

**MINUTES
OF THE MEETING OF THE
CABINET
TUESDAY, 11 NOVEMBER 2025**

Held at 7.00 pm in the Council Chamber Area B, Rushcliffe Arena,
Rugby Road, West Bridgford
and live streamed on Rushcliffe Borough Council's YouTube channel

PRESENT:

Councillors N Clarke (Chair), A Brennan (Vice-Chair), R Inglis, R Upton and J Wheeler

ALSO IN ATTENDANCE:

Councillor J Walker

OFFICERS IN ATTENDANCE:

L Ashmore	Director of Development and Economic Growth
D Banks	Director of Neighbourhoods
R Clack	Deputy Monitoring Officer
A Hill	Chief Executive
P Linfield	Director of Finance and Corporate Services
H Tambini	Democratic Services Manager

APOLOGIES:

Councillor D Virdi

24 Declarations of Interest

There were no declarations of interest made.

25 Minutes of the Meeting held on 14 October 2025

The minutes of the meeting held on Tuesday, 14 October 2025 were agreed as a true record and signed by the Chair.

26 Citizens' Questions

There were no Citizens' questions.

27 Opposition Group Leaders' Questions

Question from Councillor J Walker to Councillor Upton

"Can Cabinet confirm that the consultation will invite local trade unions prior to making amendments to the Local Labour Agreement, as part of the ongoing work of the Local Development Order?"

Councillor Upton stated that this administration supported and encouraged the use of local labour and materials wherever it could and that the Council negotiated staff pay awards directly with the trade unions. The proposed amendment related to a planning condition attached to the Ratcliffe Local Development Order (LDO), which required Local Labour Agreements (LLA) to be put in place, to show how opportunities for local people, including employment, apprenticeships and training would be provided throughout the construction phase(s) of the site. The amendment sought to clarify the timing of when LLAs would be required during the redevelopment. As the LLAs would apply to private companies undertaking construction on site, their relevance to local unions might be limited. Nonetheless, subject to Cabinet approval, a consultation on the proposed amendments to the LDO would be undertaken, in line with statutory requirements. The proposed amendment to the LDO only concerned the timing and number of LLAs required, not the content, so they were more targeted to each development and individual plots. The agreements would not be brought forward until specific development proposals had been approved, and any engagement with unions would therefore be more appropriate at that later stage.

Councillor Walker asked a supplementary question.

“Was there an update on the re-skilling of the power station workforce since the decommissioning over one year ago?”

Councillor Upton stated that he did not have specific details, and that information would be provided to Councillor Walker.

28 Conservation Area Review Project - Summary

The Cabinet Portfolio Holder for Planning and Housing, Councillor Upton, presented the report of the Director – Development and Economic Growth, which provided a summary of the Conservation Area Review Project.

Councillor Upton advised that the report provided an overview of the work undertaken to review the Council’s conservation areas and referred to the duty imposed on local authorities to designate them, as detailed in paragraph 1.1 of the report. He stated that once adopted, Conservation Area Appraisals were a material consideration when considering planning applications in Conservation Areas. The designation and adoption process required continual review, with this review ensuring that all of Rushcliffe’s Appraisals were up to date. Councillor Upton confirmed that in 2022 an additional member of staff was appointed for three years, and during that time, 33 Appraisals had been reviewed, including 31 existing Conservation Areas and the adoption of two new ones and he thanked Mr Langley for his hard work.

In seconding the recommendation, Councillor Inglis reiterated thanks to Mr Langley. Given future uncertainties that villages could face, Councillor Inglis referred to the importance of ensuring that regular reviews took place, so that Conservation Areas were current, to safeguard and preserve areas of special architectural and historic interest, and to protect them against inappropriate development as a material planning consideration.

The Leader stated that Conservation Areas were highly valued by local residents and agreed that this had been an excellent project.

It was RESOLVED that the successful completion of the review project be acknowledged.

29 **Draft Revised Character Appraisal and Conservation Area for Colston Bassett**

The Cabinet Portfolio Holder for Planning and Housing, Councillor Upton, presented the report of the Director – Development and Economic Growth, which detailed the draft revised Character Appraisal and Conservation Area for Colston Bassett.

Councillor Upton advised that unless there was a particular issue, the adoption of a revised Conservation Area Appraisal was usually a joint process with the local Ward Councillor, Cabinet Portfolio Holder and case officer. However, on this occasion, some issues of community concern had been raised, principally around the Conservation Area boundary, the amount of land to be designated as positive open space and if properties on Spring Hill should be included. Councillor Upton stated that a key issue was the amount of undeveloped land that the community wanted to be designated as ‘positive open space’ and advised that officers had raised concerns and advised against it. However, the community representatives have confirmed that they were aware of the planning risks and wished it to remain in the draft Appraisal, and, if adopted tonight it would be completed once relevant notices had been published.

In seconding the recommendation, Councillor J Wheeler stated that this showed how well the system worked. This was a unique, attractive area of Rushcliffe and it was hoped that this document would give residents peace of mind and some control of their local area.

It was RESOLVED that:

- a) a revised boundary for the Colston Bassett Conservation Area as shown edged red on the Plan at Appendix A to the report be adopted; and
- b) the Conservation Area Character Appraisal, Management Plan and Townscape Appraisal at Appendices B and C to the report be adopted, as the document which outlines and describes the special architectural and historic character of the Conservation Area, which it will be desirable to preserve or enhance.

