



Tuesday, 14 July 2026

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 22 July 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

Zulfikar Darr
Chief Executive

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

A G E N D A

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 - 22)

The Committee is asked to confirm as a correct record the minutes of the meeting held on Wednesday, 1 July 2026.

4. Notification of Lobbying

5. Development Control

5.1 26/00281/REM - Land to the Rear Of 21 Edgwood Road, Kimberley, Nottinghamshire, NG16 2JR (Pages 23 - 30)

Construct two bungalows. Reserved Matters relating to Conditions 3 (Appearance, Landscaping and Scale) of planning permission 23/00191/OUT
Land to the Rear Of 21 Edgwood Road, Kimberley, Nottinghamshire, NG16 2JR

5.2 26/00356/FUL - 16 Oakland Way, Strelley, Nottinghamshire, NG8 4JS (Pages 31 - 40)

Application for the change of use of a (3a) dwelling as a children's home (C2).
16 Oakland Way, Strelley, Nottinghamshire, NG8 4JS

6. Information Items

6.1 Delegated Decisions (Pages 41 - 46)

PLANNING COMMITTEE

WEDNESDAY, 1 JULY 2026

Present: Councillor S P Jeremiah, Chair

Councillors: P A Smith (Vice-Chair)
P J Bales
L A Ball BEM
G Bunn
S Camplin
J Couch
T J Marsh
G Marshall
P J Owen (ex-officio)
D D Pringle
D K Watts
E Williamson (substitute)

Apologies for absence were received from Councillors D Bagshaw and S J Carr.

90 DECLARATIONS OF INTEREST

There were no declarations of interest.

91 MINUTES

The minutes of the meeting held on 10 June 2026 were confirmed and signed as a correct record.

92 NOTIFICATION OF LOBBYING

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

93 DEVELOPMENT CONTROL

93.1 25/00371/OUT - LAND WEST OF STAPLEFORD LANE, STAPLEFORD, NOTTINGHAM

Outline Planning Application for the construction of a residential development of up to 420 residential dwellings and associated open space and infrastructure (With some matters reserved). The proposed development is classified as EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Land West of Stapleford Lane Stapleford Nottingham

The application was brought to the Committee as it represents a Major Planning Application.

There were late items comprising further comments from the Highways Authority. The Highways Authority commented that the modelling indicates that the proposed Toton Link Road performs an important strategic function, providing an additional connection between Stapleford Lane and the A52 corridor and influencing traffic distribution across the wider network.

The Highway Authority did not consider that the additional modelling fully resolves its concerns. Whilst it provides useful strategic evidence, several important technical matters remain outstanding and require further clarification before a final view can be reached regarding the acceptability of the development.

There were four public speakers for this item James Hicks, agent of the applicant, David Lovett, objecting, Joan Roche, objecting, and Councillor T Cullen, ward member made representation to the Committee prior to the general debate.

The Committee considered all representations, debating the conflict between the Highways Authority and the applicant regarding the proposed traffic alleviation.

It was noted that approval at this meeting would mean approval of the housing scheme and not the design or character of the schemes. It was reported that these would be considered at a future meeting and members would have the opportunity to comment on this aspect at that time.

Members raised particular concerns regarding the need to review all elements of the scheme together, paying special attention to the highways issues. Members stated that they wanted to review all aspects holistically and not by individual schemes as has been submitted by the applicant.

RESOLVED that, subject to the removal of objections from National Highways and Nottinghamshire County Council as the Highways Authority, planning permission would have been granted subject to:

- (i) Prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure the provision of landscape contributions and affordable units**
- (ii) the following conditions:**
 - 1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**

Reason: To comply with S92 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 commenced**

before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

3. The development hereby permitted shall be carried out in accordance with drawings received by the Local Planning Authority on the following dates:

Illustrative Landscape

Masterplan (P23_2379_EN_0007_B_S1_ILMP_R) Planning Statement (R001 v4 Planning Statement) Statement of Community Involvement (R001v5 Statement of Community Involvement - 2025 04 07)

Covering Letter (L001v1 EM ASI - Application Covering Letter) Sustainability/Energy Statement (Energy Statement - Toton West v3)Environmental Statement (ref: P23-2379_Toton_West_ES) Covering matters of:

- Contents Page
- Chapter 1 Introduction
- Chapter 2 Assessment Scope and Methodology
- Chapter 3 The Site
- Chapter 4 Proposed Development and Alternatives
- Chapter 5 Socioeconomics and Health
- Health Impact Assessment
- Chapter 6 Landscape and Visual Amenity (including LVIA)
- Chapter 7 Biodiversity
- Ecological Appraisal
- Biodiversity Net Gain Statement
- Arboricultural Impact Assessment
- Chapter 8 Cultural Heritage
- Chapter 9 Transport and Access
- Transport Assessment (including access drawings)
- Framework Travel Plan
- Chapter 10 Air Quality
- Chapter 11 Noise and Vibration
- Chapter 12 Flood Risk and Drainage
- Flood Risk Assessment
- Drainage Strategy
- Chapter 13 Contaminated land/ Ground Conditions
- Phase 1 Ground Assessment
- Chapter 14 Soils and Agricultural Land
- Soils and Agricultural Land Report
- Chapter 15 Climate Change
- Chapter 16 Lighting
- Lighting Strategy

- Chapter 17 Summary
- Chapter 18 Glossary
- Chapter 19 References
- Environmental Statement Appendices and Figures:
- Appendix 1.1 EIA Statement of Expertise
- Appendix 2.1a Summary of Toton North Scoping
- Appendix 2.1b BBC EIA Scoping Opinion Toton North
- Appendix 5.1 Health Impact Assessment
- Appendix 6.1 Methodology
- Appendix 6.2 Sensitivity
- Appendix 7.1_EcoApp
- Appendix 7.2 BNG Report_Rev A May 25
- Appendix 7.3 Bird Report
- Appendix 7.4 Arb Assessment
- Appendix 8.1 Technical Heritage Baseline
- Appendix 9.1 Transport Assessment
- Appendix 9.2 Travel Plan
- Appendix 10.1 - 10.5 Air Quality Appendices
- Appendix 11.1 Summary of Background Survey
- Appendix 11.2 Planning Noise Assessment Report
- Appendix 11.3 Road Traffic Data
- Appendix 12.1 FRA and SWD Strategy p1
- Appendix 12.1 FRA and SWD Strategy p2
- Appendix 13.1 Appendix 13.1 D44116 Phase I Report
- Appendix 15.1 Steps Involved in a CCR Assessment in EIA
- Appendix 15.2 Climatic Variables Considered for Each Sensitive Receptor
- Appendix 15.3 Legislation Policies and Agendas Context
- Appendix 15.4 Local Regional and National GHG Emissions
- Appendix 15.5 Assessment of Resilience of the Proposed Development to Climate Change
- Appendix 16.1 Lighting Strategy
- Appendix 16.2 Lighting Baseline Assessment
- Appendix 16.3 Lighting Receptor Locations
- Figure 1.1 - Site Location Plan
- Figure 4.1 - Parameter Plan
- Figure 4.2 - Illustrative Masterplan
- Figure 6.1 P23_2379_EN_0001_S1_REV - Site Location Plan
- Figure 6.2 P23_2379_EN_0002_S1_REV - Planning Designations
- Figure 6.3 P23_2379_EN_0003_S1_REV – Topography
- Figure 6.4 P23_2379_EN_0004_S1_REV - Landscape Character
- Figure 6.5 P23_2379_EN_0005_S1_REV - ZTV Viewpoint Locations and PRoW
- Figure 6.6 P23_2379 EN_0006_v2 Figure 6 VPs_compressed

- **Figure 6.7 P23_2379_EN_0008_S1_REV - Combined ZTV**
- **Figure 7.1_Consultation Plan Designated Sites**
- **Figure 7.2_Consultation Plan Species Results**
- **Figure 7.3_Baseline Habitats**
- **Figure 10.1 - Existing Sensitive Human Receptors**
- **Figure 14.1 Agricultural Land Classification**
- **Figure 15.1 - IEMA Best Practice**
- **Figure 15.2 - Local Temps**
- **Figure 15.3 Wind Rose**
- **BNG Metric (10889 - Statutory Metric - 08 05 2025)
Completed Notice Form**

Received by the Local Planning Authority on 19 May 2025.

