

When telephoning, please ask for: Tracey Coop
Direct dial 0115 914 8277
Email constitutional services@rushcliffe.gov.uk

Our reference:
Your reference:
Date: Wednesday, 5 December 2018



To all Members of the Planning Committee

Dear Councillor

AGENDA SUPPLEMENT

Please note the attached documents below for the meeting of the Planning Committee to be held on Thursday, 13 December 2018, the agenda for which has already been published.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Sull'.

Sanjit Sull
Monitoring Officer

AGENDA

4. Planning Applications (Pages 1 - 6)

The report of the Executive Manager - Communities.

Membership

Chairman: Councillor R Butler

Vice-Chairman: Councillor J Stockwood

Councillors: B Buschman, N Clarke, M Edwards, R Jones, Mrs M Males, S Mallender, Mrs J Smith, J Thurman and F Purdue-Horan

Rushcliffe Community Contact Centre

Rectory Road
West Bridgford
Nottingham
NG2 6BU

In person

Monday to Friday
8.30am - 5pm
First Saturday of
each month
9am - 1pm

By telephone

Monday to Friday
8.30am - 5pm

Telephone:

0115 981 9911

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Postal address

Rushcliffe Borough
Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG



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18/00946/FUL

Applicant Mr Mark Willmott

Location Trentside Club, 32 Wilford Lane, West Bridgford

Proposal Demolition of former Trentside Social Club building and construction of residential apartment development with 34 units.

Ward Compton Acres

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Neighbour comment - objection

RECEIVED FROM: Mr Duckworth of 99 Wilford Lane, West Bridgford

SUMMARY OF MAIN POINTS:

- Agrees that the Trentside Social Club site should be re-developed.
- However, the cumulative impacts of development along Wilford Lane upon residents, traffic, air quality, noise and loss of trees/open spaces/wildlife should be given due consideration.
- There are no controls over speeding vehicles or inconsiderate parking, which will only increase as a result of further development.
- More family homes are needed, not high rise overbearing properties. The adjacent outdated Rivermead complex should not be used as a benchmark for development on this site.

PLANNING OFFICERS COMMENTS:

The issues raised by Mr Duckworth are addressed in the Officers committee report.

2. **NATURE OF REPRESENTATION:** Neighbour Comment – neither objecting to or supporting the application

RECEIVED FROM: Mr Davenport, 4 Bruce Drive, West Bridgford

SUMMARY OF MAIN POINTS:

Comments that the time has come where a development of this site is the best option BUT the traffic generated on Wilford Lane will add to the current problems. Requests that consideration is given to a traffic light controlled pedestrian crossing constructed adjacent to the site/Bruce Drive/Poppy Close to enable pedestrians to safely cross Wilford Lane and vehicles to emerge from the side roads concerned.

PLANNING OFFICERS COMMENTS:

Highway comments and issues have been addressed in the committee report.

18/02462/FUL

Applicant Rushcliffe Borough Council

Location Open Space, Candleby Lane, Cotgrave

Proposal Demolition of existing play area, construction of new play area on site of former police station, and creation of new terrace area with timber bin store to serve Hotpots cafe.

Ward Cotgrave

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Wording of conditions

RECEIVED FROM: Agent

SUMMARY OF MAIN POINTS:

The Town Council have never needed planning for any previous play equipment in their other parks.

In respect of condition 6, the police building has the benefit of permission to be demolished and it is scheduled to commence in January. The agent requested that the reference to demolition of the buildings be removed and the agreement of the levels be tied into the construction of surfacing for the new play area in order to prevent delays to the demolition.

PLANNING OFFICERS COMMENTS:

It is understood that The Town Council will be selecting the play equipment for the site at a future date. They have permitted development rights to erect play equipment on land that they own subject to certain requirements as set out in the General Permitted Development Order. In this case, however, Rushcliffe Borough Council is the applicant and the site is still owned by Nottinghamshire Police. The details of the equipment or the materials to be used in the surfacing are not yet known. A condition relating to the submission and approval of the details of the proposed play equipment and surfacing is considered to be a necessary requirement in order to ensure that the proposed play equipment is inclusive and that it is laid out to our satisfaction having regard to the site surroundings.

In order to prevent the unnecessary delay in the demolition of the building on site it is suggested that condition 6 be deleted in its entirety and condition 4 be amended to the following:

'Prior to the laying of any surfacing to the play area, or the terrace area, hereby approved details shall be submitted in writing for the approval of the Borough Council. The details shall include the finished levels of the play area and terrace relative to existing levels and adjoining land together with the surfacing materials to be used. The development shall be implemented, and thereafter retained, in accordance with the approved details.'

18/02132/FUL

Applicant Peter Avey

Location Hill Top Farm ,Cliffhill Lane, Aslockton

Proposal Construction of area of hardstanding. (retrospective)

Ward Cranmer

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Neighbour Comment – Objection

RECEIVED FROM: Ms Kylie Chapman – Solicitor
representing Mr and Mrs Bridge

SUMMARY OF MAIN POINTS:

It is accepted that this application for hardstanding is not the forum for establishing the use of neighbouring land. However, it is asserted that the Council is fully aware that the 'parkland' forms part of Mr and Mrs Bridge's residential use of the site, and has done since them purchasing the property in 2006. They therefore refer back to comments made in the letter dated 20th November and trust the application will be determined on the basis of impact of the development on Mr and Mrs Bridge's residential amenity, amongst other identified considerations.

PLANNING OFFICERS COMMENTS:

No further comments with regard to this matter. The issue of the lawful use of the land to the rear of the adjacent residential properties is dealt with in the committee report, along with relevant amenity considerations for users of the land.

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