

PLANNING COMMITTEE

WEDNESDAY, 15 APRIL 2026

Present: Councillor S P Jeremiah, Chair

Councillors: D Bagshaw
P J Bales
L A Ball BEM
G Bunn
S J Carr
J Couch
G Marshall
D K Watts
S Camplin
J Owen (substitute)

Apologies for absence were received from Councillors T J Marsh and D D Pringle

66 **DECLARATIONS OF INTEREST**

No declarations of interest were received.

67 **MINUTES**

The minutes of the meeting held on 18 March 2026 were confirmed and signed as a correct record.

68 **NOTIFICATION OF LOBBYING**

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

69 **APPEALS PROCEDURE UPDATE**

The Committee noted the Planning Appeals Procedure Update.

There are three procedures for handling appeals, these being: written representations; hearings and inquiries.

The Planning Inspectorate decide which procedure each appeal will follow. In most cases appeals follow the written representations procedure, with only the more complicated or contentious appeals being determined by way of a hearing or an inquiry.

RESOLVED to write to The Planning Inspectorate stating their views on the changes to the planning appeals process.

70 DEVELOPMENT CONTROL

71 26/00071/LBC - WILLOUGHBY ALMSHOUSES

The Committee chose to take agenda item 6.2 before agenda item 6.1

Construct communal covered parking to rear of Almshouses. Provide associated layout and landscaping.

Willoughby Almshouses Church Lane Cossall Nottinghamshire

Councillor D Pringle requested that this proposal come before Committee.

There were late items comprising emails from Cossall Parish Council – supporting the application - and the Council's Conservation Advisor – noting no objections and that the proposal is acceptable.

There were no public speakers for this item.

The Committee gave consideration to the appropriateness of the site for the development, conditions concerning parking, the benefit the parking spaces being created would have on the site and how this would support the already existing historical building.

RESOLVED that planning permission be approved, 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 consent.**

Reason: To comply with S18 of the Planning (Listed Buildings and Conservation Areas) 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 04 February 2026:**

- Site Location Plan;**
- Proposed Carport plan and Elevations – 2259/42;**
- Proposed Carport Sections – 2259/42, and; Hard and Soft**
- Landscape proposals – 23-035-P-01D**

Reason: For the avoidance of doubt.

- 3. No building operations shall be carried out until details of the materials to be used 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: No such details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 23 of the Broxtowe Local Plan Part 2 (2019) and Policy 11 of the Aligned Core Strategy.

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.**

72 26/00070/FUL - WILLOUGHBY ALMSHOUSES

Construct communal covered parking to rear of Almshouses. Provide associated layout and landscaping.

Willoughby Almshouses Church Lane Cossall Nottinghamshire

Councillor D Pringle requested that this proposal come before Committee.

There were late items comprising of a letter of support from Cossall Parish Council supporting the scheme.

There were no public speakers for this item.

The Committee gave consideration to the appropriateness of the site for the development, conditions concerning parking, the benefit the parking spaces being created would have on the site and how this would support the already existing historic building.

RESOLVED that planning permission be approved, 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 the following plans received by the Local Planning Authority on 04 February 2026:**

- Site Location Plan;**
- Proposed Carport plan and Elevations - 2259/42;**
- Proposed Carport Sections - 2259/42, and;**

- **Hard and Soft Landscape proposals - 23-035-P-01D**

Reason: For the avoidance of doubt.

- 3. The development hereby permitted shall be completed in accordance with the submitted Materials Schedule, 2259 Alms Houses Cossall - Carport Materials received 07 April 2026, unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 23 of the Broxtowe Local Plan Part 2 (2019) and Policy 11 of the Aligned Core Strategy.

- 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.

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>

The development shall not commence until a Habitat and Monitoring Management Plan (HMMP) has been submitted to ensure that the development meets all the requirements of the Biodiversity Gain Plan (BGP).

The Habitat Management and Monitoring Plan (the HMMP) must include:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

Template available here;

<https://publications.naturalengland.org.uk/publication/5813530037846016>

Notice in writing shall be given to the Council when the:

- (a) HMMP has been implemented; and
- (b) habitat creation and enhancement works as set out in the HMMP have been completed.

No part of the development hereby approved shall be occupied until:

- (a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- (b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. 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.

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.

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.**

73 26/00084/FUL - LAND OFF VERNON COURT NUTHALL

Construct two-storey building to provide two flats

Land Off Vernon Court, Nuthall

Councillor P J Owen requested that this proposal come before Committee.

There were late items comprising Nottinghamshire County Council (NCC) Highways advising that outstanding issues with regards to access have been resolved and considers the proposal satisfactory and raised no objections. NCC recommends the inclusion of conditions in relation to the provision of vehicular access, access drive, parking/turning areas which should be constructed to prevent discharge of surface water to the public highway.

There were no public speakers for this item.

The Committee gave consideration to the representations before it, with debate covering the appropriateness of the site. Members considered that the site was inappropriate for the proposed development.

It was considered that the development would be overbearing to existing properties and the road is too narrow to accommodate any further vehicle traffic. Concern was raised that existing healthy trees had been cut down in preparation of any approvals - a request was made to contact the Tree Officer with regards to investigating the possibility of an emergency Tree Preservation Order (TPO) on a tree on the grounds of the application.

RESOLVED that planning permission be refused for the following reasons:

- 1. The proposed development by virtue of massing, scale and design would have a detrimental impact on the living conditions of surrounding residential properties and the existing residential properties through overbearing, and loss of light due to the increased massing and density of the proposal. Therefore, the**

proposal is contrary to Policies 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core strategy (2014).

