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Direct dial 0115 914 8511
Email democraticservices@rushcliffe.gov.uk

Our reference:
Your reference:
Date: Wednesday, 3 June 2026

To all Members of the Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Thursday, 11 June 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 14 May 2026 (Pages 1 - 2)
4. Planning Applications (Pages 3 - 22)

The report of the Director – Development and Economic Growth

5. Planning Appeals (Pages 23 - 24)

The report of the Director – Development and Economic Growth

Membership

Chair: Councillor R Walker

Vice-Chair: Councillor E Georgiou

Councillors: M Barney, T Birch, 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, 14 MAY 2026

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 Brown (Vice-Chair), T Birch, S Calvert, J Chaplain, S Ellis, E Georgiou, S Mallender, D Mason, T Wells and L Way (as substitute)

OFFICERS IN ATTENDANCE:

A Cullen	Planning Manager - Development
M Hilton	Senior Planning Officer
P Langton	Team Manager - Area Planning (Central)
A Walker	Borough Solicitor
E Richardson	Democratic Services Officer

APOLOGIES:

Councillors C Thomas

34 Declarations of Interest

Councillor T Wells declared a non-pecuniary interest as the Ward Councillor for Keyworth for application 25/00325/FUL and would remove himself from the discussion and vote during this item.

35 Minutes of the Meeting held on 12 February 2026

The minutes of the meeting held on 12 February 2026 were agreed as a true record and were signed by the Chair.

36 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 T Wells removed himself from the Committee and did not contribute to the discussion or vote on the following application.

Councillor S Mallender arrived after the start of discussions for the following item and did not contribute to the discussion nor vote on this item.

36.1 25/00325/FUL - Demolition of a dwelling and erection of 3 detached dwellings with associated access, parking, landscaping and other infrastructure works - Maythorn, Bunny Lane, Keyworth, Nottinghamshire, NG12 5LP

Updates

In accordance with the Council's Public Speaking Protocol for Planning Committee Councillor T Wells (Ward Councillor) addressed the Committee.

Comment

Members of the Committee referred to the placement of the speed limit signage on the road where the development would take place and noted that it was due to be moved after the development had been completed. The Committee suggested that the signage should be moved at the time of the development work, rather than afterwards, and requested that an Advisory Note be made to the Applicant to request that the Highways Authority undertake this activity.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE CONDITIONS SET OUT IN THE REPORT PUBLISHED WITH THE AGENDA WITH AN ADVISORY NOTE TO THE APPLICANT IN RELATION TO MOVING THE SPEED SIGN

Councillor T Wells rejoined the meeting.

36.2 24/02150/FUL - Demolition of outbuildings, Proposed one and two-storey extension works, associated internal alterations, solar panels, vehicular gate new pedestrian entrance with gate and pillars - Church Close House, 50 Main Street, Kinoulton, Nottinghamshire NG12 3EN

Updates

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr and Mrs Spencer (Applicants) and Councillor T Combellack (Ward Councillor) addressed the Committee.

DECISION

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

37 Planning Appeals

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

The meeting closed at 7.11 pm.

CHAIR



Rushcliffe
Borough Council

Planning Committee

Thursday, 11 June 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
26/00024/TORDER	Land east of Sutton Lane, Elton on the Hill, NG13 9LA	
	Objection To the Elton No.1 Tree Preservation Order 2026	
Ward	Cranmer	
Recommendation	The Elton No.1 Tree Preservation Order 2026 be confirmed without modification	

Application	Address	Page
26/00689/REG3	Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottinghamshire	
	Safety rails on roof and stair access between roof elevations	
Ward	Compton Acres	
Recommendation	Planning permission be granted subject to conditions	



Application Number: 26/00024/TORDER
Land East of Elton on the Hill
Elton, Nottingham,
NG13 9LA



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26/00024/TORDER

Objector The Trustees of the J Garratt Will Trust

Location Land east of Sutton Lane, Elton on the Hill, NG13 9LA

Objection To the Elton No.1 Tree Preservation Order 2026

Ward Cranmer

THE SITE AND SURROUNDINGS

1. The Tree Preservation Order (TPO) protects trees under 2 different ownerships to the east side of Sutton Lane in Elton. The southern part of the TPO protects a number of trees on a parcel of land that contains a barn in a narrow clearing. To the north in separate ownership is an area of semimature woodland which narrows into a line of mature Chestnut trees. This section of Sutton Lane has a strong tree lined character on its eastern side with the Council previously protecting 4 mature Oak trees (again in different ownership) within a paddock to the immediate south of the barn.

DETAILS OF THE TREE PRESERVATION ORDER

2. The TPO protects an area of woodland, 2 individual Oak trees and a group of 4 Goat Willows.
3. The TPO was made on the 24th February 2026. Under the Town and Country Planning (Tree Preservation) (England) Regulations 2012 the Order takes effect provisionally and needs to be confirmed within 6 months of the date it was made. The Council has a duty to consider all objections and representations that have been made.

SITE HISTORY

4. The TPO was made following the submission of a planning application to convert the barn into a residential property, reference: 26/00203/FUL, which was subsequently refused. Concerns were raised from members of the public that tree removal was planned prior to a decision being made. It was also alleged that the owner of the barn was keen to see work taking place within the adjacent woodland. There is existing planning approval to convert the barn into a dwelling, reference: 24/00267/FUL.
5. Officers assessed all trees in the vicinity to determine what was suitable for protection. To the south of the barn was a line of Goat Willows at right angle to the road, of these the 4 most prominent trees were included within the TPO, the others have not been protected due to them not being visible from public vantage points. Either side of the entrance to the barn were 2 Oak trees which made a strong contribution to the tree line character of the road and as such considered worthy of protection.

6. The adjacent woodland was also assessed, the younger part of the woodland had not been managed and there is some suppression of trees resulting in spindly specimens, it also contains a fairly high proportion of Ash and is likely to succumb to Ash dieback disease. These factors combined with suggestions that the owner of the barn was hoping to see work done to the trees, as well as the risk of root damage should adjacent development take place, all indicated that there were foreseeable risks to the woodland even though it did not form part of any current planning application or proposed development. Therefore, it was considered that a TPO would be the best way to protect trees and secure replacement planting should removal be required.

REPRESENTATIONS

Ward Councillor

7. The Ward Councillor was consulted and provided the following response: "I am aware of the situation and there will likely be a special parish meeting to discuss this in which I will participate, but this seems reasonable to me."

Local Residents and the General Public

8. The owner of the barn which is subject to the planning application has not objected to the TPO.
9. The owners of the woodland, the Trustees of the J Garratt Will Trust have objected to the TPO for the following reasons:
 - No development is proposed on the woodland and they respectfully request the TPO refer only to the development site. They believe the woodland can be protected if the Council enforces planning conditions to previous approval given to develop the barn.
 - The wood is primarily a stand of young Ash, planted in the mid-late 1990's. They are spindly and lanky in form through lack of management. That aside, there is a continuous belt of trees from the development site towards the Sutton crossroad, therefore, the woodland is not of high conservation value, highly visible or high public amenity value.
 - The Council's points-based assessment is subjective and does not accurately reflect the subject. The woodland has been given an aesthetic score of 3, being medium sized early mature trees in good shape. In reality they are spindly and leaning with some dead due to suppression. This does not reflect a high score or high aesthetic.
 - The general scoring for the woodland seems generous and they consider that the scoring for both health and safety and wildlife/heritage should be subtracted giving a more borderline scoring of 12 for the woodland and 13 for the Chestnuts.
 - Government advice is that public amenity alone is not sufficient to warrant a TPO with the guidance referring to other characteristics being considered - size and form; rarity, cultural or historic value; contribution to the landscape. Both the woodland and Oak lack size and form – being immature specimens. Nor are they of particular rarity, cultural or historic

value being a relatively recent plantation. They do not make a significant contribution to the landscape - due to this stretch of Sutton Lane being lined with more mature, similar species of greater character and amenity.

APPRAISAL

10. At the time of making the TPO, officers considered whether it should just apply to the development site but concluded that the woodland could be at risk for a number of reasons. Developers do not always follow best practice or comply with approved tree protection conditions when construction work takes place and a TPO can help focus minds and ensure trees are given the protection that is needed. It appeared at the time of making the TPO that the owner of the barn would like to see work take place to the woodland. In addition, it was felt that the woodland needed management work and seemed to be somewhat neglected and that large scale removal may be needed at some point to remove spindly trees or those affected by Ash dieback. A TPO is the best way to ensure that any work is appropriate and can secure replacement planting. Government guidance makes it clear that a woodland TPO should not be used to prevent good woodland management that may include thinning out. The aim of the TPO is not to prevent such management but aims to secure the long-term retention of the wood.
11. Whilst the quality of individual trees within the woodland is variable due to competition resulting in suppression, collectively the trees have public amenity value as they form an integral part of a prominent continuous belt of trees along the eastern side of Sutton Lane.
12. Government guidance notes that protected trees should normally be visible from a public vantage point and visual amenity is a key reason for making a TPO. The objection is correct that public visibility alone does not justify protection, but it is considered that this is in part intended to imply that poor quality, or inappropriate trees will not warrant protection even though they are visible to the public. As noted above the eastern side of Sutton Lane is tree lined and the Council considered the fact the trees contribute to this landscape feature to be a positive factor.
13. The TPO uses the woodland classification where trees have collective value and all trees of whatever age are protected. The Council's points-based assessment (a copy of which is included below) took into account the overall aesthetic value of the woodland rather than the quality of individual trees.
14. The objection slightly misunderstands how the points-based system is used in that health and safety scores are always subtracted, but wildlife and heritage scores can be added or subtracted depending on the exact circumstances, for example, weight is given to native trees, whereas non-natives may, or may not be appropriate depending on the circumstances. Even if the objector's scoring is used, the trees still meet the threshold within the scoring system to warrant protection.
15. Officers do not accept the view that other trees along Sutton Lane are of more character and value, the protected trees are important to the tree lined character of the road and deserve protection given their contribution to the street scene.

16. Given the nature of the objection which relates to the woodland only, no concerns are raised in respect of the Group of 4 Goat Willows or 2 individual Oak Trees. And for the reasons set out above, it is considered that the woodland is still considered suitable for protection.

RECOMMENDATION

It is **RECOMMENDED** that the Elton No.1 Tree Preservation Order 2026 be confirmed without modification.