- **Site Location Plan (P23_2379_DE_009_C_01 - Site Location Plan (Outline))**
- **Site Location Plan – Aerial (P23_2379_DE_009_C_03 - Site Location Plan - Aerial (Outline)_LR)**
- **Illustrative Masterplan (P23_2379_DE_014_D_01 - Illustrative Masterplan (Outline)_LR)**
- **Parameter Plan (P23_2379_DE_015E_02 - Parameter Plan (Outline))**
- **Preliminary General Arrangement Sheet 1 (B076224-TTE-HGN-XX-DR-CH-010001 Preliminary General Arrangement Sheet 1 [P03])**
- **Preliminary General Arrangement Sheet 2 (B076224-TTE-HGN-XX-DR-CH-010002 Preliminary General Arrangement Sheet 2 [P04])**
- **Planning Statement Addendum (P23-2379 - Planning Statement Addendum - FINAL)**
- **Design and Access Statement (P23_2379_DE_G002B - DAS_R)**
- **Environmental Statement Addendum (P23-2379_ES Addendum Dec 25_231225_final (text & figs)**
- **Environmental Statement Addendum Figures**
- **Figure 1.1a Site Location Plan**
- **Figure 4.1a - Parameter Plan (Outline)**
- **Figure 4.2a Illustrative Masterplan – Outline**
- **Figure 6.1 P23_2379_EN_1000_S1_REV - Site Location Plan**
- **Figure 6.2 P23_2379_EN_1001_S1_REV - Planning Designations**
- **Figure 6.3 P23_2379_EN_1002_S1_REV – Topography**
- **Figure 6.4 P23_2379_EN_1003_S1_REV - Landscape Character**
- **Figure 6.5 P23_2379_EN_1004_S1_REV - ZTV, Viewpoint Locations and PRoW**
- **Figure 6.6 P23_2379 EN_1005_v2 Figure 6 VPs**
- **Figure 6.7 P23_2379_EN_1006_S1_REV - Combined ZTV**

- Figure 7.4 Baseline Habitats
- Environmental Statement Appendices
- App 7.4 10889 AA_D - (Outline)
- App 7.5_Spring Bat Data Report
- App 7.6_Supplemental BBS Report
- App 7.7_BNG Report
- App.9.1 251222_328827_TA (Outline Application) - 2 of 4 (Appendices A - D)
- App.9.1 251222-328827_TA (Outline Application) - 3 of 4 (Appendices E - G)
- App.9.1 251222_328827_TA (Outline Application) - 4 of 4 (Appendices H I)
- App 9.2_RTP_(Outline Application)_LR
- App 9.3 Study Area
- App 9.4 2025 Baseline Scenario Traffic Data
- App 9.5 Assessment of Construction Traffic
- App 9.6 Future Year Scenario Traffic Data and Assessment of Operational Traffic Impacts
- App 12.2 19678 - Toton West - FRA & DS Addendum
- Environmental Statement Non-Technical Summary (P23_2379__NTS_ADDENDUM)

Received by the Local Planning Authority on 24 December 2025.

- App 9.1 TA R004 Rev A (Outline Application)

Received by the Local Planning Authority 16 February 2026.

- 260417_328827_TN003_Main Response.pdf
- 260417_328827_TN003_Appendices.pdf
- B076224 TTE HGN XX DR CH 010001 P03 Four Arm Signalised Junction GA S1.pdf
- B076224 TTE HGN XX DR CH 010002 P05 Four Arm Signalised Junction GA S2.pdf
- B076224 TTE HGN XX DR CH 010021 P03 Four Arm Signalised Tracking S1.pdf
- B076224 TTE HML XX DR CH 010012 P02 Four Arm Signalised Geometry S2.pdf
- B076224 TTE HGN XX DR CH 010023 P02 Four Arm Signalised Tracking S3.pdf
- B076224 TTE HML XX DR CH 010011 P02 Four Arm Signalised Geometry S1.pdf
- B076224 TTE HGN XX DR CH 010022 P03 Four Arm Signalised Tracking S2.pdf

Received by the Local Planning Authority 28 April 2026.

Reason: For the avoidance of doubt.

4. Before any site clearance or development is commenced, detailed drawings and particulars showing the following (the 'Reserved Matters') shall be submitted to and approved by the Local Planning Authority:
- (a) the layout, scale, and external appearance of all buildings;
 - (b) parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays, drainage and the location and detail of all Electric Vehicle Charging points. All details shall comply with the County Council's current Highway Design and Parking Guides
 - (c) full manufacturer details of the materials to be used in the external surfaces and roofs of all buildings and including the location and colour of the external meter boxes;
 - (d) cross sections through the site showing the finished floor levels of the new dwellings in relation to adjacent land and buildings. These details shall be related to a known datum point; and
 - (e) landscaping treatment of the site

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

Reason: The application was submitted in outline only and no such details were provided. The development cannot proceed satisfactorily without such details being provided before development commences to ensure that the details are satisfactory and in accordance with the aims of the NPPF, Policy 3.2, 15, 17 and 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 2, 8, 10, 16 and 17 of the Broxtowe Aligned Core Strategy (2014) and in the Interests of Highway safety.

5. No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy ref ADC2897-RP-D, dated March 2025 has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:
- Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 175.
 - Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain

- storm to QBar rates for the developable area.
- Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets. No surcharge shown in a 1 in 1 year.

Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.

- No surcharge shown in a 1 in 1 year.
- No flooding shown in a 1 in 30 year.
- For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
- Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
- Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
- Evidence of approval for drainage infrastructure crossing third party land where applicable.
- Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.
- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.

Reason: To ensure the development is in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of Broxtowe Part 2 Local Plan (2019).

6. a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.
- b) No building to be erected pursuant to this permission

shall be occupied or brought into use until:-

- (i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and
- (ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

Reason: In the interest of public health and safety and in accordance with policy 17 of the Part 2 Local Plan 2019.

7. No development within the full planning permission phase hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:

- a) The means of access for construction traffic;
- b) parking provision for site operatives and visitors;
- c) the loading and unloading of plant and materials;
- d) the storage of plant and materials used in construction / demolition the development;
- e) a scheme for the recycling/disposal of waste resulting from construction / demolition works / site clearance;
- f) details of dust and noise suppression to be used during the site preparation, ground works and construction phases and;
- g) wheel washing facilities.

