

**MINUTES
PLANNING COMMITTEE**

Wednesday 15 July 2026

Councillor Roy Allan (Chair)

In Attendance:	Councillor Paul Wilkinson	Councillor Ron McCrossen
	Councillor Pauline Allan	Councillor Julie Najuk
	Councillor Stuart Bestwick	Councillor Catherine Pope
	Councillor David Ellis	Councillor Grahame Pope
	Councillor Andrew Ellwood	Councillor Sam Smith
	Councillor Helen Greensmith	Councillor Ruth Strong
	Councillor Darren Maltby	Councillor Henry Wheeler

Absent: Councillor Jane Allen, Councillor Lynda Pearson and Councillor Russell Whiting

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

15 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Allen, Pearson and Whiting.

Councillors Maltby and R McCrossen attended as substitutes.

16 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 3 JUNE 2026

RESOLVED:

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

17 DECLARATION OF INTERESTS

None.

18 APPLICATION NO. 2025/0550 - DEVELOPMENT SITE CHASE FARM, ARNOLD LANE, GEDLING, NOTTINGHAMSHIRE

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.

The Principal Planning Officer introduced the report.

It was moved and duly seconded by members, to add an additional informative in relation to Condition 6 of the report which was approved as follows:

“With regards to condition 6, the car park management and anti-social behaviour plan should include details of a litter management plan.”

RESOLVED:

TO GRANT RESERVED MATTERS APPROVAL subject to the following conditions:

- 1 This permission shall be read in accordance with the following documents;-

Application form, received 14th July 2025

Site Location Plan, received 14th July 2025

Drawing no. 2024-802-P04A, Unit A Proposed Elevations & Roof Plan, received 20th February 2026

Drawing no. 2024-802-P02A, Unit A Proposed Floor Plan, received 20th February 2026

Drawing no. 2024-802-P05, Unit B Proposed Elevations, received 20th February 2026

Drawing no. 2024-802-P04, Unit B Proposed Floor Plan and Roof Plan, received 20th February 2026

Drawing no. 2024-802-P07, Unit C Proposed Elevations, received 20th February 2026

Drawing no. 2024-802-P06, Unit C Proposed Floor Plan and Roof Plan, received 20th February 2026

Drawing no. 2024-802-P08, Unit D Proposed Plans & Elevations, received 20th February 2026

Drawing no. 2024-802-P09, Unit E Proposed Plans & Elevations, received 20th February 2026

Drawing no. JBA 25/115-06 Rev B, Detailed Soft Landscape Proposals, received 20th February 2026

Drawing no. JBA 25/115-07 Rev B, Detailed Soft Landscape Proposals, received 20th February 2026

Drawing no. JBA 25/115-08 Rev B, Detailed Soft Landscape Proposals, received 20th February 2026

Drawing no. 2024-802-P01.K, Planning Site Layout, received 20th February 2026

Letter from James Blake Associates dated 15th October 2025 regarding Guidance on Habitat Mitigation for the Dingy Skipper at Colliery Way, Gedling

Document titled "Measured Works Schedule," Detailed Soft Landscape Proposals, received 30th April 2026
 Drawing no. JBA 25/115-01 Rev B, detailed Hard Landscape Proposals, received 20th February 2026
 Drawing no. JBA 25/115-02 Rev B, detailed Hard Landscape Proposals, received 20th February 2026
 Drawing no. JBA 25/115-03 Rev B, detailed Hard Landscape Proposals, received 20th February 2026
 Drawing no. JBA 25/115-04 Rev B, detailed Hard Landscape Proposals, received 20th February 2026
 Drawing no. 2024-802-P10.K, Enclosures and managed areas plan, received 16th April 2026
 Drawing no. JBA 25/115-05, Detailed Soft Landscape Proposal, received 30th April 2026
 Drawing no. 9037-P04, External Levels including Unit B Sheet 1 of 2, received 11th June 2026, as updated by the email from the applicant to the Local Planning Authority of 2nd July 2026
 Drawing no. 9038-P04, External Levels including Unit B Sheet 2 of 2, received 11th June 2026, as updated by the email from the applicant to the Local Planning Authority of 2nd July 2026

- 2 The reserved matters details hereby permitted shall be constructed entirely of the materials details submitted as part of this reserved matters application
- 3 The landscaping scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
- 4 Full elevation details of the proposed bike storage areas shall be submitted to and approved in writing by the Local Planning Authority. The cycle stores hereby approved for each unit shall thereafter be constructed in accordance with the approved details and be available for use prior to the unit that it serves being brought into use. The cycle stores shall be retained for the life of the development.
- 5 Each unit shall not be occupied until the relevant car parking area serving that unit has been laid out in accordance with the approved details and is available for use.
- 6 Each building hereby approved shall not be occupied until a car park management and anti-social behaviour plan including measures to prevent anti-social behaviour, details of surveillance, lighting, hours of operation, and site management procedures for the car park serving that building has been submitted to and

agreed in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the approved details.

