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Our reference:

Your reference:

Date: Wednesday, 5 November 2025

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To all Members of the Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Thursday, 13 November 2025 at 6.00 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

1. Apologies for Absence and Substitute Members
2. Declarations of Interest

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

3. Minutes of the Meeting held on (Pages 1 - 4)
4. Planning Applications (Pages 5 - 32)

The report of the Director – Development and Economic Growth

5. Planning Appeals (Pages 33 - 34)

The report of the Director – Development and Economic Growth

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

Membership

Chair: Councillor R Walker

Vice-Chair: Councillor A Edyvean

Councillors: T Birch, A Brown, S Calvert, J Chaplain, S Ellis, S Mallender,
D Mason, C Thomas and T Wells

Meeting Room Guidance

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.

Recording at Meetings

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



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE THURSDAY, 9 OCTOBER 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, S Calvert, J Chaplain, S Ellis, S Mallender, D Mason, C Thomas, T Wells and R Butler as a substitute

OFFICERS IN ATTENDANCE:

S Brannon

R Clack

A Cullen

M Dayson-Smith

M Dunne

G Elliott

T Pettit

T Coop

Head of Planning

Borough Solicitor

Planning Manager - Development

Area Planning Officer

Team Manager Area Planning (East)

Senior Planning Officer

Senior Design and Landscape
Officer

Democratic Services Officer

APOLOGIES:

Councillor A Brown

17 Declarations of Interest

Councillor Mason as the Ward Councillor for Tollerton declared a non-pecuniary interest in application 25/00076/TORDER and would remove herself from the discussion and vote during this item.

18 Minutes of the Meeting held on 11 September 2025

The minutes of the meeting held on 11 September 2025 were approved by the Committee and were signed by the Chair.

19 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.

Councillor D Mason as Ward Councillor removed herself from the meeting for the discussion and vote for application 25/00076/TORDER.

19.1 25/00076/TORDER – To the Tollerton No.2 Tree Preservation Order (TPO) 2025 - 147 Tollerton Lane, Tollerton, Nottingham

Updates

In accordance with the Council's Speaking Protocol for Planning Committee, Dr Z Barter (Objector) addressed the Committee.

DECISION

THE TOLLERTON NO.2 TREE PRESERVATION ORDER (TPO) 2025 BE CONFIRMED WITHOUT MODIFICATION FOR THE SPECIFIED REASONS SET OUT IN THE REPORT PUBLISHED WITH THE AGENDA

Councillor D Mason rejoined the meeting.

19.2 25/00109/TORDER – To the East Bridgford No.1 Tree Preservation Order (TPO) 2025 – 2 Cherryholt Close, East Bridgford

DECISION

THE EAST BRIDGFORD NO.1 TREE PRESERVATION ORDER(TPO) 2025 BE CONFIRMED WITHOUT MODIFICATION FOR THE SPECIFIED REASONS SET OUT IN THE REPORT PUBLISHED WITH THE AGENDA

19.3 25/00191/HYBRID – Hybrid planning application for a rural exception development, including full planning permission for 14 affordable dwellings including 6 discount market sales dwellings with associated provision of car parking, open space, landscape, access and infrastructure works and outline planning permission for 3 enabling self-build market dwelling plots – Land at Main Street, Flintham, Nottinghamshire

Updates

Additional representations were received after the agenda was published and these were circulated to the Committee before the meeting and published on the Council's website.

In accordance with the Council's Speaking Protocol for Planning Committee, Mr C Whitehouse (Applicants Agent) and Mr W Falconer (Objector) addressed the Committee.

DECISION

PLANNING PERMISSION BE REFUSED FOR THE SPECIFIED REASONS SET OUT IN THE REPORT PUBLISHED WITH THE AGENDA

19.4 25/00594/FUL – First floor extension and single storey rear extension – 9 Seatoller Close, West Bridgford, Nottinghamshire

Update

In accordance with the Council's Speaking Protocol for Planning Committee, Mr M Alton (Objector) addressed the Committee.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE CONDITIONS SET OUT IN THE REPORT PUBLISHED WITH THE AGENDA

20 Planning Appeals

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

The meeting closed at 8.10 pm.

CHAIR

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Rushcliffe
Borough Council

Planning Committee

Thursday, 13 November 2025

Planning Applications

Report of the Director – Development and Economic Growth

PLEASE NOTE:

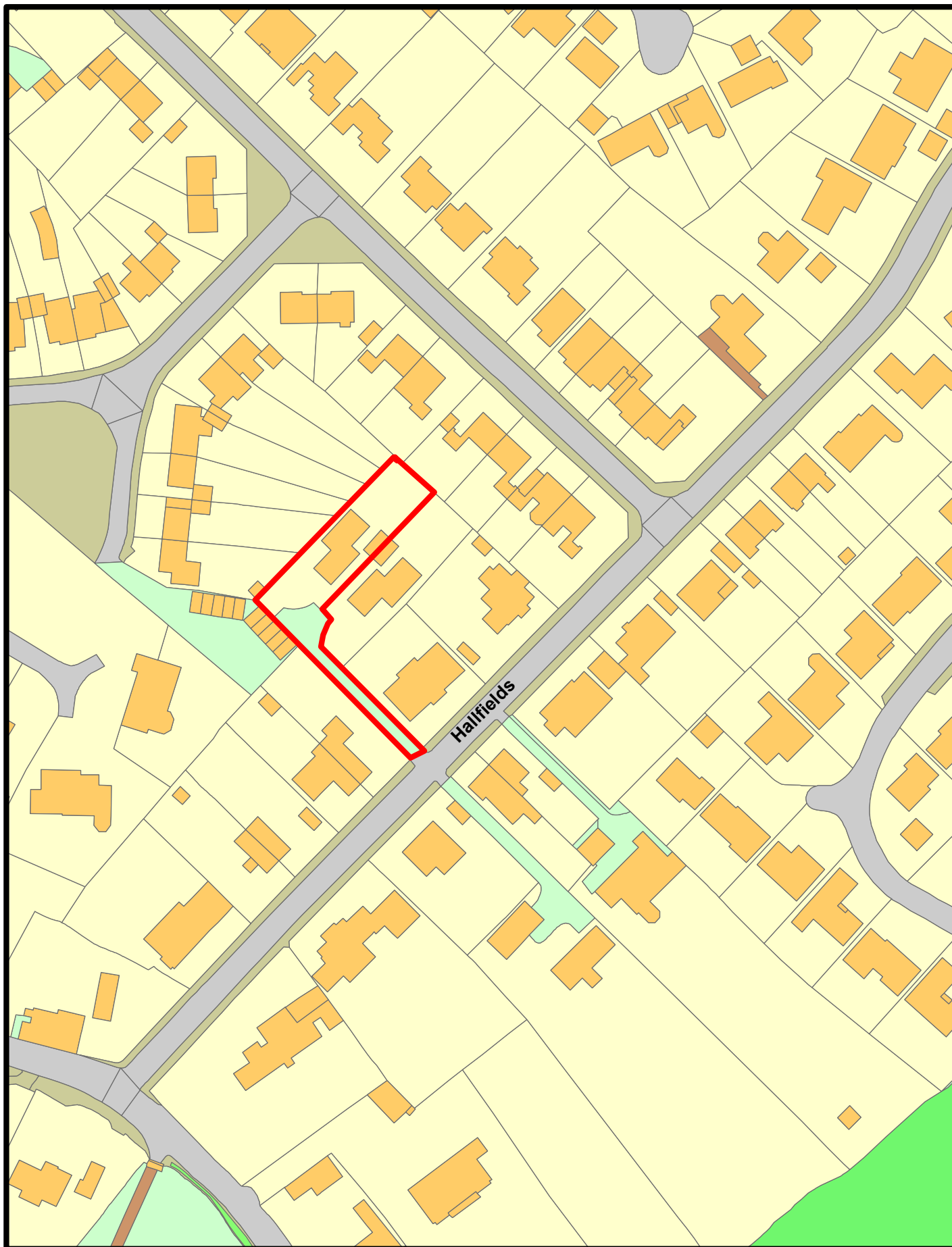
1. Slides relating to the application will be shown where appropriate.
2. Plans illustrating the report are for identification only.
3. Background Papers - the application file for each application is available for public inspection at the Rushcliffe Customer Contact Centre in accordance with the Local Government Act 1972 and relevant planning legislation/Regulations. Copies of the submitted application details are available on the website <http://planningon-line.rushcliffe.gov.uk/online-applications/>. This report is available as part of the Planning Committee Agenda which can be viewed five working days before the meeting at <https://democracy.rushcliffe.gov.uk/ieListMeetings.aspx?Committeeld=140> Once a decision has been taken on a planning application the decision notice is also displayed on the website.
4. Reports to the Planning Committee take into account diversity and Crime and Disorder issues. Where such implications are material they are referred to in the reports, where they are balanced with other material planning considerations.
5. With regard to S17 of the Crime and Disorder Act 1998 the Police have advised they wish to be consulted on the following types of applications: major developments; those attracting significant numbers of the public e.g., public houses, takeaways etc.; ATM machines, new neighbourhood facilities including churches; major alterations to public buildings; significant areas of open space/landscaping or linear paths; form diversification to industrial uses in isolated locations.
6. Where the Planning Committee have power to determine an application but the decision proposed would be contrary to the recommendation of the Director – Development and Economic Growth, the application may be referred to the Council for decision.
7. The following notes appear on decision notices for full planning permissions:
“When carrying out building works you are advised to use door types and locks conforming to British Standards, together with windows that are performance tested (i.e. to BS 7950 for ground floor and easily accessible windows in homes). You are also advised to consider installing a burglar alarm, as this is the most effective way of protecting against burglary.

If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at

<http://www.rushcliffe.gov.uk/planningandbuilding/buildingcontrol>

Application	Address	Page
25/00650/FUL	16 Hallfields, Edwalton, Nottinghamshire	7 - 20
	Construct 2 No. side extensions, loft conversion with partial increase in roof height and roof windows, raised patio area to rear, and internal remodelling	
Ward	Edwalton	
Recommendation	Planning Permission be granted subject to conditions	

Application	Address	Page
24/00388/CMA	Land off Green Street, Mill Hill and Land at Barton in Fabis off Chestnut Lane	21 - 32
	Extraction, processing, sale and distribution of sand and gravel, and subsequent restoration together with the necessary highway and access improvements	
Ward	Gotham	
Recommendation	Rushcliffe Borough Council provide a response to Nottinghamshire County Council in respect of the application	



Application Number: 25/00650/FUL
16 Halffields, Edwalton, NG12 4AA



scale 1:10000

page 7

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25/00650/FUL

Applicant Mr Rob Hudson

Location 16 Hallfields, Edwalton, Nottinghamshire

Proposal Construct 2 No. side extensions, loft conversion with partial increase in roof height and roof windows, raised patio area to rear, and internal remodelling.

Ward Edwalton

THE SITE AND SURROUNDINGS

1. The application property is an existing bungalow located on the north side of Hallfields. The property is one of a pair of similar detached dwellings set back from the main road by a long private drive. Land levels lower from front-rear of the plot, with a step down to the rear garden.
2. The application property is set within a residential location, and surrounded by residential properties and gardens to all sides with garaging to the south west.
3. The dwelling is adjacent to the Edwalton Conservation Area and the access drive is partly within the Conservation Area.

DETAILS OF THE PROPOSAL

4. The current planning application seeks approval for two infill side extensions and for a loft conversion which would include increasing the height of the lower sections of roof to match the higher section of roof on the existing property. Roof lights are also proposed to provide light and ventilation into the new first floor rooms. It is also proposed to construct a rear patio from the rear of the property which would be raised from the garden level. The plans and details of the proposal can be found [here](#).
5. During the course of the application amended plans have been received to remove two side dormers which formed part of the proposal of the original application. A re-consultation has been carried out following this.
6. Further amended plans were received following this to increase the height of the roof lights on each side. Given this was a minor alteration and likely considered a betterment to the previous plans no further re-consultation was carried out.

SITE HISTORY

7. There is no relevant planning history on the application site.

REPRESENTATIONS

Ward Councillors

8. Ward Councillor (Cllr H Parekh) objects to the proposal, with the reasons for objection summarised as follows:
- Inadequate access and highway safety.
 - Overdevelopment and inappropriate scale.
 - Impact on residential amenity due to increased traffic, noise and traffic, loss of privacy and light, and increased disturbance along driveway.
 - Loss of accessible housing for older people.
 - Poor access for emergency and service vehicles.
 - Precedent and cumulative impact.
9. Ward Councillor (Cllr G Wheeler) has not commented on the proposal.

