



Rushcliffe
Borough Council

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Our reference:
Your reference:
Date: Wednesday, 9 August 2023

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 10 August 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 - 8)

The report of the Director – Development and Economic Growth

Membership

Chairman: Councillor R Butler
Vice-Chairman: Councillor
Councillors: T Wells, A Brown, S Calvert, J Chaplain, A Edyvean, E Georgiou, S Mallender, H Parekh, C Thomas and R Walker

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

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22/01989/FUL

Applicant Venari Land Limited

Location Land At Junction Of A606 Widmerpool and Fosse Way, Hickling Pastures

Proposal Erection of Roadside Service Area (RSA), including a single storey RSA building, four island petrol filling station forecourt and canopy, Electric Vehicle (EV) charging bays, HGV fuelling facilities, canopy and parking, a drive thru/coffee unit and associated development, including car parking, circulation space and new access from the A606, on-site and perimeter landscaping, drainage infrastructure including attenuation ponds and swales and boundary treatment

Ward Nevile And Langar

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection to further/revised information

RECEIVED FROM: Ward Councillor Combellack

SUMMARY OF MAIN POINTS:

- a. Query the integrity of the undertaken drainage and flood risk assessment
- b. No cycle track shown on the A606 visual
- c. Future development of the site already envisaged

PLANNING OFFICERS COMMENTS:

- a. The report has been undertaken by a professional organization and reviewed by statutory consultees who subject to condition have raised no objection with the conclusions of the report.
- b. The cycle track is not visible due to the existing hedge
- c. Covered in the report, the site has been designed to allow for internal expansion to provide a lounge area for EV owners to await whilst charging

2. **NATURE OF REPRESENTATION:** Objection to application

RECEIVED FROM: Cycle Group Pedals

SUMMARY OF MAIN POINTS:

The proposed 3m footpath/cycle way on the eastern boundary combined with a lack of safe arrangement for crossing the A606 will make the area more dangerous for cyclists.

PLANNING OFFICERS COMMENTS:

Highway safety matters have been addressed in full in the report and no objection raised by Nottinghamshire County Council Highways.

3. NATURE OF REPRESENTATION: Letter of support

RECEIVED FROM: Adjacent Ward Councillor Ellis

SUMMARY OF MAIN POINTS:

- a. I support officers' recommendation to grant consent.
- b. I note the objectors' comments, however given the responses from professional officers and statutory consultees and the recommended conditions I consider the objections to be exaggerated.
- c. I consider that the public benefits significantly outweigh any minor disadvantages which may or may not result

PLANNING OFFICERS COMMENTS:

Noted

4. NATURE OF REPRESENTATION: Objection to further/revised information

RECEIVED FROM: Hickling Parish Council

SUMMARY OF MAIN POINTS:

- a. The additional information is noted, however this does not alter the previous fundamental objection and we strenuously urge the application to be refused.
- b. The proposal is contrary to the HNP and in particular section 1.30 and is contrary to each of the key visions of the NP
- c. The development is unnecessary and better locations are available. If approved this will likely lead to the closure of existing facilities
- d. The proposal will result in noise issues from both traffic and construction, particularly given the site is sloping towards Hickling Pastures
- e. The proposal will have a negative impact in particular on the landscape
- f. The proposal will increase risk for cyclists

- g. Hickling Pastures is a rural area and the proposal will result in light pollution and rubbish on the verges
- h. The proposal will detrimentally impact upon drainage and sewerage in the area

PLANNING OFFICERS COMMENTS:

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

5. **NATURE OF REPRESENTATION:** Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

The additional information is noted, but does not alter my objection to this proposal

PLANNING OFFICERS COMMENTS:

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

6. **NATURE OF REPRESENTATION:** Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

The drainage report states the total impermeable area to be 1.3ha, this is 52% of the site, but the site layout clearly shows more than 52% of the site being impermeable.

Oil, grease and fuels are not going to be removed by the swales and basins with run off going into Fairham brook I believe this will result in pollution concerns.

PLANNING OFFICERS COMMENTS:

Matters relating to drainage have already been covered in the report. The submitted drainage assessment contains a spill response plan to ensure pollutants do not enter neighbouring water courses and finer drainage details are controlled by conditions 6 & 7.

7. **NATURE OF REPRESENTATION:** Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

There are 3 petrol stations within 2 miles and as such this is not needed. This development will not help the rural community and will be a moneymaking eyesore.

