

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

Our reference:
Your reference:
Date: Wednesday, 11 May 2022

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 12 May 2022

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 - 8)

The report of the Director – Development and Economic Growth.

Membership

Chairman: Councillor R Upton
Vice-Chairman: Councillor Mrs M Stockwood
Councillors: S Bailey, N Clarke, P Gowland, B Gray, L Healy, D Mason, F Purdue-Horan, C Thomas and V Price

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

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

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21/01768/FUL

Applicant Mrs Sarah Taylor, William Davis Limited

Location Land East Of Loughborough Road Ruddington

Proposal Residential development of 24 No. dwellings and associated landscaping.

Ward Ruddington

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Neighbour response
RECEIVED FROM: 174 Loughborough Road West Bridgford

SUMMARY OF MAIN POINTS:

Concerned that there will be no street lighting on this development and the access road from the South is too narrow, unlit and without pavements. These issues are fundamentally about pedestrian and road safety.

PLANNING OFFICERS COMMENTS:

The Borough Council has no jurisdiction to impose street lighting on private roads. This is at the discretion of the developer. However, the applicant has advised that the adopted roads entering the site will have street lighting and that the houses will have a movement triggered light on the front (usually above the front door). Condition 19 requires details of any proposed street lighting to be submitted to and approved in writing by the Local Planning Authority.

With regards to the southern access road, a refuse vehicle tracking plan was submitted and revised comments were received by the Highway Authority raising no objections.

2. **NATURE OF REPRESENTATION:** Revised Plans
RECEIVED FROM: Applicant (William Davis)

SUMMARY OF MAIN POINTS:

Revised plans have been received at the request of the Borough's Policy Officer to include First Homes to the affordable housing mix. Plots 187 and 194 would become First Homes. The conditions detailing the plan numbers have been updated accordingly.

With regards to ecology, a mitigation plan has been received which incorporates a number of measures to encourage the integration of wildlife, including bat and bird boxes and the provision of a hedgehog highway through gardens.

Updated Plan Numbers:

- P20-2335_005 Rev R - Sheet 1 Planning Layout
- P20-2335_005 Rev R - Sheet 2 Planning Layout
- P20-2335_006 Rev M - Materials
- P20-2335_007 Rev R- Boundary Treatments Plan
- P20-2335_008 Rev M- Hard Landscaping Plan
- P20-2335_011 Rev E - Garden Compliance Plan
- P20-2335_012 Rev D - EVCP
- P20-2335_013 Rev B - Open space plan
- P20-2335_007 Rev R - Mitigation Layout Plan

PLANNING OFFICERS COMMENTS:

Officers are satisfied that the proposed layout achieves a policy compliant scheme and provides for a sufficient mix of affordable housing.

3. **NATURE OF REPRESENTATION:** Rewording of Condition 18

RECEIVED FROM: Applicant (William Davis)

SUMMARY OF MAIN POINTS:

'No development shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of archaeological control and supervision to be carried out ~~during demolition, construction or excavation work~~ on **service routes within** the site, by a professional archaeologist or archaeological organisation. The details of such a scheme of investigation shall be submitted to and approved in writing by the Borough Council also prior to the commencement of the development on the site.'

PLANNING OFFICERS COMMENTS:

At the request of the applicant, condition 18 is updated as above. Following reconsultation, NCC Archaeology Officer confirmed their agreement to the rewording of the condition.

Officers are satisfied with comments received by the Archaeology Officer and have reworded the condition accordingly.

21/01768/FUL Land East of Loughborough Road, Ruddington – S106 Heads of Terms Summary
 - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT.

WORK IN PROGRES DOCUMENT - May be subject to change.

Item/Policy	Detail/Requirement	Developer Proposes	RBC comment	Trigger sought by consultees
Primary School	A development of 24	Applicant has		To be paid prior to first

contribution can accommodate a fully laden refuse vehicles	dwellings would yield an additional 5 primary school places and there is insufficient capacity to accommodate the additional pupils. A contribution of £88,065 (based on 5 pupils x £17,613 per place) is sought	submitted a draft s106 incorporating the full requirement sought		occupation
Secondary School Contribution	This development would generate 4 new secondary places and there is an deficiency of secondary school places in West Bridgford. A contribution of £101,712 (4 places x £25,428) would be required.		This is covered by the Borough's Community Infrastructure Policy	
Affordable Housing	Policy 8 of the Local Plan Part 1 requires provision of 30% affordable dwellings. The tenure mix would comprise 1 x Social Rent 2 x Affordable Rent 2 x Shared Ownership 2 x First Homes.	Applicant has submitted a draft s106 incorporating the 30% affordable housing provision	The applicant has agreed to the provision of 30% affordable housing through the submission of a draft s106	Prior to occupation of 40% market dwellings.
Health	CGG require a contribution of £20,680 towards provision of additional health care services to meet patient demand		This request is covered by the Borough's Community Infrastructure Levy	
Sustainable Travel Contributions	The County Council secured a contribution of £40,000 as part of the Phase 1 development to provide bus taster tickets. The County Council request a planning obligation of £5,328 towards sustainable travel	Applicant has submitted a draft s106 incorporating the full requirement sought		To be paid prior to occupation of the first dwelling
Community Centre Contribution	The Parish Council secured a contribution of £73,000 towards the provision of a Community Centre for the village. The Parish Council request a contribution of £9,700 towards provision of a new community centre	Applicant has submitted a draft s106 incorporating the full requirement sought		To be paid upon first occupation of the 10 th dwelling to be occupied.
Monitoring Fee	S106 monitoring costs of £273 per obligation.	Amount to be agreed.	The monitoring fee shall be agreed prior to the conclusion of the s106	Prior to commencement of development to pay the Council the Monitoring Fee. Not to

			agreement.	occupy more than 10 dwellings until the monitoring fee has been paid to the Council
Indexation	The contributions subject to indexation of the Retail Prices Index	TBA	TBA	TBA
Legal Costs	The applicant is required to pay the Council's legal fees of £1,500 .		Required to complete legal agreement	To be paid on completion of agreement.

Applicant Nottinghamshire County Council

Location 53 Evans Road, East Leake

Proposal Erection of a Primary School for 1.5 Forms of Entry, plus 26 place Nursery with associated Car Parking. Associated areas of soft play, hard play, grass playing field with landscaping works. Erection of 2.4m high security fencing and gates to perimeter and sprinkler tank. Provision of bound surface and lit cycle and footpath on route of public footpath East Leake FP5.

Ward East Leake

LATE REPRESENTATIONS FOR COMMITTEE

1. NATURE OF REPRESENTATION:

RECEIVED FROM: Councillor Way

SUMMARY OF MAIN POINTS:

Supports the proposal but comments that:

- A secure and covered area should be provided for children's scooters
- concerns about traffic on Sheepwash Way, with very little turning space, and the lack of drop-off space on Evans Road
- The roundabout at the junction of Kirk Ley Road, Woodgate Road, Sheepwash Way and Brookside is already giving cause for concern over visibility and safety. School zone safety measures need to be in place and all along Sheepwash Way. A crossing patrol would increase the safety in this area.
- Part of the woodland between the school main site and the playing fields is still in the ownership of a third party. Hopefully this can be resolved so that the two school sites join up to form one continuous site
- Residents in the centre of the Persimmon site need to walk down Cinnabar Way to Sheepwash Way, along to the new footpath and up to the back of the school or alternatively out onto Kirk Ley Road. Short cuts between the two estates would allow shorter journeys and would likely encourage walking. This would reduce walking distances and allow a safer walking/cycling/scootering route. It will also be more convenient for children coming from Kirk Ley Road, Bley Avenue, Woodgate Road and

the 'trees estate' where there are already footpaths for better connectivity. The original plans for the Persimmon estate included a footpath around the perimeter of the site but this has not yet been built and is subject of ongoing discussions.

- No provision for solar panels

PLANNING OFFICERS COMMENTS:

Comments regarding design aspects of the submission are noted and will be included within the consultation response to the County Council, however, the Borough Council are only a consultee on this application and therefore the determining authority (Nottinghamshire County Council) would need to seek the technical expertise of the relevant consultees prior to determining the application.

2. NATURE OF REPRESENTATION:

RECEIVED FROM:

Update from Nottinghamshire County Council

SUMMARY OF MAIN POINTS:

An additional Pupil Place Planning Statement has been received. It is understood that there is no demand for a 2FE school in East Leake based on current projections, and demand can be accommodated in the proposed 1.5FE school.

A response has also been provided in response to comments from East Leake Parish Council which can be summarised as follows:

- The third party land is outside the site boundary so a condition regarding rights of access across third party land is not something that be achieved through planning conditions
- It is understood that there is no demand for a 2FE school in East Leake based on current projections
- Provision is made just off the public footpath for the gathering of parents at drop off and pick up time and this will be managed by the School
- There is an intentional segregation of pedestrian from vehicles to encourage sustainable nodes of transport
- There are 2 proposed charging point and two within the accessible spaces). Ducting is to be provided for future expansion of charging points around the car park spaces are proposed
- Hedgehog gates are to be provided in locations around the perimeter fencing
- Any location for solar panels and hot water heating need to be carefully controlled due to the proximity of East Midlands airport . The applicant has explored alternative environmental features.
- Proposed alternative sustainable credentials
 - o The proposed building aims to achieve an Energy Performance Certificate rating of B.
 - o U values will be of a higher standard than required by building regulations Part L.

- o The building incorporates a heat recovery system with the option of rapid ventilation to each main room. This strategy involves recovering heat from the exhaust air stream to pre warm the supply air stream without mixing the air quality.
- o The simple shape of the building helps to minimise the area of floors, walls, roof and circulation thereby improving efficiency and minimise heat loss.
- o Other sustainable features and mechanical and electrical items include the following;
 - o High efficiency electrical and lighting equipment
 - o High efficiency air source heat pumps
 - o Sun cool glass to minimize overheating from the sun and in winter to retain heat.
 - o All electric School (No gas)
 - o Individual room temperature control
 - o Electric Vehicle charging points to be provided (see previous response on quantity and future provision)
 - o Waste Management Plans to reduce wastage and encourage recycling during Construction
 - o All lighting will be LED, with room absence detection and dimming (classrooms), presence
 - o detection (circulation areas)
 - o Design compliant with Building Regulations Part L
 - o Building management system for energy monitoring
 - o High Levels of Thermal Insulation and Air Tightness testing
 - o Each room will be temperature controlled via thermostatic radiator valves
 - o All ventilated spaces are individually zoned so the fan speed can be adjusted according to air quality sensors within the space, this gives good energy savings as the fans can turn down or off when not required to maintain good CO2 levels in the spaces.
 - o Heating pumps will be energy efficiency compliant (automatic variable speed)
 - o Water heating will be provided by electric water heaters
 - o Ventilation for classrooms will be provided by mixed mode with opening windows (for summer and purge ventilation) and mechanical ventilation with mixing for winter ventilation (based on internal CO2 levels)
- o Toilet extract will be trickle/boost via PIR

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