Local Residents and the General Public

10. In response to the original consultation 9 representations were received, 8 of which raised objections to the application, and one of which supported the application. The reasons for objection can be summarised as follows:
- a. Highway safety concerns due to greater volume of traffic which the private drive is not suitable to accommodate.
 - b. Insufficient parking for multiple vehicles.
 - c. Constrained nature of driveway could hinder access for emergency vehicles.
 - d. Legal issues over intensification of use over private drive.
 - e. Inappropriate scale and overdevelopment of the site, and impact on the local character of this.
 - f. Site is adjacent to Conservation Area and greater care should be taken to ensure new development is sympathetic in scale and design.
 - g. The dormers are particularly out of keeping with the character of the area.
 - h. Loss of residential amenity caused by increased noise, disruption, safety hazards, loss of privacy, and overshadowing.
 - i. Loss of bungalow and therefore appropriate housing for elderly residents.
 - j. Granting permission would set unacceptable precedent.
 - k. Impact on drainage system and consequences of this.
11. As a result of the neighbour re-consultation on the amended plans, a further 8 representations were received from the neighbouring property. Of the 8 comments received, 6 advised that their previous comments remained. There were two further objections, with reasons that largely followed those summarised in paragraph 10 of this report. Additional reasons for objection can be summarised as follows:
- a. Issues raised previously have not been addressed.
 - b. Physical impact of extensions on neighbouring properties including cracking.
 - c. Living space appears small for the number of bedrooms.
 - d. Is there a need for additional five bedroom homes in the area.
12. A further re-consultation was carried out after the description of development was amended to include reference to the two side extensions, which had been included in the original submission but had not been included as part of the

first re-consultation. Four further objections were received with all responses re-iterating earlier reasons for objection which have been reported in paragraphs 10 and 11 of this report.

PLANNING POLICY

13. The decision on any application should be taken in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy and The Rushcliffe Local Plan Part 2: Land and Planning Policies (LPP2). Other material considerations include the National Planning Policy Framework (NPPF) the National Planning Practice Guidance (NPPG) and the Rushcliffe Design Code (2025) (RDC).

Relevant National Policies and Legislation

14. The relevant national policy considerations for this proposal are those contained within the National Planning Policy Framework (NPPF) and the proposal should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF.
15. The NPPF includes a presumption in favour of sustainable development. Local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. Decision-makers at every level should seek to approve applications for sustainable development where possible.
16. Achieving sustainable development means that the planning system has three overarching objectives, an economic objective, a social objective and an environmental objective, which are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives.
17. As such, the following sections in the NPPF with regard to achieving sustainable development are considered most relevant to this planning application:
 - Section 2 - Achieving Sustainable Development
 - Section 12 - Achieving Well Designed Places
 - Section 16 – Conserving and Enhancing the Historic Environment

Full details of the NPPF can be found [here](#).

Relevant Local Plan Policies and Guidance

18. The following policies of the Rushcliffe Local Plan Part 1: Core Strategy are considered to be relevant to the current proposal:
 - Policy 1 - Presumption in Favour of Sustainable Development
 - Policy 10 - Design and Enhancing Local Identity

- Policy 11 – Historic Environment
19. The following policies of the Rushcliffe Local Plan Part 2: Land and Planning Policies (LPP2) are considered to be relevant to the current proposal:
 - Policy 1 - Development Requirements
 - Policy 28 – Conserving and Enhancing Heritage Assets
 20. The Rushcliffe Design Code (2025) sets out rules and guidance for extension design and assessment of amenity impacts.
 21. The policies in the Core Strategy, Local Plan Part 2 and the Rushcliffe Design Guide are available in full along with any supporting text on the Council's website [here](#).
 22. Edwalton Conservation Area Appraisal and Management Plan is also a material consideration.
 23. Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990) also requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

APPRAISAL

24. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
25. The main considerations of this proposal are:
 - Principle of development
 - Design and impact on streetscene and Conservation Area
 - Impact on neighbouring residential amenity
 - Parking and Highways safety

Principle of development

26. The overarching Policy 1 in the LPP1 reinforces that a positive and proactive approach to decision making should be had which reflects the presumption in favour of sustainable development contained in the NPPF.
27. In this instance the proposed development comprises extensions and alterations at an existing dwelling within the main settlement area of Edwalton. As such it is considered to be a sustainable development and therefore is acceptable in principle subject to other material considerations being acceptable.

Design and impact on streetscene and Conservation Area

28. Policy 10 of LPP1 and Policy 1 of LPP2 require matters such as the scale, height, massing, design and layout of a proposed development to be carefully considered to ensure that a) it respects the appearance of the existing building and b) remains subservient to it. In addition, the policies require new developments not to harm the character of the wider area either.
29. The proposed side extensions would effectively infill the south east and south west corners of the dwelling. The extensions would not project beyond the existing side, front or rear extensions of the dwelling, squaring the elevations off in line with the existing building lines.
30. The additions are considered to be reasonably limited in terms of their size and scale, and would not result in disproportionate additions that would be harmful to the character of the existing dwelling or the surrounding area.
31. The proposed roof alterations would include increasing the height of the front and rear sections of roof, to bring them in line with the highest part of the existing roof which has a ridge height of circa 6.035m. This would represent an increase in height for these sections of roof of circa 1.265m.
32. The proposal to increase the height of the front and rear sections of roof would result in a more uniformed appearance for the property, which given the overall maximum roof height would not be increased, would not result in disproportionate additions. The existing front gable which is stepped down from the main roof would be retained, breaking up the front elevation and respecting the character of existing dwelling.
33. Three roof lights are proposed to both the east and the west roof slope. These additions are not considered to be harmful to the character of the existing dwelling or the surrounding area. The proposed first floor openings to the front and rear elevations are also considered to be in keeping with the character of the existing dwelling.
34. The proposed raised patio would project approximately 4m from the rear elevation of the dwelling, with privacy screens circa 1.8m high to each side. The land steps down from the rear of the property to the garden and in such circumstances raised patios that drop down are common features. Relative to the size of the dwelling and the plot it sits within, the rear platform is considered to be proportionate and not harmful to the character of the surrounding area.
35. The application property is outside of, but adjacent to the Edwalton Conservation Area, which is to the west of the site. The private access drive is partly within the boundary. However, no development is taking place within the Conservation Area boundary. Taking into account the scale of development proposed it is considered that it would not result in unacceptable harm to the character and appearance of the Edwalton Conservation Area nor the Key Unlisted Buildings located to the South West of the access drive.
36. The Rushcliffe Design Code (Sept 2025) also advises that side extensions can have a significant impact on character and continuity of a street. Any proposed extension should respect the street pattern and elevation. Overshadowing, loss of privacy, loss of light and any overbearing impact on the existing building and neighbouring buildings are the key issues when determining applications

for extensions. Over development of a site can result in long term damage to an area.

