

**When telephoning, please ask for:** Democratic Services  
**Direct dial** 0115 914 8511  
**Email** democraticservices@rushcliffe.gov.uk

**Our reference:**  
**Your reference:**  
**Date:** Wednesday, 1 July 2026

To all Members of the Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Thursday, 9 July 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



Charlotte Caven-Atack  
Interim 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 11 June 2026 (Pages 1 - 2)
4. Planning Applications (Pages 3 - 30)  
The report of the Director – Development and Economic Growth
5. Planning Appeals (Pages 31 - 32)  
The report of the Director – Development and Economic Growth

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Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
NG2 7YG

## 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, 11 JUNE 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, J Chaplain, S Ellis, S Mallender, D Mason, C Thomas, T Wells and L Plant (as substitute)

### **OFFICERS IN ATTENDANCE:**

A Cullen	Planning Manager - Development
T Pettit	Landscape Officer
N Ford	Area Planning Officer
A Walker	Borough Solicitor
E Richardson	Democratic Services Officer

### **APOLOGIES:**

Councillors S Calvert

#### **1 Declarations of Interest**

There were no declarations of interest.

#### **2 Minutes of the Meeting held on 14 May 2026**

The minutes of the meeting held on 14 May 2026 were agreed as a true record and were signed by the Chair.

#### **3 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.

##### **3.1 26/00024/TORDER - Objection To the Elton No.1 Tree Preservation Order 2026 - Land east of Sutton Lane, Elton on the Hill, NG13 9LA**

### **DECISION**

**THE ELTON NO.1 TREE PRESERVATION ORDER 2026 BE CONFIRMED WITHOUT MODIFICATION FOR THE SPECIFIED REASONS SET OUT IN THE REPORT PUBLISHED WITH THE AGENDA**

**3.2 26/00689/REG3 - Safety rails on roof and stair access between roof elevations - Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottinghamshire**

**DECISION**

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

**4 Planning Appeals**

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

The meeting closed at 6.21 pm.

CHAIR



Rushcliffe  
Borough Council

Planning Committee

Thursday, 9 July 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>

<b>Application</b>	<b>Address</b>	<b>Page</b>
26/00605/TPO	6 Wilford Lane West Bridgford Nottinghamshire T1 Cedar of Lebanon – Fell	
<b>Ward</b>	Compton Acres	
<b>Recommendation</b>	Consent be granted subject to conditions	

<b>Application</b>	<b>Address</b>	<b>Page</b>
26/00027/FUL	75 Boundary Road West Bridgford Nottinghamshire Change of use from retail (Class E) to hot-food takeaway and installation of extract flue	
<b>Ward</b>	Musters	
<b>Recommendation</b>	Planning permission be granted subject to conditions	



**Application Number: 26/00605/TPO**  
**6 Wilford Lane**  
**West Bridgford**  
**Nottinghamshire**  
**NG2 7QX**



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# 26/00605/TPO

**Applicant** Mr Kevin Major

**Location** 6 Wilford Lane West Bridgford Nottinghamshire NG2 7QX

**Proposal** T1 Cedar of Lebanon – Fell

**Ward** Compton Acres

## THE SITE AND SURROUNDINGS

1. This application relates to a tree that is subject to a TPO, and is located outside of a Conservation Area. The tree is located at the side of the building which is in commercial use, currently occupied by the applicant's company; M360 Limited.
2. To the rear of the building is a car park which is accessed via the side driveway running between the building and the site boundary; it is alongside this driveway, at the boundary of the site, where the tree is located.
3. The tree is visible from the highway fronting the property, and from the path along the river to the rear boundary of the site, as well as being visible from Wilford Bridge, the greatest visibility is from the riverside path.

## DETAILS OF THE PROPOSAL

4. The proposal is for the felling of one Cedar of Lebanon tree.

## SITE HISTORY

5. 26/00267/TPO – Cedar of Lebanon - Fell and replant two suitable trees as replacement along the rear boundary; Invalid Application (application form incomplete and location of the tree to be felled not shown on the location plan) – Application Returned 20.03.2026.
6. 15/02264/TPO – Deadwood, lift branches and remove overhanging branch of Cedar; Consent Granted 26.10.2015.
7. There is no other history of tree work applications at this address.

## REPRESENTATIONS

### Ward Councillors

8. Cllr Phillips Comments: "If the tree is not in danger of falling then it should not be felled. I note the application mentions the tree has not been pruned in 20

years. Pruning the tree with the support and guidance of the RBC landscape officer would preserve this fine tree. Object to the felling of this tree with TPO on it.”

### **Town/Parish Council**

9. West Bridgford do not have a Parish Council, so no Parish Council to consult.

### **Statutory and Other Consultees**

10. The Senior Landscape and Design Officer has commented raising no objection, his full comments are as follows:

The Cedar tree is a large specimen growing within the driveway to the side of the premises. The TPO was made around 30 years ago, so it has had time to mature since the order was made. It has lifted the asphalt surface by at least 20cm close to the buttress roots which has affected the access to the car park, with lesser disruption further from the trunk. It may be possible to resurface around the tree but this would push water towards the building which may create a different set of problems. The roots are growing against the old boundary brick wall which has a slight lean and the odd crack but seems to be structurally sound. I couldn't see any signs of the tree affecting the building but you can trace the roots disrupting the surfacing up to the edge of the building so there will be some interaction and reduction in soil water volume going on, but there are no suggestions in the application that this is causing movement. The canopy overhangs its roof and the 2 nearest parking spaces. The trunk of the tree is 5m from the access ramp and 6m from the building itself.

