

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 9 JULY 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), E Georgiou (Vice-Chair), M Barney, T Birch,
S Calvert, J Chaplain, S Ellis, D Mason, P Matthews and L Way (as substitute)

OFFICERS IN ATTENDANCE:

S Brannon	Assistant Director of Planning
A Cullen	Planning Manager - Development
J Bate	Team Manager - Planning, Monitoring and Implementation
A Baxter	Team Manager - Area Planning (West)
A Walker	Borough Solicitor
E Richardson	Democratic Services Officer

APOLOGIES:

Councillors C Thomas and T Wells

5 Declarations of Interest

There were no declarations of interest.

6 Minutes of the Meeting held on 11 June 2026

The minutes of the meeting held on 11 June 2026 were agreed as a true record and were signed by the Chair.

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

**7.1 26/00605/TPO - T1 Cedar of Lebanon – Fell - 6 Wilford Lane West
Bridgford Nottinghamshire**

Updates

In accordance with the Council's Public Speaking Protocol for Planning

Committee, Mr Maksym Lesiuk (Applicant's Agent) and Councillor A Phillips (Ward Councillor) addressed the Committee.

Comments

Members of the Committee commented on the good shape of the tree and that it appeared to be in good health and noted the significant public beneficial contribution it made to the surrounding area and skyline aspect. The Committee thought that the riverside was a busy public walkway and that the tree contributed much to the character and visual appearance of the area which was of benefit to the public. Members of the Committee noted that it was one of a pair of cedar trees with both of them complementing each other and adding to their visual value and thought that there would be a negative public amenity impact from removal of the tree.

Councillor D Mason moved to accept the recommendation, and this was seconded by Councillor S Ellis and the vote was lost.

Councillor R Walker moved to reject the recommendation on the grounds that the balance of public amenity benefit outweighed the health and safety concerns of the tree at this time and this was seconded by Councillor T Birch and the vote was carried.

DECISION

CONSENT BE REFUSED FOR REASONS THE DETAILS OF WHICH ARE DELEGATED TO THE DIRECTOR - DEVELOPMENT AND ECONOMIC GROWTH

The Committee adjourned at 7:06pm and reconvened at 7:14pm.

7.2 26/00027/FUL - Change of use from retail (Class E) to hot-food takeaway and installation of extract flue - 75 Boundary Road West Bridgford Nottinghamshire

Updates

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr D Cook (Objector) and Councillor S Dellar (Ward Councillor) addressed the Committee.

Comments

Members of the Committee questioned the area being classified as a town centre. Members of the Committee noted that whilst the site was within a designated site of neighbourhood importance, they did not consider it to be a town centre but rather to form a small parade of shops. Members of the Committee discussed that this was a hot food takeaway outside of a town centre and within walking distance of schools and other places where young people congregated and as such thought that it would fail to promote or achieve healthy lives or communities. The Committee also expressed concern about the frequency of visits to the proposed business which in combination

with the shortfall in available parking at the site would have a significant negative impact on highway safety and amenity for neighbouring residents.

Councillor M Barney moved to reject the recommendation and this was seconded by Councillor S Ellis and the vote was carried.

DECISION

PLANNING PERMISSION BE REFUSED FOR REASONS THE DETAILS OF WHICH ARE DELEGATED TO THE DIRECTOR - DEVELOPMENT AND ECONOMIC GROWTH

8 Planning Appeals

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

The meeting closed at 8.33 pm.

CHAIR