The approved statement shall be adhered to throughout the construction period.

Reason: In the interest of highway safety and residential amenity and in accordance with policy 17 of the Part 2 Local Plan 2019.

8. No development shall take place until an Archaeological Mitigation Strategy for the protection of archaeological remains is submitted to and approved by the Local Planning Authority.

The mitigation strategy will include appropriate Written Schemes of Investigation for evaluation trenching and provision for further mitigation work. These schemes shall include the following:

- 1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or

a mix of these elements).

2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work.

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework, Policy 11 of the Broxtowe Aligned Core Strategy (2014) and Policy 23 of the Broxtowe Part 2 Local Plan (2019).

9. No development above slab level shall commence until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:

- (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development
- (b) numbers, types, sizes and positions of proposed trees and shrubs
- (c) proposed boundary treatments
- (d) proposed hard surfacing treatment
- (e) proposed external lighting details
- (f) planting, seeding/turfing of other soft landscape areas

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

The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the buildings, whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.

Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policies 10 and 17 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 31 of the Broxtowe Part 2 Local Plan (2019).

10. Prior to the commencement of development, an Arboricultural Method Statement and tree protection measures, to BS5837, shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate how all existing boundary trees and hedgerows to be retained will be protected during the construction period. The development shall thereafter be carried out only in accordance with the approved details.

Reason: To ensure protection during construction works of trees and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired, in order to comply with Policy 17 - Biodiversity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

11. No development shall take place until details of and a timetable for the undergrounding of the on-site overhead pylons on site has been submitted to and approved in writing by the local planning authority.

Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policies 10 and 17 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 31 of the Broxtowe Part 2 Local Plan (2019).

12. No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones"
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (to include consideration of lighting) (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting existing environmental features and habitats during the construction period in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

13. No part of the development hereby permitted shall be brought into use unless or until plans detailing the location of new bus stops and a temporary turning facility within the site have been made to the satisfaction of the Local Planning Authority, which must include a bus stop(s) within the land covered by the application and shall include any of the following: real time bus stop flags, poles & displays including low voltage power source to the real time information pole location; polycarbonate bus shelter; solar or electrical lighting in bus shelter; raised kerbs; enforceable bus stop clearway; lowered access kerbs; additional hard stand (3.7 metres depth x 8 metres width if required), black top dressing (tarmacadam) and the above to be installed to an agreed timescale. If bus stops are not installed prior to bus services operating the developer will be responsible for the cost of any temporary infrastructure arrangements.

Reason: In the interest of highway safety and residential amenity and in accordance with policy 17 of the Part 2 Local Plan 2019.

14. No part of the development hereby permitted shall be brought into use unless or until the details of a scheme for provision of free integrated bus and tram passes to residents of the development upon occupation are submitted and approved by the Local Planning Authority. The scheme should include details of the bus pass(es) including period of validity or equivalent, the area of coverage, arrangements for promoting the passes, application and monitoring arrangements.

Reason: In the interest of highway safety and residential amenity and in accordance with policy 17 of the Part 2 Local Plan 2019.

15. Prior to the commencement of the development, a detailed Landscape and Ecological Management Plan shall be submitted to and approved and by the Local Planning Authority. The Landscape and Ecological Management Plan shall be in accordance with the enhancement measures

contained within ES Chapter 7 (section 7.5) and the EA (4.9 Habitats and 4.17 Species) and shall be implemented in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of securing an environmental net gain in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.

16. No above ground works shall take place until details of play equipment to be provided within the site has been submitted to and approved by the Local Planning Authority. This scheme shall include the following and shall thereafter be provided in accordance with the approved details:
- a) Appearance, position and location of the play equipment which shall include provision for accessible equipment and surfacing;
 - b) Access and boundary treatments; and
 - c) Timetable for delivery of the play area and associated equipment.

Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014).

17. No development shall commence until general arrangement plan(s) to a scale of 1:200 showing details of the walking / cycling infrastructure including works to the adopted highway have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted in accordance with guidance contained in LTN 1/20 on Cycle Infrastructure Design and Manual for Streets and where applicable indicate proposals for:
- Existing levels of the finished highway tying into building threshold levels;
 - Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works;
 - Signing, street furniture, street trees and pits;
 - Structures on or adjacent to the highway ;
 - Extent of any stopping up, diversion or dedication of new highway (including all public rights of way shown on the definitive map and statement) The development or any phase of the development, whichever is the sooner, shall not be occupied until the walking and cycling infrastructure for the development or phase of

development has been constructed and completed in accordance with the approved details.

Reason: To comply with the guidance in LTN 1/20 on Cycle Infrastructure Design and in Manual for Streets and in accordance with policy 17 of the Paet 2 Local Plan 2019.

18. No development shall commence until all details of the site access points including links to existing and proposed Public Rights of Way for pedestrians and cyclists in accordance with Parameter Plan P23_2379_DE_015B_01 have been submitted to and approved in writing by the Local Planning Authority. The development or any phase of the development, whichever is the sooner, shall not be occupied until the means of access for pedestrians and/or cyclists for the development or phase of development have been constructed in accordance with the approved details which shall thereafter be retained for access purposes only.

Reason: In the interest of highway safety and in accordance with policy 17 of the Part 2 Local Plan 2019.

19. No development shall commence until details of the cycle parking have been submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall accord with the guidance in LTN 1/20 on Cycle Infrastructure Design as a minimum unless local cycle parking standards are greater. The development or any phase of the development, whichever is the sooner, shall not be occupied until the cycle parking has been constructed and completed in accordance with the approved details and shall thereafter be kept free of obstruction and permanently available for the parking of cycles only.

To comply with the guidance in LTN 1/20 on Cycle Infrastructure Design as a minimum and in accordance with policy 17 of the Part 2 Local Plan 2019.

20. No part of the development hereby permitted shall be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in the plan.

Reason: *In the interests of highway safety and the environment to encourage use of more sustainable modes*

of transport than the car and in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan (2019) and Part 9 - Promoting Sustainable Transport of the NPPF 2024.

21. No part of the development shall be brought into use until a scheme detailing the developments adherence to Secured by Design principles has been submitted to and approved in writing by the Local Planning Authority. All measures detailed in the scheme shall thereafter be implemented and within an agreed timeframe which shall be set out in the submitted details.

Reason: To reduce the potential for crime in accordance within Part 8 – Promoting healthy and safe communities of the National Planning Policy Framework 2024.

22. The dwellings shall not be brought into use until, a scheme detailing the developments adherence to design principles contained within the Councils Reduction of Carbon in New Development Supplementary Planning Document (2025) has been submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

Reason: In the interests of securing sustainable development in accordance with the aims of Policy 1 - Climate Change of the Aligned Core Strategy Part 1 Local Plan 2014 and the Councils Reduction of Carbon in New Development Supplementary Planning Document (2025).

23. No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08.00 – 18.00 Monday to Friday, 08.00-13.00 Saturdays and at no time on Sundays or Bank / Public Holidays.

Reason: In the interests of public health and safety and in accordance with Policy 19 of the Broxtowe Local Plan Part 2 (2019).

24. The applicant shall provide a detailed obtrusive light calculations for the identified receptors along with an Isolux Contour plans for the relevant identified receptors prior to completion of the relevant phases.