The tree appears to be largely healthy with a broadly conical canopy shape. The tree has been crown lifted on the eastern side to clear the building. Overall the canopy appears to be in reasonable condition and health although it has a number of competing limbs that have grown out horizontally before growing vertically despite this the unions seem sound. Cedar trees are known for their tendency to shed large limbs in snow or periods of heavy wind and rain. This is a difficult thing to predict although the risk increases as the canopies mature and become increasingly broad spreading. Whether the tree has outgrown its location at this moment in time is not a black and white issue, but I think it is clear that the tree is too close to the property to reach full maturity as it will continue to increase in size, particularly in relation to its branch spread and this will only increase the current perceived nuisance and the future risk of failure. I also think the tree only has limited potential to be pruned as most of the foliage is on the outer edges of the canopy.

In terms of public amenity value the tree is not prominent from Wilford Lane with it being screened from view by the building and more prominent roadside trees on the adjacent site. The tree is more prominent from the paths alongside the river. It is screened from view on the southern bank to the west and is visible for around 50 metre on the southern bank to the east. The tree is visible from the suspension bridge and from the path along the north side of the river for longer distances, albeit as part of a wider view which contains lots of other points of visual interest.

The application proposes planting 2 replacement trees at the northern end of

the car park, these would be Fastigate Beech, so they would be very tall and narrow trees, but given the prominent location close to the end of the suspension bridge, I believe that such trees would create quite a focal point in a more prominent part of the site than the current tree. However, the loss of a mature tree would result in a loss of public amenity value for the first 10 years or so until the replacement trees had chance to establish and grow. If we allowed such an approach I would want to vary, or create a new TPO, to secure the long term retention of these trees.

This is an application I'm torn on, the damage to the drive is fairly substantial but it could be relayed. There is no foreseeable risk of the tree failing due to obvious defects bar the knowledge that this is a perennial risk with Cedars and an unpredictable one. The tree is not prominent from Wilford Lane but is more prominent than I recalled from the riverside and whilst the tree is healthy it will increasingly outgrow its location. I also think the proposed replanting is positive and would have the potential to become prominent trees of character. In such situations we can use our points based assessment to consider whether the tree would still meet the criteria to warrant protection as it was protected over 30 years ago and has grown in this time. Given the risk to the building it does fall below the threshold where we would currently consider it appropriate to make a TPO. Therefore, I think we could justify allowing the work to take place, but as stated above, I think it would be prudent to vary the order to include the 2 proposed replacement trees. If permission is granted we should condition that '2 replacement Fastigate Beech trees, the size to be agreed in writing beforehand, are to be planted in the location shown on the plan entitled 'New Hard Planting Area' the first winter after the felling of the Cedar tree. If the replacement trees die or are removed within 5 years of planting, replacements shall be planted the following winter.' Such a condition would allow us time to vary the TPO to include the new trees and this can ensure their long term retention.

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

11. A site notice was displayed outside the site. Four representations supporting the application have been received. Three of these representations are from people who work at the premises. The comments raised are summarised below, the full details of these public comments are available on the public file:
  - a) The tree is an increasing physical and health hazard in what is a narrow entrance way to the car park, causing issues for cars accessing the site, as well as on the walkway to the office
  - b) The tree roots are breaking up the hard surface of the entrance driveway and car park creating an uneven and hazardous surface, and is raised enough to damage the underside of a car
  - c) The tree is pushing against the adjacent brick wall which is beginning to lean into the neighbouring property. A large crack can be seen at the base
  - d) The tree overhangs the building and branches fall during windy weather Health and safety risk from falling debris, pine cones and branches
  - e) Bird droppings and pine needles cover the entrance way into the offices, creating a slip hazard and hygiene concern. Impossible to keep clear daily
  - f) Waste bins covered in bird droppings, health risk to those opening and closing the bins.

## PLANNING POLICY

12. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies (LPP2). Other material considerations include the 2021 National Planning Policy Framework (NPPF), and the National Planning Practice Guidance (the Guidance).
13. Relevant policy within the Local Development Framework is within Policy 37 (Trees and Woodlands) of Local Plan Part 2 (LPP2).
14. Within Policy 37, section 1 is the most relevant as sections 2 and 3 refer to situations of granting planning permission and woodland planting for biodiversity gain which are not relevant in this instance:  
  
*“1) Adverse impacts on mature tree(s) must be avoided, mitigated or, if removal of the tree(s) is justified, it should be replaced. Any replacement must follow the principle of the ‘right tree in the right place’.”*
15. The full text of the Council’s policies are available on the Council’s website at: [Rushcliffe - Planning Policy](#).

### Relevant National Planning Policies and Guidance

16. There are no sections of the NPPF which specifically refer to protected trees, however paragraph 136 briefly mentions that planning decisions should:
17. “secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

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

18. Central Government has published separate guidance to local authorities on tree protection [here](#) the key points of which can be summarised as:
  - assess the amenity value of the tree and the likely impact of the proposal on the amenity of the area;
  - consider, in the light of this assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;
  - consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;
  - consider whether any requirements apply in regard to protected species;
  - consider other material considerations, including development plan policies where relevant; and to ensure that appropriate expertise informs its decision.

