

PLANNING COMMITTEE

WEDNESDAY, 16 SEPTEMBER 2026

Present: Councillor S P Jeremiah, Chair

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

Apologies for absence were received from Councillors D Bagshaw and G Bunn

106 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

107 **MINUTES**

The minutes of the meeting held on 22 July 2026 were confirmed and signed as a correct record.

108 **NOTIFICATION OF LOBBYING**

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

109 **DEVELOPMENT CONTROL**

110 **26/00404/FUL**

Proposed alterations including extension to front and extension to rear with changes to the roof and the provision of some roof space accommodation
149 Long Lane Attenborough Nottinghamshire NG9 6BZ

Councillor P A Smith requested that this proposal come before Committee.

There were no late items.

Mr Michael Start, applicant, and Elizabeth Fowler, objecting, made representation to the Committee prior to the general debate.

The Committee considered all the representations presented to it and opened the debate, which covered that the property required renovation, the roof height was not changing but there remained a potential for overlooking to the surrounding neighbours.

It was noted that the applicant was willing to accept conditions, subject to approval, to regulate the height of the roof, dormer windows and balcony.

RESOLVED 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.**

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

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

received by the Local Planning Authority on 7 July 2026:

- Site Location Plan (1:1250)**
- Proposed First Floor Plans rev D (26/121/04 Rev D) received by the Local Planning Authority on 17 July 2026:**
- Proposed Block Plan (1:500)**
- Proposed Ground Floor Plan Rev D (26/121/03 Rev D)**
- Proposed Roof Plan Rev D (26/121/05 Rev D)**
- Proposed Elevations Rev E (26/121/06 Rev E)**

- 3. The development hereby permitted shall be constructed using the materials annotated on the application form received by the Local Planning Authority on 16 June 2026 and email received 12 August 2026.**

Reason: To ensure a satisfactory standard of external appearance 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). 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.**

Display digital screen
Above 35 And 36A The Square, Beeston NG9 2JJ

This application was brought to the Committee as it is a council application.

There were no late items.

There were no public speakers for this item.

The Committee opened the debate, which covered that the site is situated within Beeston Town Centre, and is within a purpose built commercial unit, with similar neighbouring units.

RESOLVED that the Head of Planning and Economic Development be given delegated authority to grant advertisement consent subject to:

1. (a) Any advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

(b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

(c) Where any advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

(d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason: In the interests of amenity and public safety.

2. The development hereby permitted shall be carried out in accordance with the Site Location Plan, Proposed Elevation Plan and Frame and Profile Drawings received by the Local Planning Authority on 10 August 2026.

Reason: For the avoidance of doubt.

3. The displays shall not show any flashing, strobing or swiping content.
Reason: In the interests of amenity and public safety and in accordance with the aims of the NPPF (2026).

Notes 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.**

112 26/00413/FUL

Construct replacement self-build dwelling
The Old Stables, Lamb Close Newthorpe, NG16 3QR

The application was brought before the Committee by Councillor P J Owen.

There were no late items.

The Committee heard from one public speaker, Mr Addison Pie, applicant.

The Committee considered all the representations presented to it and opened the debate, which covered that the Old Stables is part of the wider estate of Lamb Close House, which is a Grade II Listed building constructed in the early 18th century.

RESOLVED that the Head of Planning and Economic Development be given delegated authority to grant advertisement consent subject to:

- 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), Proposed Block Plan (1:500) and Proposed Site Layout Plan (1:100) ref: 127.103.B and Proposed Ground Floor Plan and Elevations ref: 127.101.B and Proposed First Floor Plans and Elevations ref: 127.103.B received by the Local Planning Authority on 30 June 2026.**

Reason: For the avoidance of doubt.

- 3. Windows:**

Notwithstanding the details shown on the approved plans, no above ground works shall commence until full details of all windows and external doors have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- Elevations at a scale of not less than 1:20**
- Sections through heads, cills and jambs at a scale of not less than 1:5**
- Joinery details, including glazing bar profiles (where applicable)**
- Method of opening**
- Recess depth within the wall reveal**

The windows and doors shall be of a consistent traditional side-hung casement design unless otherwise agreed in writing by the Local Planning Authority, and shall be installed in accordance with the approved details and retained as such thereafter.

External Materials:

Notwithstanding the details shown on the approved plans, no above-ground works shall commence until details and samples of all external materials have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- Walling materials, including type, colour, texture, bond and mortar mix
- Roofing materials, including material type, colour and finish
- Details of verge, eaves, ridge, and rainwater goods
- Hard surfacing materials, including extent, finish and boundary treatments

The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory standard of external appearance 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. Landscaping:

Notwithstanding the approved plans, no landscaping will be take place until details of all external surfacing materials have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- Material type and finish
- Means of enclosure or edging
- Extent of surfacing

The surfacing shall be of an informal, permeable finish (such as gravel or similar) unless otherwise agreed in writing by the Local Planning Authority, and shall be implemented as approved and retained thereafter.

Reason: To ensure a satisfactory standard of external appearance 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).

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

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

Building on or within the influencing distance of mine entries - GOV.UK

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

What is a permit and how to get one? - GOV.UK (www.gov.uk)

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

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

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on

0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

- 4. 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.**

112.1 26/00416/FUL

Construct two storey side/rear extension with single storey rear extension and render the front of the house in white

3 Lyndale Road, Bramcote Nottingham NG9 3LB

The application was brought before the Committee by Councillor D K Watts.

There were no late items.

There were no public speakers for this item.

The Committee opened the debate, which included that no objection has been received from the surrounding neighbours.