37. Particularly relevant are Design Codes C5.1, C5.2 and C5.10:

C5.1 Side extensions must not result in development within 1 metre of a common boundary with a neighbouring house or where terracing would result.

C5.2 Where there is a consistent rhythm to the street scene, in terms of setbacks, heights and separation distances, this must not be interrupted.

C5.10 Raised platforms in rear gardens must be installed with privacy screens where required.

38. The proposed side extensions would not result in development within 1m of a common boundary with a neighbouring property and as such the proposal would comply with Design Code C5.1.
39. In terms of code C5.2, the proposal would not result in an overall increase in the maximum height of the dwelling. The stepped front elevation would be respected as the lower front gable would be retained. The setback from the highway and separation distances to neighbouring properties would not be affected. Overall, it is considered that the proposal would comply with Design Code C5.2.
40. The proposed development would have a raised patio projecting directly from the rear of the dwelling, and this would have circa 1.8m high privacy screens to each side as per code C5.10.
41. Overall, it is considered that the proposal would be of a design and appearance that would accord with the aims of Policy 10 of the Rushcliffe Local Plan Part 1, and Policy 1 of the Rushcliffe Local Plan Part 2, when taking into account all material planning considerations.

Impact of proposed development on amenity of adjoining occupiers

42. Core Strategy Policy 10 requires that development should be assessed in terms of its impact on the amenity of nearby residents. This is reinforced under Policy 1 of the Land and Planning Policies document, which states that development should not be granted where there is a significant adverse effect upon the amenity of adjoining properties.
43. Given the proposed side extensions would not project beyond the front or rear building lines of the existing dwelling, and would not project further to the boundary on either side than the existing dwelling, it is considered that these additions would not result in an unacceptable overbearing or overshadowing impact for the residents of any neighbouring properties.
44. The proposed increase in height to the front and rear sections of the roof would make the property more visually prominent to the neighbouring properties to the north west, on Vicarage Green, and to the north east on Edwald Road.
45. The nearest properties on Vicarage Green are Nos. 11 and 13, both of which are approximately 24m from the application property thanks to long rear

gardens providing separation. The application property is set-in approximately 1.1m from the adjoining boundary with these properties and the roof design is such that it would slope away from the neighbouring properties. Taking these distances into account, along with what is considered to be a reasonably limited increase in height of sections of the existing roof it is considered that the proposal would not result in an unacceptable overbearing or overshadowing impact on the residents of the neighbouring properties on Vicarage Green.

46. The application property has a rear garden that is circa 16m long, and there is a separation distance to the rear of the neighbouring properties on Edwald Road of approximately 26m. This separation distance is considered to be sufficient to ensure the proposal would not result in an unacceptable overbearing or overshadowing impact for the residents on Edwald Road.
47. The proposal would not result in the dwelling projecting further beyond the rear of No. 18 to the south east. The works to the dwelling in terms of the side extensions and increases in roof height would largely be in line with the side elevation of the neighbouring property and are considered to be of such a scale that the development would not result in an unacceptable overbearing or overshadowing impact on the residents of the neighbouring property.
48. The proposal would introduce living accommodation to the first floor, with roof lights proposed to the side roof slopes and new windows to the front and rear. The proposed roof lights would all be positioned higher than 1.7m above the floor level of the first floor rooms, limiting potential for overlooking, and are therefore considered to be acceptable. The proposed first floor window to the rear would offer some expanded views over rear gardens of neighbouring properties. However, such views would be in line with those typically experienced in built up residential locations such as this and would not be considered to equate to an unacceptable level of overlooking for neighbouring residents.
49. The proposed rear patio would not raise concerns in respect of overbearing or overshadowing impacts. It would have screening to each side at a height of circa 1.8m to prevent unacceptable overlooking to either side. It is therefore considered that this aspect of the proposal would not result in an unacceptable loss of amenity for the residents of any neighbouring properties subject to a condition securing the privacy screens.
50. Overall, it is considered that the proposal would not result in an unacceptable loss of amenity for the residents of any neighbouring properties and would accord with the aims of Policy 10 of the Rushcliffe Local Plan Part 1, and Policy 1 of the Rushcliffe Local Plan Part 2, in this regard.

Highways and Parking Impacts

51. The existing dwelling has 3 bedrooms and the proposal would result in the creation of a five bedroomed dwelling. As per the Nottinghamshire County Council Highway Design Guide, a dwelling with four or more bedrooms should provide 3 off road parking spaces. The existing dwelling has 1 off road parking space, which is of a size which would comply with the Highway Design Guide. The space to the side of the dwelling is not wide enough to be classed as a parking space. Therefore, there is an existing shortfall of one space, and this

would increase to a shortfall of two spaces should planning permission be granted.

52. However, the proposal would not necessarily result in an increase in the number of cars at the property, and the site is in close proximity to public transport links and local services and amenities. Existing off road driveway/parking would be retained and there is on street parking available in the surrounding area. Given the nature of the proposal and the surrounding area it is considered that any increase in on road parking as a result of the proposal would be limited and would not result in an unacceptable impact on highway safety.
53. There is space to the front of the existing dwelling which currently forms a landscaped garden, which if hardscaped could offer additional parking. However, taking into account the above assessment, it is considered that this is not necessary and there would potentially be negative impacts on the character of the area as a result of enforcing such works take place.
54. Therefore, whilst the proposal would not provide 3 off road parking spaces in accordance with the highway design guide, the level of parking to be provided is considered to be justified and acceptable in this instance and a refusal of permission on these grounds would not be justified.
55. Concerns have been raised in respect of the private drive leading to the dwelling and the highways impact of more traffic using this access as a result of the larger dwelling proposed. Whilst these concerns are noted, the property would remain in residential use and the existing access arrangements have been in place for a considerable period of time. Whilst a larger dwelling in this location could result in more traffic utilising the private drive, any such increase is considered to be relatively limited and would not raise highway safety concerns, or concerns in respect of increased activity and impact on the amenity of neighbouring residents.

Biodiversity net gain

56. Under Regulation 5 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which, inter alia, is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Other Matters

57. Objections have been raised in respect of the loss of a bungalow and therefore the loss of accessible housing for older people. The proposed dwelling would retain ground floor accommodation and therefore would remain suitable for older people. Whilst it is acknowledged that the property would be larger than typical bungalows should the proposed works take place, this in itself would not be a justified reason for refusal.

