

PLANNING COMMITTEE
WEDNESDAY, 11 JUNE 2025

Present: Councillor S P Jeremiah, Chair

Councillors: P A Smith (Vice-Chair)
D Bagshaw
P J Bales
L A Ball BEM
R E Bofinger
G Bunn
S J Carr
G S Hills
G Marshall
D D Pringle
H E Skinner
D K Watts

There were no apologies for absence.

Councillor P J Owen was present as Ex-Officio.

The Officers present were R Ayoub, R Dawson, S Henron, K Newton and K Tuck.

1 **DECLARATIONS OF INTEREST**

Councillor D K Watts declared a non – pecuniary, non registrable interest in item 5.3, as he was acquainted with a number of people in the public gallery who had attended in support of the application. Minute number 3.3 refers.

Councillor D Bagshaw declared a non – pecuniary, non registrable interest in item 5.1, as he was acquainted with the applicant. Minute number 3.1 refers.

2 **MINUTES**

The minutes of the meeting on 12 March 2025 were confirmed and signed as a correct record.

3 **NOTIFICATION OF LOBBYING**

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

4 DEVELOPMENT CONTROL

4.1 24/00304/VOC

Variation of condition 1 of 21/00023/FUL to regularise works carried out not in accordance with plans (revised scheme)

Land North of Home Farm Cottage and Park, View Cottage, Main Street, Strelley, Nottinghamshire

The Assistant Director of Planning and Economic Development had requested that this item be brought before the Committee.

There were no late items.

Reece Oliver, the applicant, made representation to the Committee prior to the general debate.

Having considered all the information before it the Committee debated the item, with particular reference the application being retrospective. It was also noted that the development would improve animal welfare.

RESOLVED that planning permission be granted subject to the prior completion of a unilateral undertaking under Section 106 of the Town and County Planning Act 1990 and conditions below:

1. **The development hereby permitted shall be completed within three months of the date of the permission.**

Reason: To ensure the development is completed in a reasonable time period.

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

- **Fence Detail January 2021**
- **Gate Detail January 2021**

(Received by the Local Planning Authority 11/01/2021)

- **Proposed Elevations – Stables dated January 2021**
- **Proposed Floor Plans – Stables dated January 2021**

(Received by the Local Planning Authority 12/02/2021)

- **Viewing Platform No. 300 Rev. A**

(Received by the Local Planning Authority 01/08/24)

- **Proposed No. 001 Rev. E**

(Received by the Local Planning Authority 06/08/24)

- **Site Location Plan No. 100 Rev. E**

(Received by the Local Planning Authority 07/08/24)

Reason: For the avoidance of doubt.

- 3. There shall be no general exhibition or viewing of the animals.**

Reason: To protect nearby residents from excessive disturbance or operational nuisance in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Local Plan Part 2.

- 4. The site shall not be floodlit or illuminated in any way.**

Reason: In the interests of visual amenity and to protect nearby residents from light pollution in accordance with Policy 17 - Place-making, Design and Amenity and Policy 19 - Pollution, Hazardous Substances and Ground Conditions of the Broxtowe Local Plan Part 2.

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. Please note this planning permission is granted in accordance with the new Unilateral Undertaking to be agreed by the applicant.**
- 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.**

4.2 24/00839/FUL

**Construct two detached dwellings
Land South of 70 and 72 Sandy Lane Beeston**

The application was brought before Committee at the request of Councillor S J Carr.

There were a number of late items including submissions from the agent and residents, along with a correction to the report. There was a late, late item comprised of a communication from a resident.

Moneesh Patel, supporting and Councillor B C Carr, Ward Member, made representation to the Committee prior to the general debate.

The Committee took into account all the representations before it and commenced the debate. The Committee acknowledged the urgency of the situation regarding an

infestation of Japanese knotweed on the site of the proposed development and an adjacent site in the Nottingham City Council area. Consideration was given to the responsibilities of the landlord, the risk to the Council and the impact of development in a wildlife corridor.

It was proposed by Councillor S P Jeremiah and seconded by Councillor P A Smith that there be a brief recess. On being put the meeting the motion was carried. The meeting resumed thereafter.

RESOLVED that planning permission be granted.

RESOLVED that planning permission be granted planning permission be approved, with the reasons for approval and conditions and associated legal documents to include times, drawing, materials, curtilage, method statement, landscapes, reintroduction of species and section 106 agreement, and that the precise wording of the approval be delegated to the Chair of Planning Committee in agreement with Assistant Director of Planning and Economic Development.

4.3 24/00835/FUL

Construct single storey detached classroom and 3m high screening
The Secret Garden Attenborough Day Nursery and Pre School, Shady Lane, Attenborough, Nottinghamshire

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

Consideration was given to the late items comprised of one letter in support of the application and one letter against.

Sylvia Dobson, the applicant and David Britton, objecting, made representation to the Committee prior to the general debate.

After given due consideration to all of the evidence before it the Committee commenced the debate with particular reference to a suggestion that the boundary treatment be changed. The boundary wall, raised platform and trees were also discussed.

It was proposed by Councillor D D Pringle and seconded by Councillor S P Jeremiah that condition 4 be amended to ensure the boundary wall was not touched by the screening fence. On being put to the meeting the motion was carried.

