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**Our reference:**  
**Your reference:**  
**Date:** Wednesday, 7 August 2019



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, 15 August 2019, 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 - 4)

The report of the Executive Manager - Communities.

### Membership

Chairman: Councillor R Butler  
Vice-Chairman: Councillor Mrs M Stockwood  
Councillors: K Beardsall, A Brennan, P Gowland, L Healy, A Major, J Murray, F Purdue-Horan, C Thomas and D Virdi

### 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

### Email:

customerservices  
@rushcliffe.gov.uk

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

### Postal address

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



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**19/01229/FUL**

**Applicant** Mr & Mrs Singh

**Location** 1 Stamford Road, West Bridgford, Nottinghamshire

**Proposal** Erection of one detached dwelling (revised proposal - part retrospective).

**Ward** Abbey

## LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** comments

**RECEIVED FROM:** 30 Parkcroft Road

### **SUMMARY OF MAIN POINTS:**

- a. Discrepancy with submission and land registry
- b. Summary of the planning and enforcement background
- c. Whether the proposal fits in the Streetscene is subjective, neighbours and others do not think it does. An example of a property on Villiers Road is provided as a good example.
- d. Massing - the proposal has a footprint of 156 sq.m which is an increase of 37% over the original plans
- e. Overlooking – accept the application goes a long way to address concerns, however the amount of demolition is considerable. Near neighbours will still be overlooked and will have a large structure where there was one sky and trees.
- f. The officer report concludes ‘on balance’ which suggests that they could have gone one way or another. Previous applications were not considered acceptable. In our opinion, the underlying problems remain.
- g. A number of annotated photographs are included depicting the boundary, land registry and planning application location plans, Stamford Road street scene from 2a Stamford Road, views towards the site from 30 Parkcroft Road and 147 Melton Road and a new property on Villiers Road.

## **PLANNING OFFICERS COMMENTS:**

- a. For the purposes of the planning application the applicant owns the site and Stamford Road. Land registry information does not invalidate this application. The plans which accompanied the latest application were derived from a topographical survey of the site.
- b. No further comments as this is already considered to be covered in the body of the committee report.
- c. No further comments as this is already considered to be covered in the body of the committee report. Each site is considered on its own merits, based on specific site constraints.
- d. Consideration of the proposal is made in the existing report.
- e. An assessment of the proposal and potential overlooking is set out in the committee report, amendments and conditions. There is no right to views across other party's land.
- f. Taking into account the changes proposed with the current application the recommendation is for approval.
- g. No further written comments will be made in respect of the submitted images.

**19/01374/FUL**

**Applicant** Mr & Mrs Belton

**Location** The Old School House, Station Road, Widmerpool

**Proposal** Construction of new dwelling in the grounds of the Old School House (resubmission).

**Ward** Keyworth And Wolds

**LATE REPRESENTATIONS FOR COMMITTEE**

1. **NATURE OF REPRESENTATION:** Ward Councillor comments in support  
**RECEIVED FROM:** Cllr Inglis

**SUMMARY OF MAIN POINTS:**

The Ward Councillor (Cllr Inglis) supports of the application. He considers that Widmerpool needs more affordable properties to allow residents to live in the village and maintain its vitality. Although the site is in the Green Belt, the plot is part of the host garden and screened by mature trees and shrubbery. The proposal is appropriate as it would future-proof village life. The building line of the development would be in line with the properties on the opposite side of Old Hall Drive and it would not have a greater impact on the openness of the Green Belt than the existing development.

**PLANNING OFFICERS COMMENTS:**

The additional comments in support of the application are noted. It should be noted that the site does not fall within the Green Belt. The relevant policy considerations for this proposal are set out and considered in the report.

# 19/00731/FUL

**Applicant** Mr & Mrs P.R. Smith

**Location** The Stables Hall Farm ,Chapel Lane, Granby

**Proposal** Removal of entrance door and addition of entrance lobby and detached kitchen extension.

**Ward** Thoroton

## LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Parish Council Representation  
**RECEIVED FROM:** Granby cum Sutton Parish Council

**SUMMARY OF MAIN POINTS:**

Parish Council confirmed there was no objection to the application.

**PLANNING OFFICERS COMMENTS:**

Acknowledged. No additional issues raised.

2. **NATURE OF REPRESENTATION:** Councillor Representation  
**RECEIVED FROM:** Cllr S Bailey

**SUMMARY OF MAIN POINTS:**

Confirmed support for the application.

**PLANNING OFFICERS COMMENTS:**

Acknowledged. No additional issues raised.