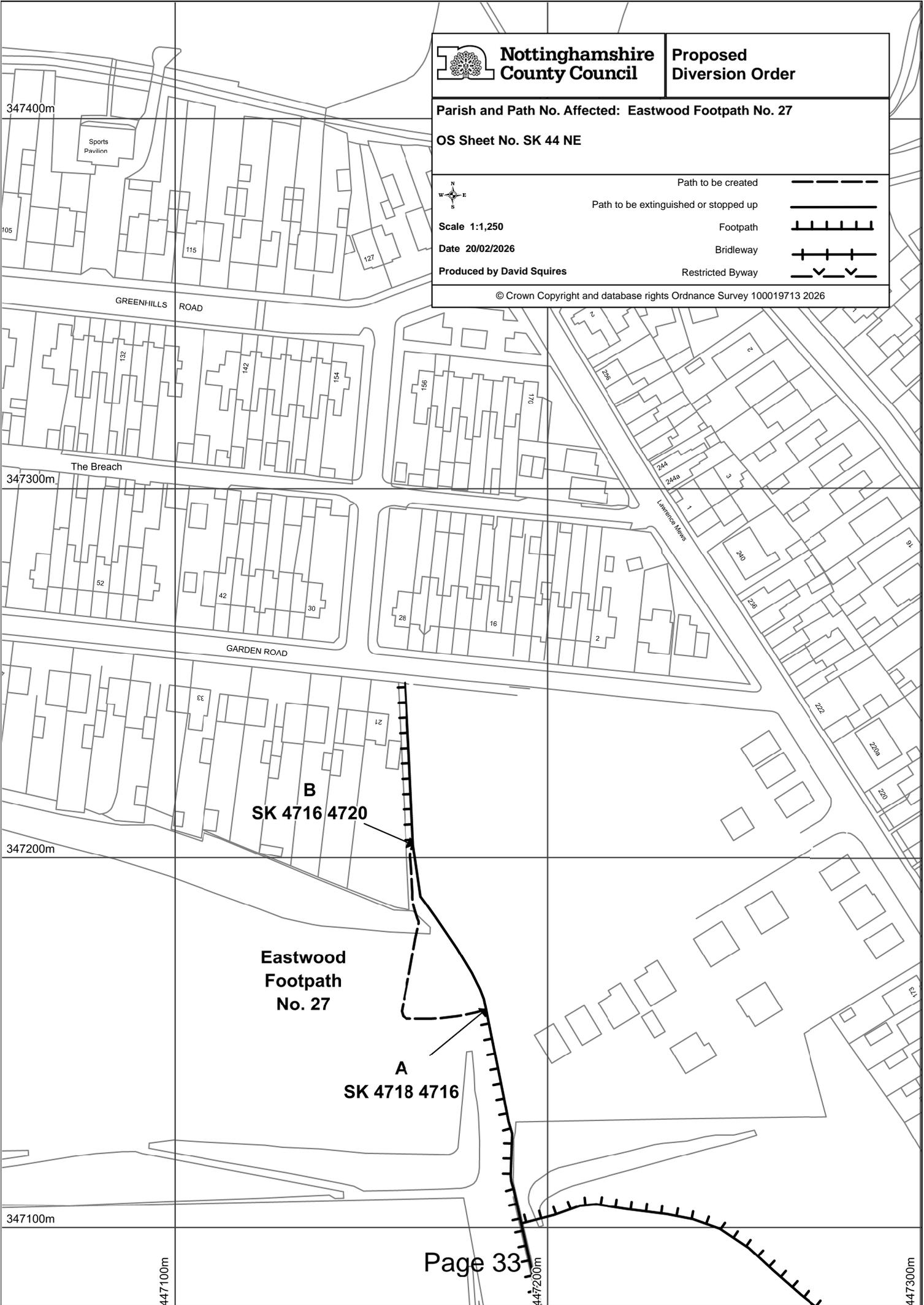
Footpath

Bridleway

Restricted Byway



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BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
26 January 2026 to 27 February 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

