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Date : 16 August 2017



To all Members of the Planning Committee

Dear Councillor

Planning Committee – 17 August 2017

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'R. B.', written over a light blue horizontal line.

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17/00865/FUL

Applicant Mr & Mrs Perkins

Location Reindeer Inn, Kneeton Road, East Bridgford

Proposal Erection of two dwellings, conversion of barn/store to dwelling

Ward East Bridgford

LATE REPRESENTATIONS FOR COMMITTEE

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

RECEIVED FROM: East Bridgford Parish Council

SUMMARY OF MAIN POINTS:

Further to previous comments, the Parish Council wishes to add by way of objection:

1. The two 5 bedroom dwellings are oversize. They have no visual relationship with the village. They do not belong.
2. It is probable that their roof line is visible from the Trent Valley. No levels are shown and it is essential that this be checked.
3. The existing surface water drainage of Kneeton Road is already over-capacity and frequently causes problems with some dwellings. The surface water from the development should not be connected to the Kneeton Road drains and should be site absorbed.
4. The pavings, carports, falls and materials to the forecourt to be submitted for approval, also planting and fences.
5. Stored rubbish bins to be kept out of sight.
6. Traffic, owing to the intense parking on Kneeton Road, there should be a planning requirement that all construction transport and materials must be delivered on site and kept on site and that the timing of deliveries be geared to avoid start and end day school hours.
7. Building Lines are shown, but the relevance of these is obscure.

PLANNING OFFICERS COMMENTS:

Whilst concern has been raised over possible surface water drainage issues, it will be noted that the site has the benefit of an extant permission for three dwellings. A development of this scale would not be expected to provide a Sustainable Urban Drainage solution on site for the disposal of surface water. Furthermore a large part of the site is already hard surfaced, resulting in surface water runoff.

With regard to bin storage, bins would be stored within the individual curtilages and brought to the front of the site for collection, as has happened with the pub in the past.

The delivery and storage of materials is not a matter which can be controlled through the planning system, particularly given the scale of the development involved. However, the recommendation includes the standard informative regarding working hours.

2. **NATURE OF REPRESENTATION:** Objection

RECEIVED FROM: Neighbour at 65A Kneeton Road.

SUMMARY OF MAIN POINTS:

Even though the ridge height has been reduced (plot 2) is still considered to be too high and overbearing. Would result in loss of sun light and overbearing impact.

PLANNING OFFICERS COMMENTS:

Issues regarding the height and impact of the proposal have been addressed in the committee report.

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

RECEIVED FROM: Ward Councillor (Cllr Lawrence)

SUMMARY OF MAIN POINTS:

The Ward Councillor (Cllr Lawrence) has advised that he will be unable to attend the meeting to speak on this item and has, therefore, submitted further written comments in respect of the proposal.

He comments that some objections made earlier have been resolved, for example the hedging. However, he still objects as follows:

1. The size of the dwellings is much larger than those in the previously approved application. The direction of the ridge to the roof is rotated 90 degrees resulting in the impact on the neighbours is felt over the full length of the building. Previously it was on the point of the gable.
2. That on Plot one will have an overbearing impact on 2 Dovecote Close. That on plot 2 will have will have both an overbearing and an overshadowing impact on the house and grounds of 65a Kneeton Road.
3. The massing of the two main buildings will be visible from across the Trent Valley.

PLANNING OFFICERS COMMENTS:

These comments reiterate the grounds for objection previously raised by the Ward Councillor, which are included in the committee report and addressed in the appraisal.

17/01473/VAR

Applicant Mr & Mrs R Chapman

Location 11 West Avenue, West Bridgford, Nottinghamshire

Proposal Variation of condition 14(e) of planning permission 17/00221/FUL to require boundary treatments to be at 1.8m from finished floor level instead of 2.5m, vary condition 16 to require fitting of obscure glazing only to rear of plots 6 and 7

Ward Lutterell

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection
- RECEIVED FROM:** Neighbour/Local Resident

SUMMARY OF MAIN POINTS:

Resident wishes to register further concern in addition to objections already submitted. Whilst consideration is being given to the development in terms of prospective flooding, resident is becoming increasingly concerned as to what actual impact this may have on her property and properties within the surrounding area. If the finished floor level is raised as currently proposed, where is surface runoff going to go? Gravity will ensure that storm water will run to lower land levels and subsequently increase the risk of flooding/excess water to properties situated in the vicinity. Can the committee confirm if further flood measures will be put in place to prevent excess runoff entering the gardens and properties of Carlyle Road?

PLANNING OFFICERS COMMENTS:

The current application seeks to vary conditions of the planning permission previously granted. Matters relating to flood risk were subject of information submitted with original application, consultations were undertaken with the relevant consultees and conditions were imposed on the original permission in respect of mitigation measures.

17/01549/FUL

Applicant Mr Cameron Ross

Location The Hall, Nottingham Road, Keyworth

Proposal Change of use from restaurant; conversion to four residential apartments

Ward Keyworth And Wolds

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection

RECEIVED FROM: Local Resident

SUMMARY OF MAIN POINTS:

Strongly objects to the change of use from a superb restaurant into housing particularly as Bunny Lane corner is very busy and would add to traffic problems. It is the only decent restaurant in the village and well used.

PLANNING OFFICERS COMMENTS:

Representation does not raise any new issues to those already included in the report. No further comment.

17/00808/FUL

Applicant Mr Mark Davis

Location 163 Melton Road, West Bridgford, Nottinghamshire

Proposal Two storey side and rear extensions, single storey front and side extensions, raise roof and provision of dormers (re-submission)

Ward Abbey

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Consultee Response

RECEIVED FROM: Ward Councillor (Cllr Buschman)

SUMMARY OF MAIN POINTS:

Cllr Buschman confirms that he objects to the application on the same grounds as Cllr Dickinson, which are set out in the report.

PLANNING OFFICERS COMMENTS:

No further comments.