

Agenda

Planning Committee

Date: **Wednesday 3 September 2025**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3844

Planning Committee

Membership

Chair Councillor Roy Allan

Vice-Chair Councillor Paul Wilkinson

Councillor Pauline Allan
Councillor Stuart Bestwick
Councillor David Ellis
Councillor Andrew Ellwood
Councillor Helen Greensmith
Councillor Julie Najuk
Councillor Lynda Pearson
Councillor Catherine Pope
Councillor Grahame Pope
Councillor Sam Smith
Councillor Ruth Strong
Councillor Jane Walker
Councillor Henry Wheeler
Councillor Russell Whiting

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Responsibilities of the Planning Committee:

- 1) To examine and investigate any proposals for development within or outside the Borough which affect the growth prosperity and wellbeing of the Borough and to consult on any action considered necessary.
- 2) Power to fix fees and charges in relation to the remit of the Committee.
- 3) Power to appoint delegates to conferences and to approve Member training in relation to the remit of the Committee.
- 4) To respond to consultative documents received by the Council and falling within the remit of the Committee.

- 5) Power to institute enforcement and legal proceedings in connection with any offences under any powers delegated to this Committee.
- 6) Power to determine applications for planning permission.
- 7) Power to determine applications to develop land without compliance with conditions previously attached.
- 8) Power to grant planning permission for development already carried out.
- 9) Power to decline to determine applications for planning permission.
- 10) Duties relating to the making of determinations of planning applications.
- 11) Power to determine applications for planning permission made to the Council.
- 12) Power to make determinations, give approvals and agree matters relating to the exercise of development rights.
- 13) Power to enter into agreements regulating the use or development of land.
- 14) Power to issue a certificate of existing or proposed lawful use or development.
- 15) Power to serve a completion notice.
- 16) Power to grant consent for the display of advertisements.
- 17) Power to authorise entry onto land pursuant to Section 196A of the Town and Country Planning Act 1990.
- 18) Power to require the discontinuance of a use of land.
- 19) Power to serve a contravention notice, breach of condition notice or stop notice.
- 20) Power to issue an enforcement notice.
- 21) Power to apply for an injunction restraining a breach of planning control.
- 22) Power to require proper maintenance of land pursuant to Section 215(1) of the Town and Country Planning Act 1990.
- 23) Power to determine applications for listed buildings consent.
- 24) Power to serve a building preservation notice
- 25) Power to acquire a listed building in need of repair and to serve a repairs notice.
- 26) Power to apply for an injunction in relation to a listed building.
- 27) Power to execute urgent works to a listed building.
- 28) Power to create, extinguish, stop up or divert footpaths or bridle ways after consultation, where appropriate, with the relevant Parish Council.
- 29) Power to make a rail crossing diversion or extinguishment order.
- 30) To exercise the Council's powers relating to the preservation of trees contained within the Town and Country Planning Act 1990.
- 31) To exercise the Council's powers with regard to the Hedgerows Regulations 1997.
- 32) Power to make, amend, revoke or re-enact byelaws within the remit of the Committee

AGENDA

Page

1. **Apologies for Absence and Substitutions.**
2. **To approve, as a correct record, the minutes of the meeting held on 16 July 2025** 5 - 11
Planning Committee Protocol.
3. **Declaration of Interests**
4. **Position Statement on Grey Belt - Gedling Borough Council** 17 - 26
5. **Future Applications** 27
6. **Planning Delegation Panel Action Sheets** 29 - 44
7. **Any other items which the Chair considers urgent.**

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.

5

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.

6 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:

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PLANNING COMMITTEE PROTOCOL

Introduction

1. This protocol is intended to ensure that planning decisions made at the Planning Committee meeting are reached, and are seen to be reached, in a fair, open and impartial manner, and that only relevant planning matters are taken into account.
2. Planning Committee is empowered by the Borough Council, as the democratically accountable decision maker, to determine planning applications in accordance with its constitution. In making legally binding decisions therefore, it is important that the committee meeting is run in an ordered way, with Councillors, officers and members of the public understanding their role within the process.
3. If a Councillor has any doubts about the application of this Protocol to their own circumstances they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.
4. This protocol should be read in conjunction with the Council's Member's Code of Conduct, Code of Practice for Councillors in dealing with Planning Applications, briefing note on predetermination and the Council's Constitution.