**PLANNING APPLICATIONS DETERMINED BY
DEVELOPMENT CONTROL**

ATTENBOROUGH & CHILWELL EAST WARD

Applicant	:	Mr Mark Ramsey	25/00839/FUL
Site Address	:	3 Clarkes Lane Chilwell Nottinghamshire NG9 5BG	
Proposal	:	Construct summerhouse in rear garden	
Decision	:	Conditional Permission	
<hr/>			
Applicant	:	Mr and Mrs Taylor	25/00849/FUL
Site Address	:	Land At 19 Hallams Lane Chilwell Nottinghamshire NG9 5FH	
Proposal	:	Construct single storey dwelling with ASHP	
Decision	:	Withdrawn	
<hr/>			
Applicant	:	Mr And Mrs Hessey	25/00884/CLUP
Site Address	:	1 Allison Gardens Chilwell Nottinghamshire NG9 5DG	
Proposal	:	Certificate of Lawfulness for proposed loft conversion with dormer to rear elevation	
Decision	:	Approval - CLU	
<hr/>			
Applicant	:	Mrs Emily Christie Cameron Homes	25/00904/DOC
Site Address	:	Bartons Land Between High Road And Queens Road West High Road Chilwell Nottinghamshire NG9 4AJ	
Proposal	:	Discharge of condition 20 of planning reference 18/00854/MMA	
Decision	:	Discharge of Conditions	
<hr/>			
Applicant	:	Mr Richard Evans	25/00905/FUL
Site Address	:	18 Gwenbrook Avenue Chilwell Nottinghamshire NG9 4BA	
Proposal	:	Construct two storey side extension with a loft conversion, incorporating a hip-to-gable roof alteration, a rear flat-roof dormer and raising of the roof height	
Decision	:	Conditional Permission	
<hr/>			
Applicant	:	Mr Colin Strawbridge The White Hills Park Trust	25/00910/FUL
Site Address	:	The Lanes Primary School Cator Lane Chilwell Nottinghamshire NG9 4BB	
Proposal	:	Replace existing boundary fence for 2.4m high security mesh fence	
Decision	:	Conditional Permission	
<hr/>			
Applicant	:	Mr Tormodsrud	25/00920/FUL
Site Address	:	37 Clarence Road Attenborough Nottinghamshire NG9 5HY	
Proposal	:	Construct single storey rear and side extension. Amendments to existing front porch and render to existing external walls.	
Decision	:	Conditional Permission	
<hr/>			
Applicant	:	Mr Ian Stacey	26/00008/DOC
Site Address	:	The Bungalow Barton Lane Attenborough Nottinghamshire NG9 6DY	
Proposal	:	Discharge of conditions 3, 4, 5, 6, 7, 8, 10, 11 and 12 of planning reference 24/00609/FUL	
Decision	:	Withdrawn	
<hr/>			
Applicant	:	Mrs Sheila Birchall	26/00011/CAT
Site Address	:	228 High Road Chilwell Nottinghamshire NG9 5DB	
Proposal	:	Crown/reduce oak tree by approximately 2.5m	
Decision	:	No Objection	

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mr Gurjit Mahal Taylor Reed Homes Ltd 25/00832/VOC
Site Address : Willoughby Almshouses Church Lane Cossall Nottinghamshire
Proposal : **Alterations to Condition 2 (approved plans) granted under 23/00510/FUL**
Decision : **Conditional Permission**

Applicant : Mr Gurjit Mahal Taylor Reed Homes Ltd 25/00876/LBC
Site Address : Willoughby Almshouses Church Lane Cossall Nottinghamshire
Proposal : **Alterations to Condition 2 (approved plans) granted under 23/00511/LBC**
Decision : **Conditional Permission**

BEESTON CENTRAL WARD

Applicant : MRS Bilquees Akbar 25/00869/FUL
Site Address : 60 Queens Road East Beeston Nottinghamshire NG9 2GS
Proposal : **Construct single and two storey extensions to rear. Insertion of new windows to existing side elevation at first floor**
Decision : **Conditional Permission**

Applicant : Simon Taylor Taylor Roofing Services 25/00879/FUL
Site Address : 1 Padge Road Boulevard Industrial Park Beeston Nottinghamshire NG9 2JR
Proposal : **Construct detached commercial building with flexibility for ancillary trade counter use (Use Classes B2/B8), reconfiguration of existing car parking, creation of additional car parking areas and associated works**
Decision : **Conditional Permission**

Applicant : Mr Jowett 25/00894/FUL
Site Address : CWCS Portland Street Beeston Nottinghamshire NG9 2LP
Proposal : **Proposed external alterations to existing building by way of new and altered window openings within side elevations.**
Decision : **Conditional Permission**

BEESTON NORTH WARD

Applicant : Mr and Mrs Elizabeth Rhodes 25/00870/FUL
Site Address : 212 Wollaton Road Beeston Nottinghamshire NG9 2PH
Proposal : **Construct single storey rear extension and first floor side extension**
Decision : **Conditional Permission**