TPO TREE EVALUATION SHEETS

RUSHCLIFFE BOROUGH COUNCIL CONSERVATION AREA TREE NOTIFICATIONS AND TPO TREE EVALUATION SHEET			
Location of Tree	Land East of Sutton Lane		
Species	Oak and Chestnuts		
1. Aesthetic Quality		3. Condition	
Excellent , large/mature, good examples of the species, balanced, can also include veteran trees which may be retrenched. 4		Excellent . No obvious defects, trees with 50+ useful life ahead. 4	
Good , medium sized or early mature trees with good shape and high potential. 3		Good . Minor defects to be expected with age of the tree. 25+ year useful lifespan. 3	
Fair , semi mature trees with good form. Larger trees with poor shape 2		Fair , some defects which do not require the removal of the tree or could be rectified through pruning. 10+ year useful lifespan. 2	
Poor . Young trees. Suppressed. Poor past pruning. 1		Poor , structural defects which will limit ability of tree to be retained. Less than 10 years useful lifespan. 1	
Unightly . Poor form, affected by past failure or dieback. 0		Dying/Dead . 0	
2. Impact on public amenity if removed		4. Proximity and effect on buildings	
Very severe adverse impact . Large trees in prominent locations, visible from wide area or distance. Screen unsightly structures. 4		Able to grow to full mature extent without the need for pruning to control size. 4	
Severe adverse impact . Large trees clearly visible but not prominent, medium trees in prominent locations. 3		Able to grow to reasonable maturity without significant impact on properties, some loss of light could be experienced. Tree proportional to the size of garden it is located in. 3	
Moderate impact . Medium trees visible but not prominent, small trees in prominent locations. 2		Spread will eventually affect properties with nuisance impact – shade, debris, soil depletion across entire garden. 2	
Little impact or no change . Removal may open up positive views of trees or buildings which will mitigate loss. Trees long way from public viewpoints, obscured or very limited public viewpoints. 1		Will eventually affect buildings with structural implications. 1	
Improvement (or not visible to public). 0		Buildings already affected. 0	
All views are from public vantage points, future amenity can be taken into account. 0			
Total Score Category 1-4 above 14		Maximum possible total 17	
Health and Safety Score (see below) 0		A tree with a score of 11 or above will be considered for a TPO although a score of 0 or 1 in any category will negate this.	
Wildlife Score (see below) 1			
Total 15			
HEALTH AND SAFETY			

This scoring system does not take into account damage or injury which could be caused if a tree located close to buildings, gardens, roads, or places of public access should fall or shed branches. Regardless of the tree's condition or type this possibility must be considered. This assessment is inevitably subjective and should be based on the trees at the current time and remember trees owners have a general duty of care but must err on the side of caution. The scores below should be subtracted from the above scores and could be the deciding factor in borderline cases.

Damage to property or physical injury not likely	0
Limited structural damage possible, low use areas where the public or residents will not be present for long periods of time.	1
Trees overhang or dominate properties or roads where there is high public use or car parking throughout the day.	2

Wildlife/Heritage	
Ancient, heritage or native species appropriate to local landscape character.	1
Non-native trees outside of conservation area.	0
Non-native trees in conservation areas, unless it is a heritage or ancient tree.	-1

RUSHCLIFFE BOROUGH COUNCIL CONSERVATION AREA TREE NOTIFICATIONS AND TPO TREE EVALUATION SHEET			
Location of Tree	Land East of Sutton Lane		
Species	Woodland		
1. Aesthetic Quality		3. Condition	
Excellent , large/mature, good examples of the species, balanced, can also include veteran trees which may be retrenched.	4	Excellent . No obvious defects, trees with 50+ useful life ahead.	4
Good , medium sized or early mature trees with good shape and high potential.	3	Good . Minor defects to be expected with age of the tree. 25+ year useful lifespan.	3
Fair , semi mature trees with good form. Larger trees with poor shape	2	Fair , some defects which do not require the removal of the tree or could be rectified through pruning. 10+ year useful lifespan.	2
Poor . Young trees. Suppressed. Poor past pruning.	1	Poor , structural defects which will limit ability of tree to be retained. Less than 10 years useful lifespan.	1
Unightly . Poor form, affected by past failure or dieback.	0	Dying/Dead .	0
2. Impact on public amenity if removed		4. Proximity and effect on buildings	
Very severe adverse impact . Large trees in prominent locations, visible from wide area or distance. Screen unightly structures.	4	Able to grow to full mature extent without the need for pruning to control size.	4
Severe adverse impact . Large trees clearly visible but not prominent, medium trees in prominent locations.	3	Able to grow to reasonable maturity without significant impact on properties, some loss of light could be experienced. Tree proportional to the size of garden it is located in.	3
Moderate impact . Medium trees visible but not prominent, small trees in prominent locations.	2	Spread will eventually affect properties with nuisance impact – shade, debris, soil depletion across entire garden.	2
Little impact or no change . Removal may open up positive views of trees or buildings which will mitigate loss. Trees long way from public viewpoints, obscured or very limited public viewpoints.	1	Will eventually affect buildings with structural implications.	1
Improvement (or not visible to public).		Buildings already affected.	0
All views are from public vantage points, future amenity can be taken into account.	0		
Total Score Category 1-4 above	14	Maximum possible total	17
Health and Safety Score (see below)	0	A tree with a score of 11 or above will be considered for a TPO although a score of 0 or 1 in any category will negate this.	
Wildlife Score (see below)	1		
Total	15		