Full details of this legislation can be found [here](#)

19. Legislation sets out circumstances where applicants may seek compensation for “loss or damage” which arises as a result of a local authority refusing consent for works to trees where the damage occurs and claim is made within 12 months of a decision being issued under section 203 of the Town and Country Planning Act 1990:

*A tree preservation order may make provision for the payment by the local planning authority, subject to such exceptions and conditions as may be specified in the order, of compensation in respect of loss or damage caused or incurred in consequence:*

- a) of the refusal of any consent required under the order, or*
- b) of the grant of any such consent subject to conditions.*

## **APPRAISAL**

20. Not all species of tree are best suited to urban environments. Cedars have a tendency to shed limbs as they age and they do so unpredictably. As such they are not ideal in areas where failure may impact upon the public, or publicly accessible spaces and roads. As such in this instance a cedar tree in this location does not represent the ‘right tree in the right place’ as advocated in Policy 37 of LPP2. Public comments do acknowledge that the tree has shed branches in the past, which is unsurprising given its species.
21. There is evidence of tree root damage to the surfacing of the access road to the car-park, and in places this is significant with uplifts of around 4 inches (100mm). Some public commenters have also indicated anecdotal cases of vehicle damage arising from this disrupted surface.
22. The disruption of surfacing extends right up to the adjacent commercial building, and whilst there is no current sign of damage to building fabric this is a potential issue as the tree continues to grow. The canopy of the tree already overhangs the building and it is often a rule of thumb that a tree’s root protection area will not be smaller than its canopy.
23. As the tree overhangs the building, the access road and two parking spaces, the tendency of cedar trees to shed branches does represent a potential risk to property (both cars and buildings) and human health and safety (should anyone happen to be passing under the tree on the access road when a limb falls). Whilst the likelihood of a branch fall occurring whilst someone is passing beneath is small, such incidents are unpredictable and cannot be ruled out.
24. The tree is also adjacent to a boundary wall and again there is evidence that roots extend to this wall. There are signs of a slight lean and some cracking but not to the point that there is an immediate structural concern. However, as stated above the tree is still growing and any impact on this wall will likely only get more substantial over time.
25. In terms of amenity value, the tree is visible, but not particularly prominent, from the roadside, screened by other trees to one side and the adjacent building to the other such that visibility is limited to directly along the access and the upper canopy over the roof of the building. There are more vantage

points on the Suspension Bridge and the riverside path (both sides) from which the tree is more visible, but again not highly prominent as an individual tree, instead forming part of a general level of tree cover along this section of the riverside.

26. The tree is in good health, but the issue with cedar trees dropping limbs is not associated with poor health so this doesn't reduce the likelihood of branch loss. Given its position, regardless of whether it is believed to have already outgrown its position, it is only a matter of time until it does, with the added potential of damage to neighbouring structures, vehicles, or people.
27. Public comments raise a number of points around bird droppings, however these are unlikely to be compelling reasons to fell a tree.
28. The Council should be mindful there are limited circumstances where the Council could be liable to pay compensation after refusing a TPO application. A claim for damages needs to be over £500, made within 12 months of the Council's decision or appeal decision. However, the authority's liability is limited. In such cases, compensation is not payable for any:

loss or damage which was:

- Reasonably foreseeable by that person; and
    - Attributable to that person's failure to take reasonable steps to avert the loss or damage or mitigate its extent;
    - loss or damage which, having regard to the application and the documents and particulars accompanying it, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
  - Loss of development value or other diminution in the value of land; and/or
  - Costs incurred in making an appeal to the Secretary of State against the refusal of any consent or the grant of consent subject to conditions.
29. As the tree overhangs the only access to the car park it is not clear how a staff member or visitor could be expected to have an awareness of the risk of falling limbs in order to reasonably foresee risk or take any steps to avoid harm. The access is so narrow that it would not be possible to access the car park without passing directly under the canopy of the tree and no sensible degree of crown reduction could address this.
  30. The Senior Design and Landscape Officer in his comments, highlights that this is a finely balanced application, and in an effort to explore the issues from all angles, he has considered whether this tree would meet the criteria for protection via a new TPO today if it were not already protected, given that the current TPO was made 30 years ago and the tree has grown significantly since then. In his expert opinion he is not convinced that the tree would be a candidate for protection via TPO today and has completed an assessment matrix, again included on the application file and presented as a slide in the presentation.
  31. The modest amenity value of the tree, together with its inability to grow to full maturity in this location alongside the potential risk to buildings, vehicles and people and the fact that the tree would be unlikely to be protected today if it were not already, is weighed against the fact that the tree is healthy, could be

retained at least in the short term and does make some positive contribution to amenity. Some weight is also given to the ability to secure two new trees as part of this application, which could then be protected. Taking these matters into account the recommendation on balance is to allow the felling subject to the proposed planting of two trees in replacement which would be more suited to their location and make a greater contribution, once established, to public amity along the riverside.

32. As such, subject to a condition securing replacement planting of two trees, it is considered reasonable and appropriate, on balance of the above considerations and factors, to allow the felling of the tree.
33. The replacement planting would ensure that the contribution of trees to public amenity, particularly along the riverside, is maintained and the choice of replacement (Fastigate Beech) is more appropriate to a suburban environment being more narrow and vertical, and having less of a tendency to shed limbs.