Applicant : Mr and Ms Chris and Farah Mann and Batool 25/00874/FUL
Site Address : 25 Warwick Avenue Beeston Nottinghamshire NG9 2HQ
Proposal : **Construct single storey rear and side wraparound extension**
Decision : **Conditional Permission**

Applicant : Mr Anthony Cheung 25/00893/FUL
Site Address : 8 Cedar Avenue Beeston Nottinghamshire NG9 2HA
Proposal : **Construct two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Shazad Ahmed 25/00912/CLUE
Site Address : 25 Peveril Road Beeston Nottinghamshire NG9 2HY
Proposal : **Certificate of Lawfulness for existing use as C4 Housing in Multiple Occupation**
Decision : **Approval - CLU**

Applicant : Mr Siklaoui 25/00917/VOC
Site Address : 39 Nicholas Road Beeston Nottinghamshire NG9 3LP
Proposal : **Variation of condition 3 of planning permission 23/00857/FUL to change red brick finish to white render**
Decision : **Conditional Permission**

Applicant : Mr Andrew Rutherford 25/00930/DOC
Site Address : Land South Of 70 And 72 Sandy Lane Beeston Nottinghamshire
Proposal : **Discharge of conditions 4, 5, 9 and 10 of planning permission 24/00839/FUL**
Decision : **Refused Discharge**

Applicant : Mr Andrew Rutherford 25/00931/DOC
Site Address : Land South Of 70 And 72 Sandy Lane Beeston Nottinghamshire
Proposal : **Discharge of condition 3 (Biodiversity Net Gain) of planning permission 24/00839/FUL**
Decision : **Refused Discharge**

Applicant : Mr Kuldip Johal 26/00007/FUL
Site Address : 25 Middleton Crescent Beeston Nottinghamshire NG9 2TH
Proposal : **Retain patio to rear and side**
Decision : **Conditional Permission**

Applicant : Mr Jacob Brown JBA Ltd 26/00028/DOC
Site Address : Pair Of Garages Cyprus Avenue Beeston Nottinghamshire
Proposal : **Discharge of Condition 3 of planning permission 21/00364/FUL - Materials**
Decision : **Discharge of Conditions**

BEESTON RYLANDS WARD

Applicant : Mr Tim Squire on behalf of Nottingham Casuals Rugby Club 25/00470/FUL
Site Address : Nottingham Casuals Rugby Football Club Weir Fields Recreation Ground Canal Side Beeston Nottinghamshire NG9 1NG
Proposal : **Upgrade of existing floodlights to training pitch and new floodlights to match pitches.**
Decision : **Conditional Permission**

Applicant : Miss Hannah White Keepmoat Homes East Midlands (Nottingham) 26/00062/DOC
Site Address : Boots Campus Beeston Nottinghamshire
Proposal : **Discharge of conditions 6 (gas monitoring), 26 (gas remediation) and 27 (contaminated land implementation) of 21/00670/ROC. Plots 1-65, 69-79, 83-91, 100-113 and 400-421 only.**
Decision : **Discharge of Conditions**

BEESTON WEST WARD

Applicant : Mr Edward Price 25/00463/FUL
Site Address : Elm Lee 33 Elm Avenue Beeston Nottinghamshire NG9 1BU
Proposal : **Construct side extension to existing garage to create an annex connected to the existing dwelling via a glass link.**
Decision : **Conditional Permission**

Applicant : Mr Graeme Stephen 25/00810/FUL
Site Address : Redeemer Church Nottingham Old Town Hall 29 Foster Avenue Beeston Nottinghamshire NG9 1AE
Proposal : **Install and erect an external flue, 1M above roofline on the south facing wall**
Decision : **Conditional Permission**

Applicant : Monaghan 25/00845/FUL
Site Address : 47A Park Road Chilwell Nottinghamshire NG9 4DD
Proposal : **Construct single storey side extension, external alterations to rear elevation, porch and garage. Construct boundary wall to front. Application of render to elevations at first floor level.**
Decision : **Conditional Permission**

Applicant : Sally Hodgson 25/00900/FUL
Site Address : 93 Park Road Chilwell Nottinghamshire NG9 4DE
Proposal : **Construct single storey side extension**
Decision : **Conditional Permission**

