

PLANNING COMMITTEE

WEDNESDAY, 10 JUNE 2026

Present: Councillor S P Jeremiah, Chair

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

Apologies for absence were received from Councillors D D Pringle.

79 **DECLARATIONS OF INTEREST**

Cllr P Bales declared an interest in item 5.3 after the opening of the debate for that item. He stated that he knew both the applicant and objecting neighbour casually, had not been lobbied either way in relation to the application, and was not predetermined in relation to it.

80 **MINUTES**

The minutes of the meeting of Wednesday, 15 April were agreed as a true and accurate record.

81 **NOTIFICATION OF LOBBYING**

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

82 **DEVELOPMENT CONTROL**

83 **25/00906/FUL - 18 CEDARLAND CRESCENT, NUTHALL, NG16 1AH**

The application seeks planning permission for the construction of a single storey rear extension.

18 Cederland Crescent, Nuthall, NG16 1AH

The application is brought to the Committee at the request of Councillor J Couch.

There were no late items.

There was one public speaker for this item, Andrew Rockley, objecting.

The Committee gave consideration to the representations before it, with the debate covering sunlight amenity and the possibility of massing imposing on neighbours.

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:

- **Site Location Plan (1:1250) received by the local planning authority on 12 December 2025**
- **Proposed Floor Plan (no.1106) received by the Local Planning Authority on 12 December 2025**
- **Proposed Elevation Plan (no.1106) received by the Local Planning Authority on 8 January 2026**
- **Proposed Roof Plan (no.1106) received by the Local Planning Authority on 8 January 2026**
- **Proposed Block Plan (1:200) received by the Local Planning Authority on 22 April 2026**

Reason: For the avoidance of doubt.

3. The proposed single storey rear extension shall be constructed using the materials detailed on the application form received by the Local Planning Authority on 12 December 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).

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 outside 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 a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

4. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

84 26/00205/ADV - 4 JAMES STREET, KIMBERLEY, NOTTINGHAMSHIRE

The application seeks advertisement consent for a fascia sign with internally illuminated lettering and hanging sign. The signage has already been erected prior to consent being sought.

4 James Street, 4 James Street, Kimberley, Nottinghamshire NG16 2LP

The application is brought to the Committee at the request of Councillor P Bales.

There were no late items.

There were two public speakers for this item, Max Cully, agent of the applicant, and Cllr A Cooper, ward member.

The Committee considered all representations, debating the conflict between Conservation Areas and the development of businesses and that it was not made entirely clear to the applicant that they had to seek advertisement consent for their signage until after they had been granted Kimberley Means Business funding.

RESOLVED that advertising consent be approved, subject to the following conditions:

1. (a) Any advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

(b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

(c) Where any advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

(d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason: In the interests of amenity and public safety.

2. The development hereby permitted shall be retained in accordance with the Site Location Plan (1:1250), Block Plan (1:200), and Elevations received by the Local Planning Authority on 23 of March 2026 and in accordance with the Heritage Statement received by the Local Planning Authority on 16 April 2026.

Reason: For the avoidance of doubt.

Note to Applicant

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

85 26/00136/FUL - 19 HOLDEN CRESCENT, NUTHALL, NG16 1BW

The application seeks planning permission for the construction of a single storey front, two storey front and side, and two storey rear extensions.

19 Holden Crescent, Nuthall, NG16 1BW

The application is brought to the Committee at the request of Councillor J Owen.

There were no late items.

The Director of Planning and Economic Development clarified that Officers had assessed that the proposed plan would not have a significant impact on the neighbouring property in terms of loss of light – a typo meant that the word ‘not’ was missing from their report.

There were two public speakers for this item, Jamie Whiley, applicant and James Pike, objecting. Susan Audrey Pike spoke on behalf of James Pike.

Giving consideration to all of the representations before it, the Committee’s debate covered amenity and overshadowing, the distance between properties, and the size of the plot.

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 retained in accordance with the Site Location Plan (1:1250), Block Plan and Proposed Floor Plans and Elevations received by the Local Planning Authority on 26 February 2026.

Reason: For the avoidance of doubt.

3. The proposed single storey front, two storey front and side, and two storey rear extensions shall be constructed using the materials annotated on the application form received by the Local Planning Authority on 26 February 2026.

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 eight week 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. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

86 [26/00040/FUL - LAND AT REAR OF 1A TO 1D WILLOUGHBY STREET, PORTLAND STREET, BEESTON, NOTTINGHAMSHIRE](#)

Construct apartment building to create 8 x 1-bedroom apartments over three floors and associated landscaping works.

[Land At Rear Of 1A To 1D Willoughby Street, Portland Street Beeston Nottinghamshire](#)

The application is brought to the Committee at the request of Councillor G Bunn.

There were late items comprising a note that the application met the nationally described space standards and giving other examples of low-or-no parking residential schemes in or near Beeston Town Centre.

There were no public speakers for this item.

The Committee opened the debate after considering all representations. The Committee debated the fact that no parking is provided at the scheme and the other schemes in Beeston where this is the case, environmental considerations such as the amount of tree coverage, and transport links in Beeston centre.

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 drawings:

Received by the Local Planning Authority on 19 April 2026:

- Site Plan and Site Location Plan ref: 29-25-E01

Received by the Local Planning Authority on 24 April 2026:

- Proposed Floor Plans ref: 29-25-PL01 Rev C
- Proposed Elevations 29-25-PL02 Rev B
- Proposed Site plan and Sectional Plan ref: 29-25-PL03 Rev C

Reason: For the avoidance of doubt.

3. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall include:

- a) The means of access for construction traffic;
- b) parking provision for site operatives and visitors;
- c) the loading and unloading of plant and materials;
- d) the storage of plant and materials used in construction of the development;
- e) a scheme for the recycling/disposal of waste resulting from construction works; and
- f) details of dust and noise suppression to be used during the construction phase.

Reason: No such details were provided and the development cannot proceed satisfactorily without such details being provided and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

4. No development shall commence until details of a noise assessment have been submitted to and approved in writing by the Local Planning Authority. The

report shall be prepared in accordance with the provisions of the current BS8233 to predict noise levels at the nearest noise sensitive location. Predictions shall be contained in a report which sets out: a largescale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; a comparison of noise level with appropriate current criteria.

Where current criteria are exceeded at any location it should be explained why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Reason: No such details were submitted with the application, due to the location of the building next to air conditioning units and to protect occupiers from excessive external noise and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

5. No above ground works shall commence until manufacturing details of external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.

Reason: No such details were submitted with the application and in the interests of the appearance of the development and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).

6. No above ground works shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:

- a) numbers, types, sizes and positions of proposed trees and shrubs;
- b) details of boundary treatments;
- c) proposed hard surfacing treatment;
- d) planting, seeding/turfing of other soft landscape areas; and
- e) timetable for implementation of the scheme.

The approved scheme shall be carried out strictly in accordance with the approved details and shall be carried out not later than the first planting season following the substantial completion of the development 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: Insufficient details were submitted with the application and to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 the Broxtowe Aligned Core Strategy (2014).

7. 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.

Reason: To minimise disturbance to neighbours and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe 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. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

5. As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses 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.

87 INFORMATION ITEMS

88 DELEGATED DECISIONS

The Committee noted the delegated decisions.

89 APPEAL DECISIONS

The Committee noted the appeal decisions, with one member requesting regular updates in reference to one appeal decision.