## **RECOMMENDATION**

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

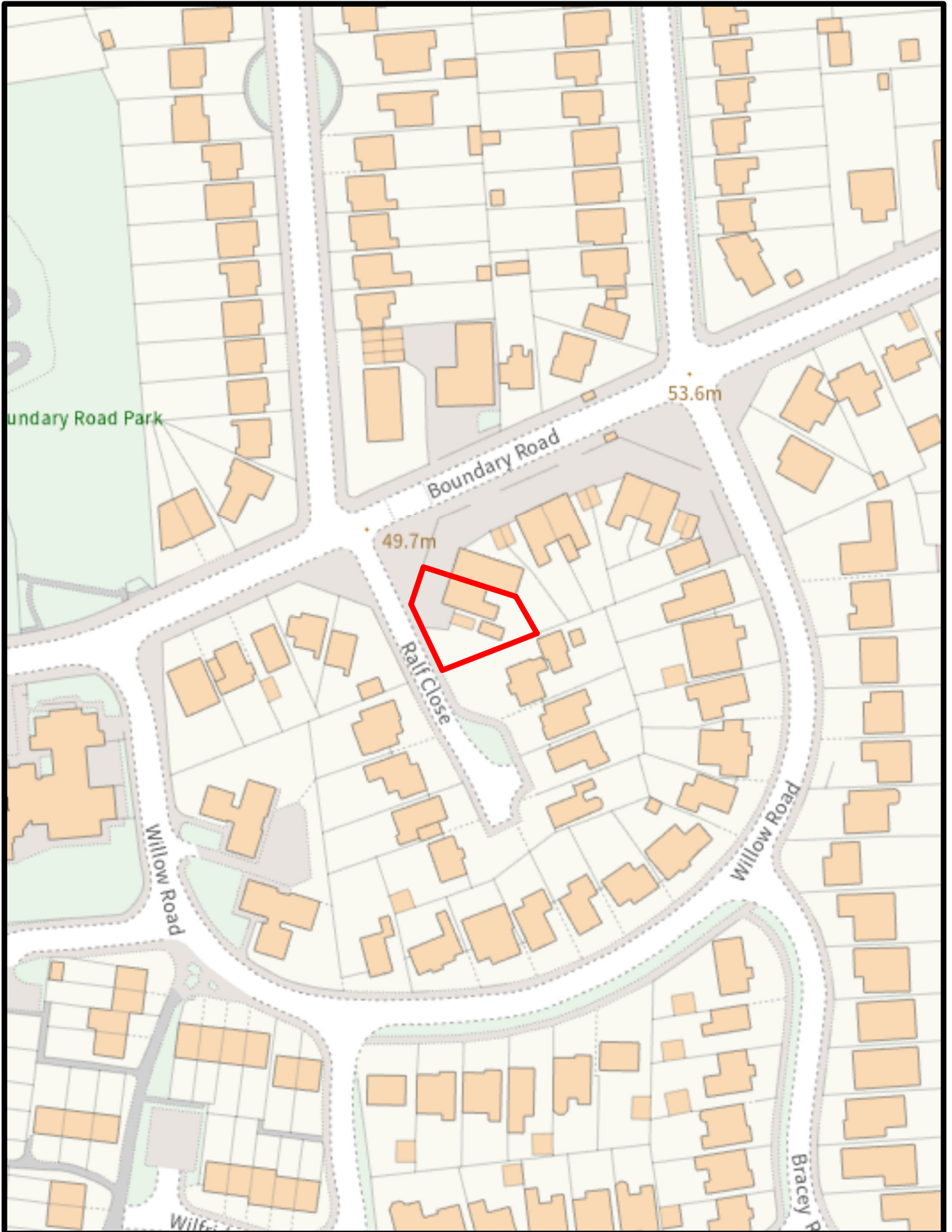
- 1. The works must be completed no later than the expiration of two years beginning with the date of this consent.**

**[To ensure that the work is completed before the tree(s) has significantly altered in size, appearance and condition].**

- 2. Two replacement Fastigate Beech trees shall be planted in place of the Cedar of Lebanon in the location indicated on the approved "New Hard Planting Area" plan, during the first planting season after the felling of said tree. Prior to the felling of the Cedar details of the size of the replacement trees shall be submitted to, and approved in writing by, the Borough Council, and replacement planting shall then be carried out in accordance with those approved details. If the replacement trees die or are removed within 5 years of planting, replacements shall be planted during the following planting season.**

**[In the interests of amenity and to comply with policy 37 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].**

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**Application Number: 26/00027/FUL**  
**75 Boundary Road**  
**West Bridgford**  
**Nottinghamshire**  
**NG2 7DB**



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# 26/00027/FUL

**Applicant** JMMS Group Limited

**Location** 75 Boundary Road West Bridgford Nottinghamshire NG2 7DB

**Proposal** Change of use from retail (Class E) to hot-food takeaway and installation of extract flue

**Ward** Musters

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

## THE SITE AND SURROUNDINGS

1. The application property is a ground-floor unit with a Class E (Commercial, Business and Service) use, as part of a semi-detached building with a first-floor residential flat accessed via a separate side entrance. The ground-floor unit was once a newsagent, was most recently used as 'Evans Cycles' although is currently vacant.
2. In accordance with the 'Policies Map' the application site is within the Boundary Road 'Centre of Neighbourhood Importance' which is located to the South of Boundary Road, between Willow Road and Ralf Close. The Centre of Neighbourhood Importance comprises 6 ground floor units, across 3 pairs of two-storey semi-detached properties. At first-floor across these properties, it is understood that there is a mix of commercial and residential uses. Forward of the properties is a shared car parking area operating in an informal manner.
3. An additional ground floor unit was approved under ref; 25/01553/FUL between 71 and 73 Boundary Road.

