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Our reference:
Your reference:
Date: Wednesday, 7 April 2021

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 8 April 2021

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.

Membership

Chairman: Councillor R Butler
Vice-Chairman: Councillor Mrs M Stockwood
Councillors: N Clarke, P Gowland, L Healy, A Major, D Mason, J Murray,
F Purdue-Horan, C Thomas and D Viridi

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Rushcliffe Arena
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20/00619/FUL**Applicant** Mrs Sarah Haynes**Location** The Orchard, Long Lane, Hickling**Proposal** Demolition of a bungalow and erection of Four 2 storey dwellings with access.**Ward** Nevile And Langar**LATE REPRESENTATIONS FOR COMMITTEE**

1. **NATURE OF REPRESENTATION:** No Formal Comment

RECEIVED FROM: Historic England

SUMMARY OF MAIN POINTS:

Historic England confirmed that having reviewed the scheme, and on the basis of the information submitted, they did not wish to offer any comments, and instead advised the Borough Council to seek the views of their specialist conservation and archaeological advisors.

PLANNING OFFICERS COMMENTS:

This re-iterates Historic England's previous comments on the application. The views of the Borough Conservation Officer and County Archaeologist has been sought, and their comments have been taken into account in the committee report and recommendation.

20/03285/FUL

Applicant Mr Kevin Hard

Location 21 Kendal Court, West Bridgford, Nottinghamshire

Proposal Demolition of Bungalow and Erection of 7 dwellings with associated Parking (Resubmission of 19/00791/FUL)

Ward Abbey

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection
RECEIVED FROM: Two Ward Councillors

SUMMARY OF MAIN POINTS:

In response to being notified that the application would be reported to the Planning Committee, Cllr Buschman objects, and Cllr Gowland has commented that she still disagrees with the proposal for the reasons already stated.

PLANNING OFFICERS COMMENTS:

None.

2. **NATURE OF REPRESENTATION:** Objection
RECEIVED FROM: The Freeholder of Kendal Court

SUMMARY OF MAIN POINTS:

The Freeholder of Kendal Court comments that they have heard nothing from the applicant as far as accessing their land is concerned and is, therefore, in breach of Article 14 of The Town & Country Planning (Development Management Procedure) (England) Order 2015 which is another reason that the application should be refused.

PLANNING OFFICERS COMMENTS:

The applicant has confirmed that the requisite notice has been served on the owners of Kendal Court.

3. **NATURE OF REPRESENTATION:** Objection

RECEIVED FROM: Local resident

SUMMARY OF MAIN POINTS:

The comments repeat objections already made including reference to the previous refusals and appeal decision, and the comments from the Canal & Rivers Trust.

The comments also refer to parts of the committee report. In particular the two properties referred to at The Canal House and 69 Radcliffe Road are orientated differently to the proposed buildings do not have and a significant amount of glazing or balconies facing the canal which reduces their impact substantially. However, the application plans show a significant amount of glazing and Juliet balconies which would overlook the towpath which would create light pollution, visual intrusion and a negative impact on the immediate environment.

PLANNING OFFICERS COMMENTS:

None.

20/01974/FUL

Applicant Mrs Paula Clarke

Location 48 Main Street East Leake, Nottinghamshire

Proposal Demolition of existing rear garage outbuilding and erection of new dwelling

Ward Leake

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Amendment to recommendation – additional condition

RECEIVED FROM: Officers

Officers' recommend the following additional condition:

19. The windows in the northern first floor elevation of the proposed dwelling hereby permitted, shall be fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent. Thereafter, the windows shall be retained to this specification unless otherwise approved in writing by the Borough Council.

[In order to prevent unacceptable levels of overlooking towards 48 Main Street, in the interests of protecting the living conditions of its occupants, and in accordance with Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1: Rushcliffe Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].