PLANNING OFFICERS COMMENTS:

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

8. NATURE OF REPRESENTATION: Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

The proposal goes against all principles within the Hickling Neighbourhood Plan

PLANNING OFFICERS COMMENTS:

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

9. NATURE OF REPRESENTATION: Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

- a. A big out of area business proposing this development serves as an important test for the neighbourhood plan process. The NP is the 1st test for any development in the locality and this application should surely be refused
- b. The plan is against any development which introduces urbanisation into this rural tranquil area.
- c. The NP was drawn up following detailed consultation with the community and this area of the parish is worth protecting, not just locally but for everyone that uses this stretch of road
- d. If there was a genuine need for this development the community like there was the dualling of the A46 then the community would have been able to get behind it, but there isn't, its opportunistic and over-bearing
- e. We remain concerned regarding flood risk in relation to the A46 and Widmerpool
- f. HGV's park in laybys by choice as its cheaper and quieter and this happens all over the country
- g. Existing service station facilities struggle to remain viable, its unreasonable to undermine other existing facilities
- h. Specialist HGV facilities already exist, when the A46 was dualled this kind of provision was not considered necessary

- i. There are more suitable locations that would support existing businesses rather than undermine them

PLANNING OFFICERS COMMENTS:

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

10. NATURE OF REPRESENTATION: Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

- a. The development at Stragglethorpe services has not been fully and impartially reviewed. The main building was damaged by fire and requires re-building. Extending here would seem more logical than destroying countryside at Widmerpool island. The slip roads at Stragglethorpe have more space and better manoeuvrability for traffic and this site should be developed over the current RSA proposal
- b. The proposal involves destroying countryside
- c. Entering and exiting the site will be dangerous being so close to the island and pedestrian and cyclist safety doesn't seem to have been given fair consideration
- d. Has thought been given to the creation of 'rat runs' through neighbouring villages during construction works?
- e. RBC have recently refused an application for a house close by and some of the reasons must apply to the RSA?

PLANNING OFFICERS COMMENTS:

No new issues raised that have not already been covered in the report with the exception of point d) which is covered as part of the construction management plan condition 9. With regards to point 'e' all applications must be assessed on their own merits.

11. NATURE OF REPRESENTATION: Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

- a. The construction of the RSA would fundamentally alter the character and tranquillity of the area and result in potential increased crime rates
- b. The rural location harbours wildlife and we should be protecting our biodiversity
- c. The area is prone to flooding and the construction of extensive areas of impermeable surface will exacerbate this. Run off containing petroleum products poses additional risks
- d. The petrol station has the potential to contaminate the soil and ground

water

- e. Any decision made should align with the principles of sustainable development and environmental protection

PLANNING OFFICERS COMMENTS:

No new issues raised that have not already been covered in the report with the exception of point d). the applicant has submitted a fuel storage feasibility assessment which details fuel to be stored in double skin tanks. No objection has been raised by any statutory consultee to the proposed methodology relating to fuel storage.

12. NATURE OF REPRESENTATION: Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

- a. This isn't needed, there are already services in the local area and on the A46
- b. The site is a green field and should remain in farming use
- c. There are other sites that are more suitable
- d. A fast food outlet is not needed there is already one on the road into Nottingham
- e. There will be disturbance during construction and operation
- f. The scale of the proposal is totally unreasonable in a rural location
- g. Contrary to the neighbourhood plan

PLANNING OFFICERS COMMENTS:

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

13. NATURE OF REPRESENTATION: Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

- a. The site is on the edge of a conservation area and will result in more traffic on an already busy road
- b. There are already services on the A46
- c. There are lots of cyclists that use the area and this will result in more hazards for them
- d. The proposal will impact on water drainage and cause issues with flooding down the valley

PLANNING OFFICERS COMMENTS:

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

14. NATURE OF REPRESENTATION: Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

- a. A services of this size on green belt land will create huge pollution and destroy the rural environment
- b. Pollution by way of noise, light and fumes will impact on wildlife and the countryside
- c. There is no need for this facility, there are plenty on the A606 to Melton and on the A56 to Leicester and Newark

PLANNING OFFICERS COMMENTS:

The site is not within designated green belt. No new issues raised that have not already been covered in the report.

15. NATURE OF REPRESENTATION: Objection to further/revised information

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

- a. The applicant has failed to demonstrate why this land is needed at the expense of agricultural land and green belt encroachment
- b. The proposal is contrary to the NP, it is not a major job or regeneration development and will not benefit the local area
- c. There is adequate existing provision and Stragglethorpe would be better placed to expand
- d. It will result in industrialisation in a rural area with no benefit to anyone

PLANNING OFFICERS COMMENTS:

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

16. NATURE OF REPRESENTATION: Press release relating to RBC seeking to strengthen soil policies

RECEIVED FROM: Officers

SUMMARY OF MAIN POINTS: A steer to seek to strengthen policies to protect soils

PLANNING OFFICERS COMMENTS:

In relation to the press release 9/8/23 Officers recommend the wording for Condition 9 (construction management) be updated to include:

'An earthworks strategy to provide for the management and protection of on-site soils'