## DETAILS OF THE PROPOSAL

4. It is proposed for the change of use from retail (Class E) to hot-food takeaway. The change of use would be facilitated by internal alterations, including a larger kitchen area, and the addition of an extract flue.
5. The extract flue would be located to the rear elevation with a c.0.5m diameter, exiting the property at a height above ground of c.2.2m and its maximum height would be c.1.14m above the eaves.
6. Full details of the application can be found [online](#).

## **SITE HISTORY**

7. There is no relevant planning history at 75 Boundary Road.
8. 25/01553/FUL - Between 71/73 Boundary Road - Conversion and change of use of double garage to dessert shop (Sui Generis), single storey rear extension, changes to the front facade. Permitted January 2026.

## **REPRESENTATIONS**

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

9. Ward Councillor, Cllr S Dellar, objects due to parking and access issues, pedestrian safety, impact on the character of the area, neighbour amenity, anti-social behaviour, the distance to schools, and notes the centre of West Bridgford has plenty of takeaways.
10. Ward Councillor, Cllr D Polenta, objects due to parking and access issues, pedestrian safety, neighbour amenity and distance to schools.

### **Statutory and Other Consultees**

11. Environmental Health do not object, subject to a series of conditions summarised below.  
Operation Hours restricted to 11:00-23:00 every day.  
Details of noise levels for any externally mounted plant or equipment.  
Details of the extract ventilation system  
Deliveries and waste collection restricted to Monday-Friday 07:00-18:00, Saturday 08:00-17:00 and no deliveries or waste collection on Sundays and Bank Holidays.
12. NCC Highways do not object, stating the proposal is 'unlikely to result in a material change to the existing situation in terms of impact on the public highway.'

### **Local Residents**

13. 6 letters of support have been received. The reasons are summarised below:
  - Compatibility with the commercial nature of the parade
  - Contribution to the area / economic benefits / improvement of choice
  - Protection of residential amenity
  - Highway safety
  - Efficient use
  - Other hot-foot takeaways within walking distance of schools
  - Waste bins available.
14. 17 letters of objection have been received. The reasons are summarised below.
  - Proximity to schools and parks
  - Operating hours overlapping school and evening periods.

- Impact on residential character and appearance
- Increased traffic, parking and highway safety concerns
- Potential crime, anti-social behaviour and loitering
- Noise and nuisance from customers, deliveries and equipment
- Odour, fumes and air quality impacts
- Litter, food waste and vermin concerns
- Foul sewage, waste storage and collection concerns
- Precedent and cumulative impact of further similar uses
- Existing local takeaway provision.

15. The full extents of comments can be found [online](#).

## **PLANNING POLICY**

16. 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 Residential Design Guide (RRDG).

### **Relevant National Policies and Legislation**

17. 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.
18. 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.
19. 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.
20. As such, the following sections in the NPPF with regard to achieving sustainable development are considered most relevant to this planning application:
- Chapter 7 - Ensuring the vitality of town centres
  - Chapter 8 - Promoting healthy and safe communities
  - Chapter 12 - Achieving well-designed places

21. 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 6 - Role of Town and Local Centres
  - Policy 10 - Design and Enhancing Local Identity
  - Policy 14 - Managing Travel Demand.
22. 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 - Sustainable Development
  - Policy 26 - Development within Centres of Neighbourhood Importance
23. The Rushcliffe Design Code Supplementary Planning Document was adopted by the Borough Council on 1 September 2025. The SPD supplements the Rushcliffe Local Plan (Part 1: Core Strategy and Part 2: Land and Planning Policies) and national planning policies and guidance. The SPD sets out the design requirements for new development in Rushcliffe Borough and will be used in the determination of planning applications.
24. The full policies of the local planning documents can be found [online](#).

## **APPRAISAL**

25. 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.
26. The main issues in the consideration of the application are; principle of development, impact on the character of the area, neighbour amenity and highway safety.

### **Principle of development**

27. In accordance with the 'Policies Map' the application site is within a 'Centre of Neighbourhood Importance' which provide limited retail and community services within a local area and Policy 26 sets out the criteria against which proposals within them should comply.
28. Part 2 of LPP2 Policy 26 (Centres of Neighbourhood Importance) states that within the Centres of Neighbourhood Importance planning permission will be granted for ground floor development proposals provided:
- a) individually or cumulatively it would not result in a significant adverse impact on the vitality, viability or character of the centre;

