

**MINUTES
PLANNING COMMITTEE**

Wednesday 16 July 2025

Councillor Roy Allan (Chair)

In Attendance:	Councillor Paul Wilkinson	Councillor Julie Najuk
	Councillor Pauline Allan	Councillor Lynda Pearson
	Councillor David Ellis	Councillor Catherine Pope
	Councillor Rachael Ellis	Councillor Grahame Pope
	Councillor Andrew Ellwood	Councillor Jane Walker
	Councillor Helen Greensmith	Councillor Henry Wheeler
	Councillor Darren Maltby	Councillor Russell Whiting

Absent: Councillor Stuart Bestwick, Councillor Sam Smith and Councillor Ruth Strong

Officers in Attendance: J Krawczyk, C Turton, S Fayaz, H Stylianou and C Goodall

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Bestwick, Smith and Strong. Councillors Rachael Ellis and Maltby attended as substitutes.

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 23 APRIL 2025

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

3 DECLARATION OF INTERESTS

The Chair declared a collective non-pecuniary interest on behalf of all members of the committee in item 5 on the agenda, as Gedling Borough Council were the applicant and the owned the land.

4 APPLICATION 2025/0274 - WOODBOROUGH GARDEN CENTRE, LOWDHAM LANE, WOODBOROUGH

Erection of 2 Canopies to the north facade of the Garden Centre.

David Lazenby, Property and Concessions Director of British Gardens Centres (The Applicant), spoke in support of the application.

The Assistant Director of Development informed the committee that since the publication of the agenda, a letter had been received from County Councillor Stoll, who considered that the benefits of the proposal would outweigh the negligible impact upon the Green Belt and was therefore in support of the application.

He then went on to introduce the report and concluded that as the proposal was considered to be inappropriate development within the Green Belt, which was not justified by any very special circumstances, it was therefore recommended that planning permission be refused for the reason detailed within the report.

The officer recommendation to refuse planning permission was not carried.

The Chair proposed an adjournment for five minutes, which was duly seconded.

The meeting was adjourned at 18:26.

The meeting resumed at 18:31.

The Chair proposed a further adjournment, which was duly seconded.

The meeting was adjourned at 18:37.

The meeting resumed at 18:39.

The Chair proposed a motion, which was duly seconded, for members to debate the very special circumstances as a reason to grant planning permission, contrary to officer recommendation.

Following debate, the committee felt the development did not meet all the criteria set out within paragraph 155 of the NPPF and was therefore inappropriate development.

However, they felt that the economic benefits of the development, namely the ability of the business to compete with online retailers, providing a better environment for customers and securing the viability of the business for the future, were very special circumstances which outweighed the potential harm to the Green Belt.

It was therefore agreed that the reasons as set out above, were the proposed reasons to grant planning permission.

The Assistant Director of Development introduced the following proposed conditions:

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings received by the Local Planning Authority:

A-PL-200 (P02) – Site Location Plan
A-PL-210 (P02) – Proposed Site Plan
A-PL-211 (P02) – Proposed Floor Plan
A-PL-212 (P02) – Proposed Roof Plan
A-PL-213 (P02) – Proposed Elevations

The Chair then moved a motion, which was duly seconded, to grant planning permission based on the very special circumstances discussed in the previous motion and including the proposed conditions as set out above by the Assistant Director of Development, which was carried.

It was therefore

RESOLVED:

To Grant Planning Permission subject to the following conditions:

Conditions

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the application form and following list of approved drawings received by the Local Planning Authority:
A-PL-200 (P02) – Site Location Plan
A-PL-210 (P02) – Proposed Site Plan
A-PL-211 (P02) – Proposed Floor Plan
A-PL-212 (P02) – Proposed Roof Plan
A-PL-213 (P02) – Proposed Elevations

Reasons

1. To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt.

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APPLICATION 2025/0458 - GEDLING BOROUGH COUNCIL, CIVIC CENTRE, ARNOT HILL PARK, ARNOLD

Display of one of the following flags on a flagpole: Pride Flag, Progress Flag, Windrush Flag, VE Day Flag, D-Day Flag (including any future versions).

The Principal Planning Officer introduced the report.

RESOLVED:

TO GRANT ADVERTISEMENT CONSENT subject to the following conditions:

Conditions

- 1 The consent shall be read in accordance with the following submitted documents:
 - Application form, received by the Local Planning Authority 27th June 2025
 - Site Location Plan, received by the Local Planning Authority 18th June 2025
 - Elevation Plan - VE Day flag, received by the Local Planning Authority 1st July 2025
 - Elevation Plan - D-Day Flag, received by the Local Planning Authority 1st July 2025
 - Elevation Plan – Progress Flag, received by the Local Planning Authority 9th June 2025
 - Elevation Plan – Progress and Intersex Flag, received by the Local Planning Authority 3rd July 2025
 - Elevation Plan – Pride Flag, received by the Local Planning Authority 3rd July 2025
 - Elevation Plan – Windrush Flag, received by the Local Planning Authority 3rd July 2025
- 2 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

- 3 No advertisement shall be sited or displayed so as to— (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or;(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- 4 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- 5 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- 6 Where an advertisement is required to be removed under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) Regulations, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reasons

- 1 Reason: For the avoidance of doubt and to define the terms of this consent.
- 2 Reason: In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 3 Reason: In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 4 Reason: In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 5 Reason: In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 6 Reason: In accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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APPEAL SUMMARY REF: APP/N3020/D/25/3360775 – 9 BIRCHWOOD DRIVE, RAVENSHEAD

Erection of a two-storey front extension and dormer window. Erection of an attached garage with dormer window. Dropped kerb to provide access to new garage.

RESOLVED:

To note the information.

7 APPEAL SUMMARY REF: APP/N3020/D/25/3361530 - 149B MAIN STREET, WOODBOROUGH

Loft conversion with dormer roof to the rear and raise ridge line of dwelling. Conversion of garage to ancillary domestic accommodation and skylights to the garage.

RESOLVED:

To note the information.

8 APPEAL SUMMARY REF:APP/N3020/W/24/3354066 - ERNEHALE LODGE NURSING HOME, 82A FURLONG STREET, ARNOLD

Change of Use from Nursing Home to 19 No. Dwellings with rear, side and roof extensions and facade alterations.

RESOLVED:

To note the information.

9 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

10 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

11 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 7.01 pm

Signed by Chair:

Date: