

SUMMARY of LATE ITEMS

5.1 25/00547/FUL - Blue Monkey Brewing Limited, Pentrich Road, Giltbrook Industrial Estate

1. 1 x resident comment received in support of the application.
2. An amended proposed site plan was received with an improved parking layout including 12 spaces in total and open cask / waste storage. Conditions 1, 2, 4 and 6 were amended accordingly to include the updated drawing.

1.	<p>Within three months of the date planning permission granted the parking area to the front of the brewery unit (unit 10 & 11) must be made available for vehicles in accordance with the submitted drawing: Proposed Site Plan (Drawing Reference 002b).</p> <p><i>Reason: To ensure parking remains available 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).</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the following plans:</p> <ul style="list-style-type: none"> • Proposed Site Plan (Drawing Reference 002b) (Received by the Local Planning Authority 13/03/26) • Site Location Plan (Drawing Number: 001) • Proposed Ground Floor Plans (Drawing Reference 201) • Proposed First Floor Plans (Drawing Reference 202) (Received by the Local Planning Authority 23/07/25) <p><i>Reason: For the avoidance of doubt.</i></p>
4.	<p>The parking area to the front of the brewery unit (unit 11) as shown on the submitted drawing: Proposed Site Plan (Drawing Reference 002b), shall only be used for the parking of vehicles and at no point shall it be used for the storage of any goods or waste associated with the brewery.</p> <p><i>Reason: To ensure parking remains available 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).</i></p>
6.	<p>The catering vehicle shall only be sited as shown on the submitted drawing: Proposed Site Plan (Drawing Reference 002b) and only be open to customers on a Friday, Saturday and Sunday between 12 midday and 10pm, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure parking remains available and in the interests of neighbour amenity 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).</i></p>

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3. A statement has been submitted by the applicant in support of the application. The statement in summary raises the following points:
- There have been no complaints from neighbours regarding the taproom which opened in summer 2025.
 - The proposal includes a taproom which can be defined as a pub attached to a brewery. Unlike traditional pubs, a taproom is usually located on an industrial estate where the brewery premises is located.
 - There is sufficient parking available for staff and customers to the front of the building.
 - There is a requirement to store casks and materials outside to the front of the building.
 - Supporting the proposal assists local economic growth.
 - Blue Monkey is an established regional brewery.

5.2 26/00038/FUL - Moss Cottage, 27 Church Lane, Cossall

No late items to report