Applicant : MR AMJAD ZIA 25/00921/FUL
Site Address : 15 Trevor Road Beeston Nottinghamshire NG9 1GR
Proposal : **Construct single storey side, rear and front extensions and two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr Alan Colaluca Vertas Nottinghamshire Ltd 26/00033/CAT
Site Address : Beeston Youth And Community Centre West End Beeston Nottinghamshire NG9 1GL
Proposal : **Fell x2 Aspen - T01 and T02
Pollard Oak by 5m**
Decision : **Withdrawn**

BRAMCOTE WARD

Applicant : Cilldara Group And Beeston Fields Golf Club Beeston Fields
Golf Club and Cilldara Group 25/00712/OUT
Site Address : Land South Of 52 To 60 Beeston Fields Drive Beeston Nottinghamshire
Proposal : **Outline application with all matters reserved for the construction of 7 dwellings and associated infrastructure**
Decision : **Conditional Permission**

Applicant : Mr F Folorunso 25/00857/FUL
Site Address : 102 Cow Lane Bramcote Nottinghamshire NG9 3BB
Proposal : **Raise front boundary wall pillars and install access gates**
Decision : **Conditional Permission**

Applicant : Mr and Mrs Johal 25/00878/FUL
Site Address : 4 Grangelea Gardens Bramcote Nottinghamshire NG9 3HR
Proposal : **Construct side and rear extensions. Convert garage to living accommodation.
Construct rear dormer.**
Decision : **Conditional Permission**

Applicant : Mr C Ford 25/00885/FUL
Site Address : 31 Stanley Drive Bramcote Nottinghamshire NG9 3JY
Proposal : **Demolition of existing bungalow. Construct two storey dwelling**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Tumber 25/00907/FUL
Site Address : Chantry House Coventry Lane Bramcote Nottinghamshire NG9 3GJ
Proposal : **Construct two storey front, rear and side extensions. Alterations to elevations and roof shape**
Decision : **Conditional Permission**

Applicant : Mr Michael Cobbett 25/00927/TPOW
Site Address : 6 Holly Court Bramcote Nottinghamshire NG9 3DZ
Proposal : **Silver Birch 30% Crown reduction TPO/BRA/05/T1**
Decision : **Conditional Permission**

Applicant : Mr Patrick Bointon 26/00006/PNH
Site Address : 42 Seven Oaks Crescent Bramcote Nottinghamshire NG9 3FP
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.95 metres, with a maximum height of 3.0 metres, and an eaves height of 3.00 metres.**
Decision : **Prior Approval Not Required**

Applicant : Mr J McCarthy 26/00025/FUL
Site Address : 56 Ewe Lamb Lane Bramcote Nottinghamshire NG9 3JZ
Proposal : **Construct two storey and single storey rear extension and single storey side extension**
Decision : **Conditional Permission**

Applicant : Miss Isabella Blaney Miller Homes Ltd 26/00037/DOC
Site Address : Land North Of Moor Farm Inn Lane Coventry Lane Bramcote Nottinghamshire
Proposal : **Discharge of condition 13 (siting and design of solar panels) of 25/00553/VOC**
Decision : **Discharge of Conditions**

Applicant : Mr James Macdonald The White Hills Park Foundation Trust 26/00078/NMA
Site Address : Bramcote College Moor Lane Bramcote Nottinghamshire NG9 3GA
Proposal : **NON-MATERIAL AMENDMENT TO 22/00740/FUL TO AMEND DESCRIPTION OF DEVELOPMENT TO REFLECT OMISSION OF RETENTION OF BUILDING FOR USE AS TRUST OFFICES, TO ALLOW FOR DESCRIPTION OF DEVELOPMENT TO READ: CONSTRUCTION OF REPLACEMENT SECONDARY SCHOOL (750 11-16 PLACES PLUS 200 SIXTH FORM PLACES). DEMOLITION OF EXISTING SCHOOL. ASSOCIATED CAR PARKING, SPORTS PITCHES AND GENERAL HARD AND SOFT LANDSCAPING.**
Decision : **Unconditional Permission**

BRINSLEY WARD

Applicant : Mr Dev Godhania Brinsley Mini Market 25/00530/FUL
Site Address : 3 Brynsmoor Road Brinsley Nottinghamshire NG16 5DD
Proposal : **Retain bin storage alterations and installation of two refrigerated air conditioner units**
Decision : **Refusal**

CHILWELL WEST WARD

Applicant : Mrs paula jackson 25/00579/OUT
Site Address : 89 Sunnyside Road Chilwell Nottinghamshire NG9 4FQ
Proposal : **Outline application to construct dwelling with all matters reserved**
Decision : **Conditional Permission**

