



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, 10 August 2022

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 11 August 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 for 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

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.

21/03201/VAR

Applicant Simon Waterfield

Location Former Raf Newton Aerodrome, Wellington Avenue, Newton

Proposal Variation of Condition 34 (Delivery and distribution operating hours) of planning permission 19/01871/VAR to increase the hours for deliveries to and distribution associated with the existing B8 uses (hangars 1 -5), including plant and associated equipment, to provide more flexible delivery times

Ward East Bridgford

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Update to Report and Conditions

RECEIVED FROM: Planning Officer

SUMMARY OF MAIN POINTS:

a.) Para 13 should read “*The application therefore proposes an additional 14 hours a week that vehicles could deliver to and collect from the hangars*” (not 6 as stated in the report)

b) Para 73 should read the application has been revised during its consideration to reduce the additional hours sought from the initial 25.5 extra hours to the now proposed 14 additional hours a week (2 extra hours each weekday and 4 extra hours on Saturdays)

c) Within the recommendation para it is necessary to add the word ‘not’ at the end of the para so that it states..

*It is RECOMMENDED that the Director of Development and Economic Growth is authorised to grant planning permission subject to the prior signing of a Section 106 agreement and the following condition(s), which the Director of Development and Economic Growth is also authorised to amend and to correct any matters that do **not** go to the heart of the condition.*

d) Condition 34 in relation to the proposed hours of deliveries to and distribution on Saturdays should read 08:00 – 16:00 (not 08:00 – 19:00)

PLANNING OFFICERS COMMENTS:

Committee should note the updated paragraphs and wording of the recommendation and updated Condition 34.

2. **NATURE OF REPRESENTATION:** three additional representations

RECEIVED FROM: Local Residents

SUMMARY OF MAIN POINTS:

Concern over safety implications of increased access which will increase further as more residents move into the area and more HGVs access the site into the hours of darkness. This will increase more if the proposed primary school is not built as it will result in a greater number of vulnerable road users utilising this route into Bingham

Historical applications have been refused in order to protect the safety and quality of life of Wellington Avenue residents – suggests that the houses on Ash Holt are closer to the road than those at Wellington Avenue.

Inevitable increase in noise pollution not only from vehicles but associated activity at the site which we are able to hear from their garden

Suggests that the current times are already regularly breached – the obvious disregard for the current restrictions raises the question of how any extended access would be appropriately governed

Negatively impact on air quality of the area

Completely inconsistent with the overall planning strategy of the area to develop a family friendly garden village opposed to an industrial estate

Having recently moved to the area we have experienced excessive HGV traffic which exposes the residents to excessive noise and pollution in a supposed "garden village". Newton is slowly becoming an industrial estate

PLANNING OFFICERS COMMENTS:

Matters raised above in relation to road safety, amenity, noise and air pollution are considered in the report. Any suggested breaches of conditions are dealt with separately using Enforcement powers if necessary.

3. **NATURE OF REPRESENTATION:** Update to Report

RECEIVED FROM:- Planning Officer

SUMMARY OF MAIN POINTS:

Since the preparation of the report a planning application has been received (22/01468/REM) for “*Application for matters reserved under permission 19/01871/VAR to seek approval for access, appearance, landscaping, layout and scale of commercial development*” This application is located in the south eastern part of the overall development site which has the benefit of outline planning permission. This proposes 15,120sqm gross internal area (GIA) of Class B8 floorspace at ground level together with 864sqm GIA of ancillary office space on the ground floor and 864sqm GIA of ancillary office space at first floor. This application is presently out for consultation.

PLANNING OFFICERS COMMENTS:

This application should be noted in the planning history of the site. This application is presently out for consultation.

22/01041/FUL

Applicant Mr and Mrs Adam Foster

Location 13 Cherry Street, Bingham, Nottingham

Proposal Two storey rear extension. Conversion of carport to garage. New front porch. New rear dormer. New detached garden room/office; Alterations to fenestration

Ward Bingham East

LATE REPRESENTATIONS FOR COMMITTEE

4. **NATURE OF REPRESENTATION:** Objection (sent to local MP)

RECEIVED FROM: Two objectors

SUMMARY OF MAIN POINTS:

- obstruct the view of the church from number 75
- shade the garden
- devalue the property
- compromise privacy to all gardens on Long Acre
- ample land at the front of the property to extend

PLANNING OFFICERS COMMENTS:

An email objecting to the application has been sent to the Local MP from the daughters of the (deceased) resident of no. 75 Long Acre. All of the comments and points raised have already been raised several times within objections previously received to the application and have been taken into account in the assessment of the application. No new issues have been raised.