Disclosable Pecuniary and Non- Pecuniary Interests

5. The guidance relating to this is covered in the Council's Member's Code of Conduct and Code of Practice for Councillors in dealing with Planning Applications.
6. If a Councillor requires advice about whether they need to declare an interest, they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

Pre-determination and Predisposition

7. Councillors will often form an initial view (a predisposition) about a planning application early on in its passage through the system whether or not they have been lobbied. Under Section 25(2) of the Localism Act 2011 a Councillor is not to be taken to have had, or to have appeared to have had, a closed mind when making a decision just because the decision-maker had previously done anything that directly or indirectly indicated what view the decision-maker took, or would or might take in relation to a matter, and, the matter was relevant to the decision.
8. This provision recognises the role of Councillors in matters of local interest and debate, but Councillors who are members of the Planning Committee taking part in a decision on a planning matter should not make up their minds how to vote prior to consideration of the matter by the Planning Committee and therefore should not

comment or make any commitment in advance as to how they intend to vote which might indicate that they have a closed mind (predetermination).

9. If a Councillor has made up their mind prior to the meeting, or have made public comments which indicate that they might have done, and is not able to reconsider their previously held view, then they will not be able to participate on the matter. The Councillor should declare that they do not intend to vote because they have (or could reasonably be perceived as having) judged the matter elsewhere. The Councillor will be then not be entitled to speak on the matter at the Planning Committee, unless they register to do so as part of the public speaking provision. For advice on pre-determination and predisposition, Councillors should refer to the Code of Practice for Councillors in dealing with Planning Applications in the Council's Constitution, and seek the advice of the Council Solicitor and Monitoring Officer.

Lobbying

10. The guidance relating to this is covered in the Code for dealing with Planning Applications.
11. If a Councillor requires advice about being lobbied, they should seek advice from the Council Solicitor and Monitoring Officer as soon as possible and preferably well before any meeting takes place at which they think the issue might arise.

Roles at Planning Committee

12. The role of Councillors at committee is not to represent the views of their constituents, but to consider planning applications in the interests of the whole Borough. When voting on applications, Councillors may therefore decide to vote against the views expressed by their constituents. Councillors may also request that their votes are recorded.
13. The role of Officers at Planning Committee is to advise the Councillors on professional matters, and to assist in the smooth running of the meeting. There will normally be a senior Planning Officer, plus a supporting Planning Officer, a senior Legal Officer and a Member Services Officer in attendance, who will provide advice on matters within their own professional expertise.
14. If they have questions about a development proposal, Councillors are encouraged to contact the case Officer in advance. The Officer will then provide advice and answer any questions about the report and the proposal, which will result in more efficient use of the Committees time and more transparent decision making.

Speaking at Planning Committee

15. Planning Committee meetings are in public and members of the public are welcome to attend and observe; however, they are not allowed to address the meeting unless they have an interest in a planning application and follow the correct procedure.
16. Speaking at Planning Committee is restricted to applicants for planning permission, residents and residents' associations who have made written comments to the Council

about the application and these have been received before the committee report is published. Professional agents representing either applicants or residents are not allowed to speak on their behalf. Anyone intending to speak at Committee must register to do so in writing, providing name and contact details, by 5pm three working days before the Committee meeting. As most Committee meetings are currently held on Wednesdays, this is usually 5pm on the Friday before. A maximum of 3 minutes per speaker is allowed, unless extended at the Chair of the Committee's discretion, so where more than one person wishes to address the meeting, all parties with a common interest should normally agree who should represent them or split the three minutes between them. No additional material or photographs will be allowed to be presented to the committee, and Councillors are not allowed to ask questions of speakers.

17. Other than as detailed above, no person is permitted to address the Planning Committee and interruptions to the proceedings will not be tolerated. Should the meeting be interrupted, the Chair of the Committee will bring the meeting to order. In exceptional circumstances the Chair of the Committee can suspend the meeting, or clear the chamber and continue behind closed doors, or adjourn the meeting to a future date.
18. Where members of the public wish to leave the chamber before the end of the meeting, they should do so in an orderly and respectful manner, refraining from talking until they have passed through the chamber doors, as talking within the foyer can disrupt the meeting.

