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**Our reference:**  
**Your reference:**  
**Date:** Tuesday, 23 December 2025

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**Telephone:**  
0115 981 9911

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

To all Members of the Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Thursday, 8 January 2026 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 13 November 2025 (Pages 1 - 4)

4. Planning Appeals (Pages 5 - 8)

The report of the Director – Development and Economic Growth

5. Planning Applications (Pages 9 - 16)

The report of the Director – Development and Economic Growth

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

## 6. Exclusion of the Public

That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the remainder of the meeting for application reference: 24/00161/FUL, appeal reference: APP/P3040/W/25/3375110, on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 3 and 5 of part I of Schedule 12A of the Act.

### Membership

Chair: Councillor R Walker

Vice-Chair: A Brown

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

### **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, 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

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Planning Appeals - November 2025

Planning Ref:	Address	Proposal or Breach	Appeal Decision	Decision Type	Planning Inspectorate Reference	Comments/Decision Date
25/00744/ADV	Pierrepoint Service Station, Radcliffe road, Holme Pierrepoint	Display of internally illuminated freestanding digital advertisement display screen.	Dismissed	Delegated	APP/P3040/Z/25/3370463	05/11/2025
25/00636/PAQ	Willowbrook Farm, Flawforth Lane, Ruddington	Prior approval for conversion of an existing steel framed agricultural barn to one house	Dismissed	Delegated	APP/P3040/W/25/3368868	11/11/2025

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Planning Appeals – December 2025

Planning Ref:	Address	Proposal or Breach	Appeal Decision	Decision Type	Planning Inspectorate Reference	Comments/Decision Date
25/00283/FUL	The Stables, Town End Lane, Flintham	Change of use of a stable block to a dwelling and alterations to external elevations and the construction of a first floor extension.	Dismissed	Delegated	APP/P3040/W/25/3372773	12/12/2025

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**Rushcliffe**  
Borough Council