58. An objection has been received in relation to whether there is a need for a 5 bedroomed property. There is no requirement to demonstrate need as part of this proposal.
59. Concerns have been raised that granting permission would set an unacceptable precedent in the area. The application property is one of a pair of similar style dwellings in a backland location and it is therefore not considered that granting permission would set a precedent in respect of multiple other properties in the area. Furthermore, all applications are considered on their own merit and in respect of their individual surroundings. It is therefore not seen that the proposal would set any precedent for development in the surrounding area.
60. Concerns have been raised in respect of the amount of internal living space compared to the number of bedrooms, reference is also made to compliance with the Technical housing standards – nationally described space standard. The Technical housing standards only apply to new dwellings, whereas this proposal is for extensions to an existing dwelling. Whilst the provision of living space relative to bedrooms may appear somewhat limited this is a personal choice for the applicant and does not raise amenity concerns for future occupiers. Furthermore, alterations to the internal living space could henceforth be made without the need for planning permission.
61. A public objection raises concerns in respect of impact on drainage systems, whilst concerns have also been raised in respect of structural impacts on neighbouring properties. These matters would all be covered by Building Regulations.
62. Potential legal issues regarding intensification of the use of the private drive have been raised. This would be a private matter for the owner of the drive and anyone with rights of way over it and is not a material planning consideration.

Conclusion

63. The proposed development is not considered to result in any significant overlooking, overshadowing or overbearing impacts due to the height and distance to neighbours, scale and form of development and the nature of the works that form part of this application.
64. Given all the matters as considered above and having assessed the development proposed against the policies set out in National Guidance, the development plan for Rushcliffe and the Rushcliffe Design Code, the proposal is considered to be acceptable. Therefore, it is recommended that planning permission be granted.
65. Discussions have taken place during the assessment of the application and amendments have been made to the proposal, and further information has been provided to address relevant planning policy and the identified impacts, thereby resulting in a more acceptable scheme and a recommendation to grant planning permission, subject to conditions.

RECOMMENDATION

It is RECOMMENDED that **planning permission be granted** subject to the following

condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

25/0101 002 Site Location Plan, received 1 April 2025

25/0101 001 Block Plan, received 22 October 2025

25/0101 200 External Works Plan As Proposed, received 22 April 2025

25/0101 201 Ground Floor As Proposed, received 22 April 2025

25/0101 202 First Floor As Proposed Revised, received 28 October 2025

15/0101 203 Roof Plan, received 28 October 2025

25/0101 403 Elevations As Proposed Rev A, received 22 October 2025

25/0101 502 Section through bathrooms, received 22 October 2025

25/0101 503 Section through bedroom, received 22 October 2025

[For the avoidance of doubt and to comply with Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

3. The extension hereby permitted shall be constructed in suitable facing and roofing materials to match the elevations of the existing property.

[To ensure the appearance of the development is satisfactory and to comply with Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

4. Prior to the first use of the raised patio hereby approved the privacy screens as identified on drawing no. 25/0101 403 must be installed, and then retained as such for the lifetime of the development.

[To ensure the proposal would not result in unacceptable overlooking for the residents of the properties on Vicarage Green and 18 Hallfields, and to comply with Policy 1 and Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

Notes -

Amendments have been made to the proposal during the consideration of the application to address adverse impacts identified by officers thereby resulting in a more acceptable scheme and the grant of planning permission.

Biodiversity Gain Condition

The development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain under Regulation 5 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (householder exemption), and as such does not require approval of a biodiversity gain plan before development is begun.

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.

NOTES TO APPLICANT

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

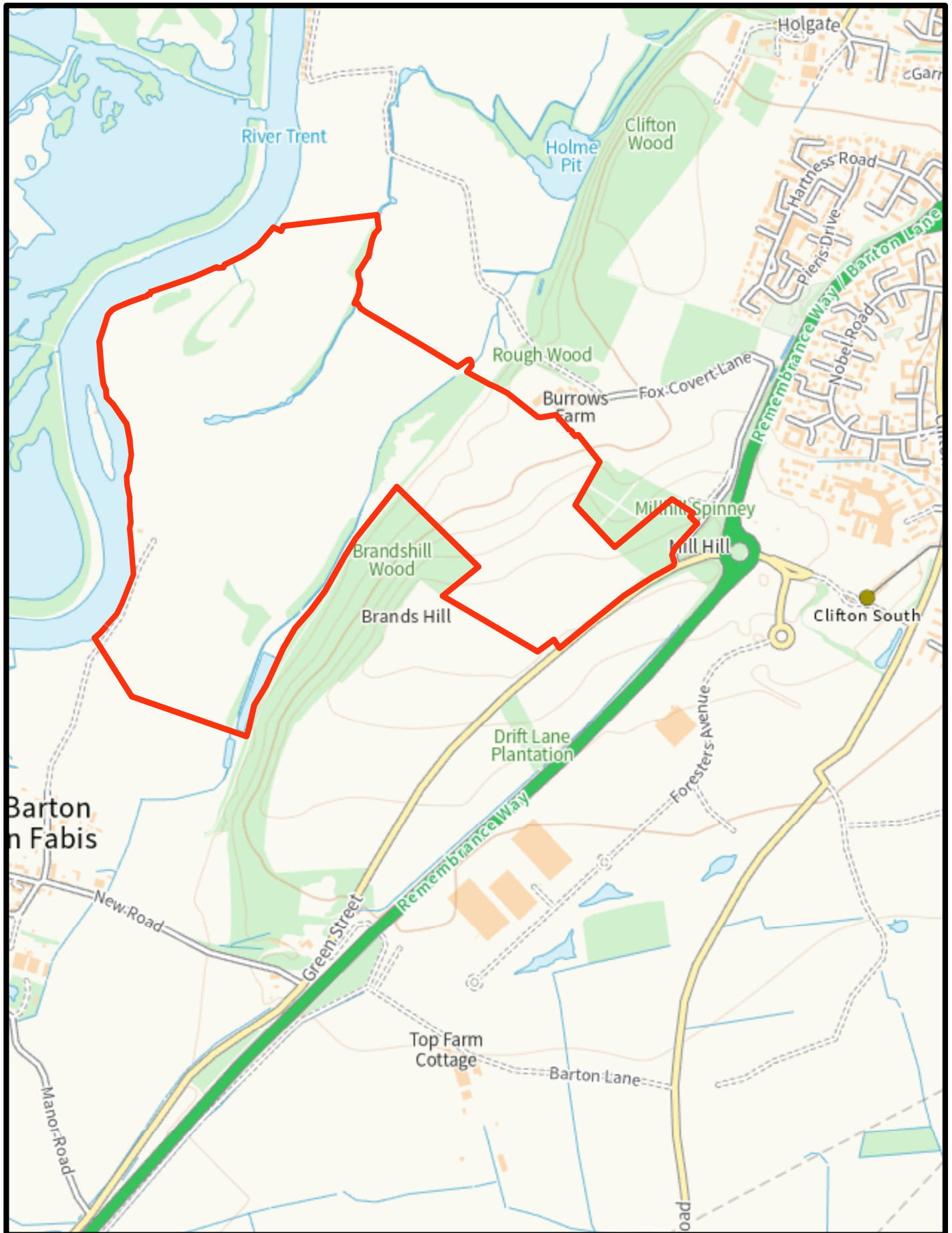
This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