30 **Draft Character Appraisal and Proposed Conservation Area for Screveton**

The Cabinet Portfolio Holder for Planning and Housing, Councillor Upton, presented the report of the Director – Development and Economic Growth, which detailed the draft Character Appraisal and proposed Conservation Area for Screveton.

Councillor Upton stated that following a request from local residents for parts of Screveton to become a Conservation Area, a draft Appraisal was produced by

a community group. Officers considered Screveton to be a place of special architectural and historic interest, the character and appearance of which was desirable to preserve. It was noted that a public consultation had taken place in June, and that had not resulted in any significant changes being required. If adopted tonight, it would not be officially completed until relevant notices were published.

In seconding the recommendation, the Leader stated that Screveton was one of many very attractive villages in Rushcliffe and referred to the importance of protecting their historical character.

In reiterating those comments, Councillor Brennan stated that she was really pleased to see new areas coming forward, and any measures to protect the character and heritage of the Borough were welcomed.

It was RESOLVED that:

- a) a Conservation Area for the village of Screveton as shown edged red on the Plan at Appendix A to the report be designated, under the Planning (Listed Buildings and Conservation Areas) Act 1990, for the reasons set out in this report; and
- b) the Conservation Area Character Appraisal in Appendix B to the report be adopted, as the document which outlines and describes the special architectural and historic character of that Conservation Area, which it will be desirable to preserve or enhance.

31 Ratcliffe on Soar Local Development Order

The Cabinet Portfolio Holder for Planning and Housing, Councillor Upton, presented the report of the Director – Development and Economic Growth, which detailed proposed amendments to the Ratcliffe on Soar Local Development Order.

Councillor Upton referred to the history of the site and the vision for its future use, which had included the adoption of a Local Development Order (LDO) in July 2023. The LDO specified permitted use type and had to be reviewed by July 2026; however, the Council could do that at any time. The site owner, Uniper had requested a limited number of amendments to be made, as detailed in paragraph 1.2 of the report. As part of any review, a public consultation would be required and the Council's Local Development Framework (LDF) Group would be asked to comment on the draft amendments before that consultation, with further details of the proposed amendments set out in Appendix 1. It was noted that the LDO already identified data centres as an appropriate use, but restricted to the northern part of the site, with gigafactories and green energy uses in south. Councillor Upton referred to changes in market conditions and the political situation, with data centre developments now being brought forward to help drive economic growth and categorised as critical national infrastructure. Councillor Upton stated that the use of the northern part of the site would be severely restricted potentially up to 2030, due to the approval of a large open cast gypsum quarry and the demolition of the power station infrastructure. The report outlined details of the effects of having

data centre sites on the southern part of the site, with details of proposed changes to bio-diversity net gain and environmental migration proposals set out in Appendix 3 to the report. Councillor Upton referred to the final requested amendment to Local Labour Agreements (LLAs) and stated that the Council strongly supported the use of local labour wherever possible. It was considered that the current wording was ambiguous, as given that development was likely to come forward in a number of plot by plot phases, the wording should be adjusted to make clear that individual LLAs were to be submitted for each individual plot.

In seconding the recommendation, Councillor Brennan referred to the significance of this not just locally but nationally, and the importance of helping to create a conducive environment for private sector investment and development, by being responsive to any market changes. Failure to do that could result in sites such as this not benefitting from that investment, and whilst this site did have challenges, it also had huge economic opportunities. The Council needed to act swiftly to those changes, to enable development to come forward, which the recommendations would allow, and she hoped that development would soon take place on this crucial site.

Councillor J Wheeler reminded Cabinet that the public would be consulted, as well as the LDF Group and any feedback considered. He felt that this was a fantastic opportunity to bring highly skilled employment and an economic boost to the area, by getting this site back into use as soon as possible.

The Leader reiterated the importance of driving economic growth, and whilst acknowledging the positive and negative aspects of data centres, this would signify a major investment in the area, which could encourage development on the northern part of the site, once the gypsum was extracted. The Leader stated that the Council needed to be encouraging and promoting economic growth of the entire site, and this amendment would allow for the possibility of a data centre to be established, which was a critical national infrastructure project. He also hoped that any concerns would be addressed as part of the consultation.

It was RESOLVED that:

- a) commencement of a review to amendments to the Ratcliffe on Soar Local Development Order (LDO) relating to data centres, environmental mitigation works and Local Labour Agreements be approved, and that they be published in draft for public consultation;
- b) it be agreed that the Local Development Framework Group considers and comments on the draft LDO amendments ahead of public consultation;
- c) authority be delegated to the Director – Development and Economic Growth, in consultation with the Cabinet Portfolio Holder for Planning and Housing to make appropriate alterations to the draft LDO amendments, prior to them being published for consultation; and

- d) it be agreed that approval of proposed amendments to the LDO will be a decision for Cabinet and subject to future reports.

32 Exclusion of the Public

It was resolved that under Regulation 4 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

33 Rushcliffe Carbon Offsetting Framework - Land Acquisition

The Cabinet Portfolio Holder for Planning and Housing, Councillor Upton, presented the report of the Director – Neighbourhoods, which detailed the Rushcliffe Carbon Offsetting Framework – Land Acquisition.

The recommendation was proposed by Councillor Upton and seconded by Councillor Brennan.

It was RESOLVED that:

- a) the acquisition of the land set out in paragraphs 4.4. to 4.18 of the report be approved, subject to contract and due diligence;
- b) the identification of external funding to offset woodland design and planting and maintenance be approved; and
- c) if external funding is not available, funding from either the Climate Change Reserve and/or future revenue budget growth be approved.

The meeting closed at 7.40 pm.

CHAIR