Reason: To protect residential amenity and in accordance with Policy 19 of the Broxtowe Local Plan Part 2 (2019).

25. The applicant shall provide certification that the noise mitigation measures contained within section 7 of the Hoare Lea noise report have been installed in the relevant plots prior to occupation.

Reason: To protect occupants from excessive environmental noise and in accordance with Policy 17 of the Part 2 Local Plan 2019.

NOTES TO APPLICANT

- 1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.**
- 2. As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team:
3015snn@broxtowe.gov.uk to ensure addresses are created.**
This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
- 3. The County Council Public Rights of Way team advise:**

For path which required a TCPA diversion

- Under Section 12 of the Growth and Infrastructure Act 2013, it is now possible for the planning authority to carry out preliminary consultations, draft and make the Order under the appropriate Regulations (Town & Country Planning Public Path Orders Regulations 1993) if an application has been made under Part 3, and before planning permission has been granted, if on granting it, it is necessary to alter a public path. The order can be confirmed if planning permission is then granted. This can avoid the previous delays caused by developers having to wait for planning permission to be granted before applying for a diversion.**
- In cases where a Diversion Order has yet to be secured, the grant of planning permission does not permit the obstruction of the public right of way and that separate statutory approval for the stopping up or diversion order will be required under the provisions of the Highways Act 1980 or the Town and Country Planning Act 1990 or any other statutory provision. The development will require the diversion of a public right of way and no part of that development hereby permitted or any temporary works or structures shall obstruct the public right of way until approval has been secured and the diversion has been constructed in accordance with a detailed design and specification first submitted to**

and approved in writing by the Local Planning Authority. This is to ensure that the right of way is retained in such a state that it achieves continuity with the wider rights of way and highway networks.

- There should be no disturbance to the surface of the footpath without prior authorisation from the Rights of Way team.
- If the route is to be fenced, ensure that the appropriate width is given to the path and that the fence is low level and open aspect to meet good design principles. The route should have natural surveillance and is not narrowly fenced as this is a concern for public safety and a consideration for potential crime.
- If a structure is to be built adjacent to the public footpath, the width of the right of way is not to be encroached upon.
- Structures cannot be constructed on the line of the right of way without the prior authorisation of the Rights of way team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed.
- Open aspect should be retained as far as is practicable as part of any development, with good practice design principles applied to either ensure that the route does not become enclosed and/or is incorporated it as part of a greenspace corridor. See NCC development guide.
- If the design of any proposed development requires the legally recorded route of the RoW to be diverted because it cannot be accommodated on the legal line within the scheme, then this 2 should be addressed under the relevant provisions within the Town and Country Planning Act 1990 for the diverting/stopping up of public rights of way affected by development. An application way under this act should be made to the Planning authority and is a separate application to the planning permission
- The existing boundary hedge/tree line directly bordering the development/boundary etc is the responsibility of the current owner/occupier of the land. On the assumption that this boundary is to be retained it should be made clear to all new property owners that they are responsible for the maintenance of that boundary, including the hedge/tree line ensuing that it is cut back so as not to interfere with right of way.
- Should scaffold be required on or over the RoW then the applicant should apply for a license and ensure that the scaffold is constructed so as to allow the public use without interruption.
licences@viaem.co.uk

If this is not possible then an application to temporarily close the path for the duration should also be applied for (6 weeks' notice is required), email countryside.access@nottsccl.gov.uk

- If a skip is required and is sited on a highway, which includes a RoW then the company supplying the skip must apply for a permit. <http://www.nottinghamshire.gov.uk/transport/licences-and-permits/skip-permit> and also ensure that the RoW can still be accessed appropriately by the users permitted by its status i.e. equestrians if on a bridleway, motorised vehicles if on a byway open to all traffic
 - The safety of the public using the path should be observed at all times. A Temporary Closure of the Footpath may be granted to facilitate public safety during the construction phase subject to certain conditions. Further information and costs may be obtained by contacting the Rights of Way section. The applicant should be made aware that at least 5 weeks' notice is required to process the closure and an alternative route on should be provided if possible.
3. This permission has been granted contemporaneously with an Agreement under Section 106 of the Town and County Planning Act 1990, and reference should be made thereto.
4. The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority. The new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.
- a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.
- b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are

submitted to and approved by the County Council (or District Council) in writing before any work commences on site.

5. The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151 of the Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land.
6. Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
7. Vegetation clearance should be avoided during the bird breeding season of March-August inclusive.
8. Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. It is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

94 INFORMATION ITEMS

94.1 DELEGATED DECISIONS

The Committee noted the delegated decisions.

94.2 APPEAL DECISIONS

The Committee noted the appeal decisions.

95 ENFORCEMENT SUMMARY

The Committee noted the enforcement summary.

Report of the Chief Executive

APPLICATION NUMBER:	26/00281/REM
LOCATION:	Land To The Rear Of 21 Edgwood Road Kimberley Nottinghamshire NG16 2JR
PROPOSAL:	Construct two bungalows. Reserved Matters relating to Conditions 3 (Appearance, Landscaping and Scale) of planning permission 23/00191/OUT

The application is brought to the Committee at the request of Councillor A Cooper.

1. Purpose of the Report

- 1.1 The application seeks planning permission for a reserved matters application, relating to Condition 3 (appearance, landscaping and scale) of planning permission 23/00191/OUT, for two bungalows located to the rear of 21 Edgwood Road in Kimberley.

2. Recommendation

The Committee is asked to RESOLVE that planning permission granted.

3. Detail

- 3.1 The application seeks permission for reserved matters of application 23/00191/OUT for matters relating to appearance, landscaping and scale for two dormer style bungalows.

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 permission for reserved matters relating to appearance, landscaping and scale for two dormer style bungalows given outline permission under reference 23/00191/OUT.

2. Site and surroundings

- 2.1 The application site consists of a two-storey detached dwelling set back from the main road of Edgwood Road, with a driveway to the front/side and large garden area to the rear in excess of 80m. To the east there are single storey detached dwellings located on Abba Close. Along the boundary with Abba Close there are mature conifer trees approximately 4m – 5m in height. To the west there is a two-storey residential dwelling number 6 Brown's Flats. Along the western boundary with the immediate neighbouring property there are 4m – 5m high conifer trees. Directly to the rear there are mature trees within the dismantled railway line which forms a Local Wildlife Site and Site of Special Scientific Importance.

3. Relevant Planning History

- 3.1 97/00543/OUT - Use land to the rear as site for detached bungalow – PERC
- 3.2 12/00244/FUL – construct double garage – PERC
- 3.3 19/00231/FUL - Construct detached garage with ancillary living accommodation above – PERC
- 3.4 20/00789/FUL - Construct 6 dwellings following demolition of existing dwelling - REF
- 3.5 23/00191/OUT - Outline application with some matters reserved to construct two dormer bungalows - PERC

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy A – Presumption in favour of sustainable development
- Policy 1 – Climate change
- Policy 2 – The spatial strategy
- Policy 8 – Housing mix and choice
- Policy 10 – Design and enhancing local identity
- Policy 14 – Managing travel demand

4.2 Part 2 Local Plan 2019

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

- Policy 15 – Housing size, mix and choice
- Policy 17 – Place-making, design and amenity
- Policy 19 - Pollution, Hazardous Substances and Ground Conditions
- Policy 20 - Air Quality
- Policy 21 - Unstable Land
- Policy 31 – Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2024

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.
- Section 8 – Promoting healthy and safe communities.
- Section 9 – Promoting sustainable transport.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.

