

PLANNING COMMITTEE
WEDNESDAY, 8 OCTOBER 2025

Present: Councillor S P Jeremiah, Chair

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

No apologies for absence were received. Cllr Webb substituted for the place of Cllr Bofinger.

Cllr P J Owen was present as Ex-officio.

Cllr J M Owen was also present.

The officers present were R Dawson, J Ward, K Tuck, S Heron, and C McLoughlin.

21 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

At this stage of the meeting, a vote was proposed and seconded to move agenda item 9.2 to an earlier point in the meeting, so that it would not be excluded from public and press. On being put to the meeting, the motion was carried.

22 **MINUTES**

The minutes of the meeting on Wednesday, 10 September 2025 were confirmed and signed as a correct record.

23 **NOTIFICATION OF LOBBYING**

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

24 DEVELOPMENT CONTROL

25 25/00457/FUL

Proposed Change of use from Residential Dwelling (Class C3) to Residential Care Home (Class C2) for up to two children.

79 Peveril Road, Beeston, Nottinghamshire, NG9 2HU

Councillor Carr requested that this proposal come before the Committee.

There were no late items.

Having considered all of the evidence before them, the Committee commenced the debate. Concern was voiced about the number of such properties opening in the borough, ensuring the quality of care of children in such properties, and the plans in place to address any issues that arise. It was clarified that the terms of the application necessitated that the scheme should be in line with its submitted details and plans.

Comments were made concerning parking, amenity for local residents, and the little information that the Council has about the management of such properties.

RESOLVED that planning permission be approved.

25.1 25/00540/FUL

Construct detached dwelling.

Land to the north of 25 Nether Green, Eastwood, Nottinghamshire, NG16 3DW

Councillor Radulovic requested that this application be brought before the Committee.

There was a late item comprising a speed survey and amended visibility splay details submitted by the applicant, and response from Nottinghamshire County Council Highways Authority.

Mr. Chris Bampton, applicant, made representation to the Committee prior to the general debate.

The Committee gave consideration to all representations before it, with the debate covering the Green Belt, and other development in the area.

RESOLVED that planning permission be approved, subject to the following conditions:

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 proposed elevations and floor plans D105- Rev A, Block plan and parking D106 Rev A, site plan received by the Local Planning Authority on 21 July 2025 and visibility splay D303 Rev A received by the Local Planning Authority on 7 October 2025.**

Reason: For the avoidance of doubt.

- 3. Notwithstanding details provided, no above ground works shall be carried out until details of the manufacturer, type and colour of the bricks and tiles to be used in facing elevations and roof 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: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, 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).

- 4. No above ground works shall be commenced until, details of a visibility splay, the extent of which should be informed by the speed survey, shall be submitted to and approved in writing by the Local Planning Authority.
The details should include the extent of any removal of hedging/boundary treatments along Nether Green. The development shall thereafter be carried out in accordance with the approved details prior to first occupation and retained for the lifetime of the development.**

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

- 5. No development shall take place 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, including to full extent of access**
 - (e) proposed 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.**

Reasons: No such details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions, outbuildings, roof additions, or porches shall be erected.

Reason: In the interests of protecting the openness of the Green Belt in accordance with the aims of Policy 8 of the Broxtowe Local Plan Part 2 (2019) and Section 13 of the NPPF 2024.

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

Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Broxtowe Local Plan Part 2 (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. 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.
3. 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.

26 25/00553/VOC

Variation of conditions 2 (approved plans), 6 (materials), 7 (piling), 8 (CMP), 9 (Archaeology), 12 (play equipment details), 14 (LEMP), 15 (CEMP), and 16 (Badger survey) of planning permission 22/00967/FUL.

Land East of Coventry Lane, Bramcote, Nottinghamshire

Councillors D Watts and S Carr requested that this application be brought before the Committee.

There was a late item relating to the amendment of conditions 2, 3, 5 and 11.

Having considered all of the evidence before them, the Committee commenced the debate. Issues regarding drainage, hedgerows, and the source of access to the site by builders. A member stated that they believed that drainage to be added under the bridlepath would flow into Tottle Brook, rather than Boundary Brook.

It was noted that the lead local flood authority usually managed and maintained any pumping stations and attenuation ponds, Severn Trent Water in this instance.

RESOLVED that planning permission be approved.

27 INFORMATION ITEMS

28 DELEGATED DECISIONS

The Committee noted the delegated decisions.

29 APPEAL DECISIONS

The Committee noted the appeal decisions.

30 ENFORCEMENT ACTIONS

31 ENFORCEMENT UPDATE - GENERAL

Cllr P Owen requested that this item come before the Committee.

Having considered all of the evidence before them, the Committee commenced its discussion. One member stated that they felt that enforcement was low in their ward and suggested that scrutiny of enforcement be undertaken, while others questioned whether it was possible to hire more Enforcement Officers.

31.1 SANDY LANE UPDATE

This report updated members regarding the status of planning application reference 24/00839/FUL, brought to committee 11 June 2025, and was dealt with in public session following a vote earlier in the meeting.

Members discussed the best way to work with the applicant and Nottingham City Council to move the case forward - a condition or a Section 106 notice -, whether a Grampian condition could be enforced, and a condition to restore any parts of the of the biodiversity of the site that may be affected.

The Committee RESOLVED that a condition that only covers land within Broxtowe Borough Council's area be approved, with consideration given to a Grampian condition if appropriate.

32 EXCLUSION OF THE PUBLIC AND PRESS

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

33 ENFORCEMENT UPDATE - KIMBERLEY BREWERY

Members noted the confidential report updating members regarding Kimberley Brewery.

The Chairman closed the meeting at 7.35pm.