

TROWELL PARISH COUNCIL

Minutes of the Extraordinary Meeting of Trowell Parish Council

Held at Trowell Parish Hall, Main Hall, on Friday 31 July 2026 at 7.02 pm.

Present

CLLrs S Bell, M Chilton, H Cutting, J Doddy, M Follows, T Hall, M Harvey , D Pringle and H Young.

In Attendance

Mrs J Murden (Clerk & Responsible Financial Officer)

Sixty-one members of the public.

FUL-072/26 Chairman's Welcome

The Chairman welcomed councillors, the Clerk and members of the public to the Extraordinary Meeting of Trowell Parish Council, which had been convened to consider Planning Application 26/00427/FUL – Land East of 256–280 Stapleford Road, Trowell.

The Chairman provided the necessary fire safety information and outlined the arrangements for the conduct of the meeting.

Members and members of the public were reminded that Trowell Parish Council was a statutory consultee in the planning process and that Broxtowe Borough Council, as the Local Planning Authority, was responsible for determining the planning application.

The Chairman explained the purpose of the meeting, outlined the arrangements for the extended Public Forum and encouraged residents to submit their own representations directly to Broxtowe Borough Council before the close of the consultation period.

Those present were reminded that the meeting would be conducted in accordance with the Council's Standing Orders, adopted Protocols for Public Participation in Council Meetings and Members' Code of Conduct. Attendees were asked to conduct themselves in a courteous and respectful manner throughout the meeting.

The Chairman formally opened the meeting.

FUL-073/26 Apologies for Absence

No apologies for absence were received.

All members were present.

FUL-074/26 Declarations of Interest

Councillors declared the following interests:

a) Pecuniary Interests – None.

b) Other Registerable Interests – Cllr D Pringle made the following declaration:

“Chairman, I wish to declare that I am a Broxtowe Borough Councillor and a member of Broxtowe Borough Council’s Planning Committee.

Whilst the Parish Council is being asked this evening to consider its consultation response to this planning application, it is possible that the application may subsequently come before Broxtowe Borough Council’s Planning Committee for determination.

In order to ensure that I am able to consider the application with an open mind should that occur, and to avoid any perception of predetermination, I have decided that I will not participate in the Parish Council’s consideration of Agenda Item FUL-077/26.

I therefore make this declaration in the interests of openness and transparency and will withdraw from the meeting for the duration of that item, returning once the Council has concluded its consideration.”

c) Non-Registerable Interests – None.

FUL-075/26 Background Report – Land East of 256–280 Stapleford Road, Trowell

The Chairman introduced the published Historical Background Report, noting that it had been prepared by the Clerk, circulated to Members in advance of the meeting, published on the Council’s website and made available to members of the public.

Members noted that the purpose of the report was to provide factual historical context relating to the land forming the subject of Planning Application 26/00427/FUL and to assist Members and members of the public in understanding the historical background to the site.

The Chairman reminded those present that the report provided historical context only and did not form part of the Council’s consideration of the planning merits of the application.

The Historical Background Report was noted.

FUL-076/26 Public Forum

In recognition of the exceptional level of public interest surrounding Planning Application 26/00427/FUL, the Chairman exercised her discretion to extend the Public Forum to provide residents with a meaningful opportunity to address the Council before Members considered the application.

The Public Forum commenced at approximately 7.20 pm.

A number of members of the public addressed the Council. In addition, the Clerk read a written representation on behalf of a resident who was unable to attend the meeting.

Representations received included matters relating to:

- the Green Belt and the continued separation of Trowell and Stapleford;
- flood risk, drainage and surface-water management;
- highway safety, traffic generation and the capacity of the surrounding road network;
- ecology and biodiversity;
- residential amenity;
- the character of Trowell and the suitability of the site for development;
- the capacity of local infrastructure and services;
- the historical background relating to the land; and
- other planning matters relevant to the application.

Concerns were also raised regarding the notification of neighbouring residents, the consultation period and requests for an extension to the consultation deadline.