5. Consultations

5.1 Consultees

- Cllr C Carr - Kimberley Ward – no comment
- Cllr A Cooper - Kimberley Ward – called to committee
- Cllr W Mee - Kimberley Ward – no comment
- Kimberley Town Council – no comment
- NCC Highways – no objection
- Environmental Health – no objection

5.2 Neighbours

- 6 neighbours were consulted on the application. There were 5 objections received. The issues raised are as follows:
 - Overdevelopment of the site
 - The dwellings being ‘two storey’
 - Access
 - Parking
 - Traffic
 - Overlooking
 - Landscaping

6. Assessment

6.1 Principle

- 6.1.1 The principal of development was established under the outline application, 23/00191/OUT refers, for two single storey detached dwellings (layout and scale) along with access.

P2LP (2019) Policy 15 states that proposals should provide an appropriate mix of house size, type, tenure and density to ensure that the needs of the residents of all parts of the borough are met. Policy 17 states that development should be of a size, siting and design that makes a positive contribution to the character and appearance of the area, integrates well into its surroundings, provides, or is close to community facilities and has sufficient, well-integrated parking.

ACS (2014) Policy 8 states that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes. Policy 10 states that development should be assessed in relation to its massing and scale, materials, design and impact on the amenity of nearby residents.

The principle of two bungalows within plots that will be screened by the lay of the land and the mixture of dwellings around the site, is subject to details in relation to appearance and landscaping, which will be addressed below.

6.2 **Landscaping**

- 6.2.1 The application is accompanied with a landscaping plan demonstrating the location and type of trees/soft landscaping within the scheme.

After advice from the tree officer, the agent sent over an amended block plan with shrub and tree species on.

Shrubs include:

- Camellia
- Hebes
- Buddleia
- Hydrangea
- Rhododendron

Trees:

- Maple
- Hornbeam
- Alder
- Holly

- Hawthorn

6.2.2 The tree officer has stated that they are satisfied with this mix.

The site will be accessed off Abba Close, with low level mixed shrub planting proposed adjacent to the access entrance. The entrance will be paved with self-draining, block pavers to shared and private areas. To the rear of each plot will be garden space, for plot one 12m, with lawn and hard surfaced seating areas and a 2m fence. The garden space will be 13m for plot 2.

Within the parking area will be further low level mixed shrubs along the southern boundary, with a small area of native tree planting.

6.3 Appearance

6.3.1 Both plots will be dormer style bungalows, arranged in an L-shape. Plot 1 will have a length of 10.1m and a maximum width of 10m. It will have a kitchen, two small bathrooms, lounge and bedroom to ground floor. The first floor will have an additional two bedrooms and one bathroom.

Plot 1 will have a ridge height of 2.5m and eaves height of 6.2m.

Plot 2 will have the same scale and layout as Plot 1, just rotated.

Both dwellings will be mostly red brick - Weinerberger Autumn Russet, with clad elements, which will be cedar composite cladding. The roof tiles will be Marley modern anthracite grey.

Highways had no objection to the proposal.

Environmental Health stated that they had no objections or comments to make in relation to discharge of condition 3 of 23/00191/OUT regarding the above proposed development.

6.4 Scale

6.4.1 The outline permission stated that:

The site is considered to be of an adequate size to accommodate two dormer style residential dwellings, however appearance and landscaping will be considered at the reserved matters stage. Whilst scale is reserved for future consideration, a condition is proposed restricting the scale of the dwelling to a dormer style dwelling only.

It is considered the scale is acceptable, as both proposed dwellings are dormer style and are of an acceptable scale to as not to dominate the plot or appear over-prominent from the street scene.

7. Planning Balance

- 7.1 It is considered the proposal represents an acceptable standard of design, there will be no detrimental impact upon the residential amenity of the neighbouring properties or highway safety. There are no other issues which need to be considered as part of this application.

8. Conclusion

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

<u>Recommendation</u>	
The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to: (i) the following conditions:	
1.	The development to which this 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 to be approved. 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.
	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.

Report of the Chief Executive

APPLICATION NUMBER:	26/00356/FUL
LOCATION:	16 Oakland Way, Strelley, Nottinghamshire NG8 4JS
PROPOSAL:	Application for the change of use of a (3a) dwelling as a children's home (C2)

The application is brought to the Committee at the request of Councillor P Owen and Councillor J Couch.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the change of use of a dwelling (Use Class 3a) to a children's home (Use Class C2).

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions.

3. Detail

- 3.1 The application seeks permission for a change of use from a dwelling (C3) to a children's home (C2) for up to three children aged 7-18, looked after by up to four carers and a manager.
- 3.2 In regard to neighbouring properties, the site is located in a built up residential area of Strelley with neighbours to the west (18 Oakland Way), east (14 Oakland Way), south (9, 11 and 15 Oakland Way). There are no neighbours to the north of the site, which is an open area with trees.
- 3.3 The benefits of the proposal are the retention of the dwelling as a residential use, the provision of targeted accommodation to the benefit of future occupants in need of a home and compliant with policies contained in the development plan. There would be the potential for an impact on neighbour amenity but this is outweighed by the benefits of the scheme.

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 permission for a change of use from C3 (dwelling) to C2 (residential institution) to have a children's home, for up to three children from age 7 until they are 18.

2. Site and surroundings

- 2.1 The application site is a detached dwelling, located within a residential area. The dwelling has four bedrooms and three off-street parking spaces available. The proposal would see three of the four bedrooms used for children's bedrooms and the other room as a staff office. The ground floor features a kitchen, living room, garage and additional office space. A bike store and bin storage area would be located within the rear garden.

3. Relevant Planning History

- 3.1 No relevant planning history post 1974.

4. Relevant Policies and Guidance4.1 **Broxtowe Aligned Core Strategy 2014:**

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

- Policy A – Presumption in Favour of Sustainable Development
- Policy 2 – The Spatial Strategy
- Policy 8 – Housing Mix, Size and Choice
- 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 15 – Housing Mix, Size and Choice
- Policy 17 - Place-making, design and amenity.
- Policy 19 - Pollution

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

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making.
- Section 8 – Promoting healthy and safe communities
- Section 12 - Achieving well-designed and beautiful places

5. Consultations

- Environmental Health - We have no objections to planning approval being granted subject to the following recommended information being supplied. Having read the Planning/design and Access Statement dated the 30/85/26 by Rose Consulting Planning and Regeneration and the Management Plan for the children's home this department has concerns in relation to possible Antisocial behaviour including client related noise. Therefore, the applicant should provide further supplementary information to address this matter.

Regarding the above comment, all the relevant information relating to operations and noise has been provided in the submitted management statement and design and access statement, both received on June 1st. The concerns raised in regard to anti social behaviour and client related noise have been addressed in the management plan submitted, which emphasises that local neighbours will be written to, to introduce themselves and will have a line of contact in the event of any issues. Additionally, comings and goings will be monitored and a curfew set, with the plan stating that there is no evidence to suggest that this form of care home with high levels of supervision, would result in more noise than a usual C3 dwelling. Children will also have an impact risk assessment conducted by multidisciplinary teams before admission to ensure they are well suited to the environment, minimising the likelihood of anti-social behaviour.

