

**When telephoning, please ask for:** Democratic Services  
**Direct dial** 0115 914 8511  
**Email** democraticservices@rushcliffe.gov.uk

**Our reference:**  
**Your reference:**

**Date:** Wednesday, 10 September 2025

To all Members of the Council

Dear Councillor

A Meeting of the Council will be held on Thursday, 18 September 2025 at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

This meeting will be accessible and open to the public via the live stream on YouTube and viewed via the link: <https://www.youtube.com/user/RushcliffeBC>  
Please be aware that until the meeting starts the live stream video will not be showing on the home page. For this reason, please keep refreshing the home page until you see the video appear.

Yours sincerely



Sara Pregon  
Monitoring Officer

## **AGENDA**

Opening Prayer

1. Apologies for absence
2. Declarations of Interest

[Link to further information in the Council's Constitution](#)

3. Minutes of the Meeting held on 17 July 2025 (Pages 1 - 14)

To receive as a correct record the minutes of the Meeting of the Council held on Thursday, 17 July 2025.

4. Mayor's Announcements
5. Leader's Announcements
6. Chief Executive's Announcements

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Rushcliffe Borough  
Council  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
NG2 7YG

7. Citizens' Questions

[To answer questions submitted by Citizens on the Council or its services.](#)

8. Rushcliffe Sport and Tourism Charter (Pages 15 - 20)

The report of the Director – Development and Economic Growth is attached.

9. Councillors' Learning and Development Policy 2026-2029 (Pages 21 - 34)

The report of the Director – Finance and Corporate Services is attached.

10. Notices of Motion

[To receive Notices of Motion](#)

**a) Councillor Upton**

In the last ten years, more new homes have been built in Rushcliffe than anywhere else in Nottinghamshire. This was achieved, in part, by the previous Government abolishing housing targets and giving more power back to local councils to determine where new housing should be built. The new Government has restored housing targets and is proposing planning reforms that will give more powers to house builders. We are concerned that Rushcliffe will be forced to take more housing than is planned for. With the current proposed Local Government Reform, we believe that the current housing target policy is no longer relevant.

We propose that this Council writes to the Secretary of State for Housing, Communities and Local Government and calls on the Government to:

1. abolish mandatory housing targets for District and Borough Councils;
2. safeguard Greenbelt and Greenfield land against future development, where an area has met its house building obligations in the last five years; and
3. create a new approach of identifying brownfield land and city centre sites for housing development and produce targets for them regardless of the current Local Government boundaries.

**b) Councillor Clarke MBE**

It is perceived that Rushcliffe is experiencing an increase in the number of Houses in Multiple Occupation (HMOs), particularly small

HMOs falling within Use Class C4 (occupation by between three and six unrelated people, sharing basic amenities, as more than one household). HMOs play an important role in housing provision across the Borough; however, this can lead to issues associated with parking pressure, noise, and have a detrimental impact on community cohesion and local amenity.

Under the current planning framework, the change of use from a dwelling house (Class C3) to a small HMO (Class C4) is classed as permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015, such that planning permission is automatically granted without a planning application having to be made. Under Article 4 of that Order, local planning authorities have the ability to make Direction, after preparing an evidence base. This includes mapping current HMOs, identifying any recent increase in the creation rate of new HMOs, and assessing local impacts, including amenity, parking, waste, and housing balance, and where the operation of specific permitted development rights is resulting in harmful impacts, removing those rights in defined areas, so that an application for planning permission would then be required.

This Council therefore resolves to:

1. Investigate and collate an evidence base to look at whether there is a case for introducing an Article 4 Direction across Rushcliffe, to enable this Council to assess proposals for HMOs on a case-by-case basis through the planning process. This will allow local residents and Councillors to be consulted and consider the impacts of such proposals.
2. Bring a formal report to Cabinet by the end of February 2026, to enable it to consider the evidence (subject to it being available and the completion of public consultation) and, if justified, recommend that a Direction be made.

11. Questions from Councillors

[To answer questions submitted by Councillors](#)

## Membership

Chair: Councillor J Cottee

Vice-Chair: Councillor R Butler

Councillors: M Barney, J Billin, T Birch, R Bird, A Brennan, A Brown, S Calvert, J Chaplain, K Chewings, N Clarke, T Combellack, S Dellar, A Edyvean, S Ellis, G Fletcher, M Gaunt, E Georgiou, P Gowland, C Grocock, R Inglis, R Mallender, S Mallender, D Mason, P Matthews, H Om, H Parekh, A Phillips, L Plant, D Polenta, N Regan, D Simms, D Soloman, C Thomas, R Upton, D Viridi, J Walker, R Walker, L Way, T Wells, G Wheeler, J Wheeler and G Williams

<b>Meeting Room Guidance</b>
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**Fire Alarm Evacuation:** In the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble at the far side of the plaza outside the main entrance to the building.

**Toilets:** Are located to the rear of the building near the lift and stairs to the first floor.

**Mobile Phones:** For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

**Microphones:** When you are invited to speak please press the button on your microphone, a red light will appear on the stem. Please ensure that you switch this off after you have spoken.

<b>Recording at Meetings</b>
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National legislation permits filming and recording by anyone attending a meeting. This is not within the Council's control.

Rushcliffe Borough Council is committed to being open and transparent in its decision making. As such, the Council will undertake audio recording of meetings which are open to the public, except where it is resolved that the public be excluded, as the information being discussed is confidential or otherwise exempt.