Applicant : Vishen Patten 25/00813/FUL
Site Address : 5 Belmont Close Chilwell Nottinghamshire NG9 5FY
Proposal : **Retain fence to southern boundary**
Decision : **Conditional Permission**

Applicant : Mrs Jade Jones 25/00873/FUL
Site Address : 2 Lark Close Chilwell Nottinghamshire NG9 4GJ
Proposal : **Retain outbuilding with flue to rear garden**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mr Patrick Burke Homes By Honey 25/00722/DOC
Site Address : 136 Church Street Eastwood Nottinghamshire NG16 3HT
Proposal : **Discharge of conditions 10,11,12 and 14 of planning reference 23/00518/OUT**
Decision : **Discharge of Conditions**

Applicant : Mr Ian Powell Framework Housing Association 25/00793/FUL
Site Address : 52-66 Nottingham Road Eastwood Nottinghamshire NG16 3NQ
Proposal : **Install replacement windows**
Decision : **Conditional Permission**

Applicant : Mr Patrick Burke Homes By Honey 25/00819/DOC
Site Address : 136 Church Street Eastwood Nottinghamshire NG16 3HT
Proposal : **Discharge of condition 5 of planning permission 25/00187/REM - Construction method statement**
Decision : **Discharge of Conditions**

Applicant : Mr Richard Broughton 25/00859/DOC
Site Address : HSBC 53 Nottingham Road Eastwood Nottinghamshire NG16 3AN
Proposal : **Discharge of conditions 1,2,3,4,5,6,7 & 8 of planning reference 25/00329/FUL. Partial discharge of condition 4 has already occurred.**
Decision : **File Closed**

Applicant : Mr Patrick Burke Homes By Honey 26/00022/NMA
Site Address : 136 Church Street Eastwood Nottinghamshire NG16 3HT
Proposal : **Non material amendment to planning reference 25/00187/REM Substitution of Macadamia housetype with Magnolia housetype and consequently updates to layout drawings to reflect updated housetype label**
Decision : **Unconditional Permission**

GREASLEY WARD

Applicant : Mr Jack Mulley InstaVolt Ltd. 25/00798/FUL
Site Address : Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire
Proposal : **Install 16 EVC points and CCTV**
Decision : **Conditional Permission**

Applicant : Mr Adam Cook The Mucky Pup Company 25/00843/FUL
Site Address : Land Off New Road Greasley Nottinghamshire
Proposal : **Retain change of use of agricultural land to a secure dog exercise field, including the installation of 1.8-metre-high fencing, waste bins, signage, and a gravel parking area for visitors.**
Decision : **Conditional Permission**

Applicant : Ella Smith 25/00887/FUL
Site Address : 14 Church Road Greasley Nottinghamshire NG16 2AB
Proposal : **Installation of septic tank**
Decision : **Conditional Permission**

Applicant : Mr Richard Broughton 25/00934/FUL
Site Address : 5 Lodge Road Newthorpe Nottinghamshire NG16 2AZ
Proposal : **Construct single storey front and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr Ian Wesley 26/00032/PNO
Site Address : Blue Monkey Brewery 10 Pentrich Road Giltbrook Industrial Park Giltbrook Nottinghamshire NG16 2UZ
Proposal : **Prior Approval Application for the installation of solar PVs**
Decision : **Prior Approval Not Required**

Applicant : C/o Agent 26/00034/FUL
Site Address : Escape Family Entertainment Centre 6 Pentrich Road Giltbrook Industrial Park Giltbrook Nottinghamshire NG16 2UZ
Proposal : **Sub-division to create two separate units including insertion of mezzanine floor, new entrance and access bridge for use of upper floor as retail use (Class E) and ground floor as gym (Class E)**
Decision : **Conditional Permission**

Applicant : Mrs Sarah Perry Pets at Home 26/00039/ADV
Site Address : Pets At Home 15 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP
Proposal : **Display signage**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Mr Jack Khan Simla Restaurant 25/00723/ADV
Site Address : 5 James Street Kimberley Nottinghamshire NG16 2LP
Proposal : **Display fascia sign with overhead striplight**
Decision : **Conditional Permission**

Applicant : Miss P Ward 25/00923/FUL
Site Address : 3 Chapter Drive Kimberley Nottinghamshire NG16 2QD
Proposal : **Convert garage to living accommodation, including new pitched roof and construct single storey rear extension. Construct new canopy to front elevation.**
Decision : **Conditional Permission**