Where appropriate, factual points of clarification were provided in response to questions raised during the Public Forum. These included clarification regarding the notification letters, representations made concerning the consultation period and matters relating to the historical background of the land.

Members listened carefully to the representations made but did not enter into debate during the Public Forum.

The Chairman thanked all those who had addressed the Council for their contributions and formally closed the Public Forum at approximately 8.15 pm, before the Council proceeded to consider the planning application.

FUL-077/26 Planning Application 26/00427/FUL – Land East of 256–280 Stapleford Road, Trowell

Before the Council commenced its consideration of the item, the Chairman asked Cllr D Pringle to withdraw from the meeting in accordance with the declaration made under Agenda Item FUL-074/26.

Cllr D Pringle withdrew from the meeting at approximately 8.21 pm and took no part in the consideration, debate or determination of the item.

The meeting remained quorate throughout the consideration of the item.

The Chairman reminded Members that, in advance of the meeting, they had been provided with the planning application, the supporting documents, the Historical Background Report and the Clerk's report. Members had also listened carefully to the representations made during the Public Forum.

Members were reminded that Trowell Parish Council was a statutory consultee and that its role was to consider the planning merits of the proposal and determine its formal consultation response. The final decision on the application rested with Broxtowe Borough Council as the Local Planning Authority.

The Chairman asked Members to confine their comments to material planning considerations and opened the matter for debate.

Members gave careful consideration to the submitted planning application, its supporting documentation, the Clerk's report and the representations received during the Public Forum.

Members acknowledged the high level of public engagement with the application and the representations received during the Public Forum, together with the written representation read by the Clerk on behalf of a resident who was unable to attend.

During the debate, Members discussed a range of material planning considerations, including:

- the principle of development and the suitability of the site;
- the effect of the proposed development upon the Green Belt and the separation between Trowell and Stapleford;
- the character and setting of Trowell;
- flood risk, drainage and surface-water management;
- highway safety, traffic generation and the capacity of the local road network;
- biodiversity and the proposed delivery of biodiversity net gain;
- climate change, sustainability and energy efficiency;
- residential amenity; and
- the capacity of local infrastructure and services, including healthcare provision.

Members also considered whether the information submitted with the application was sufficient to demonstrate that the proposal would not result in unacceptable planning impacts and the extent to which the proposal complied with relevant national and local planning policies.

Cllr T Hall proposed, and Cllr J Doddy seconded, the following motion:

Objection – That Trowell Parish Council objects to Planning Application 26/00427/FUL and instructs the Clerk to submit the Council's consultation response to Broxtowe Borough Council setting out the material planning reasons for objection as agreed by the Council and residents at this meeting.

The motion was put to the vote.

RESOLVED that Trowell Parish Council objects to Planning Application 26/00427/FUL and instructs the Clerk to submit the Council's consultation response to Broxtowe Borough Council setting out the material planning reasons for objection as agreed by the Council and residents at this meeting.

The resolution was carried unanimously by the eight Members present and voting.

Cllr D Pringle returned to the meeting at 8.50 pm.

FUL-078/26 Close of Meeting

The Chairman thanked councillors and members of the public for their attendance, contributions and respectful participation throughout the meeting.

The Chairman reminded those present that the Council's resolution constituted its formal consultation response to Planning Application 26/00427/FUL and that the final determination of the application rested with Broxtowe Borough Council as the Local Planning Authority.

Members of the public were encouraged to submit their own representations directly to Broxtowe Borough Council before the close of the consultation period.

The Chairman also placed on record the Council's appreciation to the Clerk & Responsible Financial Officer for the considerable work undertaken in preparing for and organising the meeting, including the preparation of the supporting documentation and Historical Background Report, and for the support provided to Members throughout the process, helping to ensure that the meeting was conducted in accordance with the Council's legal responsibilities.

There being no further business, the Chairman formally declared the Extraordinary Meeting of Trowell Parish Council closed at 8.55 pm.