It is possible that the roofspace, and/or behind the soffit, fascia boards, etc. may be used by bats. You are reminded that bats, their roosts and access to roosts are protected and it is an offence under the Countryside and Wildlife Act 1981 to interfere with them. If evidence of bats is found, you should stop work and contact Natural England on 0300 060 3900 or by email at enquiries@naturalengland.org.uk.

Swifts are now on the Amber List of Conservation Concern. One reason for this is that their nest sites are being destroyed. The provision of new nest sites is urgently required and if you feel you can help by providing a nest box or similar in your development, the following website gives advice on how this can be done : <http://swift-conservation.org/Nestboxes%26Attraction.htm>

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Application Number: 24/00388/CMA
Land Off Green Street, Mill Hill and
Land at Barton In Fabis, Off Chestnut Lane

scale 1:2000

page 21

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Applicant Land Logical Limited

Location Land Off Green Street, Mill Hill And Land At Barton In Fabis Off Chestnut Lane

Proposal Extraction, processing, sale and distribution of sand and gravel, and subsequent restoration together with the necessary highway and access improvements.

Ward Gotham

THE SITE AND SURROUNDINGS

Details of the application can be found [here](#).

1. This report relates to the County Matters application for the creation of a new sand and gravel quarry at the site located to the north of Green Street in Barton in Fabis. The proposal includes the extraction, processing, sale and distribution of sand and gravel, and subsequent restoration together with necessary highways and access improvements.
2. This application was previously brought before the Planning Committee at the meeting on 15th May 2025. The previous Committee report can be found [here](#), and the response that was issued to Nottinghamshire County Council following this meeting can be found [here](#), dated 21st May 2025.
3. As per the link above, the Borough Council previously objected to the application on a number of grounds including inappropriate development in the Green Belt, and impacts in respect of contamination, amenity, landscape, rights of way, noise, dust, air quality, ecology, and the cumulative impact with existing and future housing applications/permissions.
4. Further information has now been provided by the applicant to Nottinghamshire County Council under the provisions of Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and the County Council has written to the Borough to invite further representations on this information.
5. Given the full report has previously been brought before the Committee and is available to view it is not considered necessary to repeat all the background information within this report, which will instead focus on the new matters that the Borough Council has been consulted on.

Proposal

6. The red line of the application site and the description of proposed development remain unchanged from that which was previously reported to the Planning Committee.

7. The changes to the proposed development have been set out in the Planning Statement for the application, and can be summarised as follows:
- The route of the proposed permissive path around the Plant Site and through Brandshill Grassland has been altered and its implementation deferred.
 - An inconsequential change to the extraction boundary of Phase 4 to provide a standoff for ecological purposes.
 - The proposed restoration scheme has been amended to incorporate additional ditches for Biodiversity Net Gain (BNG).
 - The design of the bridleway crossing at the Site entrance has been altered to provide a larger corral.
8. The amendments to the proposed scheme have resulted in amended phasing and layout plans being submitted as well as additional supporting reports.

Relevant Planning History

9. The planning history for the site remains as per the report for the 15th May committee meeting.

REPRESENTATIONS

10. Given the Borough Council has already provided a response to Nottinghamshire County Council in respect of this application, no further formal consultation has been carried out on the amended information provided. Furthermore, the County Council is responsible for carrying out the formal re-consultation exercise, including consulting ward members, parishes, statutory consultees and members of the public. Therefore, only comments from internal technical consultees have sought by the Borough Council to inform a further response. These comments are summarised as follows:
11. Environmental Health Officer (EHO) – has advised the following comments and recommendations in respect of the original submission:
- Potential Sound Impacts:
12. Advised that the Noise Assessment has been updated by WBM Acoustic Consultants (Ref: 5322 / final_rev4; dated 20th May 2025) in response to consultee responses and to reflect changes in the calculation methodology. An updated Noise Management Plan and Site Noise Monitoring Scheme have also been provided. The baseline noise monitoring surveys remain unchanged.
13. The EHO has reviewed the Noise Assessment and provided detailed comments which can be viewed in full on the Borough Council's website. Of particular note is the impact of diesel generators running at night at a level of 5dB above background could still be intrusive and give rise to compliant, particularly as there may be a tonal component.
14. In their original response the EHO raised concern around tonality and impulsivity which does not appear to have been addressed. Whilst the acoustic consultants state there would be no expectation of tonal noise during normal operations it is a possibility which should be given consideration.

15. The EHO recommends a number of matters are covered by way of condition including:
- i. Limits on daytime and night time noise limits for normal operations.
 - ii. Limits on sound power levels for various items of plant, which would also require a plant noise assessment.
 - iii. Use of white noise reversing warning devices and silencers on all mobile site plant, machinery and vehicles (including delivery vehicles) operating on Site, including hired mobile site plant and plant, machinery and vehicles not under direct control of the site operator.
 - iv. Installation and maintenance of embedded mitigation measures.
 - v. Noise limit of 70 dBLAeq, 1h for temporary operations at the curtilage of any residential receptor.
 - vi. And change in noise monitoring frequency to be agreed with Mineral Planning Authority.
 - vii. Submission of a Noise Monitoring Plan.
 - viii. Submission of noise survey in the event of a justifiable complaint to the Mineral Planning Authority.
 - ix. Restriction on operating hours.

Potential Air Quality Impacts:

16. Chapter 6 of the Second Environmental Statement Addendum (dated 18th June 2025) indicates the Air Quality Assessment has been updated to amend the Dust Management Plan to address the comments received from consultees.
17. Appendix 7 presents the updated Air Quality Assessment prepared by Tetra Tech (Ref: 784-B059679 Issue 11; dated 20th May 2025) and an updated Air Quality Dust Management Plan (Ref: 784-B059679 Issue 4; dated 21st May 2025).
18. It is noted that the Dust Management Plan has been updated to include details of the proposed continuous dust monitoring including trigger levels of airborne dust that would require action from the site. Recommendations are provided by the EHO in respect of baseline monitoring, receptors, and site specific considerations.
19. Conditions are recommended to cover the following:
- i. Submission and approval of comprehensive Dust Management Plan for each phase of the development in line with recommendations provided by the EHO.