HEALTH AND SAFETY

This scoring system does not take into account damage or injury which could be caused if a tree located close to buildings, gardens, roads, or places of public access should fall or shed branches. Regardless of the tree's condition or type this possibility must be considered. This assessment is inevitably subjective and should be based on the trees at the current time and remember trees owners have a general duty of care but must err on the side of caution. The scores below should be subtracted from the above scores and could be the deciding factor in borderline cases.

Damage to property or physical injury not likely	0
Limited structural damage possible, low use areas where the public or residents will not be present for long periods of time.	1
Trees overhang or dominate properties or roads where there is high public use or car parking throughout the day.	2

Wildlife/Heritage	
Ancient, heritage or native species appropriate to local landscape character.	1
Non-native trees outside of conservation area.	0
Non-native trees in conservation areas, unless it is a heritage or ancient tree.	-1

RUSHCLIFFE BOROUGH COUNCIL CONSERVATION AREA TREE NOTIFICATIONS AND TPO TREE EVALUATION SHEET			
Location of Tree	Land East of Sutton Lane		
Species	Goat Willows and Ash along southern boundary and rear of site.		
1. Aesthetic Quality		3. Condition	
Excellent , large/mature, good examples of the species, balanced, can also include veteran trees which may be retrenched. 4		Excellent . No obvious defects, trees with 50+ useful life ahead. 4	
Good , medium sized or early mature trees with good shape and high potential. 3		Good . Minor defects to be expected with age of the tree. 25+ year useful lifespan. 3	
Fair , semi mature trees with good form. Larger trees with poor shape 2		Fair , some defects which do not require the removal of the tree or could be rectified through pruning. 10+ year useful lifespan. 2	
Poor . Young trees. Suppressed. Poor past pruning. 1		Poor , structural defects which will limit ability of tree to be retained. Less than 10 years useful lifespan. 1	
Unightly . Poor form, affected by past failure or dieback. 0		Dying/Dead . 0	
2. Impact on public amenity if removed		4. Proximity and effect on buildings	
Very severe adverse impact . Large trees in prominent locations, visible from wide area or distance. Screen unsightly structures. 4		Able to grow to full mature extent without the need for pruning to control size. 4	
Severe adverse impact . Large trees clearly visible but not prominent, medium trees in prominent locations. 3		Able to grow to reasonable maturity without significant impact on properties, some loss of light could be experienced. Tree proportional to the size of garden it is located in. 3	
Moderate impact . Medium trees visible but not prominent, small trees in prominent locations. 2		Spread will eventually affect properties with nuisance impact – shade, debris, soil depletion across entire garden. 2	
Little impact or no change . Removal may open up positive views of trees or buildings which will mitigate loss. Trees long way from public viewpoints, obscured or very limited public viewpoints. 1		Will eventually affect buildings with structural implications. 1	
Improvement (or not visible to public). 0		Buildings already affected. 0	
Visibility rapidly decreases with distance from road			
Total Score Category 1-4 above	11	Maximum possible total	17
Health and Safety Score (see below)	0	A tree with a score of 11 or above will be considered for a TPO although a score of 0 or 1 in any category will negate this.	
Wildlife Score (see below)	1		
Total	12		
HEALTH AND SAFETY			