Determination of planning applications

19. Councillors will then debate the motion and may ask for clarification from officers. However, if there are issues which require factual clarification, normally these should be directed to the case Officer before the Committee meeting, not at the meeting itself. After Councillors have debated the application, a vote will be taken.
20. Whilst Officers will provide advice and a recommendation on every application and matter considered, it is the responsibility of Councillors, acting in the interests of the whole Borough, to decide what weight to attach to the advice given and to the considerations of each individual application. In this way, Councillors may decide to apply different weight to certain issues and reach a decision contrary to Officer advice. In this instance, if the Officer recommendation has been moved and seconded but fails to be supported, or if the recommendation is not moved or seconded, then this does not mean that the decision contrary to Officer advice has been approved; this needs to be a separate motion to move and must be voted on. If, in moving such a motion Councillors require advice about the details of the motion, the meeting can be adjourned for a short time to allow members and Officers to draft the motion, which will include reasons for the decision which are relevant to the planning considerations on the application, and which are capable of being supported and substantiated should an appeal be lodged. Councillors may move that the vote be recorded and, in the event of a refusal of planning permission, record the names of Councillors who would be willing to appear if the refusal was the subject of an appeal.

Oct 2015

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Report to Planning Committee

Subject: Gedling Borough Council – Position Statement on Grey Belt

Date: 3rd September 2025

Author: Planning Policy Manager

Purpose

To note the attached Position Statement on Grey Belt

Recommendation(s)

THAT Planning Committee:

- 1) **Notes the Gedling Borough Council Position Statement on Grey Belt attached as Appendix 1.**

1 Background

- 1.1 The new NPPF published in December 2024 introduced the concept of grey belt. *“For the purposes of plan-making and decision-making, ‘Grey Belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey Belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development”*
- 1.2 Updated Green Belt Planning Guidance was published on 27th February 2025
- 1.3 A Green Belt Assessment Framework is being prepared by Ashfield, Broxtowe, Gedling, Newark and Sherwood, Nottingham City and Rushcliffe Councils to enable each authority to undertake a robust assessment of Green Belt boundaries within their area and ensure a common means of assessing the purposes of Green Belt as set out in the National Planning Policy Framework. In particular, it will help the

Councils reach a view on whether there are specific areas of land that could be considered for release from the Green Belt and also to identify grey belt. A draft Assessment Framework is being consulted on until 12th September 2025.

- 1.4 At the national level, the approach to defining grey belt is anticipated to be clarified further through subsequent appeal decisions and case law. However, in the meantime, the purpose of this position statement is to set out how Gedling Borough Council will define key terms and phrases within the Green Belt Planning Practice Guidance, in order that developers and landowners can clearly understand how these terms will be used in decision making. This position statement will be kept under review and will be updated as and when necessary.
- 1.5 This position note has been prepared by Gedling Borough Council in discussion with the other South Nottinghamshire authorities, who are considering whether they may wish to use the same definitions.
- 1.6 The Green Belt guidance published on 27th February 2025 includes a number of terms which are important to define in order that the process of defining grey belt is clear and transparent.

2 Proposal

- 2.1 It is proposed that Planning Committee notes the attached Position Statement on Grey Belt.

3 Legal Implications

- 3.1 None. The Position Statement defines certain terms within Green Belt Planning Guidance published on 27th February 2025 but does not set policy.

4 Equalities Implications

- 4.1 None. The Position Statement defines certain terms within Green Belt Planning Guidance published on 27th February 2025 but does not set policy.

5 Carbon Reduction/Environmental Sustainability Implications

- 5.1 None. The Position Statement defines certain terms within Green Belt Planning Guidance published on 27th February 2025 but does not set policy.