- Cllr J Couch – also requested to go to planning committee
- Cllr P J Owen - Nuthall East & Strelley Ward – called to committee, for the reason that it is inappropriate in an unsuitable area.
- NCC Highways – No objection.
- NHS Nottingham & Nottinghamshire Integrated Care Board (ICB) – Nottinghamshire County Council's Placements and Commissioning Team supports this application to provide a home for up to 3 children.

The children's home provider behind this application – Serenity Safe Sanctuary – are a new children's home provider but appear to have significant experience within the sector, which will undoubtedly support our Nottinghamshire children and young people. Serenity Safe Sanctuary already have an existing children's home within Nottinghamshire which similarly supports up to 3 children. Nottinghamshire County Council are advocates for smaller, more familial homes which are responsive to the needs of our children-in-care, which this home will provide. Nottinghamshire County Council recognise the value of smaller homes with the aim of creating and nurturing, stable environments that encourage strong relationships and provide the flexibility to meet individual children's needs and our local authority needs. The home appears to benefit from good access to local amenities, including education, health, and leisure facilities, as well as green spaces, which has the potential to create positive outcomes for our children in care. We also believe the size and layout of the

home are appropriate with ample parking for the proposed staffing model. With the data available to us, we have no concerns with an over-saturation of children's homes within the area and recognise how a family community would benefit our Nottinghamshire children and young people. We also recognise that outdated perceptions of children's homes can sometimes lead to community concerns. It is important to emphasise that modern children's homes are designed to function as ordinary family homes—both in appearance and day-to-day life. Any provider operating from this property must meet Ofsted's regulatory standards prior to opening and must maintain these standards to remain registered. Nottinghamshire have no concerns or objections to the proposed change and welcome new providers to the market who will create Nottinghamshire homes for Nottinghamshire children and young people.

5.1 7 neighbours were consulted on the application. A site notice was placed at the site on June 16th. A petition against the scheme was received from local residents. There were 44 objections received which were on:

- traffic and highway safety/ inaccuracy of parking arrangements
- service and visitor parking/access
- impact on residential amenity
- intensity of use
- unsuitability of location
- impact on neighbours health and wellbeing
- increased level of activity
- proximity to primary school
- loss of a family home
- loss of privacy
- implications of CCTV and heightened security arrangements within residential street
- safety concerns
- character of street scene
- biodiversity
- noise and disturbance
- insufficient supporting information
- physical constraints of cul-de-sac
- refuse/waste
- no facilities for children and young people
- inconsistency within plan
- cumulative impact

6. Assessment

6.1 Principle

- 6.1.1 The main issues for consideration are the principle of the change of use and whether the proposal would have an impact on neighbouring amenity.
- 6.1.2 A site notice was displayed. A petition was received from local residents against the proposal. 44 objections were received.
- 6.1.3 Three children would live at the house, with four carers on a rota basis with two staying overnight. A manager will also attend most weekdays with no more than five staff on the premises at any one time.
- 6.1.4 The children's home model is to create a family style environment for the medium to long term care of a small number of children.
- 6.1.5 The proposed use of the property is considered to retain the residential nature of a dwelling and as such, subject to the matters below, is considered to be acceptable in principle.

6.2 Design

- 6.2.1 The dwellings external appearance will remain unchanged, as no extensions or alterations are proposed.
- 6.2.2 The submitted statement confirms the use of external CCTV including doorbell camera at main entrance and secure cycle storage to the rear of the dwelling.

6.3 Amenity

- 6.3.1 Policy 10 (F) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 The application does not propose any external changes to the dwelling and only relates to the change of use from C3 to C2, therefore loss of light is unlikely. There should be a minimal impact on overlooking or loss of privacy as the number of occupants will be equal to what may be expected in a usual residential home.
- 6.3.3 In regard to the use, the nature of the use as a residential care home for three children would not significantly differ compared to the use of a dwellinghouse (c3) where it may be expected for a family including people of this age to reside, as such it is considered, subject to the provision of a management plan condition, that there would not be any significant impact in terms of increase of noise and disturbance for the occupiers of neighbouring dwellings sufficient to warrant a refusal. Additionally, the house is detached which will result in less noise transfer to any adjacent property.

- 6.3.4 In respect of amenity for the intended occupiers of the property, the layout would be similar to that of a C3 dwellinghouse, with kitchen and living room on ground floor and sleeping accommodation to the first floor.
- 6.3.5 To ensure continuity and minimise vehicle movements, staff will be encouraged to use public transport and will operate on 48 hour shifts where possible. This approach provides stability for residents and reduces the number of daily arrivals and departures.
- 6.3.6 Nottinghamshire Integrated Care Board had no objections to the proposal. They stated that the provider has significant experience in the sector and the proposal will support children and young people. The home appears to benefit from good access to local amenities, with ample parking for the proposed staff model. With the data available to us, we have no concerns with an over-saturation of children's homes within the area and recognise how a family community would benefit our Nottinghamshire children and young people. We also recognise that outdated perceptions of children's homes can sometimes lead to community concerns. It is important to emphasise that modern children's homes are designed to function as ordinary family homes—both in appearance and day-to-day life.

6.4 Access

- 6.4.1 Highways stated that any parking demand that cannot be accommodated within the site curtilage will displace on-street. If this occurs indiscriminately, parked vehicles could impede access to and from existing driveways. However, there appear to be sections of Oakland Way where on-street parking could occur without materially affecting the free flow of traffic. As such the Highway Authority do not wish to raise an objection.
- 6.4.2 There are three parking spaces to the front of the site, with an additional parking space within the integral garage. Staff are encouraged to get public transport to work. Therefore, with the number of staff being at a maximum five at a time (four carers, one manager), mainly at handover times and the proposal should not result in a need for parking on the street.

7. Planning Balance

- 7.1 The benefit of the proposal is that there would be a new residential children's care home (C2) which would contribute to providing a mix of housing tenure, type and size in order to create sustainable, inclusive and mixed communities. The property's external appearance would remain unchanged, as there are no extensions or alterations of the existing elevations. The proposal is considered unlikely to result in a significant impact upon the amenity and access and highway safety of neighbouring dwellings. Considering the above, it is considered on balance that the proposal is acceptable and conditional planning permission should be granted.