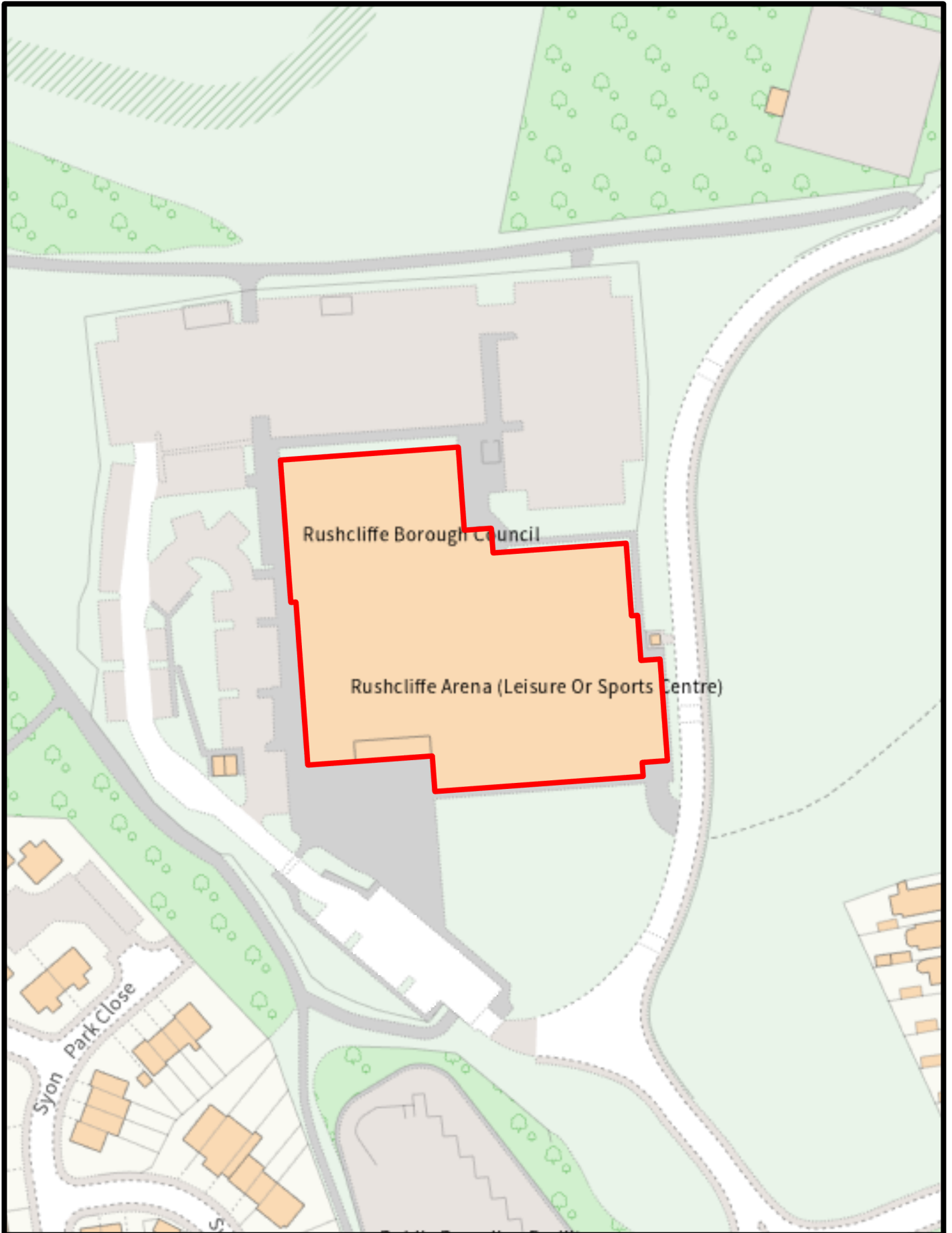
This scoring system does not take into account damage or injury which could be caused if a tree located close to buildings, gardens, roads, or places of public access should fall or shed branches. Regardless of the tree's condition or type this possibility must be considered. This assessment is inevitably subjective and should be based on the trees at the current time and remember trees owners have a general duty of care but must err on the side of caution. The scores below should be subtracted from the above scores and could be the deciding factor in borderline cases.

