

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

**Our reference:**  
**Your reference:**  
**Date:** Wednesday, 13 July 2022

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 14 July 2022

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

Yours sincerely



Gemma Dennis  
Monitoring Officer

## **AGENDA**

### 4. Planning Applications (Pages 1 - 4)

The report of the Director – Development and Economic Growth.

#### Membership

Chairman: Councillor R Butler  
Vice-Chairman: Councillor Mrs M Stockwood  
Councillors: B Bansal, S Bailey, N Clarke, L Healy, D Mason, F Purdue-Horan,  
V Price, C Thomas and J Walker

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

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Thursday**  
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**Wednesday**  
9.30am - 5pm  
**Friday**  
8.30am - 4.30pm

**Postal address**  
Rushcliffe Borough  
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Rushcliffe Arena  
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NG2 7YG

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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.

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| <b>21/03076/FUL</b> |
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|                  |                       |
|------------------|-----------------------|
| <b>Applicant</b> | Ms Mahsa Yazdanparast |
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|                 |  |
|-----------------|--|
| <b>Location</b> | Cafe Piano, 7A Main Road, Radcliffe On Trent |
|-----------------|--|

|                 |                               |
|-----------------|-------------------------------|
| <b>Proposal</b> | Single storey front extension |
|-----------------|-------------------------------|

|             |                    |
|-------------|--------------------|
| <b>Ward</b> | Radcliffe On Trent |
|-------------|--------------------|

#### LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:**      Objections

**RECEIVED FROM:**      2 Local residents

**SUMMARY OF MAIN POINTS:**

- a. The development is not in keeping with the current high street frontage and would spoil the aesthetics of the street scene.
- b. It would encroach on a busy thoroughfare.
- c. The premises are sufficiently spacious inside and have a significant outside seating area, and there is already sufficient café space in Radcliffe on Trent.
- d. It would cause damage to/the felling of trees protected by a Tree Preservation Order.

**PLANNING OFFICERS COMMENTS:**

None.

2. **NATURE OF REPRESENTATION:**      Comments in support

**RECEIVED FROM:**      3 Ward Councillors

**SUMMARY OF MAIN POINTS:**

- a. The Ward Councillors do not for the reasons given at paragraph 9 of the report.
- b. They accept that, as a lightweight, fully glazed structure, it would be a unique

addition to the village centre, but such extensions are common in communities with a pavement cafe culture. They also submit that the surrounding buildings are of a variety of scale, form and design.

- c. Radcliffe on Trent is developing a pavement cafe culture and Cafe Piano is a well established and popular business. A cafe by day and a restaurant by night. During the summer months the outdoor space in front of the cafe is well used, but only a handful of the hardiest souls brave it during the cold and windy winter months! The proposed glazed front extension, with its sliding glazed doors, would be adaptable to all weather conditions.
- d. It seems that a major reason for the objection is the alleged need to remove a protected Maple tree to allow the positioning of a structural support column. They would not support the removal of any of the trees but ask that the application is approved, but with a condition that the structure is to be of lightweight construction, with no below the surface foundations, and no removal or damage to any trees. They feel sure that the design of the proposed extension can accommodate this.

**PLANNING OFFICERS COMMENTS:**

The application has to be considered on the basis of the information submitted, and it would not be possible to impose conditions to ensure a different structure with no need for foundations, or that no trees would be removed/damaged. The Design & Landscape Officer has reiterated his position, and commented that it has not been demonstrated that the proposal would not harm the tree. Therefore, he still objects and considers that it would be preferable to refuse permission to allow a more considered design and application to be submitted.

3. **NATURE OF REPRESENTATION:** Comments in support

**RECEIVED FROM:** Applicant

**SUMMARY OF MAIN POINTS:**

- a. The applicant is mindful of the adverse impact that the recent factually inaccurate statement by NowTV and West Bridgford Wire would have on the application. The applicant would like to postpone consideration of the application in order to have time to address the allegations and misrepresentations by the said media. It is the applicant's position that what has been reported is not true, not factual and misrepresented what was actually said.
- b. Clear and untainted glass would be used in the construction, and the applicant would fully comply with any advice as to which option would be best.
- c. The applicant's key objective is to enhance and add value to the community.

**PLANNING OFFICER COMMENTS:**

None.

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