PLANNING COMMITTEE

WEDNESDAY, 28 OCTOBER 2026

Present: Councillor S P Jeremiah, Chair

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

117 DECLARATIONS OF INTEREST

There were no declarations of interest.

118 MINUTES

The minutes of the meeting held on 16 September 2026 were confirmed and signed as a correct record.

119 NOTIFICATION OF LOBBYING

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

120 DEVELOPMENT CONTROL

121 26/00581/FUL

Demolish single storey extension and outbuildings and construct two storey extension
6A Main Street, Eastwood, Nottinghamshire NG16 3JH

The application was brought to the Committee at the request of Councillor M Brown.

There were no late items.

Dawn Brenall, 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. However, concern was raised that the proposed plans were not suitable for the area due its size, height and proximity to the surrounding properties. Members raised particular concern that this would result in a loss of amenity to the neighbour.

RESOLVED that the Planning permission be refused due to the proposed two-storey rear extension, by reason of its scale, projection, height and close proximity to the shared boundary with neighbouring residential properties on Braemar Avenue, would result in an unacceptable overbearing impact, loss of outlook, increased sense of enclosure, overshadowing and overlooking. The development would therefore cause significant harm to the living conditions and residential amenity of neighbouring occupiers.

Accordingly, the proposal would be contrary to Policy 10 (Design and Enhancing Local Identity) of the Broxtowe Aligned Core Strategy (2014) and Policy 17 (Place-Making, Design and Amenity) of the Broxtowe Part 2 Local Plan (2019). There are no material considerations which outweigh this identified harm or justify a departure from the development plan and national policy.

122 26/00554/REG3

Construct 3 storey building with 6 no. apartments, associated landscaping and access
Land off Cross Street, Eastwood

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

There were public no speakers for this application.

There were late items comprising of further comments that an arboricultural report and Arboricultural Implications Assessment (AIA) had been submitted and reviewed by the Council's Tree Officer and no objections had been provided. The recommendations in the submitted AIA included tree protections measures that would be adhered to during the development to protect the two neighbouring highway trees.

The Committee opened the debate, which covered that the proposed housing tenure would be social rent Council flats comprising 4 x 1 bedroom and 2 x 2-bedroom dwellings. It was noted that the proposed development was appropriate for the area.

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 drawings received by the Local Planning Authority on the following dates:**

   - **Proposed cycle store No. 10 P01**

- **Roof GA plan No. 104 P01**
- **Site Location Plan No. 01 P01**

(Received by the Local Planning Authority 10/08/26)

- **Level 00 GA plan No. 101 P02**

(Received by the Local Planning Authority 21/08/26)

- **Proposed Site Plan No. 05 P03**
- **Level 01 GA plan No. 102 P02**
- **Level 02 GA plan No. 103 P02**
- **Proposed bin store No. 09 P02**
- **Proposed Elevations No. 201 P02**

(Received by the Local Planning Authority 15/09/26)

Reason: For the avoidance of doubt.

3. **No development hereby approved shall take place until:**

- **An updated site investigation strategy in accordance with the submitted Desk Study report Ref MI-26-061, has been submitted to and approved in writing by the Local Planning Authority.**
- **The submitted site investigation strategy shall be undertaken by a competent person in accordance with the current UK requirements for sampling and analysis. Where the site investigation identifies unacceptable levels of contamination, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted. The submitted scheme shall have regard to relevant current guidance. The approved scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria and site management procedures.**
- **The developer shall give at least 14 days' notice to the Local Planning Authority (Environmental Health Division) prior to commencing works in connection with the remediation scheme.**
- **If during the construction and/or demolition works associated with the development hereby approved any suspected areas of contamination are discovered, then all works shall be suspended until the nature and extent of the contamination is assessed and a report submitted and approved in writing by the local planning authority.**

The development shall be carried out in accordance with the approved site investigation strategy and any required remediation measures.