Potential Lighting Impacts:

20. It is noted that there is no change to the level of impact and the Ground Condition Desk Top Study and therefore the comments provided previously in respect of this remain relevant.
21. The full comments of all the consultees can be found [here](#).

Local Residents and the General Public

22. As stated earlier a public re-consultation has not been carried out on the additional information provided. Notwithstanding this, the Borough Council has been provided with a copy of a letter issued to Nottinghamshire County Council raising objections to the application. However, as the letter was addressed to the County Council in response to their consultation it is not necessary to report the details of it within this report.
23. Full comments can be found [here](#).

PLANNING POLICY

24. The relevant planning policy is as per the previous report.

APPRAISAL

25. The County Council are the determining authority for this application and as part of the application process are seeking the views of the Borough Council in relation to the proposed development. Accordingly the Borough Council can only provide comment in relation to the main planning considerations having undertaken internal consultation with technical consultees.
26. The Borough Council provided a response to the County Council on 21st May 2025, following the consideration of the application by the Planning Committee. The response raised an objection to the application for reasons including:
- 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.
 - Failure of the application to demonstrate that the 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.
27. It was also recommended that Nottinghamshire County Council obtain further information in respect of a number of matters prior to the determination of the application, notably in respect of noise impacts, silica dust, Dust Management Plan methodology, action to encourage the Necklace ground beetle *Carabus monilis* (endangered species) will be undertaken.
28. Conditions in respect of a number of matters were also recommended in the event that the County Council were to consider the application acceptable.
29. Given the Borough Council has already raised an objection to this application, this assessment will only consider if the amendments to the scheme are of such a nature that the Borough Council should amend their response to the County Council.

Green Belt

30. As set out in paragraph 7 of this report, some alterations have been made to the proposed development. However, these are relatively minor alterations that would not significantly alter the proposal in respect of the size, scale and location of development. It is therefore considered that the amended proposal would not have a significantly different impact on the openness of the Green Belt when compared to the scheme that was reported to the Committee in May.
31. Taking the above into account along with the Committee's decision to object to the application on the grounds of inappropriate development in the Green Belt, it is recommended that the Borough Council's response remains unchanged and an objection is raised to the principle of development on the basis that it would be inappropriate development in the Green Belt.

Landscape and Impact on the Character of the Surrounding Area

32. The Landscape Visual Impact Assessment provided with the original application has not been updated. The built form of the development and earthworks proposed remains largely as originally proposed. It is therefore recommended that the Borough Council's objection in respect of landscape impact remains.

Amenity

33. The Borough Council objected to the original application due to impacts in respect of amenity, noise, dust, and air quality.
34. The Borough Council's Environmental Health Officer has reviewed the updated Noise Assessment and acknowledges that the assessment has been updated to take into account a number of matters previously raised by technical consultees.
35. Concerns are still raised by the Environmental Health Officer in respect of the potential impact of tonal noise, and a number of conditions are recommended in respect of noise impacts should planning permission be granted.
36. An updated Air Quality Assessment and Dust Management Plan have been provided as part of the additional information. It is noted that the Dust Management Plan has been updated to include details of the proposed continuous dust monitoring including trigger levels of airborne dust that would require action from the site. Recommendations are provided by the EHO in respect of baseline monitoring, receptors, and site specific considerations.
37. The County Council has now sought a response from the UK Health Security Agency (UKHSA), who have responded as follows:

Health and Safety Executive (HSE) workplace exposure limits for respirable crystalline silica dust (RCS), as well as specific HSE guidance for quarrying, which includes limiting exposure to the public. The local authority may (Nottinghamshire County Council) wish to check that the quarry will adhere to these levels, which in turn should ensure that members of the public are protected.

38. Whilst further information in respect of noise and air quality impacts have been provided, given the scale of development and proposed output of the extraction remains unchanged the overall impacts of the proposed development would likely remain as per the scheme that was previously reported to the Planning Committee. Given the response to this was to object on grounds relating to amenity, noise, dust, and air quality, it is recommended our response remains unchanged in respect of these matters.

Ecology

39. The updated information includes minor changes to the proposed development which include the altered permissive route through Brandshill Grassland which will be fenced to restrict users / dogs to minimise disturbance within the central area of the Grassland and loss of areas of high value grassland. A minor change to the Phase 4 extraction boundary for ecological purposes has been incorporated into the scheme and a number of ditches have also been incorporated into the restoration purposes of BNG.
40. Updated surveys have been undertaken and conclusions do not alter from the information previously reported on.
41. An updated BNG calculation has been undertaken in accordance with the BNG statutory metric tool. With the habitat retention, enhancement and creation following the final restoration, the proposed scheme would provide 518.62 habitat units, 20.27 hedgerow units and 30.08 watercourse units. This equates to a net gain in habitat units of 100.31 (23.98%), a net gain in hedgerow units of 4.91 (31.97%), and a net gain in watercourse units of 2.45 (8.85%). This is a slight decrease in habitat units when compared to the scheme prior to the amendments due to part of the grassland being reclassified as lowland meadows which increased the baseline value of the Site and reduces the area which can be enhanced within Brandshill Grassland LWS.
42. The Borough Council previously requested it be demonstrated that specific action to encourage the Necklace Gound Beetle be undertaken. The updated information provides further information in respect of this, noting that effects of the proposal on the species would be negligible to minor adverse at a local level and the impacts post restoration would be a major beneficial one. It is therefore recommended that a condition to cover a scheme for protecting and positively managing the remaining area of habitat used by Necklace Ground Beetle be included should the County Council grant planning permission.
43. The Borough Council previously objected due to impacts on ecology, and given limited changes have occurred in respect of this it is recommended that the Borough Council's response remains unchanged in respect of this.

Potential Land Contamination

44. The proposal has not altered the conclusions in respect of land contamination and the Borough Council's response to object on contamination grounds should therefore remain unchanged.

Public Right of Way

45. Impacts on public rights of way are considered by the County Council and therefore are not considered in detail as part of the Rushcliffe Borough Council assessment. However, the Borough Council previously objected due to the impact on the rights of way and as no substantial changes are proposed as a result of the amendments it is recommended that the response remains unchanged in respect of this.