- b) it does not result in an unacceptable grouping of non-retails uses; and
  - c) it does not result in A5 (hot food and take-away) uses exceeding 30% of the total units.
29. The proposal would retain the active frontage of the property and as such it would not be considered to have an adverse impact on the vitality, viability or character of the centre.
30. Planning permission has been granted for the change of use and works to form a dessert shop including hot food (Sui Generis) between nos.71 and 73. Whilst similarities exist, in that both the proposal and the approval at 71-73 provide hot-food takeaway, 71-73 would predominantly be a dessert shop and the proposal is understood to be savoury items. Nonetheless, this would result in 2 of 7 ground floor uses with the sui generis use including hot food takeaways, equating to 28.6% of the units. As such, the proposal would accord with leg a), b) and c) of part 2 of Policy 26 of the LPP2.
31. Part 3. of LPP2 Policy 26 states that development in Centres of Neighbourhood Importance will be expected to create a more accessible, well-connected and well-designed centre. It should therefore:
- a) be of a high standard of design and not adversely affect the centre by reason of its scale, bulk, form, layout or materials;
  - b) not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the centre;
  - c) not cause a significant adverse impact on the amenity of nearby residents and occupiers;
  - d) not create inactive frontages of more than two units;
  - e) not give rise to unacceptable environmental or public safety impacts;
  - a) and
  - f) provide appropriate provision for servicing and parking.
32. Legs a), c), e) and f) will be discussed later in this report. In terms of leg b), the proposal would not result in the loss of a building or feature and would therefore comply. In terms of leg d), the proposed ground floor use would continue to be accessed from the front, and have an unchanged front elevation, and therefore remain as an active frontage, complying with the requirement.
33. Paragraph 97 of the NPPF states that ‘Local planning authorities should refuse applications for hot food takeaways and fast food outlets:
- a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or
  - b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour.’
34. In accordance with the assessment of the approval at 71-73 Boundary Road (ref; 25/01553/FUL), whilst the application site is within walking distance to several schools, the site is within a designated Centre of Neighbourhood Importance where such a use, in accordance with Policy 26 of the LPP2, is

considered acceptable. A decision to refuse the application would not be considered justified in this instance.

35. Accordingly, provided the proposal would be considered acceptable in terms of legs a), c), e) and f) of part 3 of Policy 26, and being in accordance with other relevant policies of the development plan, the proposal is considered acceptable in principle.

### **Impact on the character of the area**

36. Core Strategy policy 10, Design and Enhancing Local Identity, states that development should make a positive contribution to the public realm and sense of place and should have regard to the local context and reinforce valued local characteristics. Development should be assessed, amongst other things, in terms of its massing, scale, proportions, materials, architectural style and detailing. This is reinforced under policy 1 of the Local Plan Part 2, which also states that development should be sympathetic to the character and appearance of neighbouring buildings and the surrounding area.
37. Chapter 12 of the NPPF concerns achieving well-designed places. Specifically, it requires that development should function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development. Development should also be visually attractive as a result of good architecture, layout and landscaping and should be sympathetic to local character and history and maintain a strong sense of place.
38. Part 3. of LPP2 Policy 26 requires development to be of a high standard of design and not adversely affect the centre by reason of its scale, bulk, form, layout or materials.
39. No alterations are proposed to the shop frontage in terms of design, materials or openings. Any signage other than that which would have deemed consent or that would not require deemed consent or express consent, would be subject to an application for advertisement consent.
40. The proposal includes the installation of an extraction flue to the rear elevation. The flue would be located to the rear and therefore not be easily visible from public domain. There would be an element of visibility from Ralf Close although this is limited by virtue of the orientation of the building and location of the proposed flue, in addition to the tall soft boundary treatments between the application site and the highway. That said, Officers raise no concerns with the form and appearance of the proposed extraction flue as it is considered to not be excessive in size (height and diameter), whilst being of an appropriate and subtle finish for its use.
41. Accordingly, the proposal is considered acceptable in terms of the impact on the character of the area, having regard to Policy 10 of the LPP1, Policy 1 and 26 of the LPP2 and Chapter 12 of the NPPF.

## **Impact of proposed development on amenity of adjoining occupiers**

42. Core Strategy Policy 10 states 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. Part 3. of LPP2 Policy 26 requires development to not cause a significant adverse impact on the amenity of nearby residents and occupiers.
44. Given the proposed use, there would be the potential for impacts on nearby occupiers in terms of noise and odour.
45. In terms of odour, the proposed extraction flue would be in reasonable proximity to a window serving a first-floor flat at 73 Boundary Road. Other residential properties in proximity include those on Ralf Close. Environmental Health as technical advisors were consulted on the application and, subject to appropriate details of the extraction system including details of how the equipment will suppress and disperse fumes and/or odour produced by cooking and food preparation, and ensure it is in use at all times when cooking is carried out in the premises. Subject to appropriate details being provided, Officers are content with Environmental Health's stance.
46. It is noted that Environmental Health's comments included a suggested condition whereby the 'extract vent should terminate not less than 0.6 metres (ideally 1 metre) above the ridge of the building.' Clarification has since been sought, in that the extract vent would terminate more than 1m above the eaves and not the ridge. Environmental Health have confirmed the first-floor occupiers would not be unduly impacted subject to adequate details of how the equipment will suppress and disperse fumes and/or odour produced by cooking and food preparation.
47. Noise is generally more impactful on neighbouring occupiers in the evenings by virtue of the activity within dwellings at these times, such as resting or sleeping, along with less noise being made in public. The proposed use would be open until 23:00 Monday to Sunday, including bank holidays. Noise could be present from the extraction system, from staff and users, and from vehicle movements.
48. In terms of the extraction system, a condition would be added on any approval requiring details of the expected noise levels generated by the fan, which are required to be supplied, must include full octave band analysis, and that all mountings and fixings shall incorporate anti-vibration mounts in order to reduce airborne and structure-borne noise transmission. Subject to adequate details being provided, Officers are content that the extraction system would not result in an unacceptable impact on the amenity of nearby occupiers.
49. In terms of staff and users of the site, Officers have no significant concern noting the site is within a Centre of Neighbourhood Importance, the use class at present is Class E (Commercial, Business and Service) where noise levels

would be similar from several uses which would not require planning permission e.g. Class E(b) Sale of food and drink for consumption (mostly) on the premises.