Reason: To protect future occupiers from land contamination in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

4. **No development hereby approved shall take place until an environmental noise assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall rate and assess sound from**

any relevant commercial and manufacturing processes; fixed installations comprising mechanical and electrical plant; and from the loading and unloading of goods and material in accordance with the methodology in British Standard (BS) 4142:2014 + A1:2019 'Methods for rating and assessing industrial and commercial sound'.

Reason: To protect future occupants from excessive environmental noise in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

3. **No development hereby approved shall take place until a Construction/Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. 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 of the development;
   e) A scheme for the recycling/disposal of waste resulting from construction/demolition works;
   f) Details of dust and noise suppression to be used during the construction phase and;

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

   Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

4. **No above ground works shall commence until samples of external facing and materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.**

   Reason: To ensure the development presents a satisfactory standard of external appearance, 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 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.

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).

6. **No part of the development hereby permitted shall be brought into use until:**

   - **Any approved remediation works have been carried out in full compliance with the approved methodology and best practice.**
   - **Upon completion of any required remediation works, a validation report prepared by a competent person shall be submitted to and approved in writing by the local planning authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation shall be included.**

   Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

7. **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 Policy 17 of the Broxtowe Part 2 Local Plan (2019).

8. **No part of the development hereby permitted shall be brought into use until the access/parking area is constructed with provision to prevent the unregulated discharge of surface water from the access/parking area to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.**

   Reason: In the interests of highway safety and in accordance with the aims of Policy 17 Policy 17 of the Broxtowe Part 2 Local Plan (2019).

9. **No part of the development hereby permitted shall be brought into use until the parking and turning areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 6988-SSA-00-XX-DR-A-0005-P03. The parking and turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking and turning of vehicles.**

Reason: In the interests of highway safety and in accordance with the aims of Policy 17 Policy 17 of the Broxtowe Part 2 Local Plan (2019).

10. **No part of the development hereby permitted shall be brought into use until the bin store/collection point has been constructed and positioned in accordance with drawing number 6988-SSA-00-XX-DR-A-0005-P03.**

    Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

11. **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 on Saturdays and at no time on Sundays or Bank Holidays.**

    Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe 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. **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 an address or 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 proposal makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be constructed 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.to arrange for these works to be carried out, or alternatively the application process can be found at: http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities**

123 26/00495/FUL

Demolish dwelling and construct replacement four-bedroom detached dwelling and alter rear dormer of detached garage
4 Knowle Hill, Kimberley, Nottinghamshire NG16 2PZ

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

There were late items comprising of the applicants results of a structural survey which stated that the building was at risk of collapse, the trees required removal due to the

potential to cause ground movement. Further information was provided from an interested party that the proposed plan was inappropriate for the area and would result in a loss of amenity to the surrounding neighbours.

David Ellis, applicant, and Simon Betts, objecting, made representations 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 and was appropriate for the area. However, concern was raised regarding the stability of the land and how this would affect the neighbouring area. It was therefore proposed that there should be an additional condition in relation to a phase 2 geo-technical investigation and report.

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 29 July 2026:

   - **Proposed Floor Plans, Block Plan and Roof Plan (JG/DE/2025/199/02)**
   - **Proposed Elevations, Street Scene and Sections (JG/DE/2025/199/03)**

   received by the Local Planning Authority on 25 August 2026:

   - **Site Location Plan Rev A (1:1250)**

   Reason: For the avoidance of doubt.

3. **No building operations (above ground works) shall be carried out until samples of the materials to be used in facing external walls and roofs have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**

   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. **No development within the full planning permission phase hereby approved shall take place until a Construction Method Statement (CMS) / Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Borough Council. The statement shall include:**

   1. **the means of access for construction traffic;**

2. **parking provision for site operatives and visitors;**
3. **the loading and unloading of plant and materials;**
4. **the storage of plant and materials used in construction of the development;**
5. **a scheme for the recycling and disposal of waste resulting from construction/demolition works; and**
6. **details of dust and noise suppression to be used during the construction phase. The approved statement shall be adhered to through the construction period.**

Reason: To protect the amenity of neighbouring residents.