Applicant : Mr Michael Angell BBC 25/00926/TPOW
Site Address : Land To The Rear Of 4 Haydock Close Kimberley Nottinghamshire NG16 2TX
Proposal : **2 x trees in group TPO to be felled**
Decision : **Conditional Permission**

Applicant : Elaine Tattersall 26/00005/FUL
Site Address : 28 Millfield Road Kimberley Nottinghamshire NG16 2LJ
Proposal : **Construct single storey rear extension and new roof to garage**
Decision : **Conditional Permission**

Applicant : Ms Marilyn Hallard 26/00012/PNH
Site Address : 33 Regent Street Kimberley Nottinghamshire NG16 2LW
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 4 metres, and an eaves height of 3 metres.**
Decision : **Prior Approval Not Required**

NUTHALL EAST & STRELLEY WARD

Applicant : Mr Sagheer Hanif 25/00851/FUL
Site Address : 1 Hillingdon Avenue Nuthall Nottinghamshire NG16 1RA
Proposal : **Construct Single Storey Rear Extension and Access Ramp**
Decision : **Conditional Permission**

Applicant : Mr Sohail Kayani 25/00886/FUL
Site Address : 6 Canterbury Close Nuthall Nottinghamshire NG16 1PU
Proposal : **Construct single storey side and rear extension**
Decision : **Conditional Permission**

STAPLEFORD SOUTH EAST WARD

Applicant : MR Muhammad Nadeem 25/00564/FUL
Site Address : 109 Hickings Lane Stapleford Nottinghamshire NG9 8PG
Proposal : **Construct dropped kerb to Hickings Lane frontage. Install 1.8m high boundary treatment to Hickings Lane and Sefton Avenue. Raise existing gate on Sefton Avenue**
Decision : **Conditional Permission**

Applicant : c/o Agent Aldi Stores Limited 25/00932/PNO
Site Address : ALDI Nottingham Road Stapleford Nottinghamshire NG9 8AD
Proposal : **Prior Approval Application for the installation of solar PVs**
Decision : **Prior Approval Not Required**

Applicant : Miss Faustina Graca 26/00003/DOC
Site Address : Hickings Lane Recreation Ground Hickings Lane Stapleford Nottinghamshire
Proposal : **Discharge of conditions 9 and 11 of planning reference 24/00864/VOC**
Decision : **Withdrawn**

Applicant : Mr S Mahmood 26/00029/DOC
Site Address : Stapleford View Care Home 187 Toton Lane Stapleford Nottinghamshire NG9 7JD
Proposal : **Discharge of conditions 7 of planning reference 20/00478/FUL**
Decision : **Discharge of Conditions**

STAPLEFORD SOUTH WEST WARD

Applicant : Mr L Billson 25/00890/PNO
Site Address : The Helpful Bureau 39 - 41 Church Street Stapleford Nottinghamshire NG9 8GA
Proposal : **Prior approval for change of use from commercial, business and service (Use Class E) to dwellinghouse (Use Class C3) under Schedule 2, Part 3, Class MA. Convert existing offices into 1, 1 bedroom flat.**
Decision : **Prior Approval Not Required**

Applicant : Mr L Billson 25/00891/FUL
Site Address : 43 Church Street Stapleford Nottinghamshire NG9 8GA
Proposal : **Subdivision of existing flat to form 2no flats**
Decision : **Conditional Permission**

Applicant : Mr Luljan Bejomala 26/00057/DOC
Site Address : 15 Newton Drive Stapleford Nottinghamshire NG9 7GS
Proposal : **Discharge of Condition 4 of application 25/00724/FUL - Construction Method Statement & Traffic Plan**
Decision : **Discharge of Conditions**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mr & Mrs Kee And Fletcher 25/00828/VOC
Site Address : 7 Bridgnorth Way Toton Nottinghamshire NG9 6LH
Proposal : **Variation of condition 2 of planning reference 20/00769/FUL - Substitute drawing 20.243.S03.02-C with 20.243.S03.02-E and drawing 20.243.S03.01-C with 20.243.S03.01-D**
Decision : **Conditional Permission**

Applicant : Ms Agata Siemiatycka Hutchison 3G UK Ltd 26/00017/TEL
Site Address : Hutchison NG0094 Telecommunications Mast Tesco Swiney Way Toton Nottinghamshire
Proposal : **The installation of 1 no. 20m monopole supporting 6 no. antennas, 1 no. wraparound cabinet, 3 no. cabinets, removal of redundant 14.7m monopole and 1 no. cabinet and retention of 4 no. existing cabinets and development ancillary thereto.**
Decision : **Prior Approval Not Required**