50. In terms of noise from any increased vehicle movements, the application site is located within a designated Centre of Neighbourhood Importance along with a mix of retail shops and commercial services, in addition to a recently approved sui-generis takeaway use between 71 and 73 Boundary Road. Boundary Road is a main route linking A60 Loughborough Road and the A606 Melton Road at the southern end of West Bridgford. Furthermore, the adjacent convenience store is open well into the evening which could generate similar levels of comings and goings as a hot food takeaway. As such, there are likely to be vehicle movements between the hours of 11:00-23:00 in any case. Similarly to the above paragraph, planning permission would not be required for a change of use to several uses within Class E that would result in a similar level of vehicle movements.
51. In terms of overshadowing and overbearing impacts, the only increase in massing would be from the proposed flue. In terms of overshadowing, the proposed flue would be located to the South of the nearest habitable window (understood to be serving a first-floor flat) and therefore result in an increased level of overshadowing. However, given the scale of the proposed flue and its location, having a close relationship with the rear elevation, the impacts would not be considered unacceptable. The proposed flue would not be within a 45-degree line of sight from the first-floor window and would therefore not be considered overbearing.
52. Overall, Officers are content that the proposal would not result in an unacceptable impact on the amenity of nearby occupiers. The nearest residential occupier is the first-floor flat at 73 Boundary Road which may experience an impact, although this would not be considered to a level that would warrant refusal of the application subject to adequate details being provided by condition, and the use being restricted to the hours of 11:00-23:00. Environmental Health as technical advisors do not object subject to a series of conditions. The application site is within a Centre of Neighbourhood Importance, where such uses are to be expected. It is considered that the proposed development would not significantly, adversely affect the amenities of the occupiers of neighbouring properties in terms of noise and disturbance. The proposal would therefore be considered to comply with Policy 10 of the LPP1 and Part 3. of LPP2 Policy 26.

### **Impact on highway safety and parking provision**

53. Paragraph 116 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.'
54. Part 3. of LPP2 Policy 26 requires development to provide appropriate provision

for servicing and parking.

55. The Boundary Road Centre of Neighbourhood Importance is within the urban area of West Bridgford, and is walkable from many properties whilst also having bus stops adjacent. Any customers visiting by car would have the opportunity to park in the existing informally arranged car park wrapping around the frontage of the properties. It is also noted that delivery drivers and customers parking would likely come-and-go in a relatively swift turn around, and would not require a large amount of on-site staff, ensuring spaces are still available for the other units without resulting in any notable increase in spill to the surrounding roads.
56. The car parking area has several access/egress points, each with a good level of pedestrian and vehicular visibility splays that do not give rise to any significant highway safety impact.
57. NCC Highways have been consulted on the application and do not object, stating the proposal is unlikely to result in a material change to the existing situation in terms of impact on the public highway. It was also noted that the current use class (Class E) would allow other commercial/business uses to operate at the site without the need for planning permission, such as food retail or café/restaurant use, which would generate a similar parking demand to that of a hot-food takeaway.
58. The servicing needs of the site will also likely remain as existing.
59. As such, the proposal would not result in an unacceptable impact on highway safety and therefore, in line with Paragraph 116 of the NPPF, the development should not be refused on highways grounds. The proposal would comply with Policy 26 given that appropriate provision for servicing and parking would be provided.

## **Other Matters**

### Biodiversity Net Gain

60. 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.
61. Under Regulation 4 (de minimis exemption) 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 meets the first and second conditions.
62. The first condition is that the development does not impact an onsite priority

habitat. The second condition is that the development impacts—

- (a) less than 25 square metres of onsite habitat that has biodiversity value(1) greater than zero; and
- (b) less than 5 metres in length of onsite linear habitat.

63. The proposal would comply with the two conditions and fall under the de minimis exemption, and therefore be exempt from providing biodiversity net gain.

Consultation concerns:

64. Concerns relating to proximity to schools, impact on the character of the area, amenity of nearby occupiers, parking/access and pedestrian safety have been covered within this report. Outstanding matters can be summarised as precedent setting, anti-social behaviour and littering, waste storage/removal, and sewage disposal.
65. In terms of precedent setting and amount of existing takeaways, as outlined in the 'principle of development' section the proposed use would not exceed 30% of the total units. However, it would result in 28.6% of the units with the approval at 71-73 Boundary Road meaning that any further hot food takeaway use in the Boundary Road Centre of Neighbourhood Importance would be contrary to Policy 26 of the LPP2.
66. In terms of anti-social behaviour and littering, the Boundary Road Centre of Neighbourhood Importance and its surrounding area is served by several public waste bins, whilst the application site would also likely have bins internally, meaning customers have plenty of bin provision. The area is well-lit, with plenty of natural surveillance along with CCTV.
67. Officers have no reason to have concern with the waste storage and removal, and sewage disposal practices of such a use, and suggests the proposed use would not be dissimilar to several Class E uses in terms of waste.

**RECOMMENDATION**

68. The proposed change of use from retail (Class E) to hot-food takeaway and the addition of an extract flue would be acceptable in principle, complying with Policy 26 of the LPP2. Furthermore, it would be acceptable in terms of impact on the character of the area, impact on nearby occupiers and highway safety. As such, it is recommended that planning permission is granted subject to a schedule of conditions.