5. **Prior to construction above foundation level, a Biodiversity Enhancement Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum:**

- **Integrated bat roosting features;**
- **Integrated bee nesting features;**
- **Integrated swift nesting features; and**
- **Hedgehog gaps within garden boundary fencing.**

The approved scheme shall be implemented during construction and completed prior to first occupation of the development.

Reason: To minimise the impact of the development on protected species within the site and in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).

6. **No development, including groundworks or vegetation clearance, shall commence until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority.**

The CEMP shall include:

- **A risk assessment of construction activities that may affect biodiversity;**
- **Identification of biodiversity protection zones;**
- **Measures to avoid or minimise impacts on biodiversity during construction, including lighting controls;**
- **Details of the location and timing of sensitive works;**
- **Arrangements for ecological supervision, including when specialist ecologists will be present on site;**
- **Roles, responsibilities and communication procedures for biodiversity management;**
- **Details of the Ecological Clerk of Works (ECoW) or other suitably qualified person; and**
- **Protective fencing, exclusion barriers and warning signage where required.**

The approved CEMP shall be implemented and adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development on protected species within the site and in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).

7. **No development, including demolition, shall commence until a geo-technical investigation and report, as recommended in the Phase I Geo-environmental Assessment dated November 2025, has been submitted to and approved in writing by the Local Planning Authority. The report shall include measures to maintain land stability during demolition and construction and recommendations for foundation design. The approved measures and recommendations shall be implemented in full throughout the demolition, construction of the development.**

   Reason: To ensure the stability and safety of the site having regard to local ground conditions and in accordance with Policy 17 of the Broxtowe Local Plan (2019), Policy 10 of the Aligned Core Strategy (2014) and Policy P2: Ground Conditions in the National Planning Policy Framework (2026).

8. **No part of the development hereby permitted shall be used until the dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification. The driveway surface must be constructed of hard-bound material and designed to prevent the unregulated discharge of surface water to the public highway.**

   Reason: In the interests of Highway safety and in accordance with Policy 17 of the Part 2 Local Plan 2019.

9. **The first-floor side window situated on the northern elevation shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been approved in writing by the Local Planning Authority) and non-opening unless the parts of the windows that can be opened are more than 1.7m above the floor of the room in which it is installed and retained in this form for the lifetime of the development.**

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

10. **No 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, shall take place outside the hours of 08:00 and 18:00 Monday to Friday, or at any time on a Saturday, Sunday or Bank Holiday.**

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

Note to Applicant

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

2. **The proposal makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services on telephone 0300 500 80 80 to arrange for these works to be carried out, or alternatively the application process can be found at:**

   http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities

3. **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.**

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.**

5. **The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.**

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

124 26/00335/REG3

Retention of lighting to padel court
Stapleford Community Pavilion, Hickings Lane Stapleford, NG9 8PB

The application was brought to the Committee as it is a Council application.

There were no late items.

There were no public speakers for this application.

The Committee considered all the representations presented to it and opened the

debate, which covered that the lights were essential for the court to operate. It was proposed that the hours should be extended to allow time for the courts to be cleared and the lights to be turned off safely.

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

1. **Block Plan (1:500) and Planning Bundle received by the Local Planning Authority on 3 June 2026 and in accordance with the Site Plan ref: 002A, Elevations ref: 003A, Ducting Plan ref: 100H, Design and Access Statement and Lighting Impact Assessment Report received by the Local Planning Authority on 11 August 2026.**

   Reason: For the avoidance of doubt.

2. **The lighting shall not be used except between:**

   Monday-Friday 09.00-21.15
   Saturday 09.00-18.15
   Sunday/Bank Holidays 09.00-18.15

   Reason: To protect nearby residential amenity, in accordance with policy 17 of the Part 2 Local Plan 2019.

