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Our Reference :

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Date : 12 July 2017



Rushcliffe
Borough Council

To all Members of the Planning Committee

Dear Councillor

Planning Committee – 13 July 2017

The following is a schedule of representations received after the agenda for the Planning Committee was finalised.

Yours sincerely

Deputy Monitoring Officer

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17/00694/FUL

Applicant Mr Adama Diop

Location 25 Cranford Gardens, West Bridgford, Nottinghamshire

Proposal Detached Garage (revised scheme)

Ward Compton Acres

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Revised plans

RECEIVED FROM: Applicant

SUMMARY OF MAIN POINTS:

Revised plans have been received from the applicant (dated 12 July), showing an amendment to the red line plan of the site to exclude the service strip (land maintained by the highway authority) to the front of the site. The site plan has been amended to ensure that surface water drainage provision would be entirely within the site.

PLANNING OFFICERS COMMENTS:

The amendments are for the sake of clarity over land ownership and do not affect the delivery of the scheme.

2. **NATURE OF REPRESENTATION:** Consultee response

RECEIVED FROM: Nottinghamshire County Council as Highway Authority

SUMMARY OF MAIN POINTS:

Highways do not object. Vehicles stationed in front of the garage will encroach on to the service strip but not the carriageway, which is unlikely to result in a road safety issue. There is sufficient residual space on the drive to accommodate the demand for parking should any works be needed to be undertaken in the strip. The applicant would need to approach the County Council to construct an appropriate crossing.

PLANNING OFFICERS COMMENTS:

In light of the above comments, the following informative is proposed:

“The crossing of the service strip requires works within the public highway on land outside your control. You are therefore advised to contact the Highways Area Office by telephoning 0300 500 8080 to arrange for these works.”

3. **NATURE OF REPRESENTATION:** Additional condition

RECEIVED FROM: Planning Officer

SUMMARY OF MAIN POINTS:

Drainage is proposed to prevent the discharge of surface water run off onto the highway. The following condition is proposed to ensure that this is carried out:

Prior to the driveway being brought into use, the proposed drainage shall be installed as shown on drawing 16/660/06 (Proposed Plans and Elevations), received on 12 July 2017. Thereafter the drainage shall be retained to this specification.

Reason:- To prevent surface water run off onto the highway in the interests of public safety.

17/01035/FUL

Applicant Mr Jeff Hooley

Location Birchwood, Nicker Hill, Keyworth

Proposal Erect oak framed, 3 bay car garage/shelter

Ward Keyworth And Wolds

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Additional information and clarification

RECEIVED FROM: The Applicant

SUMMARY OF MAIN POINTS:

The applicant has written in response to the Parish Council's objections seeking to clarify their concerns. The applicant advises they've met with the Parish Council's Planning Chairman and explained that the Willow tree (covered by the TPO) was lawfully felled. With regards to overintensive development, the proposed car shelter would result in 51% of the site being developed, leaving nearly 400m² of the site without buildings on it, in excess of the design guide for a minimum 110m² garden area.

The applicant also confirmed that they have met with the Council's Design and Landscape Officer on site and have agreed (verbally) that the applicant should screw pile through the existing stoned area rather than pouring a new concrete slab (but that the proposed enclosed garage would need a new base). The applicant also wished the Members of the Planning Committee to know that the area the structure would occupy has been a car standing area for nearly 3 years.

Finally, the applicant also provided two photographs to be included in the presentation.

PLANNING OFFICERS COMMENTS:

The Design and Landscape Officer has confirmed that he does not object to the principle of screw piles to form the foundations of the proposed garage, but that ideally trial pits should be hand dug first to fine tune the most suitable locations for such foundations between any major tree roots and that the land levels should not be altered. It is therefore suggested that, if permission were to be granted, conditions be sought to control the foundation design; to restrict any level changes and also to require the trees to be protected by appropriate fencing prior to any works commencing.