

Agenda of the Environment Committee for Breaston Parish Council which will be held on Wednesday 9th of September 2026 at 9.00am at the Parish Council Meeting Rooms, Blind Lane Breaston.

1. Dear Councillors

You are summoned to attend the Environment Committee Meeting of Breaston Parish Council which will be held on Wednesday 9th September 2026 9.00am.

Yours sincerely

Nicala O'Leary

Clerk of the Council

2. Public Session –

at the start of the meeting a period of not more than 15 minutes will be made available for members of the public to ask questions about Parish Council matters. Whilst the public are permitted to remain during the Council session, they may take no part in the proceedings.

3. Apologies:

4. Declaration of Members Interests –

To enable any Councillors to indicate any items on the agenda in which they have a personal or pecuniary interest in accordance with the Parish Council's Code of Conduct –

5. Dispensations –

To report on and consider any requests for dispensation in accordance with s31 of the Localism Act 2011

6. Applications –

See attached list.

7. Decisions –

See attached list.

8. Additional Planning & Enforcement Issues -

a) Field Close Unauthorised Dwelling

To RESOLVE to note the information.

b) Breach of Conditions – Fence, 5 Holt Croft Close

to RESOLVE to note the information.

c) 12 Hind Avenue – Environmental Health/Planning Enforcement Enquiry

to RESOLVE to note the information.

9. Westernmere School Site

To RESOLVE to note the information.

10. Parish Plan

To RESOLVE to note the information.

11. Erewash Borough Council Meeting 23.07.26 Core Strategy

To RESOLVE to note the information.

12. People's Emergency Briefing – Feedback Cllr Miller

To RESOLVE to note the information.

13. Flood Concerns Breaston West

To RESOLVE to note the information.

14. Councillor's Reports –

Date	App No	Address	Proposed Development	BPC Decision	EBC Decision
16.07.2026	2026/0443	37 Wards Lane	Notification of works to a Holly Tree within Breaston Conservation Area: Fell to ground level	No Consultation	Not Required 19.8.26
23.07.2026	2026/0461	5 Holt Croft Close	Removal of Austrian Pine tree	No Consultation	
27.07.2026	2026/0466	10 Mount Street	The proposed works consist of the installation of a new dropped kerb to provide vehicle access to the property. The lowering of four standard kerbs directly in front of the property. The installation of two transition (diagonal/splayed) kerbs, one on each side of the dropped kerb, to provide a safe transition to the existing footway. The total width of the dropped kerb, including the two diagonal transition kerbs, will be 5.46 metres. In addition to the dropped kerb, the driveway for the property is being renovated to allow for parking of two vehicles on the driveway. No new access road, hardstanding, means of enclosure, or drainage works are proposed as part of this application	No Consultation – Lawful Development application	Approved by Erewash Borough Council 28.07.2026
31.07.2026	2026/0478	Breaston Perks Park	Works to protect trees: Lime (T23) to have a crown lift of 4 metres and removal of basal growth, Birch and Lime (T10 and T11) to have branches pruned and 10 Lime (T12-T22) to have basal growth removed.	No Consultation – this is our application	
31.07.2026	2026/0479	St Michael's Churchyard	Works to a number of protected TPO trees within Breaston Conservation Area: TPO G2 - 4 Lime Trees to have basal growth removed, T1-T11 Lime Trees to have basal growth removed.	No Consultation – this is our application	
14.08.2026	1225/0016	Farm Shop adjacent 23 Stevens Lane	Conversion and refurbishment including extensions to existing barns to form two dwellings and erection of one new dwelling all with access from Plackett Close	No Objections sent 28.08.26	
14.08.2026	2026/0508	12 Mount Street	Proposed dropped kerb.	No Consultation – Lawful Development	Approved by EBC 17.08.26
17.08.2026	2026/0510	52 Risley Lane	Notification of works to trees within Risley (should be Breaston) Conservation Area: Works to six trees of a variety of species.	No Consultation	

03.09.2026	2026/0129	The Hidden Ivy, Mill Hill Lane	Proposed change of use from Garden Centre to coffee shop (Sui Generis and mixed use Class E(b)and Pre – School Nursery (Use Class E(f), with continued plant sales and associated new external works, including the provision of on site parking for children’s drop – offs and pick – ups. Revised scheme reducing the number of children to a maximum of 15, the erection of acoustic fencing around day nursery use and drop off zone and buggy store shown on block plan, removal of sun shade from the scheme and all on-site car parking. Revised/updated noise impact assessment and operational management plan		
EREWASH DECISIONS					
18.06.26	PA/2026/0374	18 The Crescent	Single Storey Rear Extension	No Objections	Approved with conditions 13.08.26
16.06.26	PA/2026/0372	40 Poplar Road	Part retrospective – Revisions to previously approved extensions and alterations to dwelling (ERE/0624/0037)including proposed widening of existing access with associated gates and altered boundary treatments and proposed attached garage.	No Objections	Approved with conditions 11.08.2026
See highlighted applications above					