Note to Applicant

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

2. **The proposed new lighting should cause no significant increase in existing light levels, attributable to the lighting scheme, at the boundary of any nearby residential properties.**

3. **Condition 2 allows for 15 minutes of additional lighting, to allow for the lights to be turned off following the end of the last padel session for players to leave safely.**

125 26/00516/FUL

Convert and extend detached garage to create new dwelling (ancillary to main property). Construct single-storey rear extension to existing property
18 Nether Green, Eastwood Nottinghamshire, NG16 3DW

The application is brought to the Committee at the request of Councillor B Bullock.

There were no late items.

Kelly Shaw, applicant, 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 site is washed over by Green Belt and also lies within Flood Zones 2 and 3. However, the harm to the Green Belt was not significant to justify refusing the application and Councillors considered that Very Special Circumstances existed in the form of the occupier's specific needs.

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 Site Location Plan (1:1250) and Proposed Site Plan ref: 06-00 received by the Local Planning Authority on 21 August 2026 and in accordance with the Proposed Elevations New Dwelling ref: 08-01, Proposed Elevations Extension ref: 08- 00, Proposed Ground Floor Plans Extension ref: 07-00, Proposed Ground and First Floor Plans for new dwelling ref: 7-03 and Proposed Roof Plan new dwelling ref: 07-04 received by the Local Planning Authority on 27 July 2026.**

   Reason: For the avoidance of doubt.

3. **The proposed new dwelling and single storey rear extension to existing dwelling shall be constructed using the materials annotated on the application form received by the Local Planning Authority on 27 July 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).

4. **The ancillary dwelling (building) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 18 Nether Green.**

   Reason: To restrict the number of car movements using the existing site access.

Note to Applicant

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

2. **You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday**

or Bank Holiday, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

3. **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. **The Environment Agency has advised that the site lies in an area at risk from flooding. For further information on this, you are advised to contact the Environment Agency on 0115 945 5722.**

5. **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.**

126 26/00555/REG3

Conversion and refurbishment former residential care home to provide five self-contained dwellings (C3) - including demolition of existing rear conservatory and construction of replacement single storey rear extension, new side extension to accommodate a new staircase, internal and external alterations, provision of new bin and cycle storage and associated landscaping.
Church Street Care Home. 84 Church Street, Eastwood

The application was brought to the Planning Committee as the Council is the applicant.

There were no late items.

There were no public speakers for this application.

The Committee opened the debate, which covered that the benefits of the proposal would include that five additional family homes would built, with one of them accessible, within a sustainable, urban location with access to shops, schools and public open spaces.

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 19 August 2026:**

   - **Site Location Plan Revision CO2 (Drawing no. 7060-SSA 01-V1 DR-A-000 A3)**

- **Ground Floor Demolition Revision C02 (Drawing no. 7060-SSA 05-V1 DR-A-100 A3)**
- **First Floor Demolition Revision C02 (Drawing no. 7060-SSA 05-V1 DR-A-102 A3)**
- **Proposed First Floor Layout Revision C02 (Drawing no. 7060-SSA 20-V1 DR-A-101 A3)**
- **Proposed Roof Plan Revision C02 (Drawing no. 7060-SSA 20-V1 DR-A-102 A3)**
- **The Drainage Strategy Revision P01 (Drawing no. 26113-HWC-26-00-DR-C-2000 received by the Local Planning Authority on 21 August 2026**

The following plans received by the Local Planning Authority on 24 August 2026:

- **The Proposed Elevations Revision C03 (Drawing no. 7060-SSA 20-V1 DR-A-200 A3)**
- **Proposed Bin Storage and Bicycle Shelter Plan Revision C03 (Drawing no. 7060-SSA 90-V1 DR-A- A3), and the following plans received by the Local Planning Authority on 25 September 2026:**
- **Proposed Block Plan Revision C02 (Drawing no. 7060-SSA 01-V1 DR-A-002 A3)**
- **Proposed Ground Floor Plan Revision C04 (Drawing no. 7060-SSA 20-V1 DR-A-100 A3)**
- **Proposed Site Plan Revision C03 (Drawing no. 7060-SSA 90-V1 DR-A-001 A3)**

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).