WATNALL & NUTHALL WEST WARD

Applicant : Mrs Emily Davies 26/00059/PNH
Site Address : 30 Philip Avenue Nuthall Nottinghamshire NG16 1EA
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.05 metres, with a maximum height of 4 metres, and an eaves height of 2.5 metres.**
Decision : **Prior Approval Not Required**

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Report of the Chief Executive

Appeal Summary

Application Number:	24/00221/FUL
Location:	Cloud House, 170 Nottingham Road, Stapleford
Proposal:	Retention of barn including elevational alterations, gabion wall, chicken coop, re-grading of land

APPEAL ALLOWED

DELEGATED DECISION TO REFUSE

RECOMMENDATION BY OFFICER – REFUSE

REASON FOR REFUSAL –

The application site lies within the Nottinghamshire Green Belt and the retention of the barn as built would constitute inappropriate development due to the overall size and height, materials used and fenestration installed being tantamount to a new dwelling and therefore by definition would be harmful to the Green Belt. Furthermore, it is considered there would be an unacceptable impact on openness which is the essential characteristic of the Green Belt. It is considered that very special circumstances have not been demonstrated and there are no other considerations which would clearly outweigh the policy conflict and by definition, the harm to the Green Belt. Accordingly, the proposal is contrary to Policy 8 - Development in the Green Belt of the Broxtowe Part 2 Local Plan (2019), and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2023 and there are no other material considerations that justify treating this proposal as an exception.

LEVEL OF DECISION – WRITTEN REPRESENTATIONS

The application was refused planning permission under delegated powers on 26 January 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:

- Whether the proposal would be inappropriate development in the Green Belt having regard to relevant development plan policies and the provisions of the National Planning Policy Framework (the Framework);
- The effect on the openness of the Green Belt;
- The effect on the character and appearance of the area;
- If the proposal would be inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other

considerations so as to amount to the very special circumstances necessary to justify it

The appeal relates to a smallholding extending to some 1.2 hectares to the south of dwellings on Severals. It includes a dwelling with front and rear gardens and associated outbuildings to the eastern side of the entrance drive. The building to which the appeal relates is located to the west of the dwelling and centrally within the site, across a flat, hard surfaced area leading from the top of the driveway. Beyond this, the site comprises an open field wrapping around the appeal building on three sides. The overall site slopes significantly up from the neighbouring buildings on Severals to a high point on the southern boundary. Established treelines enclose the field to the western, southern and eastern sides.

The appeal building measures some 18m wide, 12m deep and 7m high to the ridge of the pitched roof. It has two floors internally; each divided into a number of rooms/spaces. A chicken coop forms one such space to the ground floor, extending out into an external section to the front of the building enclosed by post and wire fencing. The building sits on a flat, re-graded site which has been cut into the sloping ground, with a substantial gabion wall wrapping around the building to the sides and rear to retain the higher ground levels beyond. The flattened area of land extends in front of the building forming a hard surfaced area for access.

The Inspector's conclusions can be summarised as follows:

- Inspector concludes that the development, being an agricultural building for agricultural use, would not be inappropriate development in the Green Belt
- As such, the development would not have an adverse impact on the openness of the Green Belt or the purposes of including land within it and therefore no requirement to prove Very Special Circumstances
- In respect of character and appearance, the Inspector concludes that whilst the building is large, this is appropriate for the use and context, the development preserves the character and appearance of the area
- Other matters, such as the 'domestic' appearance of the building and potential future use are speculative and, in any case, would need a separate grant of planning permission. The inspector is satisfied that there would be no impact on neighbour amenity.

The Inspector granted permission subject to a condition relating to compliance with submitted drawings.

Report of the Chief Executive

Appeal Summary

Application Number:	24/00690/REM
Location:	72 - 78 Nottingham Road, Stapleford
Proposal:	Application for the approval of all reserved matters (landscaping, scale, access, appearance and layout) to construct 30 dwellings (reference 20/00847/OUT) and associated infrastructure including access onto Nottingham Road.

