



Rushcliffe
Borough Council

When telephoning, please ask for: Tracey Coop
Direct dial 0115 914 8481
Email democraticservices@rushcliffe.gov.uk

Our reference:
Your reference:
Date: Wednesday, 2 September 2020

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 10 September 2020

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

Yours sincerely

Sanjit Sull
Monitoring Officer

AGENDA

4. Planning Applications (Pages 1 - 4)

The report of the Executive Manager – Communities is attached.

Membership

Chairman: Councillor R Butler

Vice-Chairman: Councillor Mrs M Stockwood

Councillors: A Brennan, N Clarke, P Gowland, L Healy, A Major, J Murray,
F Purdue-Horan, C Thomas and D Viridi

Rushcliffe Borough
Council Customer
Service Centre

Fountain Court
Gordon Road
West Bridgford
Nottingham
NG2 5LN

Email:
customerservices
@rushcliffe.gov.uk

Telephone:
0115 981 9911

www.rushcliffe.gov.uk

Opening hours:
**Monday, Tuesday and
Thursday**
8.30am - 5pm
Wednesday
9.30am - 5pm
Friday
8.30am - 4.30pm

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



Meeting Room Guidance

Fire Alarm Evacuation: in the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble at the far side of the plaza outside the main entrance to the building.

Toilets: are located to the rear of the building near the lift and stairs to the first floor.

Mobile Phones: For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

Microphones: When you are invited to speak please press the button on your microphone, a red light will appear on the stem. Please ensure that you switch this off after you have spoken.

Recording at Meetings

The Openness of Local Government Bodies Regulations 2014 allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Rushcliffe Borough Council is committed to being open and transparent in its decision making. As such, the Council will undertake audio recording of meetings which are open to the public, except where it is resolved that the public be excluded, as the information being discussed is confidential or otherwise exempt.

20/01309/FUL

Applicant Mr Andrew Gatehouse

Location Land North Of 19, Marlwood, Cotgrave

Proposal Erection of 3 dwellings with associated parking.

Ward Cotgrave

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection

RECEIVED FROM: Resident

SUMMARY OF MAIN POINTS:

- a. Parking is a major problem.
- b. Bins are regularly missed as the lorry cannot get down road.
- c. Objector's garage has been flooded numerous times this year, building more homes will not help.
- d. Loss of another green area that children can play safely on.
- e. Road is often used as a race track even though it is a dead end.

PLANNING OFFICERS COMMENTS:

a - e It is considered that these matters have already been addressed in the Committee report.

2. **NATURE OF REPRESENTATION:** Observations to be considered

RECEIVED FROM: Resident

SUMMARY OF MAIN POINTS:

- a. Observations on Marlwood and adjacent roads since the estate was constructed:
 - On the site
The designated parking area is not adopted (Publicly Maintainable by the Council).
It was envisaged as parking, but never built as such – it has been green space since the estate was first built in the 60's, prior to that it was a field.

- Designed Play areas
Play area 1 – Completely destroyed by Thirlbeck/Edgington Close
Play Area 2 – now occupied by 42/43A Marlwood
The suggested play area (closed during coronavirus lockdown) is not drawn on this map.
- On Marlwood
Parking area North of 61 – now occupied by 2 houses
Parking area between 3 and 5 – now occupied by 3 houses built by Metropolitan Valley Housing.
Adjacent 45 – now occupied by 2 Houses
- Directly Adjacent to Marlwood
2 Houses built on Parking area to the rear of 47
3 Houses build on Parking area on Eastwold

b. Plan provided of the estate

PLANNING OFFICERS COMMENTS:

a and b - The development of sites and areas of land within the vicinity had to be considered on their own merits at the time of considering those applications. It is accepted that development has taken place in the vicinity.

3. **NATURE OF REPRESENTATION:** Support

RECEIVED FROM: Agent

SUMMARY OF MAIN POINTS:

- To offset the loss of amenity space, Metropolitan Housing Trust propose to improve the vacant piece of land/green space at the end of Eastwold, adjacent to the site (image will be included in committee presentation).
- Confirmation received that applicant would be agreeable to fund the clearance of any overgrown vegetation, fence/boundary repairs sufficient to create a replacement open space provision suitable for informal community recreation within a capped sum of £10,000.

PLANNING OFFICERS COMMENTS:

- This area of land is outside of the applicant's control (owned by the Borough Council) and does not form part of the application site. Therefore, there are a number of unknown aspects to this suggestion including:

- Whether there is a Council appetite to make this area of land more accessible.
- No assessment of the loss of vegetation has been undertaken – is it of visual/ecological quality.
- Ecological matters.
- Long term financial management costs to the Council have not been considered.
- Adjacent occupiers have not had the opportunity to consider the use of this land for such recreational purposes.

Notwithstanding the above points, it is not considered to be a true offset - as the site already exists, it could be used as well as the application site. Furthermore, the provision is not considered to be of equivalent to or better quality than the area that would be lost, as required by Policy 34 of Local Plan Part 2. Whilst it is in the locality, it does not have natural surveillance, therefore it is questionable whether it is safe/desirable to encourage children to play on this area of land as it is to the rear/side of existing properties.

- b. Such financial contribution, if accepted, would require a planning obligation to secure it.

This page is intentionally left blank