RESOLVED that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:

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

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

- 2. The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 17 July 2026:**

- Site Location Plan (drawing no.A105)**
- Proposed Block Plan (drawing no.A104)**
- Proposed Floor Plans Revision 1 (drawing no.A101)**
- Proposed Elevations (drawing no.A102)**
- Existing and Proposed 3D (drawing no.A103)**

Reason: For the avoidance of doubt.

- 3. The proposed extensions shall be constructed using the materials annotated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To ensure a satisfactory standard of external appearance 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).

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. 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).**

112.2 26/00487/FUL

Change of Use from Residential (C3) to Residential Children's Home (C2)
12 Carisbrooke Avenue, Beeston NG9 2HW

The application was brought before the Committee by Councillor S J Carr.

There were late items comprising further comments from the Highways Authority. The Highways Authority commented that the proposed hard standing space is a sub-standard length where a small car parked there cannot be guaranteed, therefore the wall should not be removed to encourage a car to overhang over the public footway in line of pedestrians.

There were public no speakers for this application.

The Committee opened the debate, which covered the information provided by the applicant was not sufficient to make a decision to approve the application. Concern was raised that the applicant did not appear to have engaged with Nottinghamshire County Council Children's Commissioning Team.

Further concern was raised regarding the lack of parking.

RESOLVED that the Planning permission be refused due to the lack of information provided, fails to justify that this development would not have an adverse impact on the parking issues within the locality and the amenity of neighbouring properties. Therefore, the application is contrary to policies 10 of the Aligned Core Strategy (2014) and 17 of the Part 2 Local Plan.

Notes to Applicant

The Council has acted positively and proactively in the determination of this application by working to obtain sufficient information available to the Local Planning Authority to assess the proposal, but further information was not forthcoming.

112.3 26/00525/FUL

Construct two storey side extension, new detached garage with floor space over and new dropped kerb

10 Church Road Greasley Nottinghamshire NG16 2AB

The application was brought before the Committee by Councillor M Brown.

There were late items comprising further comments from the Highways Authority. The Highways Authority commented that one comments had been received relating to the positioning of the garage and impact of the local wildlife.

There were two public speakers, Mrs Shaw, applicant, and Councillor M Brown, Ward Member.

The Committee considered all the representations presented to it and opened the debate, which covered that the applicant was suitable for the area and would not adversely affect the Green Belt.

RESOLVED that the Head of Planning and Economic Development be given delegated authority to grant advertisement consent subject to:

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

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

- 2. The development hereby permitted shall be carried out in accordance with the following plans received by the Local Planning Authority on 17 August 2026:**

- Site Location Plan Revision A (drawing no.D302)**
- Proposed Block Plan Revision A (drawing no.D301)**
- Proposed Floor Plans and Elevations Revision A (drawing no.D101)**

Reason: For the avoidance of doubt.

- 3. The proposed development shall be constructed using materials as annotated on the approved plans unless otherwise agreed in writing by the Local Planning Authority**

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

- 4. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.**

Reason: In the interests of Highway Safety 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).

- 5. No part of the development hereby permitted shall be brought into use until all drives 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: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) and to ensure surface water from the site is not deposited on the public highway causing dangers to road users 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).

Notes to Applicant

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

2. The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

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

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches,

development platforms, earthworks, noncoal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - <https://www.gov.uk/government/publications/incidentalcoalagreement/guidance-notes-for-applicants-for-incidental-coal-agreements> If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

3. The proposal makes it necessary to extend a vehicular crossing over a footway of the public highway. These works shall be carried out to the satisfaction of the Highway Authority. You are therefore required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80.
4. The garage existing structure might be constructed using asbestos material that must be tested. Should asbestos be present, the materials have to be removed in an appropriate and safe manner by a fully licensed removal company. Further information is available on the Health and Safety Executive website <https://www.hse.gov.uk/asbestos>

113 INFORMATION ITEMS

113.1 APPEAL DECISIONS

The Committee note the Appeal Decisions.

114 BRIEFING NOTE: BIODIVERSITY NET GAIN (BNG) REFORM

The Committee noted the summary of the proposed reforms to Biodiversity Net Gain.

The government has published regulations The Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026, that have taken effect from 6th August 2026.

For planning applications submitted on or after 6 August 2026, the rules for exemptions change and BNG hierarchy for minor developments change.

- New exemption for developments of 0.2 hectares or below.
- New exemption where developments are temporary, i.e. where the whole development is temporary; or planning permission is granted for 5 years or less.
- Exemption removed for self-build and custom build applications.
- For non-major developments, the onsite-first hierarchy preference is removed i.e. onsite habitat enhancement / creation and registered offsite biodiversity gains are given the same level of legal priority. The purchase of biodiversity credits remaining a last-resort option.

115 BRIEFING NOTE: PLANNING COMMITTEE REFORM (NATIONAL SCHEME OF DELEGATION)

The Committee noted the summary of the proposed reforms to Planning Committees.

The government had published regulations (The Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026) ("Regulations"), that will take effect 31st October 2026.

In summary, there will be a National Scheme of Delegation that every Council in England will have to work to. From 31st October, the call-in procedure will no longer be permitted under the new Regulations.

The government's proposed Scheme of Delegation confirms which planning applications will always be determined by Planning Officers and not by Planning Committee. These are referred to as Schedule 1 applications. There is also a Schedule 2 set of application types that may be determined by the Planning Committee if they satisfy what is referred to as a 'gateway test'.

RESOLVED that the Interim Director of Planning and Economic Development write to the Broxtowe Members of Parliament to express the Council's concerns regarding the new arrangements to the Planning Committee.

116 DELEGATED DECISIONS

The Committee noted the Delegated Decisions.