



Rushcliffe
Borough Council

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY 16 NOVEMBER 2017**

Held at 6.30 pm in the Council Chamber, Rushcliffe Arena, Rugby Road,
West Bridgford

PRESENT:

Councillor R L Butler (Chairman)
Councillor J A Stockwood (Vice-Chairman)

Councillors B R Buschman, J N Clarke, M J Edwards, J E Greenwood, S J Hull (substitute for S E Mallender), R M Jones, R Hetherington (substitute for Mrs M M Males), Mrs J A Smith and J E Thurman.

ALSO IN ATTENDANCE

2 Members of the public

OFFICERS IN ATTENDANCE

P Cox	Senior Solicitor
M Elliott	Constitutional Services Team Leader
A Pegram	Service Manager – Communities
G Sharman	Area Planning Officer

APOLOGIES FOR ABSENCE

Councillors Mrs M M Males and S E Mallender

21. DECLARATIONS OF INTEREST

There were no declarations of interest.

22. MINUTES

The Minutes of the Meeting held on Thursday 12 October 2017 were confirmed as a correct record and signed by the Chairman.

23. PLANNING APPLICATIONS

The Committee considered the written report of the Executive Manager - Communities relating to the following applications, which had been circulated previously.

Item 1 - 17/01890/FUL - Proposed farm building and hardstanding - revised proposals - OS Field 4445 Farmer Street, Bradmore, Nottinghamshire.

Updates

There were no updates reported.

Decision

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans; 1:2500 location plan dated 03.08.2017; 1:1250 block plan date stamp received 10.08.2017; revised 1:100 elevation and floor plans dated October 2017.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan and Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1: Rushcliffe Core Strategy.]

3. The materials specified on the revised elevation and floors plans dated October 2017 shall be used for the external walls and roof of the development hereby approved. No additional or alternative materials shall be used unless otherwise approved in writing by the Local Planning Authority.

[To ensure the appearance of the development is appropriate in this open countryside location and to comply with Policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan and Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1: Rushcliffe Core Strategy.]

4. The building hereby approved shall be used for agricultural purposes only and for no other purpose.

[To prevent the building from being used for an alternative use which may not be appropriate in this Green Belt location and to comply with policies GP2 (Design and Amenity Criteria); Policy EN14 (Protecting the Green Belt); EN19 (Impact on the Green Belt and Open Countryside); and EN20 (Protection of Open Countryside) of the Rushcliffe Borough Non-Statutory Replacement Local Plan and guidance contained within Chapter 9 (Protecting Green Belt Land) of the NPPF].

5. With the exception of the area providing access from Farmer Street and within 5 metres of the highway boundary/field entrance, the construction and surfacing of the hardstanding area shall be retained and maintained as a permeable surface, not bound material, for the life of the development.

[To prevent the increased risk of flooding and to comply with policies WET2 (Flooding) and WET3 (Ground Water Resources) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

6. The hedgerow along the roadside boundary of the site shall be retained and maintained at a minimum height of 3 metres for the life of the development.

[In the interest of amenity and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

Item 2 - 17/02133/FUL - Change use of land to use as extension of existing gypsy caravan site including the retention of hardstanding - 22 Landcroft Lane, Sutton Bonington, Nottinghamshire.

Updates

There were no updates reported.

Decision

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. No more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than 1 shall be a static caravan or mobile home) shall be stationed at any time within the curtilage of 22 Landcroft Lane, comprising of the areas edged red and blue on the Ordnance Survey location map submitted with the application.

[It is not considered that the site possesses sufficient amenities or is otherwise suitable to accommodate an additional independent unit of accommodation and also to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

3. The development hereby permitted shall be maintained in accordance with the Site Layout Plan received on 5 September.

[For the avoidance of doubt and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

4. The extended site shall only be used for purposes ancillary to the existing residential use of the traveler site at 22 Landcroft Lane.

[To protect the amenities of the area and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

5. The occupation of this site hereby permitted shall be carried on only by Mr Felix Connors and his resident dependents.

[It is not considered that the site possesses sufficient amenities or is otherwise suitable to accommodate an additional independent unit of accommodation and also to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

6. Within three months of the date of this decision, a detailed landscaping scheme for the rear boundary of the site shall be submitted for the approval of the Borough Council. The approved scheme shall be carried out in the first tree planting season following the approval of the landscaping scheme by the Borough Council. Any trees or plants which within a period of 5 years from the date of the decision die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Borough Council gives written consent to any variation.

[In the interests of the visual amenities of the surrounding area and to comply with policy EN13 (Landscaping Schemes) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

7. No commercial activities shall take place on the land, including the storage of materials.

[To protect the amenities of the area and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

Note to Applicant

The application was not the subject of pre-application discussions. The scheme, however, is considered acceptable and no discussions or negotiations with the applicant or agent were considered necessary, resulting in a recommendation to grant planning permission.

Item 3 - 17/01731/FUL - Single storey rear extension, two storey side extension, front porch - 22 Wasdale Close, West Bridgford, Nottinghamshire, NG2 6RG

Updates

Additional information detailing recommended 'Notes to Applicant' had been circulated to members of the Committee prior to the meeting.

Decision

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 'GA267/04A'; 'GA267/05A'; 'GA267/06A' & 'Block Plan Rev.A' received on 21/08/2017.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

3. The development hereby permitted shall not progress beyond foundation level until details of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

4. The west facing first floor window serving the en-suite bathroom shall be fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent and retained to this specification for the lifetime of the development.

[To prevent overlooking and loss of privacy to neighbouring property and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

5. The development shall not progress beyond foundation level until a detailed landscaping scheme relating to the proposed replacement hedgerow to the western side of the proposed fence has been submitted to and approved in writing by the Borough Council. The

approved scheme shall be carried out in the first tree planting season following the substantial completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Borough Council gives written consent to any variation.

[In the interests of amenity and to comply with policy EN13 (Landscaping Schemes) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

Notes to Applicant

It is understood that there may be a covenant on this property which could prevent the use/development authorised by this permission. You are reminded that this decision relates to planning law only and does not override the terms of any covenant.

Nesting birds and bats, their roosts and their access to these roosts are protected under the Wildlife and Countryside Act 1981. Should birds be nesting in the trees concerned it is recommended that felling/surgery should be carried out between September and January for further advice contact Nottinghamshire Wildlife Trust on 0115 958 8242 or by email at info@nottswt.co.uk. If bats are present you should contact Natural England on 0300 060 3900 or by email at enquiries@naturalengland.org.uk.

Other notes on the application include the following:

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

The meeting closed at 7:35pm.

CHAIRMAN