4. **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: -

   All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and

   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, in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).

5. **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:**

   - **The means of access for construction traffic;**
   - **parking provision for site operatives and visitors;**
   - **the loading and unloading of plant and materials;**
   - **the storage of plant and materials used in construction / demolition the development;**
   - **a scheme for the recycling/disposal of waste resulting from construction / demolition works; and details of dust and noise suppression to be used during the construction phase.**
   - **Details of a scheme for the identification and safe removal of asbestos containing material The approved statement shall be adhered to throughout the construction period.**

   Reason To protect the amenity of neighbouring residents and in accordance with the aims of Policies 17 and 19 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

6. **During the construction works, no materials, equipment, machinery, temporary buildings or surplus soil shall be placed or stored beneath the branches of the trees protected by a Tree Preservation Order, and no oil, bitumen, cement or other materials likely to be injurious to a tree shall be discharged within 10 metres of the trunk. If any trenches for services are required within the canopy areas, they shall be excavated and back- filled by hand and any tree roots encountered with a diameter of 25mm (1 inch) or more shall be left unsevered.**

   Reason: To ensure that trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 31 of the Broxtowe Part 2 Local Plan (2019).

7. **The erection of fencing for the protection of the preserved trees shall be undertaken and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.**

   Reason: To ensure that trees protected by a Tree Preservation Order are not adversely affected and in accordance with Policy 31 of the Broxtowe Part 2 Local Plan (2019).

8. **No part of the development hereby permitted shall be brought into use until the access, parking and turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary and the parking bays clearly delineated in accordance with drawing number 7060-SSA- 90-V1 DR-A-001-A3-CO3. The surfaced access drive shall thereafter be maintained in such hard-bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.**

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

9. **No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning areas have been constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.**

   Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users 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).

10. **Prior to installation, an assessment of the potential noise impacts at the nearby residential premises arising from the use of five air source heat pumps shall be carried out using the methodology described within BS 4142:2014. Where this assessment indicates that the noise rating level will exceed the background noise level by 5dB(A) or more, details of the noise mitigation measures to be taken shall be submitted to the local planning authority for prior approval.**

    Following approval, the approved noise mitigation measures shall be implemented before the equipment is first operated and shall thereafter be maintained.

    Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

11. **No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturday and at no time on Sundays or Bank / public holidays.**

    Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of e 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. **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-onyour-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/incidentalcoal-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

3. **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.**

4. **The applicant should be aware that the requirement for limiting the transmission of noise between each residential unit of accommodation and/or any other part of the building which is not exclusively used as a unit of accommodation, shall comply with the current Approved Document E.**

5. **As this permission relates to the creation of a new unit(s), please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address(es) is(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.**

6. **Notice will be served on the developer to purchase the first time provision of bins. The resident will need to place bins at the curtilage of the property for collection. For more information please email recycling@broxtowe.gov.uk**

127 26/00564/FUL

Construct two storey side and rear extension and change of use of land to domestic curtilage
Mill Farm, 47 Stoney Lane, Brinsley, NG16 5AL

The application was brought to the Committee at the request of Councillor Milan Radulovic.

There were no late items.

There were no public speakers for this application.

The Committee considered all the representations presented to it and opened the debate, which covered that the site is washed over by Green Belt. However, the harm to the Green Belt was not significant to justify refusing the application and it was considered that Very Special Circumstances existed due to the applicant's specific family needs.

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 12 August 2026

   - **Proposed Floor Plans, Elevations & Roof plan (Drawing:JG/SA/2026/234/02)**
   - **Existing & Proposed Site Block Plans (Drawing:JG/SA/2026/234/03)**
   - **Site Location Plan**

   Reason: For the avoidance of doubt.

3. **The development shall be constructed using a material, texture and colour that matches those of the existing building.**

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

Note to Applicant

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

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

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

127.1 26/00090/REG3

Construct 3 buildings (9 units) Use Class E(g)(iii) employment starter units
Land Off Giltway Giltbrook

The application was brought to the Committee as the applicant is Broxtowe Borough Council.

There were no late items.

There were no public speakers for this item.

The Committee opened the debate, which covered that a revised design for the construction of the new footpath including a retaining wall, rather than gabion wall construction had been submitted. It was considered that the principle of employment units were acceptable in this location.

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 drawings received by the Local Planning Authority on the following dates:**

   - **Location plan No. 13**
   - **Proposed site section E-E No. 05**
   - **Proposed plans and section unit 1 No. 07**
   - **Proposed elevations unit 1 No. 08**
   - **Proposed plans and section unit 2 No. 09**
   - **Proposed elevations unit 2 No. 10**
   - **Proposed plans and section unit 3 No. 11**
   - **Proposed elevations unit 3 No. 12**

   (Received by the Local Planning Authority 24/09/26)

   - **Proposed site plan No. 01 A**
   - **Proposed site plan (public right of way and levels) No. 03 B**
   - **Proposed site section D-D No. 04 C**
   - **Proposed site plan - northern path levels & gradients No. 14**

   (Received by the Local Planning Authority 09/10/26)

   - **Proposed site-scale elevations No. 06 C**

   (Received by the Local Planning Authority 13/10/26)

   Reason: For the avoidance of doubt.

3. **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, 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 Sustainable Drainage Systems (SuDS) as a primary means of surface water management. Design should be in accordance with CIRIA C753, Policy F8 of the National Planning Policy Framework (2026) and the National Standards for Sustainable Drainage Systems (SuDS) 2025, applying a 'SuDS approach', so that:**

- **The surface water drainage system should incorporate attenuation at multiple points across the development, rather than a single attenuation feature located prior to the point of discharge, unless justification is provided.**
- **At least the first 5mm of rainfall for the majority of rainfall events does not result in runoff from the site to surface waters or piped drainage systems.**
- **Surface water and groundwater is protected by managing the quality of the surface water runoff to adequately address water quality risks from the development.**
- **Benefits are maximised for amenity through the creation of multi-functional places and landscapes.**
- **Benefits are maximised for biodiversity throughout the development lifecycle.**

Evidence shall be provided that the approach to managing runoff from 'everyday' rainfall has been developed alongside and in support of the management of runoff quality and the delivery of amenity and biodiversity benefits.

Note: The LLFA does not consider oversized pipes or box culverts as sustainable drainage.

- **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 details of a proven outfall from site in accordance with the drainage hierarchy. The following options should be considered in order of preference, as stated in the National Standards for Sustainable Drainage Systems (SuDS) 2025:**

- **Priority 1: collected for non-potable use**
- **Priority 2: infiltrated to ground**
- **Priority 3: discharged to an above ground surface water body**
- **Priority 4: discharged to a surface water sewer, or another piped surface water drainage system**
- **Priority 5: discharged to a combined sewer**

- **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.**

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 has sufficient surface water management in accordance with the aims of policy 1 of the Part 2 Local Plan (2019), Policy 1 of the Aligned Core Strategy (2014) and the NPPF (2026).

4. **Statutory Biodiversity - Deemed Condition**

Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021.

The effect of the relevant paragraphs of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

a. a Biodiversity Gain Plan has been submitted to the planning authority, and b. the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Broxtowe Borough Council.

Key Requirements:

A Biodiversity Gain Plan (BGP) must be submitted to the Local Planning Authority, in writing no earlier than the day after planning permission has been granted and should be in accordance with the BNG Metric received by the Local Planning Authority on 21 September 2026, prepared by Elton Ecology Ltd.

The biodiversity gain plan must include:

(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
(b) the pre-development biodiversity value of the onsite habitat;
(c) the post-development biodiversity value of the onsite habitat;
(d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development;
(e) any biodiversity credits purchased for the development; and
(f) any such other matters as the Secretary of State may by regulations specify.

