

SUMMARY of LATE ITEMS

5.1 25/00457/FUL 79 Peveril Road Beeston

There are no late items to report

5.2 25/00540/FUL Land North of 25 Nether Green Eastwood

Since the publication of the agenda the applicant has submitted a speed survey and amended visibility splay details. These have been checked by Nottinghamshire County Council Highways Authority and have stated in response:

As the applicant has stated the south bound speeds are 34.6 (35mph) which will require 2.4m x 60m visibility splay.

North bound speeds are 36.7 (37mph) which will require 2.4m x 65m visibility splay.

Figure F3.1.1 - SSD guidance table for speeds < 60km/h

Speed	kph	16	20	24	25	30	32	40	45	48	50	60
	mph	10	12	15	16	19	20	25	28	30	31	37
SSD adjusted for bonnet length nil gradient ('Y' & 'V' Distance (m))		11	14	17	18	23	25	33	39	43	45	59
SSD adjusted for bonnet length nil gradient > 5% HGVs ('Y' & 'V' Distance (m))		12	15	19	21	25	27	37	43	47	50	65

The submitted amended visibility splay shows 100m to the south and north but the Highways Authority wishes that the visibility splay is clear of any obstructions within the highway and the applicants own land (not third part land). This includes walls/fences to be set back from the highway to ensure no obstruction of the visibility splays. The plan submitted does not demonstrate the visibility splay is clear of any obstructions but this could be conditioned.

5.3 25/00553/VOC Land East of Coventry Lane Bramcote

Since publication of the agenda, condition 2, 3, 5 and 11 have been amended.

Condition 2 should now read as follows after removing two plans:

The development hereby permitted shall be carried out in accordance with drawings numbered:

- **47039/001 REV A - Proposed Exploratory Hole Location**
- **BRAM/BT/01 Boundary Treatments BRAM/BT/01 REV B Boundary Treatments**
- **Miller Homes House Type Pack July 2025**
- **St Modwen House Type Pack**
- **Miller and St Modwen Schedule of Accommodation**

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- NC1v-004 REV 1.1 (substation details)
 - 3942/8 REV B (Plot Landscaping Plan sheet 3)
 - 3942/9 REV B (Plot Landscaping Plan sheet 4)
 - 3942/12 REV - (plot landscaping plan sheet 1 of 4)
 - 3942/13 REV - (plot landscaping plan sheet 2 of 4)
 - 3942/14 REV - (plot landscaping plan sheet 3 of 4)
 - 3942/15 REV - (plot landscaping plan sheet 4 of 4)
 - BRAM/PL/01 REV D Planning Layout
 - BRAM/DPL/01 Detailed Planning Layout
 - BRAM/DPL/02 Detailed Planning Layout
 - 25011-BMC-25-XX-DR-C-811-01 P01 Visibility Plan Sheet 1 of 2
 - 25011-BMC-25-XX-DR-C-811-02 P01 Visibility Plan Sheet 2 of 2
 - 25011-BMC-25-XX-DR-C-812-01 P01 Refuse Vehicle Tracking Sheet 1 of 4
 - 25011-BMC-25-XX-DR-C-812-02 P01 Refuse Vehicle Tracking Sheet 2 of 4
 - 25011-BMC-25-XX-DR-C-812-03 P01 Refuse Vehicle Tracking Sheet 3 of 4 Page 53 Planning Committee 8 October 2025
 - 25011-BMC-25-XX-DR-C-812-04 P01 Refuse Vehicle Tracking Sheet 4 of 4
 - ADC2733-DR-001 REV P5 (Off-site Highway works)
 - BRAM/BSD/001 Bus Stop Distribution Plan
 - BRAM/EMP/01 Ecology Mitigation Plan BRAM/EMP/02 Ecology Mitigation Plan
 - BRAM/ML/01 - Materials Layout
 - BRAM/ML/01 REV C - Materials Layout
 - BRAM/SIS/001 Site Sections
 - Surface water pump station drawing 3470-21752-003

Received by the Local Planning Authority on 25.07.25

Reason: For the avoidance of doubt.

Condition 3 should read as follows:

No building within a phase to be erected pursuant to this permission shall be first occupied or brought into use until:

- i) All the necessary remedial measures for that phase have been completed in accordance with Eastwood Consulting Engineers, Geotechnical and Geo-environmental Site Investigation, ref 47039 – Issue 5, dated July 2023 and Eastwood Consulting Engineers, Remediation Implementation Plan, Ref 47039-ECE-XX-XX-RP-C-0004, ISSUE 2, dated 25th February 2025
- ii) it has been certified to the satisfaction of the Local Planning Authority that the necessary remedial measures for that phase have been implemented in full and that they have rendered the phase free from risk to human health from the contaminants

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identified, unless an alternative has first been approved in writing by the Local Planning Authority.

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

Condition 5 (surface water drainage strategy) of planning permission reference 22/00967/FUL has been satisfactorily discharged. As such it is proposed to amend the wording of condition 5 of 25/00553/VOC to read:

The development hereby permitted shall be carried out in accordance with the approved surface water drainage scheme and in accordance with the following plans / information:

- 25011-BMC-25-XX-TN-C-001 BM Civil Engineering Ltd – Drainage Maintenance Technical Note dated September 26 2025
- 25011-BMC-25-XX-RP-C-001 BM Civil Engineering Ltd – Drainage Strategy dated September 26 2025
- 25011-BMC-25-XX-DR-C-2002 P02 Drainage Strategy Sheet 1 of 2
- 25011-BMC-25-XX-DR-C-2003 P02 Drainage Strategy Sheet 2 of 2
- 25011-BMC-25-XX-DR-C-2010 P02 Surface Water Easement Plan
- 25011-BMC-25-XX-DR-C-2011 P02 Foul Water Easement Plan

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

Condition 11 also should now read, following the removal of two plans:

The landscaping scheme shall be carried out in accordance with the following drawings:

- 3942/8 REV B (Plot Landscaping Plan sheet 3)
- 3942/9 REV B (Plot Landscaping Plan sheet 4)
- 3942/12 REV - (plot landscaping plan sheet 1 of 4)
- 3942/13 REV - (plot landscaping plan sheet 2 of 4)
- 3942/14 REV - (plot landscaping plan sheet 3 of 4)
- 3942/15 REV - (plot landscaping plan sheet 4 of 4)
- Q9229_C Play Equipment

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

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