8. Conclusion

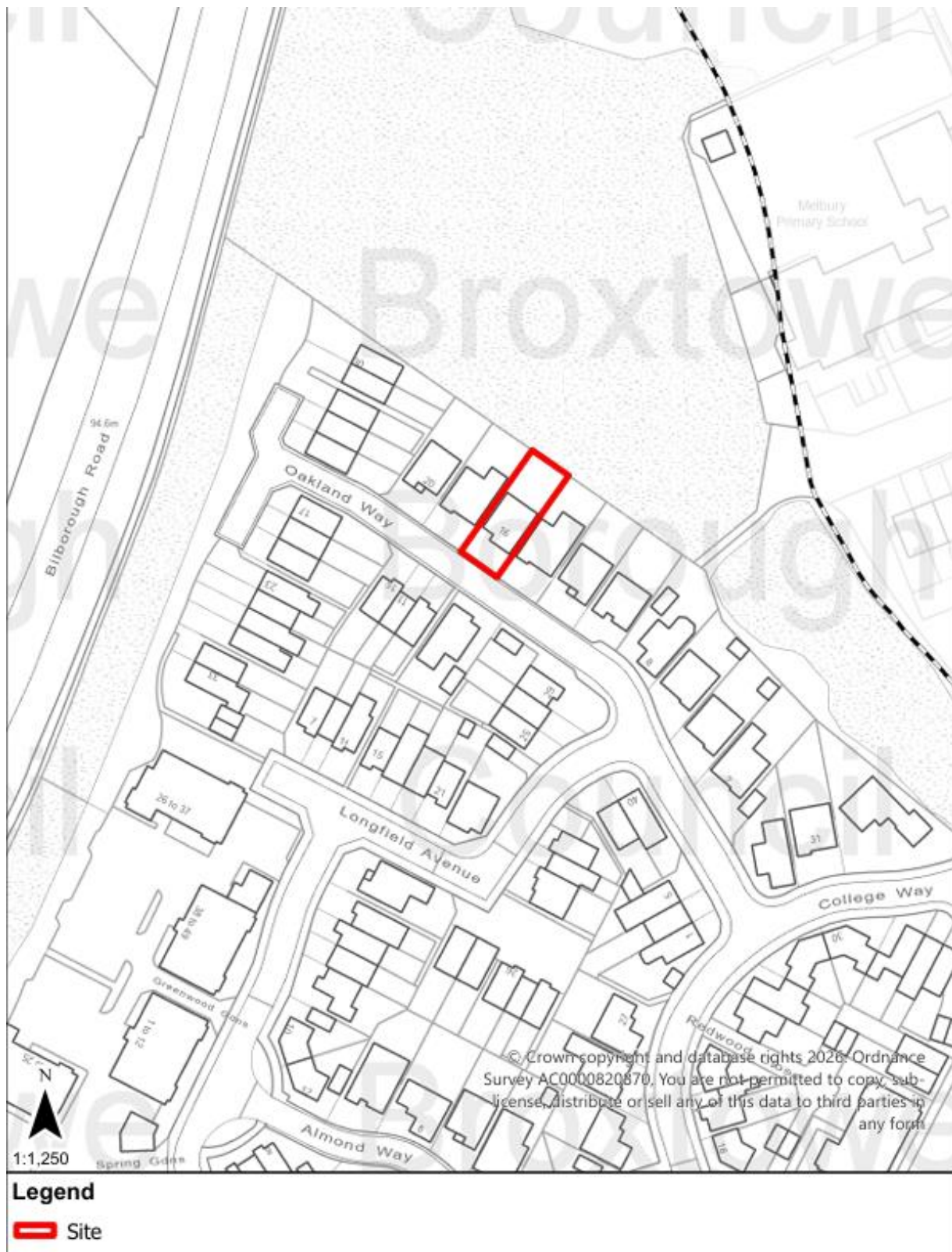
It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments raised in representations received, the development is acceptable and that there are no circumstances which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

Recommendation

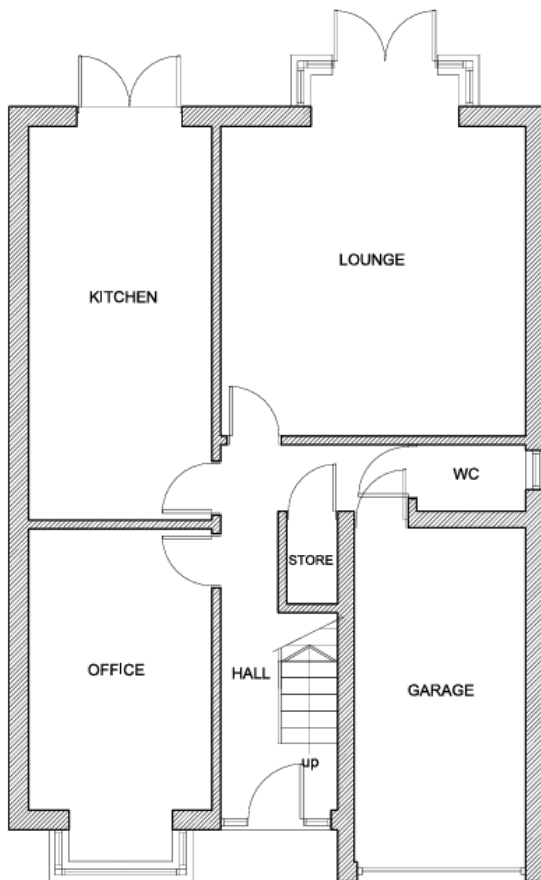
The Committee is asked to **RESOLVE** that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

(i) the following conditions:

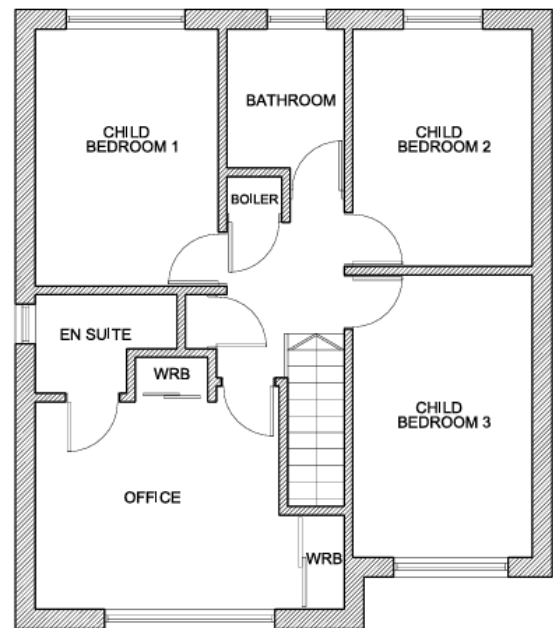
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby 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. <i>Reason: For the avoidance of doubt.</i>
	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

Proposed Floor Plan (not to scale)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
22 June 2026 TO 03 July 2026**

CONTENTS

Planning applications dealt with under Delegated Powers

Please note: This list is now prepared in WARD order (alphabetically)

BROXTOWE BOROUGH COUNCIL
DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

P L A N N I N G A P P L I C A T I O N S D E T E R M I N E D B Y
D E V E L O P M E N T C O N T R O L

ATTENBOROUGH & CHILWELL EAST WARD

Applicant	:	Mr Edward Arrowsmith	26/00327/FUL
Site Address	:	9 Milton Crescent Attenborough Nottinghamshire NG9 6BE	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

AWSWORTH, COSSALL & TROWELL WARD

BEESTON CENTRAL WARD

Applicant	:	Mr Jowett	26/00257/FUL
Site Address	:	10 Broadgate Beeston Nottinghamshire NG9 2HF	
Proposal	:	Change of use to 5 apartments. Construct single storey rear extension	
Decision	:	Conditional Permission	

Applicant	:	Mr Mark Hughs PA Housing	26/00382/FUL
Site Address	:	1 Leslie Avenue Beeston Nottinghamshire NG9 1HT	
Proposal	:	Installation of external wall insulation.	
Decision	:	Withdrawn	

BEESTON NORTH WARD

Applicant	:	Mr Surjinder Variah	26/00291/CLUP
Site Address	:	123 Appledore Avenue Beeston Nottinghamshire NG8 2RW	
Proposal	:	Certificate of Lawfulness for proposed loft conversion with dormer to rear. Removal of the chimney stack from the roof.	
Decision	:	Approval - CLU	

BEESTON RYLANDS WARD

Applicant	:	Mr Leigh Silvester 2nd Beeston Sea Scouts	24/00645/FUL
Site Address	:	Sea Scout Headquarters Lilac Grove Beeston Nottinghamshire NG9 1PF	
Proposal	:	Demolition of single storey building and construct replacement single storey building. Construct free standing covered boat storage structure (revised scheme)	
Decision	:	Withdrawn	

Applicant	:	Mr Michael Asghar	26/00128/FUL
Site Address	:	16 Wheatstone Gardens Beeston Nottinghamshire NG9 1PH	
Proposal	:	Construct single storey side extension and erection of new gate and fence	
Decision	:	Conditional Permission	

Applicant	:	Mr Shane Blackburn Thompsons Building Contractors	26/00156/DOC
Site Address	:	Meadow Lodge 23 Meadow Road Beeston Nottinghamshire NG9 1JP	
Proposal	:	Discharge of condition 4 of 25/00308/FUL (BNG)	
Decision	:	Refused Discharge	

Applicant	:	Mr Omar El-Haj JJ Foodservice Ltd	26/00266/FUL
Site Address	:	Unit 1 & Unit 2 The Parris Beeston Nottinghamshire	
Proposal	:	Construct single storey warehouse extension linking Units 1 and 2 into a single B8 storage and distribution unit. Install solar panels to roof	
Decision	:	Conditional Permission	

BEESTON WEST WARD

Applicant	:	Boots Lisa Stephenson BOOTS UK	26/00240/FUL
Site Address	:	Boots 31 High Road Beeston Nottinghamshire NG9 2JQ	
Proposal	:	Shopfront alteration	
Decision	:	Conditional Permission	
Applicant	:	Mrs Sophie Hopkisson	26/00298/TPOW
Site Address	:	11 Devonshire Avenue Beeston Nottinghamshire NG9 1BS	
Proposal	:	Yew TPO/BEE/14/T18 - crown lift and canopy reduction Yew TPO/BEE/14/T19 - roadside and canopy reduction	
Decision	:	Conditional Permission	
Applicant	:	Chris Salter	26/00355/CAT
Site Address	:	5 Elm Avenue Beeston Nottinghamshire NG9 1BU	
Proposal	:	Lime Tree - reduce by approx 3m to previous pollard point	
Decision	:	No Objection	

BRAMCOTE WARD

Applicant	:	Mr F Bradshaw	26/00271/VOC
Site Address	:	81 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	Variation of condition number 2 (approved drawings) of permission reference 23/00178/FUL to regularise the changes made during the construction.	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Wilson	26/00272/FUL
Site Address	:	72 Balmoral Drive Bramcote Nottinghamshire NG9 3FT	
Proposal	:	Single storey rear extension and juliette balcony.	
Decision	:	Conditional Permission	
Applicant	:	Mr David Terry	26/00292/TPOW
Site Address	:	2 Beeston Fields Drive Beeston Nottinghamshire NG9 3DB	
Proposal	:	TG1 - Deodar Cedar - Reduce height by up to 3 metres, crown lift to 5.2 metres over the road and remove any deadwood. All waste to be removed.	
		Reasons for work - To keep trees at a desirable height whilst retaining there aesthetic value and to provide a clearance over the road .	
Decision	:	Conditional Permission	

BRINSLEY WARD

Applicant	:	Mr & Mrs Kevin & Alyssa Osborne	26/00300/FUL
Site Address	:	4 Clinton Avenue Brinsley Nottinghamshire NG16 5AQ	
Proposal	:	Construct two storey side/rear extension	
Decision	:	Conditional Permission	

CHILWELL WEST WARD

EASTWOOD HALL WARD

EASTWOOD HILLTOP WARD

EASTWOOD ST MARY'S WARD

Applicant	:	Mr Harry Allen James Property Services Ltd	26/00133/DOC
Site Address	:	106 Church Street Eastwood Nottinghamshire NG16 3HT	
Proposal	:	Discharge of condition 8 of planning reference 25/00665/FUL - BNG	
Decision	:	Partial Discharged	

Applicant	:	Mr A Boucker Housing Delivery Manager	26/00339/DEM
Site Address	:	Wollaton Village Day Nurseries Ltd 52 - 54 Church Street Eastwood Nottinghamshire NG16 3HS	
Proposal	:	Prior approval for demolition of the former day nursery	
Decision	:	Prior Approval Not Required	

GREASLEY WARD

KIMBERLEY WARD

Applicant	:	Mr Colin Smith Sainsbury's Supermarkets Ltd	26/00322/PNO
Site Address	:	Sainsbury's Greens Lane Kimberley Nottinghamshire NG16 2LY	
Proposal	:	Installation of flat roof-mounted solar PV on a non-domestic building at Sainsbury's Kimberley.	
Decision	:	Prior Approval Not Required	

NUTHALL EAST & STRELLEY WARD

Applicant	:	Mr Chun Fui Lau	26/00301/FUL
Site Address	:	31 Mornington Crescent Nuthall Nottinghamshire NG16 1QQ	
Proposal	:	Construct first floor side extension	
Decision	:	Conditional Permission	

STAPLEFORD NORTH WARD

Applicant	:	Mr D Gleeson	26/00294/FUL
Site Address	:	66 Moorbridge Lane Stapleford Nottinghamshire NG9 8GU	
Proposal	:	Construct two-storey side extension, rear dormer and front two-storey extension and porch with connecting canopy roof	
Decision	:	Conditional Permission	

Applicant	:	Mr Peter Burton	26/00324/FUL
Site Address	:	18 Winterbourne Drive Stapleford Nottinghamshire NG9 8NH	
Proposal	:	Construct rear extension to detached rear garage	
Decision	:	Conditional Permission	

STAPLEFORD SOUTH EAST WARD

Applicant	:	Mr Morgan	26/00351/DOC
Site Address	:	Hill Top Farm Blake Road Stapleford Nottinghamshire NG9 7HP	
Proposal	:	Discharge of condition 4 (bats) of planning reference 25/00836/FUL	
Decision	:	Partial Discharged	

STAPLEFORD SOUTH WEST WARD

TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mrs A Clarke	26/00308/FUL
Site Address	:	14 Cleve Avenue Toton Nottinghamshire NG9 6JH	
Proposal	:	Proposed detached double garage to site frontage and rear single storey extensions with new flat roof and internal alterations	
Decision	:	Conditional Permission	

Applicant	:	Mr Keith Smith	26/00337/FUL
Site Address	:	5 Erewash Grove Toton Nottinghamshire NG9 6EZ	
Proposal	:	Construct single storey front and side extension.	
Decision	:	Conditional Permission	

WATNALL & NUTHALL WEST WARD

Applicant	:	Mr M Chamberlain	26/00333/DOC
Site Address	:	24 Watnall Road Nuthall Nottinghamshire NG16 1DU	
Proposal	:	Dicharge of condition 5 (details of the access driveway, parking and turning areas - surface water); condition 6 (landscaping); and 7 (existing and proposed land levels) of application 25/00858/FUL	
Decision	:	Partial Discharged	

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