Damage to property or physical injury not likely	0
Limited structural damage possible, low use areas where the public or residents will not be present for long periods of time.	1
Trees overhang or dominate properties or roads where there is high public use or car parking throughout the day.	2

Wildlife/Heritage

Ancient, heritage or native species appropriate to local landscape character.	1
Non-native trees outside of conservation area.	0
Non-native trees in conservation areas, unless it is a heritage or ancient tree.	-1

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Application Number: 26/00689/REG3

Rushcliffe Borough Council

Rushcliffe Arena

Rugby Road

West Bridgford

Nottinghamshire

NG2 7YG



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26/00689/REG3

Applicant Mr Edward Leddy-Owen

Location Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottinghamshire

Proposal Safety rails on roof and stair access between roof elevations

Ward Compton Acres

THE SITE AND SURROUNDINGS

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

1. This application is referred to Planning Committee as the applicant is the Borough Council.
2. The application relates to Rushcliffe Arena, a relatively modern single & two storey building which accommodates a leisure/sports centre and council offices, with associated parking and outdoor space.
3. The David Lloyd leisure complex is adjacent to the north east, and there are late 20th and early 21st century residential areas to the north west, east and west of the site.

DETAILS OF THE PROPOSAL

4. The proposed development comprises safety rails on the roof and stair access between roof elevations.
5. The railings, which were erected on a temporary basis under permitted development, are proposed to be retained permanently. The applicant has stated that this is required for safety reasons for the maintenance of the solar system permitted under prior-approval application ref. 26/00496/PA14J. They are expected to be retained for the 25-year lifespan of the solar system.
6. During the course of the application the applicant provided additional information by way of an elevational mock-up.

RELEVANT SITE HISTORY

7. 26/00496/PA14J - Prior approval for installation of a 477kWp solar photovoltaic system on the roof of Rushcliffe arena, including supply and fit of solar panels, safety access equipment, inverters, switching gear and associated cabling - Prior approval not required.

RELEVANT CONSTRAINTS

8. None.

REPRESENTATIONS

Ward Councillor(s)

9. One Ward Councillor (Cllr Phillips) originally queried how the stairs would be secured against ASB from anyone wanting to reach the roof of the arena. Subsequently, comments and a mock-up was provided by the applicant and Cllr Phillips confirmed his support of the application.

Full comments can be found [here](#).

Other Consultation

10. No other comments received.

PLANNING POLICY

11. The development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy 2014 and The Rushcliffe Local Plan Part 2: Land and Planning Policies 2019. The overarching policies in the National Planning Policy Framework (the NPPF) are also relevant, particularly where the Development Plan is silent as are the National Planning Practice Guidance (NPPG) and the Rushcliffe Design Code (RDC).

Relevant National Policies and Legislation

12. The following sections in the NPPF are relevant to this planning application:
 - Chapter 2 - Achieving Sustainable Development
 - Chapter 8 - Promoting healthy and safe communities
 - Chapter 12 - Achieving Well Designed Places

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

A copy of the Planning Practice Guidance can be found [here](#).

Relevant Local Planning Policies and Guidance

13. 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 12 - Local Services and Healthy Lifestyles
 - Policy 13 - Culture, Tourism and Sport
14. 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 38 - Non Designated Biodiversity Assets and the wider Ecological Network
 - Policy 30 - Protection of Community Facilities
15. The Rushcliffe Design Code (2025) sets out code and guidance for design and assessment of amenity impacts.

16. The policies in the Core Strategy and Local Plan Part 2 are available in full along with any supporting text [here](#).

