



Rushcliffe
Borough Council

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Our reference:

Your reference:

Date: Wednesday, 7 June 2023

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 8 June 2023

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 - 6)

The report of the Director for Development and Economic Growth

Membership

Chairman: Councillor R Butler

Vice-Chairman: Councillor T Wells

Councillors: A Brown, S Calvert, J Chaplain, A Edyvean, E Georgiou, S Mallender, H Parekh, C Thomas and R Walker

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Opening hours:

**Monday, Tuesday and
Thursday**

8.30am - 5pm

Wednesday

9.30am - 5pm

Friday

8.30am - 4.30pm

Postal address

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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.

22/01468/REM

Applicant -

Location Land At Former RAF Newton, Wellington Avenue, Newton

Proposal Application for matters reserved under permission 19/01871/VAR to seek approval for access, appearance, landscaping, layout and scale of commercial development

Ward Newton

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** One additional letter of objection
RECEIVED FROM: Local resident

SUMMARY OF MAIN POINTS:

Continue to object to proposal, which would be an eyesore and result in a new “garden village” sandwiched between rundown industrial aircraft hangars and this warehouse which would tower above it, dominating the skyline. Lorry traffic is already disruptive to locals.

PLANNING OFFICERS COMMENTS:

No new issues raised that have not already been covered in the report.

2. **NATURE OF REPRESENTATION:** Clarification
RECEIVED FROM: Nottinghamshire County Council
Highways as the Highway Authority.

SUMMARY OF MAIN POINTS:

Further to the Parish Council objection that the transport assessment was done in 2019 and since then a considerable number of houses have been built in Newton and the surrounding areas officers sought clarification that the Highway Authority were content with the contents of the reports as submitted.

The Highway Authority confirmed that as part of the outline planning application

(19/01871/VAR), a trip rate was agreed which the Highway Authority were satisfied with. The Highway Authority also confirmed that the trip rate used in the current Reserved Matters application does not exceed the agreed trip rate.

All other Highway matters have also been resolved hence the Highway Authority have no objection to the proposal.

PLANNING OFFICERS COMMENTS:

Officers are satisfied that the Highway Authority clarification confirms that they have fully assessed the application, and that they are not objecting to the proposal.

23/00348/FUL

Applicant Dr's Gaia & Patrick Rossetti & Highton

Location 6 Main Street,Stanford On Soar, Nottinghamshire

Proposal Erection of new single storey side and rear extension. Provision of 1.8m high boundary fence. Construction of retaining wall and steps to rear

Ward Leake

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Condition 4 wording update (as highlighted)

RECEIVED FROM: Case Officer

SUMMARY OF MAIN POINTS:

The development hereby permitted must not be occupied or first brought into use until a Landscaping Scheme (LS), has been submitted to and approved in writing by the Local Planning Authority.

The LS must provide details of all hard and soft landscaping features to be used and include the following:

- o Detailed plans showing the location of all new trees, hedgerows (including details of the replacement hedging to the northern boundary of the site) and shrubs to be planted, including the number and/or spacing of shrubs in each shrub bed or hedgerow
- o A schedule of the new trees and shrubs (using their botanical/latin names) to be planted including their size at planting (height or spread for shrubs, height or trunk girth for trees);
- o Plans showing the proposed finished land levels/contours of landscaped areas;
- o Details of all proposed hard surfaces areas, retaining structures, steps, means of enclosure, bin store, surface finishes and any other hard landscaping features;

- o Details of the protection measures to be used of any existing landscape features to be retained.

The approved LS must be carried out and completed in accordance with the approved details no later than during the first planting season (October - March) following either the substantial completion of the development hereby permitted or it being first brought into use, whichever is sooner.

The approved replacement hedgerow on the northern boundary shall be retained and maintained for the life of the development and encouraged to grow to a height of no less than 2.75m from the ground level of the footway on Main Street, Stanford On Soar and thereafter not reduced in height below 2.75m from the ground level of the footway on Main Street, Stanford On Soar without the written permission of the Borough Council.

If, within a period of 5 years of from the date of planting, any tree or shrub planted as part of the approved LS is removed, uprooted, destroyed, dies or become diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal.

Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.

[To ensure the development creates a visually attractive environment and to safeguard against significant adverse effects on the landscape character of the area having regard to Policies 10 and 11 of the Rushcliffe Local Plan Part 1: Core Strategy (2014); Policies 1 and 28 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Chapters 12 and 16 of the National Planning Policy Framework (2021).]

PLANNING OFFICERS COMMENTS:

Wording included for clarity purposes.

23/00349/LBC

Applicant Dr's Gaia & Patrick Rossetti & Highton

Location 6 Main Street,Stanford On Soar, Nottinghamshire

Proposal Demolition of existing lean to side extension and erection of new single storey side and rear extension. Erection of 1.8m high boundary fence. Works to parapet; replacement of tiles to ground floor and insertion of fire-break to loft space

Ward Leake

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Object

RECEIVED FROM: Cllr M Barney

SUMMARY OF MAIN POINTS:

Object – this is not in keeping with the building it adjoins other listed buildings in the immediate vicinity

PLANNING OFFICERS COMMENTS:

No new issues raised that have not already been covered in the report.

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