APPEAL ALLOWED

DELEGATED DECISION TO REFUSE

RECOMMENDATION BY OFFICER – REFUSE

REASONS FOR REFUSAL –

1. The proposed development, by virtue of the design of the carriageway and footway, would have a detrimental impact on highway safety contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).
2. By virtue of the siting of the dwellings in relation to the highway, which would result in an unsatisfactory character of development, and lack of detailing for the windows and doors, the development would be contrary to the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).

LEVEL OF DECISION – WRITTEN REPRESENTATIONS

The application was refused planning permission under delegated powers on 26 January 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:

- i) the effect of the proposal on the character and appearance of the area;
- ii) highway safety, and;
- iii) the standard of accommodation for prospective occupants.

The appeal site is presently used as an external storage area for vehicles related to a local car sales business with single storey commercial buildings towards the rear. The site is open to view from Nottingham Road due to the low front boundary wall and railings and taller, transparent security fencing behind. To the rear of the site is an

imposing escarpment heavily covered with trees and other foliage. Recent residential development of 15 dwellings stands to the western side with the buildings and grounds of St John's Church of England Primary School to the west. The schoolhouse, two gatehouses and the front boundary wall of the school are Grade II listed. A modern two/three storey apartment building stands directly opposite the site, flanked to the east by an older two storey block of maisonettes and to the west a former place of worship, Stapleford House, which is now flats.

The site has the benefit of outline planning permission to construct 30 dwellings and associated infrastructure including access from Nottingham Road (reference 20/00847/OUT). All matters aside from Access were reserved, hence the submission of a Reserved Matters application seeking approval of landscaping, scale, access, appearance and layout, the subject of this appeal.

Post decision and prior to the submission of an appeal, the applicant informally submitted plans for review to the LPA, and were advised informally that the amendments shown on those plans would broadly address the reasons for refusal. Those plans were not formally consulted on at that time.

The applicant, at appeal, submitted the revised plans as part of their grounds of appeal. The Planning Inspector accepted and based their decision on these plans, contrary to the LPA's contention that as the plans had not been submitted formally prior to the appeal, statutory consultees and members of the public had not had a reasonable opportunity to technically assess the merits of the amendments. However, the Planning Inspector took the view that as the consultees and neighbours had been notified of the appeal, they would therefore have had an opportunity to make representations.

The Planning Inspector concluded that the amended plans submitted as part of the appeal addressed the reasons for refusal and as such the appeal should be allowed.

The Inspector's conclusions can be summarised as follows:

- The amendments to the positioning of Plots 11-17 is marginal but results in an improved spacing to the public realm, alongside the regularised width of the access road. The re-orientation of Plot 18 would create an active frontage to its western side, adding visual interest to a prominently placed dwelling at the site entrance.
- The amendments include an increase in the number of parking spaces, which in the case of Plots 4-9 include the omission of detached garages in favour of tandem parking. The Council has not opposed this element of the scheme in visual terms, and I am content that it would ensure vehicles are parked off-street and prevent the access road being dominated by street parking.
- Overall, I find the landscaping details would add to the overall quality of the development and are acceptable.
- Overall, I conclude that the appearance, scale and layout of the appeal scheme would preserve the character and appearance of the area, in accordance with the

requirements of Policy 10 of the Broxtowe Aligned Core Strategy (2014) (the ACS) and Policy 17 of the Part 2 Local Plan (2019) (the P2LP) that developments create an attractive, safe, inclusive and healthy environment; have regard to the local context including valued townscape characteristics, and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.

- I conclude that the access and layout of the development would preserve highway safety, in accordance with Policy 10 of the ACS and Policy 17 of the P2LP in terms of their requirements that developments create well defined streets and spaces, provide sufficient, well integrated parking and safe and convenient access.
- Another concern relates to cycle and bin store accessibility within the apartment block, which as initially proposed would have been accessible internally to only half of the units. As reconfigured, both bin stores would have internal access from each communal lobby/stairwell, with external access for removal of waste, whilst the cycle store would be externally accessible to the rear elevation. This would provide an improved and equitable arrangement for all occupants that would be more functional and convenient for day-to-day use.
- The appellant has also addressed other concerns, including missing plans for Plot 14 and an absence of section plans for Plots 1-10. Having observed these details, I am satisfied that the internal accommodation would be acceptable in these dwellings. All units appear to have sufficient internal room sizes and overall floorspace, as well as acceptable size and shape of garden areas. The Council does not otherwise raise concerns about the standard of accommodation.

The Inspector granted permission subject to conditions relating to levels, highway works, provision of bin and cycle storage, access and parking prior to occupation, details of materials, and protection of retained trees.

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