



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 13 NOVEMBER 2025**

Held at 6.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford
and live streamed on Rushcliffe Borough Council's YouTube channel

PRESENT:

Councillors R Walker (Chair), A Edyvean (Vice-Chair), T Birch, A Brown,
S Calvert, J Chaplain, S Ellis, S Mallender, D Mason, C Thomas and T Wells

OFFICERS IN ATTENDANCE:

S Brannon

P Langton

A Walker

E Richardson

Head of Planning

Senior Planning Officer

Borough Solicitor

Democratic Services Officer

21 Declarations of Interest

Councillor R Walker declared a non-pecuniary interest as the Ward Councillor for Gotham for application 24/00388/CMA and would remove himself from the discussion and vote during this item.

Councillor A Brown declared a non-pecuniary interest as the County Councillor for Leake and Ruddington and having made public his views for application 24/00388/CMA and would remove himself from the discussion and vote during this item.

The Chair declared on behalf of Members of the Committee that they had all been sent a letter by the Applicant for application 25/00650/FUL prior to the meeting.

22 Minutes of the Meeting held on 9 October 2025

The minutes of the meeting held on 9 October 2025 were agreed as a true record and were signed by the Chair

23 Planning Applications

The Committee considered the written report of the Director – Development and Economic Growth relating to the following applications, which had been circulated previously.

23.1 25/00650/FUL - Construct 2 No. side extensions, loft conversion with partial increase in roof height and roof windows, raised patio area to rear, and internal remodelling - 16 Hallfields, Edwalton, Nottinghamshire

Updates

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr T Aspbury (Applicant's Agent) and Councillor H Parekh (Ward Councillor) addressed the Committee.

Comment

Members of the Committee referred to the parking space allocated to the property and whether there was possibility to increase parking provision in the future. Members of the Committee noted that the grassed area at the front of the property would be suitable and suggested that an Advisory Note be added, saying that the space to the front of the property should be considered for additional parking in the future, if required, and that should this be actioned, it should be permeable. Members of the Committee delegated wording of the Advisory Note to Officers

Councillor D Mason moved to accept the recommendation with the addition of the Advisory Note and this was seconded by Councillor S Mallender and the vote was carried.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE CONDITIONS SET OUT IN THE REPORT PUBLISHED WITH THE AGENDA AND WITH THE ADVISORY NOTE IN RELATION TO PARKING

Councillors R Walker and A Brown removed themselves from the Committee and did not contribute to the discussion or vote on the following application.

23.2 24/00388/CMA - Extraction, processing, sale and distribution of sand and gravel, and subsequent restoration together with the necessary highway and access improvements - Land off Green Street, Mill Hill and Land at Barton in Fabis off Chestnut Lane

Updates

In accordance with the Council's Public Speaking Protocol for Planning Committee, Councillor R Walker (Ward Councillor) addressed the Committee.

DECISION

RUSHCLIFFE BOROUGH COUNCIL RAISE AN OBJECTION TO NOTTINGHAMSHIRE COUNTY COUNCIL AS TO THE PRINCIPLE OF DEVELOPMENT ON THE BASIS THAT THE PROPOSAL WOULD REPRESENT INAPPROPRIATE DEVELOPMENT IN THE GREEN BELT BY VIRTUE OF THE SIZE, SCALE AND LOCATION OF THE ENGINEERING AND PROCESSING OPERATIONS INCLUDING A PROCESSING PLANT 12M IN HEIGHT, MINERAL CONVEYOR, OFFICES, WHEELWASH, WEIGHBRIDGE, CAR PARK AND ACCESS TRACK, WITH LIMITED SCREENING WHICH WOULD NOT BE CONSIDERED TO PRESERVE THE

OPENNESS OF THE GREEN BELT. THE PROPOSED DEVELOPMENT WOULD THEREFORE NOT FALL WITHIN AN EXCEPTION TO INAPPROPRIATE DEVELOPMENT IN THE GREEN BELT AND THEREFORE THE PROPOSED DEVELOPMENT BY DEFINITION, IS HARMFUL. IT IS NOT CONSIDERED THAT THERE ARE ANY OTHER CONSIDERATIONS THAT CLEARLY OUTWEIGH THE HARM TO THE GREEN BELT, WHICH WOULD AMOUNT TO VERY SPECIAL CIRCUMSTANCES TO JUSTIFY THE GRANT OF PERMISSION. IT IS NOT CONSIDERED THAT THE LAND MEETS THE DEFINITION OF GREY BELT.

RUSHCLIFFE BOROUGH COUNCIL ALSO CONSIDER THAT IT HAS NOT BEEN FULLY DEMONSTRATED TO THE SATISFACTION OF THE COUNCIL THAT THE PROPOSED DEVELOPMENT WOULD NOT HAVE SIGNIFICANT ADVERSE IMPACTS IN RESPECT OF CONTAMINATION, AMENITY, LANDSCAPE, RIGHTS OF WAY, NOISE, DUST, AIR QUALITY, ECOLOGY, OR THE CUMULATIVE IMPACT WITH EXISTING AND FUTURE HOUSING APPLICATIONS/PERMISSIONS.

SHOULD NOTTINGHAMSHIRE COUNTY COUNCIL CONSIDER THE APPLICATION TO BE ACCEPTABLE THEN RUSHCLIFFE BOROUGH COUNCIL RECOMMENDS CONDITIONS AS SET OUT IN THE REPORT.

Councillors R Walker and A Brown rejoined the meeting.

24 Planning Appeals

The Committee noted the Planning Appeal Decisions report which had been circulated with the agenda.

The meeting closed at 7.00 pm.

CHAIR