73.1 26/00100/FUL - 18 GARTON CLOSE, CHILWELL

Construct dwelling in lieu of approved household extension

8 Garton Close, Chilwell NG9 4GH

Councillor S Jeremiah requested that this proposal come before Committee.

There were late items comprising of the applicant providing additional information stating that the application was in keeping with the area and would provide additional housing.

One public speaker, Joshua Milsom, applicant, made representation to the Committee before the general debate.

The Committee gave consideration to the representations before it, with debate covering the appropriateness of the site. Members considered that the site was appropriate for the development, discussing adequacy of the garden and parking provision, the fact that the structure is already built, and whether adequate internal space would be provided to any tenant.

It was considered that the development would not be overbearing to existing properties and would be a benefit for the area.

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

Conditions:

1. The development hereby permitted shall be completed in accordance with the following plans received by the Local Planning Authority on 13 February 2026:

- **Site Location Plan**
- **Proposed Ground Floor and First Floor Plans Revision B (Drawing no. D102)**
- **Proposed Elevations Revision B (Drawings nos. D201 and D202)**
- **Proposed Roof Plan Revision B (Drawing no. D103)**
- **Proposed Block Plan Revision B (Drawing no. D301)**

Reason: For the avoidance of doubt.

2. The dwelling shall not be occupied until the landscaping scheme and boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The scheme should include the following details:

- a. **The hedges to be retained**
- b. **Proposed boundary treatment**
- c. **Proposed hard surfacing treatment**
- d. **Planting, seeding/turfing of soft landscape areas**

Reason: In the interest of residential amenity and the appearance of the area and in accordance with Policy 17 of the Part 2 Local Plan (2019).

3. 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 dwelling, 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 Part 2 Local Plan (2019).

4. The proposed dwelling shall not be occupied/brought into use until both accesses and parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary and constructed so as to prevent the unregulated discharge of surface water to the public highway. The surfaced drives, any parking or turning areas, and the provision to prevent the unregulated discharge of surface water to the public highway shall then be maintained in such hard bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) and to ensure surface water from the site is not deposited on the public highway causing dangers to road users.

Note to Applicant

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

2. The proposal makes it necessary to widen the existing 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.

3. 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

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

73.2 25/00914/FUL - 22 BARLOW DRIVE NORTH, AWSWORTH

Change of Use from Residential (Class C3) to Children Home (Class C2)

22 Barlow Drive North, Awsworth

The application is brought back to the Committee following deferral from 11th February meeting of the Committee.

There were two public speakers for this item, Mr Dorshan Vora, applicant, and Mr. Dominic Oliver, objecting.

There were no late items.

The Committee opened the debate, discussing potential issues with antisocial behaviour about which some residents are concerned, possible impacts on parking, the history of issues with children's homes in the borough, and the ability to enforce planning conditions. The size of the building and need to decide the case solely on the basis of planning concerns were also discussed.

Following the discussion, it was noted that a condition would be added to limit the number of children permitted in the home to three.

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

- 1. The use 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 and Proposed Rear and North (Side) Elevations (drawing numbered CEN-CHA-ZZ-DR-A-0010) received by the Local Planning Authority on 19 December 2025, the Proposed Front and South (Side) Elevations (drawing numbered BAR-CHA-ZZ-DR-A-0009) received by the Local Planning Authority on 21 January 2026, and the Proposed Floor Plans revision C (drawing numbered BAR-CHA-XX-DR-A-0007), the Proposed Car Parking Layout (drawing numbered BAR-CHA-XX-DR-A-010), and the Addendum to the Design & Access Statement received by the Local Planning Authority on 2 March 2026**

Reason: For the avoidance of doubt.

3. Prior to the use of the property as a residential children's home, a Resident Management Plan (RMP) shall be submitted to and approved in writing by the Local Planning Authority. The use hereby approved shall thereafter be carried out in accordance with the approved RMP, for the lifetime of the use. For the avoidance of doubt, the RMP shall include the following:
- i) Details of on-site staffing, including a dedicated property manager during normal office hours supported by designated wardens who will stay at the premises and will deal with any emergencies or incidents outside office hours including night time supervision;
 - ii) Details of how the property manager and wardens will liaise with local residents throughout the year and how residents can make contact in the event of any disturbance, emergencies or any other management issues;
 - iii) The proposed management of servicing and deliveries;
 - iv) Details of noise management including measures to ensure that noise disturbance to neighbouring residential properties is minimised.

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

4. The premises shall only be used as a children's home for a maximum of three children and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: to ensure a satisfactory standard of neighbour amenity and highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

5. The premises shall only be attended by a maximum of two staff members at any one time, except during staff handover periods or scheduled staff meetings

Reason: to ensure a satisfactory standard of neighbour amenity and highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

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 applicant should ensure that sound insulation to limit the transmission of noise between properties is installed and achieves the minimum requirements as contained in the current version of British Standard Approved Document E.

74 25/00254/ENF - GARAGE ADJACENT 62 FLETCHER ROAD, BEESTON

Demolition of sectional garages and construction of new garage

Garage adjacent 62 Fletcher Road, Beeston

The applications is brought before the Committee as an enforcement case.

There were no public speakers for this item. There were no late items.

The Committee opened the debate following the introduction, noting the disruption to residents caused by small, cumulative disruptions and the legal framework surrounding planning enforcement.

RESOLVED that the matter be considered non-expedient and the case file be closed.

75 INFORMATION ITEMS

76 DELEGATED DECISIONS

The Committee noted the delegated decisions.

77 APPEAL DECISIONS

The Committee noted the appeal decisions.