APPRAISAL

17. 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.
18. The main considerations of this proposal are:
- Principle of development
 - Design and impact on streetscene
 - Impact on neighbouring residential amenity
 - BNG

Principle of Development

19. 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.
20. In this instance the proposed development comprises alterations to an existing building within the main settlement area of West Bridgford. 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 neighbouring residential amenity

21. 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. It also requires the impact on the amenity of nearby residents to be considered and that new development does not harm the character of the wider area.
22. Due to the grey/metallic appearance of the existing property, the addition of modestly sized railings would not be considered particularly visually prominent. As such the railings scale, design and layout are considered sympathetic to the character and appearance of the existing building and wider area.
23. The railings, due to their size and scale and siting, are located sufficiently far away from any neighbouring properties and would not result in any significant impact on their amenity. The stairs are completely inaccessible to the public as they are situated between the roofs that can only be accessed from the Council Offices which are subject to restricted/secure access. As such, the stairs are not considered to result in any adverse impact upon the streetscene or be visually unacceptable, nor result in any adverse impact upon residential amenity.

BNG

24. Policy 38 sets out that where appropriate, all development will be expected to preserve, restore and re-create priority habitats. The proposed development would be on an area of existing hardstanding and as such would be subject to the de minimis exemption from mandatory biodiversity net gain as it would impact less than 25 sq.m of priority habitat.

Conclusion

25. Given all the matters as considered above and having assessed the development proposed against the policies set out in National Guidance and the development plan for Rushcliffe, it is considered to be acceptable. Therefore, it is recommended that planning permission is granted for the proposed development, subject to the conditions set out below.
26. The proposal was not subject to pre-application discussions however no modifications were required to be made to the proposal resulting in the recommendation to grant planning permission.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to the following condition(s)

1. **The development hereby permitted must be carried out strictly in accordance with the following approved plan(s)/drawings/documents:**
- **EGE-RALC-HEP 3 Elevation plan (15.04.2026)**
 - **EGE-RALC-HRP 4 Roof plan (15.04.2026)**
 - **Site location plan (17.04.2026)**
 - **KC63517 Rev 1 KATT Vertical Parapet Ladder (15.04.2026)**
 - **KC63515 Rev 1 KATT Vertical Parapet Ladder (15.04.2026)**

[For the avoidance of doubt having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]

NOTES TO APPLICANT

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 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (de minimis exemption), and as such does not require approval of a biodiversity gain plan before development is begun.

Further information about this statutory condition is set out below within the notes.

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.

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

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.

The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring property. A Solicitor or Chartered Surveyor may be able to give advice as to whether the proposed work falls within the scope of this Act and the necessary measures to be taken.

BIODIVERSITY NET GAIN CONDITION - NOTES

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means 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.

Regulation 4 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:

- i. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii. impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric).

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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Planning Appeals – May 2026

Planning Ref:	Address	Proposal or Breach	Appeal Decision	Decision Type	Planning Inspectorate Reference	Comments/Decision Date
25/01872/FUL	78 Cropwell Road, Radcliffe On Trent	Proposed ground and first floor extensions and alterations to include: a ground floor utility room located between the garage and main building; and a first floor extension providing a new master suite above the existing snug and utility room.	Allowed	Delegated	6006419	05.05.2026
25/01193/FUL	185 Loughborough Road, West Bridgford	Appeal against a condition - opening hours on a change use from Pharmacy (Class E) to Pet Groomers (Sui Generis)	Allowed	Delegated	6003479	15.05.2026
24/01217/CLUPRD	22 Costock Road, East Leake	Application for Certificate of Proposed Lawful Development in respect of a garage	Allowed	Delegated	APP/P3040/X/24/3357481	20.05.2026 Appellants costs application dismissed

Planning Appeals – May 2026

25/00985/AGRIC	Birdholme Wood, Melton Road, Stanton On The Wolds	GP Steel portal frame storage barn	Allowed	Delegated	APP/P3040/W/26/3377271	29.05.2026
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