## **Planning Committee**

**Thursday, 8 January 2026**

## **Planning Applications**

### **Report of the Director – Development and Economic Growth**

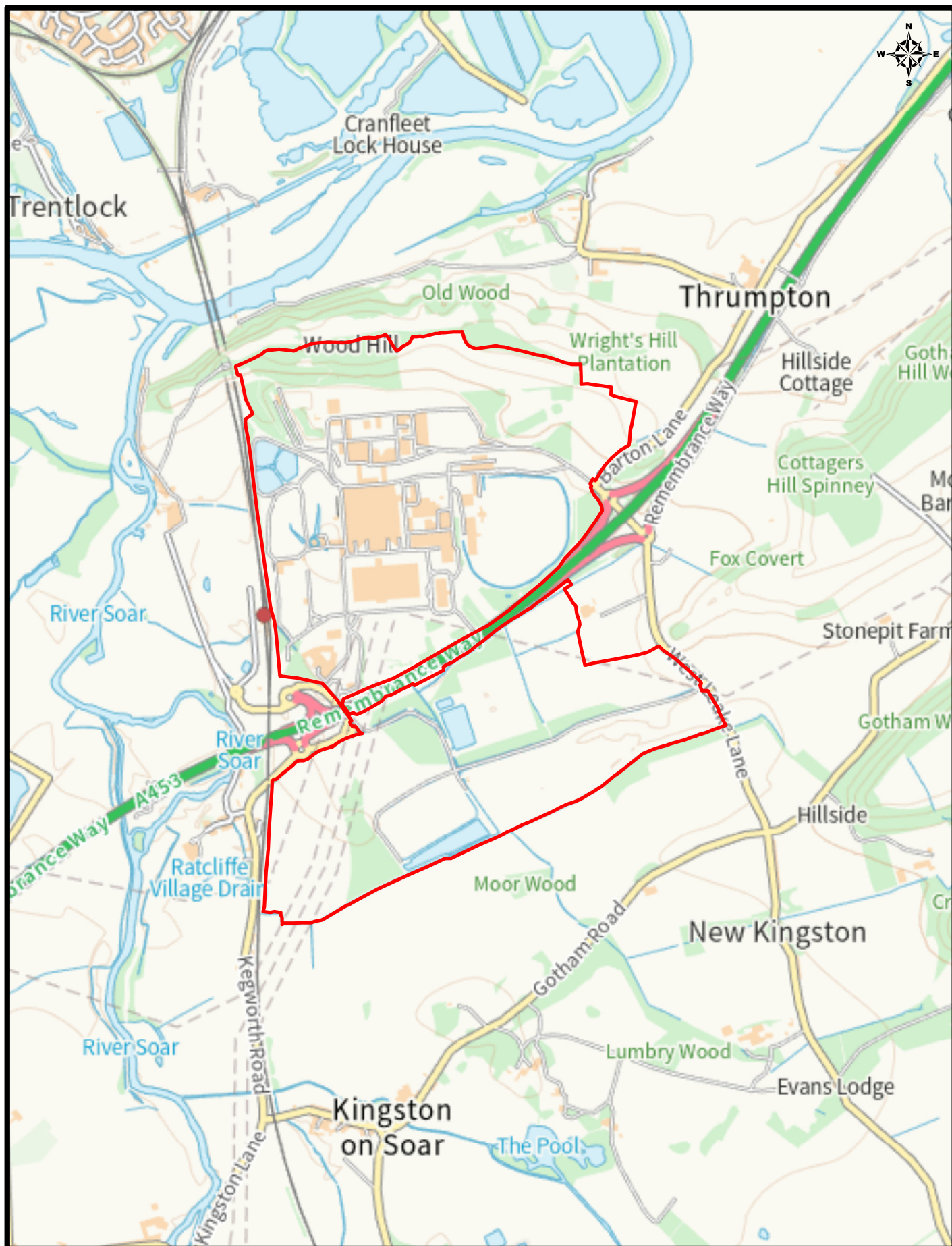
#### **PLEASE NOTE:**

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
<a href="#">25/01754/HAZARD</a>	Uniper UK Ratcliffe On Soar Power Station Green Street Ratcliffe On Soar Nottinghamshire  Removal of hazardous substances from the process and storage tanks completed and surrender of Hazardous Substance Consent under 07/02511/HAZARD	
<b>Ward</b>	Gotham	
<b>Recommendation</b>	To revoke the Hazardous Substance Consent	



Application: 25/01745/HAZARD  
 Uniper UK  
 Ratcliffe On Soar Power Station  
 Green Street  
 Ratcliffe On Soar  
 Nottinghamshire  
 NG11 0EE

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# 25/01754/HAZARD

**Applicant** Uniper UK

**Location** Uniper UK Ratcliffe On Soar Power Station Green Street Ratcliffe On Soar Nottinghamshire

**Proposal** Removal of hazardous substances from the process and storage tanks completed and surrender of Hazardous Substance Consent under 07/02511/HAZARD

**Ward** Gotham

## THE SITE AND SURROUNDINGS

1. The application relates to the former Ratcliffe on Soar Power Station which is currently undergoing decommissioning following the cessation of coal-fired power generation on 30th September 2024. The site is located to the north of the A453 and to the east of East Midlands Parkway and mainline railway line. East Midlands Airport is located approximately 4km to the south west.
2. A Local Development Order for the redevelopment of the power station site was approved under 22/01339/LDO. Prior approval was granted in September 2025 for the demolition of the main Ratcliffe-on-Soar Power Station buildings and associated structures under reference 25/01303/DEMOL.

## DETAILS OF THE PROPOSAL

3. An application for Hazardous Substance Consent for the storage of fuel oil for the start-up of the boiler furnace; and ammonia for the purposes of control at the facility, was approved in 2008 under reference 07/02511/HAZARD. The plans and details of the proposal can be found [here](#).
4. Following the cessation of power generation, the storage of the above hazardous substances is no longer required. The operator has therefore made a request for the Hazardous Substance Authority (Rushcliffe Borough Council) to revoke the Hazardous Substances Consent under the Planning (Hazardous Substances) Act 1990. The plans and details of the proposal can be found [here](#).
5. The matter is referred to the Committee because there are no delegated powers for Officers to revoke Hazardous Substances Consents.