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

- 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 must be carried out strictly in accordance with the following approved plan(s)/drawings/documents.**
  - o 25/1204/04 Rev A – Proposed Elevations. Dated 07/01/26.**
  - o 25/01201/03 – Proposed Floor Plans. Dated December 2025.**

**[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)].**

- 3. The development hereby permitted must be constructed using only the materials and details specified in the approved plan, 25/1204/04 Rev A – Proposed Elevations. If any alternative materials are proposed to be used, then prior to the development advancing beyond damp proof course level, the details of all alternative external materials must be submitted to and approved in writing by the Borough Council. Thereafter the development must be carried out in accordance with the approved, alternative materials.**

**[To ensure the appearance of the development is satisfactory having regard to policy 10 (Design and Enhancing Local Identity) 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)].**

- 4. The development hereby permitted shall be restricted to the hours of operation 11:00-23:00, Monday to Sunday including bank holidays. The operation of any externally mounted plant or equipment shall also be limited to these hours.**

**[To protect the amenities of nearby residential properties having regard to having regard to Policy 10 (Design and Enhancing Local Identify) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].**

- 5. Before being brought into first use, the noise levels for any externally mounted plant or equipment, together with any internally mounted equipment which vents externally, shall be submitted to and approved by the Local Planning Authority. If this information is inconclusive or not complete, then the applicant will be required to undertake a full noise assessment in accordance with BS 4142:2014+A1:2019: Methods for rating and assessing industrial and commercial sound. This report will need to make it clear that the plant/equipment is capable of operating without causing a noise impact on neighbouring properties.**

**[To protect the amenities of nearby residential properties having regard to having regard to Policy 10 (Design and Enhancing Local Identify) of the**

**Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].**

- 6. Prior to installation, full details regarding the proposed extract ventilation system for the cooking area shall be submitted to and approved by the Local Planning Authority. This submission shall include the following:**
- a) The extract vent should terminate not less than 1 metre above the eaves of the building and not less than 1 metre above any openable window/skylight.**
  - b) The system must be in use at all times when cooking is carried out in the premises.**
  - c) Details of the expected noise levels generated by the fan, which are required to be supplied, must include full octave band analysis.**
  - d) All mountings and fixings shall incorporate anti-vibration mounts in order to reduce airborne and structure-borne noise transmission.**
  - e) Details of how the equipment will suppress and disperse fumes and/or odour produced by cooking and food preparation.**
  - f) The extract vent should not be fitted with any restriction at the final opening i.e. cap or cowl.**
  - g) The system should be designed to allow the collection and removal of rainwater in order to prevent water entering the fan unit.**

**[To protect the amenities of nearby residential properties having regard to having regard to Policy 10 (Design and Enhancing Local Identify) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].**

- 7. Deliveries and waste collection shall be restricted to the following times, to cause the minimum amount of disturbance to neighbouring premises:**
- Monday-Friday 0700 – 1800 hours**
  - Saturday 0800 – 1700 hours**
  - Sunday/Bank Holidays No deliveries or waste collection**

**[To protect the amenities of nearby residential properties having regard to having regard to Policy 10 (Design and Enhancing Local Identify) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)]**

Note-

The application was not the subject of pre-application consultation although no significant concerns have been raised during the consideration of the scheme allowing for the decision to be issued in a timely manner.

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.

### **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 Under Regulation 4 (de minimis exemption) of The Biodiversity Gain Requirements (Exemptions) Regulations 2024, 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.

### **NOTES TO APPLICANT**

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.

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.

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 landowner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

Details of any alterations to the front elevation have not been provided and will likely be required via an advertisement consent application.

The applicant is advised of the requirement for registration of the food premises. Further details can be found on the [www.gov.uk](https://www.gov.uk) website (<https://www.gov.uk/food-businessregistration>). Further advice/assistance on food registration and food hygiene requirements can be obtained by contacting [environmentalhealth@rushcliffe.gov.uk](mailto:environmentalhealth@rushcliffe.gov.uk)

### **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.

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.

Statutory exemptions and transitional arrangements:

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74- 003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>

**Planning Appeals – June 2026**

<b>Planning Ref:</b>	<b>Address</b>	<b>Proposal or Breach</b>	<b>Appeal Decision</b>	<b>Decision Type</b>	<b>Planning Inspectorate Reference</b>	<b>Comments/Decision Date</b>
25/01757/FUL	200 Melton Road, Stanton on the Wolds	Demolition of chimney, and construction of single storey rear and side extension	Allowed	Delegated	6005540	01.06.2026
24/00161/FUL	Land West Of Bradmore Road And North Of Wysall Road And Land West Of Wysall, Wysall	Construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar PV with co-located battery energy storage system (BESS) at the point of connection, together with associated infrastructure, access, landscaping and cabling	Allowed	Committee	APP/P3040/W/25/3375110	05.06.2026
25/01570/FUL	137 Melton Road, Stanton on the Wolds	Erection of a single-storey detached dwelling with access, parking and landscaping	Dismissed	Delegated	6004544	09.06.2026 Appellants costs application dismissed

**Planning Appeals – June 2026**

25/01280/FUL	12A Fields Drive, Aslockton	Demolition of existing conservatory and garage. Erection of front/side extension	Dismissed	Delegated	6001374	12.06.2026
25/00471/OUT	Long Acre, Lombard Street, Orston	Outline planning application for the erection of 4 no. dwellings with associated gardens and car parking, with new vehicular access	Dismissed	Delegated	6001799	15.06.2026
26/00108/ADV	Land At Junction Of A606 Widmerpool And Fosse Way, Hickling Pastures	Internally illuminated totem sign	Dismissed	Delegated	6009770	23.06.2026