- 7 Notwithstanding the approved hard landscaping plans listed in condition 2, each building hereby approved shall not be occupied until details of the hard surfacing materials to be used for the car parking areas serving that building has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained for the lifetime of the development.

Reasons

- 1 For the avoidance of doubt.
- 2 In the interests of visual amenity.
- 3 In the interests of visual amenity and biodiversity.
- 4 In the interests of sustainability.
- 5 In the interests of highway safety.
- 6 In the interests of neighbouring amenity.
- 7 In the interests of visual amenity.

Informatives

The Borough Council has worked positively and proactively with the applicant, in accordance with the National Planning Policy Framework based on seeking solutions to problems arising in relation to dealing with the planning application.

With regards to the electric vehicle charging, all electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015) and The Electric Vehicles (Smart Charge Points) Regulations 2021.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining

Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Permit Terms and Conditions at Coal mining permit terms and conditions - GOV.UK (www.gov.uk)

Guidance which is in form of FAQs in section 10 at What is a permit and how to get one? - GOV.UK (www.gov.uk)

The gas monitoring and extraction plant currently on-site should remain on-site as long as required by the Minerals Planning Authority (MPA). The MPA will require full access to the plant for operational and maintenance purposes.

With regards to condition 6, the car park management and anti-social behaviour plan should include details of a litter management plan.

19

APPLICATION NO. 2026/0327 - NOTTINGHAMSHIRE FIRE AND RESCUE HEADQUARTERS, BESTWOOD LODGE DRIVE, BESTWOOD, NOTTINGHAMSHIRE

Solar Canopies.

The Principal Planning Officer introduced the report.

RESOLVED:

To GRANT PLANNING PERMISSION subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 The development hereby permitted shall be completed in accordance with the submitted documents, received by the Local Planning Authority 21st May 2026;-

Application Forms
Site Location Plan
Block Plan
Elevations

- 3 The development shall be undertaken in the materials identified on the submitted application forms.
- 4 In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.

An assessment must be undertaken in accordance with the requirements of the Local Planning Authority, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 In the interests of visual amenity and heritage.
- 4 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 121 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.

Notes to Applicant

- 1 The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community

Infrastructure Levy (CIL). Full details of CIL are available on the Council's website.

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given that there is no net additional increase of floorspace as a result of the development.

- 2 Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with the National Planning Policy Framework.
- 3 In order to protect and maintain biodiversity in accordance with relevant wildlife legislation, the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18, works shall be conducted in accordance with the following Reasonable Avoidance Measures (RAMS):
 - The working footprint will be kept to a minimum.
 - A toolbox talk will be delivered to workers prior to the commencement of works to inform them of the potential for protected species and what to do if protected species are found during works. This should include halting work until a suitably qualified ecologist has been consulted.
 - If any large mammal holes are identified within 30 m of the site, works will be halted until a suitably qualified ecologist has been consulted.
 - Any common reptiles, amphibians or small mammals, such as hedgehogs, found during the works will be carefully moved to a safe, sheltered location (such as the base of a hedgerow) away from the works, using gloved hands.
 - A wildlife sensitive lighting scheme will be employed, both during and post-construction, in compliance with the following guidance: Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023), to avoid impacts to foraging and commuting bats and other nocturnal and crepuscular species.
 - Appropriate RAMS will be followed to prevent entrapment of animals in pipes or trenches, such as provision of egress boards for any trenches left open overnight and capping of pipes over 120 mm in diameter.
 - Materials such as netting and cutting tools will not be left in the works area overnight where they might entangle or endanger animals passing through the site.
 - If possible, no stockpiles or piles of vegetation, rubble or soil will be left overnight. If this cannot be avoided, they will be stored raised off the ground or carefully dismantled by hand prior to removal.
 - Building materials should be stored on pallets to discourage wildlife from sheltering within them

- Concrete should not be left unset overnight. If this cannot be avoided, a suitable barrier should be erected to prevent mammals accessing the concrete.
- Pollution prevention best practice will be followed during works.

4 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Gedling Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or
 - (ii) the application for the original planning permission to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

Development below the de minimis threshold, meaning development which:

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

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;

- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

"original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

- 5. The presence of the solar canopies does not justify future pruning of retained trees beyond good arboricultural management, and that no works to trees should be undertaken that would harm their health, structure or amenity in order to improve solar gain.

PLANNING COMMITTEE REFORM

The Assistant Manager – Development introduced a report, which had been circulated in advance of the meeting, briefing Members on proposed legislative changes by the Government and to nominate members of the committee to a Cross-Party Working Group of 9 members to agree the Planning Committee Rules within the Constitution, amend the Planning Committee Protocol and amend the Scheme of Delegation.

RESOLVED:

- 1) To note the content of this report and the Government's proposed planning reforms.
- 2) To nominate up to 9 members to a Cross-Party Working Group to consider Planning Committee Rules within the Constitution, proposed amendments to the Planning Committee Protocol and

also to the Scheme of Delegation, and to refer those amendments to Council for approval.

21 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

22 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

23 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.44 pm

Signed by Chair:
Date: