

PLANNING COMMITTEE
WEDNESDAY, 22 JULY 2026

Present: Councillor S P Jeremiah, Chair

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

Apologies for absence were received from Councillors S Camplin and J Couch.
Councillors V C Smith and J M Owen were present as substitutes.

96 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

97 **MINUTES**

The minutes of the meeting of Wednesday, 1 July 2026 were approved as a true and accurate record.

98 **NOTIFICATION OF LOBBYING**

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

99 **DEVELOPMENT CONTROL**

100 **26/00281/REM - LAND TO THE REAR OF 21 EDGWOOD ROAD, KIMBERLEY, NOTTINGHAMSHIRE, NG16 2JR**

The application was brought before the Committee by Councillor A Cooper.

There were no late items.

The Committee heard from one public speaker, Mr Nicholas Hedderly, objecting.

The Committee considered all the representations presented to it and opened the debate, which covered the fact that outline permission has already been granted, the

possibility of a cost order against the Council and the size of a hedge and its potential impact on amenity. Access arrangements were also discussed.

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

1. The development to which this approval relates shall be begun no later than the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Roof Plans, Plans to Plot 1, Plans to Plot 2, Elevations to Plot 1 and Elevations to Plot 2 received by the Local Planning Authority on 27 April 2026 and in accordance with the Block Plan with Tree Species (1:500) received by the Local Planning Authority on 3 June 2026.

Reason: For the avoidance of doubt.

3. The approved landscaping scheme shall be carried out strictly in accordance with the approved details. Soft landscaping shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.

Reason: To ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 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 agreed 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. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

101 26/00356/FUL - 16 OAKLAND WAY, STRELLEY, NOTTINGHAMSHIRE, NG8 4JS

The application was brought before the Committee by Councillors P Owen and J Couch.

There were no late items.

The Committee heard from two public speakers, Aurang Zeb, objecting, and Naseem Begum, applicant.

The Committee opened the debate after considering all of the information before it. The Committee covered parking arrangements, the appropriateness of the location, restrictive covenants, and the operation of businesses on the estate.

The level of experience of the care provider was also discussed.

The Committee 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), Block Plan (1:200), Proposed Floor Plan, Design and Access Statement and Management Plan received by the Local Planning Authority on 1 June 2026.

Reason: For the avoidance of doubt.

3. The premises shall only be used as a children's home for a maximum of three children and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987,

or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification.

Reason: To ensure a satisfactory standard of neighbour amenity and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

4. The premises shall only be attended by a maximum of three staff members at any one time, except during staff handover periods or scheduled meetings.

Reason: To ensure a satisfactory standard of neighbour amenity and 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).

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 agreed determination timescale.

2. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

102 INFORMATION ITEMS

103 DELEGATED DECISIONS

The Committee noted the delegated decisions.

104 LATE ITEMS

The Committee noted the details of an appeal decision included in the Late Items at the request of the Chair. The appeal against the Council's judgement relating to 12-14 Moore Gate, Beeston was upheld with partial costs awarded to the appellant.

105 UPCOMING CHANGES TO PLANNING APPLICATION LAW AND PLANNING COMMITTEE ARRANGEMENTS

The Interim Director of Planning and Economic Development read a statement detailing upcoming changes to the law relating to Planning applications meaning that all applications will be categorised as Schedule I or Schedule II, with only some Schedule II applications valid for potential referral to Planning Committees.

The Committee discussed the impact this will have on their work and the regularity of Planning Committee meetings.