Conclusion

46. The amended information provided makes limited changes in respect of the principle of the development proposed. Whilst additional technical information has been provided, the scale of development proposed remains as previously reported. Given the Borough Council's previous objection to the application it is considered appropriate to provide an unchanged response with respect to the objections raised. The recommended conditions, should Nottinghamshire County Council grant planning permission, have been updated in line with comments provided by the Borough's Environmental Health Officer. The third point of the Borough Council's previous response is recommended to be removed as the further information requested prior to determination has been provided.

RECOMMENDATION

It is **RECOMMENDED** that **Rushcliffe Borough Council provide the following response** to Nottinghamshire County Council in respect of this application:

- 1. Rushcliffe Borough Council raises an objection 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.**
- 2. 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.**
- 3. Should Nottinghamshire County Council consider the application to be acceptable then Rushcliffe Borough Council recommends conditions in respect of the following:**

- i. Limits on daytime and night time noise limits for normal operations for normal operations as detailed in Table 5.2 of the Second Environmental Statement Addendum (dated 18th June 2025)) and Section 6.1 of the WBM report (Ref: 5322 / final_rev4; dated 20th May 2025), or other alternative agreed background levels. The planning condition needs to include sufficient detail around each monitoring location and position such that it would be possible for a third party to replicate.
- ii. Plant Noise Assessment and limits on sound power levels for various items of plant to those assumed in the assessment. This assessment should demonstrate the plant sound power levels used in the noise modelling reported in the WBM report (Ref: 5322 / final_rev4; dated 20th May 2025) are not exceeded. The plant noise assessment needs to include the consideration of the dewatering pumps and associated generators.
- iii. Use of white noise reversing warning devices and silencers on all mobile site plant, machinery and vehicles (including delivery vehicles) operating on site, including hired mobile site plant and plant, machinery and vehicles not under direct control of the site operator.
- iv. Installation and maintenance of embedded noise mitigation measures as detailed in Paragraph 8.5 of the WBM report (Ref: 5322 / final_rev4; dated 20th May 2025).
- v. To set a limit for temporary operations (such as soil stripping and bund formation) of 70 dBLAeq,1h (free field) at the curtilage of any residential receptor. Temporary operations which exceed the above normal day to day criterion shall be limited to a total of eight working weeks in a year at any individual noise sensitive property. Details of the proposed temporary operations including date of commencement, nature of the works and the duration shall be provided in writing to the Mineral Planning Authority and the relevant Environmental Health Services at least four weeks prior to the proposed commencement date.
- vi. Any change in noise monitoring frequency to be agreed with Mineral Planning Authority.
- vii. Submission of a Noise Monitoring Plan, having regard to the WBM report (Ref: 5322 / final_rev4; dated 20th May 2025) and current relevant good practice guidance, shall be submitted for approval by the Mineral Planning Authority. As a minimum, the Noise Monitoring Plan should include details of the proposed operations, the proposed compliance monitoring locations and protocols, action to be taken where exceedances are identified, a complaints management system and a communication strategy to keep all relevant stakeholders informed. The Noise Monitoring Plan must consider both normal operations and temporary operations. In addition to a requirement for the periodic submission of noise monitoring information there should be a time limited requirement for any exceedances to be identified to the Mineral Planning Authority together with the details of the associated mitigation measures. The Noise Monitoring Plan shall be kept under review, as a minimum on an annual basis or upon receipt of a justifiable complaint. Any amendments shall be agreed in advance with the Mineral Planning Authority and all relevant stakeholders. The applicant shall adhere to the approved Noise Monitoring Plan for the lifetime of the proposed development.
- viii. Submission of noise survey in the event of a justifiable complaint to the Mineral Planning Authority.

- ix. Site operating hours, with an exception for dewatering pumps on the active parts of the site for mineral extraction and environmental monitoring, or in the case of emergencies, shall be restricted to the following: 07:00 to 18:00 hours Monday to Friday; 07:00 to 13:00 hours Saturdays; No working on Sundays and Bank/Public Holidays. Routine plant and equipment maintenance should be undertaken within the permitted hours.
- x. Requirement for notification of all out-of-hours emergency work to be provided to the Mineral Planning Authority and relevant Environmental Health Services with full details to be provided on the next working day.
- xi. Submission and approval of comprehensive Dust Management Plan for each phase of the development in line with recommendations provided by the EHO.
- xii. Restricting the lighting provision to that detailed in Figure 5-1 and Figure 5- 2 of the TetraTech Lighting Assessment (Ref: 784-B042434 Rev 5; dated 11th September 2024) presented in Chapter 7 of the Environmental Statement.
- xiii. Verification of the implementation and operation of the agreed external lighting provision.
- xiv. Updated lighting assessment in the event any proposed lighting provision is to be altered.
- xv. Condition to cover the discovery of any unexpected land contamination
- xvi. Assessment of any imported top soil to check for contamination.
- xvii. An action plan for the control of invasive species on site should be submitted and approved.
- xviii. Biodiversity net gain plan and Habitat Management and Monitoring Plan (HMMP).
- xix. Recommendations for mitigation and avoidance measures supplied by the consultant ecologist should be implemented.
- xx. The submission, approval and implementation of a scheme for protecting and positively managing the remaining area of habitat used by Necklace Ground Beetle.
- xxi. The method statement within the supplied badger report (or any updated report) should be implemented.
- xxii. Detailed restoration and landscaping plans.
- xxiii. Detailed tree protection plans.
- xxiv. Replacement of any trees that a lost or die within 5 years of their planting.
- xxv. Restoration of site if cessation of extraction was to occur.

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Planning Appeals from 1 October – 31 October 2025

Planning Ref:	Address	Proposal or Breach	Appeal Decision	Decision Type	Planning Inspectorate Reference	Comments/Decision Date
25/00040/ADV	Co-Operative, 38 Church Street, Ruddington	Display of 1no. illuminated digital display screen (Retrospective)	Dismissed	Delegated	APP/P3040/Z/25/3365850	01/10/2025
24/01261/FUL	Grafton and Welbeck House, 67-69 Loughborough Road West Bridgford	Proposed Demolition of Grafton House and Welbeck House and construction of 32 No apartments, including car parking and alterations to existing vehicular access.	Dismissed	Delegated	APP/P3040/W/25/3368338	16/10/2025
25/00910/FUL	5 Burnside Grove, Tollerton	Two storey side and part single storey front and rear extensions including addition of new rear roof dormer and decking	Dismissed	Delegated	APP/P3040/D/25/3373312	31/10/2025

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