6 Appendices

- 6.1 **Appendix 1:** Position Statement on Grey Belt

7 Background Papers

- 7.1 Draft Green Belt [Assessment Framework](#)

POSITION STATEMENT ON GREY BELT

August 2025

Serving people, Improving lives

POSITION STATEMENT ON GREY BELT

Introduction

1. The new NPPF published in December 2024 introduced the concept of grey belt. *“For the purposes of plan-making and decision-making, ‘Grey Belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey Belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development”*
2. Updated Green Belt Planning Practice Guidance published on 27th February 2025 sets out
 - The considerations involved in assessing the contribution Green Belt land makes to Green Belt purposes, where relevant to identifying grey belt land;
 - The considerations involved in determining whether future release or development of Green Belt land would fundamentally undermine the remaining Green Belt in the plan area;
 - Guidance for considering proposals on potential grey belt land;
 - Guidance on identifying sustainable locations when considering the release or development of Green Belt land;
 - Updated guidance on how major housing development on land which is released from the Green Belt through plan making, or on sites in the Green Belt, should contribute to accessible green space;
 - Updated guidance on how to consider the potential impact of development on the openness of the Green Belt.
3. Ashfield, Broxtowe, Gedling, Newark and Sherwood, Nottingham City and Rushcliffe Councils are working jointly to prepare evidence to support their emerging Local Plans within their authorities. A [Green Belt Assessment Framework](#) is being prepared that will help inform part of that evidence base by providing a framework to enable each council to undertake a robust assessment of Green Belt boundaries within their area and ensure a common means of assessing the purposes of Green Belt as set out in the National Planning Policy Framework. If required, more detailed methodologies, informed by local circumstances, will be set out by each local authority in their Green Belt review documents. In particular, the Green Belt Assessment Framework will help the Councils reach a view on

whether there are specific areas of land that could be considered for release from the Green Belt and also to identify grey belt.

4. At the national level, the approach to defining grey belt is anticipated to be clarified further through subsequent appeal decisions and case law. However, in the meantime, the purpose of this position statement is to set out how Gedling Borough Council will define key terms and phrases within the Green Belt Planning Practice Guidance, in order that developers and landowners can clearly understand how these terms will be used in decision making. This position statement will be kept under review and will be updated as and when necessary.
5. This position note has been prepared by Gedling Borough Council in discussion with the other South Nottinghamshire authorities, who are considering whether they may wish to use the same definitions.

Definitions

6. The Green Belt guidance published on 27th February 2025 includes a number of terms which are important to define in order that the process of defining grey belt is clear and transparent.

Physical features

7. Physical features, as referred to in paragraph 005 of the Planning Practice Guidance on Green Belt (purpose A) comprise roads, railways, watercourses, tree belts, woodlands, ridgelines or field boundaries. This definition reflects the approach taken in the 2025 Green Belt Assessment Framework.

Large built up area

8. Large built up areas within Gedling Borough are defined as the Main Built up Area (see below) and Hucknall.

Towns

9. Towns are to be defined by each Council using the 2025 Green Belt Assessment Framework, but likely to include:-
 - The Main Built up Area (as identified in the Key Diagram in the Greater Nottingham Strategic Plan);

- Settlements including but not restricted to Key Settlements and Named Settlements as defined in adopted and emerging local plans; and
 - Main Urban Areas (as defined in the Ashfield Local Plan).
10. For Gedling Borough Council the definition of Towns therefore includes:-
- the Main Built up Area (i.e. Arnold and Carlton). The Main Built up Area is defined on the Key Diagram in the emerging Greater Nottingham Strategic Plan and will also be defined through the preparation of the Gedling Local Development Plan.
 - the sub regional centre of Hucknall
 - Bestwood Village
 - Burton Joyce
 - Calverton
 - Ravenshead.
11. The settlements are justified by the [Key Settlements Review \(September 2024\)](#) which recognises that Burton Joyce has a medium level accessibility to a range of services.

Historic town

12. It is considered that there are no historic towns within Gedling Borough.

Footnote 7

13. Paragraph 009 of the Planning Practice Guidance on Green Belt requires consideration to be given to whether the application of policies to areas and assets of particular importance identified in footnote 7 to the NPPF (other than Green Belt) provide a strong reason to restrict development. The areas and assets of importance listed in footnote 7 will be defined as follows

Areas/assets of importance	Definition
Sites of Special Scientific Interest	As designated by Natural England.
Local Green Space	Defined in local plans, neighbourhood plans and the Nottingham City Council Open Space Network.