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant.

Template available here;
https://www.gov.uk/government/publications/biodiversity-gain-plan

Reason: To ensure the development delivers a biodiversity net gain on or off site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.

5. **No development shall commence until details of any necessary ground compaction, piling or other penetrative foundation design have been submitted to and approved in writing by the Local Planning Authority including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented in accordance with the approved details.**

   Reason: To protect nearby occupants from excessive construction noise and vibration in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

6. **Details of floodlighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be constructed only in accordance with the approved details.**

   Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

7. **No development hereby permitted shall commence until wheel washing facilities have been installed on the site in accordance with details first submitted to and approved in writing by the LPA. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.**

Reason: In the interests of highway safety and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019).

8. **No development within the full planning permission phase hereby approved shall take place until a Construction Method Statement (CMS) / Construction Environmental Management plan (CEMP) 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 of the development;
   e) a scheme for the recycling/disposal of waste resulting from construction works; and
   f) details of fugitive dust and construction noise control to be used during the construction phase.

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

   Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

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) numbers, types, sizes and positions of proposed trees and shrubs
   (b) proposed boundary treatments
   (c) proposed hard surfacing treatment
   (d) proposed external lighting details
   (e) planting, seeding/turfing of other soft landscape areas

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

   Reason: In the interests of visual amenity and in accordance with Policies 17 and 31 of the Part 2 Local Plan (2019) and Policies 10 and 17 of the Aligned Core Strategy (2014).

10. **No development above slab level shall commence until written and illustrative details of the siting, design and finished levels of the new footpath and retaining wall have been submitted to and approved in writing by the Local Planning Authority. Details must include the proposed surfacing and long-term maintenance of the new footpath. No commercial unit shall be occupied until the new footpath has been provided in accordance with the approved details.**

    Reason: To ensure the construction of the new footpath is safe for future users in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and policy TR8 of the NPPF (2026).

11. **Prior to any construction above foundations level, a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum, the incorporation of features within the development for roosting bats, bees and nesting swifts. The enhancement scheme shall be implemented in accordance with the agreed details as construction proceeds and completed prior to the first occupation of the development.**

    Reason: In the interests of securing biodiversity enhancements in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy Part 1 Local Plan (2014).

12. **No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 2026-2198 02a. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning and loading and unloading of vehicles.**

    Reason: In the interests of highway safety and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019).

13. **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 on Saturdays and at no time on Sundays or Bank Holidays.**

    Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

14. **No removal of shrubs and scrub shall take place between 1st March and 31st August inclusive unless a survey to assess the nesting bird activity on the site during this period and a scheme to protect the nesting birds has first been submitted to and approved in writing by the Local Planning Authority. No shrubs or scrub shall be removed between 1st March and 31st August inclusive other than in accordance with the approved bird nesting protection scheme.**

    Reason: In the interests of securing the protection of protected species in accordance with Policy 31 of the Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy (2014).

15. **All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or beyond the red line of the application site to which the application refers.**

    Reason: To protect the amenity of neighbouring residents in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

16. **The total rating level resulting from the use of any plant, machinery or equipment hereby installed pursuant to this permission, shall not exceed the existing background sound level when measured according to British Standard BS4142:2014, at a point one metre external to the nearest noise sensitive premises.**

    Reason: To protect existing residents from excessive plant noise in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

17. **The premises shall not be used except between 07.30-21.00 hours Monday to Saturday and at no time on Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.**

    Reason: To protect the amenity of neighbouring residents in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

18. **Deliveries by commercial vehicles shall not be permitted except between 07.30-21.00 hours Monday to Saturday and at no time on Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.**

    Reason: To protect the amenity of neighbouring residents in accordance with the aims of Policy 19 of the 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. **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 an address or 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. **If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority**

128 INFORMATION ITEMS

129 DELEGATED DECISIONS

The Committee noted the Delegated Decisions.