## SITE HISTORY

There is extensive planning history in relation to the former power station. The following are of relevance to this application:

6. 07/02511/HAZARD- Application for Hazardous Substance Consent for the existing storage of fuel oil greater than 500 tonnes to be used during start up of the boiler furnaces, and for ammonia (max. 167 tonnes) to be used for the purpose of process control at the facility. Approved in 2008.

7. 22/01339/LDO- Proposed Local Development Order for development at Ratcliffe on Soar Power Station. Granted in 2023.
8. 23/00674/DEMOL- Prior Approval of the demolition of Two Southernmost Cooling Towers. Granted in 2023
9. 25/01303/DEMOL- Prior Approval of the demolition of the main Ratcliffe-on-Soar Power Station buildings and associated structures. Granted in 2025.
10. 25/02015/LDO- Proposed revisions to Ratcliffe on Soar Local Development Order. Pending Consideration.

## **REPRESENTATIONS**

### **Ward Councillor(s)**

11. Ward Councillor (Cllr R Walker) raises no objection subject to the relevant technical consultees being satisfied.

### **Town/Parish Council**

12. No comments.

### **Statutory and Other Consultees**

13. The Environment Agency have no formal comments to make. The site is no longer active and is in decommissioning prior to demolition and as such all hazardous material will have been removed from site.
14. The Health and Safety Executive comment that as the revocation application is not concluded yet, no changes to the paperwork/ removal of consent can be undertaken by HSE until the official revocation document containing the official seal from the Secretary of State has been received.
15. NCC Planning Policy Team does not have any comments to make.
16. Rushcliffe Borough Council Environmental Health noted that the power station is undergoing decommissioning and the covering letter confirms that hazardous substances and tanks have been removed. There are no comments in respect of the surrender of the Hazardous Substances Consent.

### **Local Residents and the General Public**

17. No comments.
18. All comments can be read in full [here](#).

## **PLANNING POLICY**

19. The relevant legislation is contained within The Planning (Hazardous Substances) Act 1990.



## APPRAISAL

20. An application for Hazardous Substance Consent was granted in 2008 in relation to the storage of fuel oil and ammonia in connection with the operation of the power station. Despite the cessation of electricity generation on 30<sup>th</sup> September 2024 and ongoing decommissioning of the power station the consent remains valid.
21. The applicant has applied for the revocation of the Hazardous Substance Consent to facilitate the future redevelopment of the site through the Local Development Order, as the existence of this consent currently presents a potential constraint to redevelopment. The continued consent to store these substances serves no useful purpose following the closure of the power station and the existence of the consent acts as a potential risk that could deter future developers.
22. The Hazardous Substances: Planning Practice Guidance states in para 006: *If an operator wants to give up the consent or reduce the maximum quantity of hazardous substances for which it has consent it should discuss this with the hazardous substances authority. There is no procedure for giving up consent set out in legislation however alternative arrangements may be made (eg the hazardous substances authority may revoke the consent and make a separate agreement with the operator to waive compensation).*
23. In this instance the appropriate route would be to revoke the consent under section 14(1) of The Planning (Hazardous Substances) Act 1990. This states: *"The hazardous substances authority may by order revoke a hazardous substances consent or modify it to such extent as they consider expedient if it appears to them, having regard to any material consideration, that it is expedient to revoke or modify it".*
24. The revocation would be subject to confirmation by the Secretary of State under section 15 of the Act.
25. Under 16(1) of the Act, a hazardous substances authority may be liable to a claim for compensation relating to a revocation made under section 14(1) where damages are suffered as listed under 16(2) of the Act. In this instance it is the applicant who has made the request for the hazardous substance consent to be revoked and not the hazardous substances authority (local planning authority). For this reason, a claim is not anticipated.
26. For the reasons set out above it is recommended that the Hazardous Substance Consent reference 07/02511/HAZARD be revoked in line with Section 14(1) of the Planning (Hazardous Substances) Act 1990.

## RECOMMENDATION

That an Order, under section 14(1) of the Planning (Hazardous Substances) Act 1990, revoking hazardous substances consent 07/02511/HAZARD, to remove consent for the storage of fuel oil and ammonia at Ratcliffe on Soar power station, be made and submitted to the Secretary of State for confirmation.

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