Irreplaceable habitats	As defined in the glossary to the NPPF. Include ancient woodland, ancient and veteran trees. There are no blanket bogs, limestone pavements, sand dunes, salt marshes and lowland fens within Gedling Borough.
Designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75);	Designated heritage assets defined by Historic England – includes listed buildings, scheduled monuments, registered historic parks and gardens, conservation areas. There are currently no non designated heritage assets of archaeological interest within Gedling Borough.
Areas at risk of flooding	Within flood zones 2 and 3

- 12 The implications of the possible potential Sherwood Forest Special Protection Areas (ppSPA) will also be considered in light of the Natural England advice note, as defined by the 400m buffer to the Natural England Indicative Core Area.
<https://www.mansfield.gov.uk/downloads/file/482/natural-england-s-advice-notes-on-the-sherwood-ppspa-2014>

Partially/largely enclosed

14. 'Partially enclosed' is defined as being enclosed on two sides and 'largely enclosed' is defined as being enclosed on three sides.

Visual separation

15. The loss of visual separation is considered in relation to whether there would be an impact on the views from the site/area being considered to the closest town, as well as on the views from the edge of the closest town to the site/area being considered.

Definition of 'adjacent or near to' and 'in reasonable proximity'

16. These two terms will both be assessed on their merits and will take account of physical features on the ground. Consideration will be given to the relationship with a large built up area and whether this is clearly visible from the site. Prominent landforms between a site and the large built up area are likely to prevent the site from being defined as 'adjacent or near to' or 'in reasonable proximity'.

Sustainable location

17. Paragraph 011 of the Planning Practice Guidance on Green Belt states that, "when making decisions regarding planning applications on grey belt land, authorities should ensure that the development would be in a sustainable location. For the purpose of these decisions, where grey belt land is not in a location that is or can be made sustainable, development on this land is inappropriate".
18. Planning Practice Guidance cross refers to paragraphs 110 and 115 the NPPF which recognises the need to minimise both the number and length of journeys needed for employment, shopping, leisure, education and other activities.
19. The adopted Gedling local plan (Aligned Core Strategy and Local Planning Document) and the emerging Greater Nottingham Strategic Plan and Gedling Local Development Plan define a settlement hierarchy to accommodate future growth in order to achieve sustainable development. The hierarchy focuses on urban living through prioritising sites within and adjoining the main built-up area of Nottingham to make the most of existing infrastructure and reducing the need to travel.
20. For Gedling Borough Council, this results in the following hierarchy
- In the Main Built up Area of Nottingham (i.e. Arnold and Carlton);
 - Adjoining the Main Built up Area of Nottingham (i.e. Arnold and Carlton); and
 - In or adjoining the Key Settlements of Bestwood Village, Calverton and Ravenshead.
21. The starting point for considering whether a site/area is in a sustainable location is the settlement hierarchy. Consideration will then be given to the numerical score given by the digital connectivity tool launched in July 2025 by the Department for Transport and MHCLG
<https://www.gov.uk/guidance/connectivity-tool>. The tool considers Output

Areas across England and Wales and provides a standard way to consider connectivity to education, leisure and community, health, shopping, residential and workplaces by four modes of transport – walking, cycling, public transport and driving.

22. Planning Practice Guidance states that whether locations are sustainable should be determined in light of local context and site or development-specific considerations. As such, it may be that for certain land uses a different definition is appropriate.



Report to Planning Committee

Subject: Future Planning Applications

Date: 23/08/2025

The following planning applications or details have been submitted and are receiving consideration. They may be reported to a future meeting of the Planning Committee and are available for inspection online at: <http://pawam.gedling.gov.uk:81/online-applications/>

Alternatively, hard copies may be viewed at Gedling1Stop or by prior arrangement with Development Management.

<u>App No</u>	<u>Address</u>	<u>Proposal</u>	<u>Possible Date</u>
2019/1080	Land At Broad Close Woodborough	Outline application for 11 no. residential properties	TBC
2023/0083	Land Off Longdale Lane, Ravenshead	Erection of 33 dwellings, including open space, landscaping and associated infrastructure	TBC
2024/0095	Land East Of Westhouse Farm Moor Road Bestwood	Construction of 93 houses, associated infrastructure, and external works	TBC
2025/0550	Development Site Chase Farm Arnold Lane Gedling	Reserved Matters application for Appearance, Landscaping, Layout and Scale in relation to outline planning permission 2017/1571 for "Erection of employment units (Class B1c/B2/B8 Use), Pub/Restaurant (Class A3/A4 Use) and Drive Thru (Class A3 Use), together with associated parking, servicing and landscaping."	TBC

Please note that the above list is not exhaustive; applications may be referred at short notice to the Committee by the Planning Delegation Panel or for other reasons. The Committee date given is the earliest anticipated date that an application could be reported, which may change as processing of an application continues.

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ACTION SHEET PLANNING DELEGATION PANEL 11th July 2025

2025/0368

Toby Carvery Vale Road Colwick

Installation of roof mounted 49.6 kW solar PV system comprising of 109 x Canadian Solar 455w modules

The proposed development would provide renewable energy, respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission.

11th July 2025

Video Conference Call Meeting

Cllr Roy Allan

Cllr Lynda Pearson

Cllr Ruth Strong

Cllr Stuart Bestwick

John Krawczyk – Assistant Director Development

Nigel Bryan – Development Management Manager

Claire Turton – Principal Planning Officer

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ACTION SHEET PLANNING DELEGATION PANEL - 18th July 2025

2024/0760

2 Louise Avenue, Netherfield, Nottinghamshire

Split plot to creating new dwelling a 4-Bedroom new build two-storey detached house with Box Dormer to rear of Loft bedroom and separated garden.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

2025/0372

1 Nursery Drive, Carlton, Nottinghamshire

To create 2 no. 3 bedroom semi detached properties on the same floor plate as outline planning ref 2024/0923 approved 21.02.25.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

18th July 2025

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Lynda Pearson

Cllr Alison Hunt

Nigel Bryan – Development Manager

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ACTION SHEET PLANNING DELEGATION PANEL 25th July 2025

2024/0682

9 Lynton Gardens Arnold Nottinghamshire

2 Storey Side extension

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2024/0835

23 Trent Lane Burton Joyce Nottinghamshire

The application is for change of use to mixed-purpose. The property hosts well-being retreats in the back garden.

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety or flood risk.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2025/0054

28 Clumber Avenue Woodthorpe Nottinghamshire

Form a new bedroomed Detached Bungalow within land adjacent to 28 Clumber Avenue

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2025/0499

Land To The West Of 101 Wighay Road Linby

Application for Permission in Principle for Residential Development of One Dwelling

The proposed development would be acceptable in terms of location, land use and amount of development

The Panel recommended that the application be determined under delegated authority.

Decision to grant permission in principle.

25th July 2025

Video Conference Call Meeting

Cllr Roy Allan

Cllr David Ellis

Cllr Lynda Pearson

Cllr Ruth Strong

Cllr Stuart Bestwick

Nigel Bryan – Development Management Manager

Claire Turton – Principal Planning Officer

ACTION SHEET PLANNING DELEGATION PANEL - 1st August 2025

2025/0266

27 Marshall Road, Mapperley, Nottinghamshire

Construction of two-storey side extension and first floor extension install two first-floor obscure-glazed non-opening windows.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

2025/0413

44 Perlethorpe Avenue, Gedling, Nottinghamshire

Two storey side extension, single storey rear extension, and enlarged porch to front.

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

2025/0450

26 Edwin Street, Daybrook, Nottinghamshire

Ground floor rear and side extension (habitable room/bedroom).

The proposed development would respect the character of the area, residential amenity and highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision: to grant permission.

1st August 2025

Video Conference Call Meeting

Cllr Roy Allan
Cllr David Ellis
Cllr Lynda Pearson
Cllr Stuart Bestwick
Cllr Ruth Strong

ACTION SHEET PLANNING DELEGATION PANEL 8th August 2025

2025/0304

Pumping Station Shaftesbury Avenue Burton Joyce

Installation of a building and associated kiosk

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission.

2025/0379

297 Mansfield Road Redhill Nottinghamshire

Proposed rear single storey extension and rear first floor extension over existing lean to including balcony railing to the roof

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission.

2025/0517

Land Adjacent 61 Kirkby Road Ravenshead

Erection of a detached dwelling.

The proposed development is not in a sustainable location and therefore is not considered to be appropriate development in the Green Belt or Grey Belt.

The Panel recommended that the application be determined under delegated authority.

Decision to refuse permission in principle.

2025/0462
5 Chapel Lane Ravenshead Nottinghamshire
Proposed detached garage with annexe

This application was withdrawn from the agenda.

2025/0465
Car Park Frederick Avenue Carlton
Installation of 20m pole supporting 6no. Antennas, installation of 1no. 0.3m dish, 3no. Equipment cabinets, and Ancillary development thereto

The siting and appearance of the development is acceptable.

The Panel recommended that the application be determined under delegated authority.

Decision Prior Approval not required

2025/0491
15C Ranmoor Road Carlton Nottinghamshire
Erection of double garage (variation of condition 2 of planning permission 2024/0290 to alter roof design).

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

8th August 2025

Video Conference Call Meeting

**Cllr Paul Wilkinson
Cllr David Ellis
Cllr Ruth Strong**

Cllr Stuart Bestwick

Claire Turton – Principal Planning Officer

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ACTION SHEET PLANNING DELEGATION PANEL 15th August 2025

2025/0476TPO

24 Sandfield Road Arnold Nottinghamshire

Trimming back overhang on sycamore tree by 2 metres.

The proposed works would be appropriate, would not affect the health of the tree and would not impact on the visual amenity of the tree.

The Panel recommended that the application be determined under delegated authority.

Decision to grant consent to carry out works to a tree protected by a TPO

2025/0477

15 Church Drive Daybrook Nottinghamshire

Change of use from Class C3 (dwellinghouse) to Sui Generis House in Multiple Occupation (HMO) for 15 occupants (11 bedrooms, 4 of which are double-occupancy), including demolition of the existing garage, construction of a wraparound single-storey rear and side extension, and internal reconfiguration. A rear-facing L-shaped dormer and two front rooflights are proposed under permitted development rights.

The proposed development represents an over-development of the site, will have an unacceptable impact on the amenity of neighbouring and future residents and has failed to demonstrate that it will not have an adverse impact on ecology.

The Panel recommended that the application be determined under delegated authority.

Decision to refuse planning permission

2025/0587NMA

2 Regina Crescent Ravenshead Nottinghamshire

Non-material amendment to permission 2024/0727 (alter position of side facing windows to North East elevation; insert new ground floor side facing window to South West elevation and alter rear roof to form flat roof valley centrally)

The proposed development would be materially different to the plans approved under 2024/0727 and would not constitute a non-material amendment.

The Panel recommended that the application be determined under delegated authority.

Decision to refuse the non-material amendment application.

15th August 2025

Video Conference Call Meeting

**Cllr Roy Allan
Cllr David Ellis
Cllr Lynda Pearson
Cllr Ruth Strong
Cllr Stuart Bestwick**

**Claire Turton – Principal Planning Officer
John Krawczyk – Assistant Director Development**

ACTION SHEET PLANNING DELEGATION PANEL 22nd August 2025

2025/0383

87 Longdale Lane Ravenshead Nottinghamshire

New boundary wall to main road, double storey extension to rear and proposed new garden room

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area, highway safety or protected trees.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2025/0393

5 Ousebridge Drive Carlton Nottinghamshire

Two storey extension to existing house, with additional dormer to the rear for loft conversion

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area or highway safety

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission

2025/0488

34 Pateley Road Woodthorpe Nottinghamshire

Two storey side and rear extensions. New porch

The proposed development would have an unacceptable impact on the character of the host dwelling.

The Panel recommended that the application be determined under delegated authority.

Decision to refuse planning permission.

2025/0508

119 Lambley Lane Burton Joyce Nottinghamshire

New build single storey 3 bedroom residential house and landscaping located in the garden of 119 Lambley Lane.

The proposed development would not have an unacceptable impact on the amenity of neighbouring occupiers, the visual amenity of the area, highway safety, trees or ecology.

The Panel recommended that the application be determined under delegated authority.

Decision to grant planning permission.

22nd August 2025