RESOLVED that planning permission, with an amendment to condition 4, be granted subject to the following conditions.

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

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

2. The development hereby permitted shall be carried out in accordance with:
- o Site Location Plan 1 :1250 received by the Local Planning Authority on 11 December 2024, and
 - Site Plan (1), Floor Plan (3), Front (5), Left (7), Right (8) and Rear (6) Elevations, and Roof Plan (4) received by the Local Planning Authority on 10 March 2025.

Reason: For the avoidance of doubt.

3. The detached building shall be constructed with a treated timber frame and a black EDPM rubber roof, and the trellis screening shall be constructed using timber with details as per options 1 on the submitted Screening Addendum dated March 2025.

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 building hereby approved shall not be brought into use until details of the position and appearance of the screening details have been submitted to and approved in writing by the Local Planning Authority. The Trellis Screening as approved shall be installed prior to the first use of the development and shall be retained and maintained as such for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of privacy and amenity for nearby residents 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. The development shall be carried out in accordance with the submitted Flood Risk Assessment compiled by Corylus Planning & Environmental Ltd (ref 20241203 v2i and dated 03.12.2024) and the following mitigation measures it details:
- Finished floor levels shall be set no lower than 28.37 metres above Ordnance Datum (AOD) as stipulated within section 5b of the submitted FRA.
 - Flood resistance and resilience measures shall be implemented in to the final design as indicated within section 5f of the FRA.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, in accordance with the aims of Policy 1 of the Broxtowe Part 2 Local Plan (2019) and Policy 1 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. No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.
3. During the period of construction there should be no disposal of materials by burning owing to the proximity of neighbouring sensitive receptors.

4.4 25/00223/VOC

Variation of conditions 2 and 3 (proposed change of external wall material) of planning permission 22/00675/FUL
390 Nottingham Road, Newthorpe, Nottinghamshire, NG16 2ED

The application had been called to Planning Committee by Councillor M Brown and Councillor P J Owen.

There were a number of late items objecting to the proposed development, including several from residents and one from Greasley Parish Council.

John Furniss, the applicant, Nigel Lowe, objecting and Councillor M Brown, Ward Member, made representation to the Committee prior to the general debate.

Having considered all the representations before it the Committee commenced the debate. There was specific reference to the colour and sound proofing quality of the new material that had been proposed to clad the shed development.

It was proposed by Councillor D D Pringle and seconded by Councillor P A Smith that the cladding be amended to a lighter colour in agreement with the applicant. On being put to the meeting the motion was carried.

RESOLVED that planning permission be granted, with an agreement to be reached with the applicant for a lighter colour of materials and subject to the following conditions:

1. The development hereby permitted shall be commenced before 24.11.25, that is, three years from the expiration of planning permission reference 22/00675/FUL.

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 drawings

Received by the Local Planning Authority on 18 August 2022:

- Site Location Plan (1:1250)

Received by the Local Planning Authority on 20 May 2025:

- Proposed Site Plan (1:100), Proposed Roof Plan (1:100), Garage Section (1:50) & Amended Elevations (1:50) (Drawing Number: FURN05/2025, Revision: F)

Reason: For the avoidance of doubt.

3. The external walls of the detached garage shall be constructed using Arena Premium Composite Woodgrain Cladding in Graphite Grey colour as shown in the website link received by the Local Planning Authority on 18 June 2025.

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).
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

4.5 25/00266/FUL

Construct single storey rear extension
61 Nottingham Road, Trowell

The application was brought to the Committee at the request of Councillor D D Pringle.

There were no late items and no public speakers.

After consideration of the information pertaining to the item, the Committee debated the item.

RESOLVED that planning permission be approved.

RESOLVED that the precise wording and conditions of the approval to be delegated to the Chair of the Planning Committee in conjunction with the Assistant Director of Planning and Economic Development.

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 Proposed Floor Plan (drawing no. Nott-05) and Proposed Roof Plan (drawing no. Nott-06) received by the Local Planning Authority on 26 March 2025, the Site Location Plan and Proposed Block Plan Revision A (drawing no. Nott-01) and Proposed Elevations Revision A (drawing no. Nott-07) received by the Local Planning Authority on 16 April 2025.

Reason: For the avoidance of doubt.

3. The extension shall be constructed in accordance with the materials contained within the submitted application form.

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).

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. The agreed gas prevention measures submitted on 27 May 2025, will require approval and inspection during installation by Building Control.
4. 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/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

5. The applicant is advised that the balcony shall remain as a Juliet style balcony and not used to access the flat roof to be used as a balcony. Should the flat roof of the extension be used as a balcony then formal planning permission would be required.

5 INFORMATION ITEMS

5.1 APPEAL DECISIONS

The appeal decisions for applications 24/00430/FUL, 23/00903/FUL and 24/00431/FUL were noted.

5.2 DELEGATED DECISIONS

The delegated decisions were noted.

6 EXCLUSION OF PUBLIC AND PRESS

RESOLVED that under Section 100A of the Local Government Act 1972, the public and press be excluded from the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Act.

7 ENFORCEMENT ACTION

RESOLVED that the Head of Planning and Economic Development be given authority to take appropriate enforcement action.