

When telephoning, please ask for: Democratic Services
Direct dial 0115 914 8481
Email democraticservices@rushcliffe.gov.uk

Our reference:
Your reference:
Date: Wednesday, 13 September 2023

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 14 September 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 - 10)

The report of the Director – 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

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.

22/02311/FUL

Applicant Mrs Charlotte Henson

Location Land At Hillside Farm, South Of Bunny Lane, Keyworth,

Proposal Erection of 73 dwellings including landscaping, public open space and associated infrastructure.

Ward Keyworth And Wolds

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** letter of clarification

RECEIVED FROM: Applicant (Barratts)

SUMMARY OF MAIN POINTS:

- a) Hillside Farm is not a dairy farm as indicated in para 2.
- b) Seeking to clarify that assessment relating to flies was undertaken
- c) The landscape buffer on the eastern boundary is 3m not 5m stated by officers
- d) Mistype in para 71; 58 market dwellings are proposed not 52
- e) Para 91; 24°C was the highest temperature recorded in June 2022
- f) Mistype in para 103; should refer to plots 14-29 not 39
- g) Clarification provided re garden sizes; 67% would be compliant with the guidelines of the KNP not 66% as stated and this represents an improvement on the previous submission of 64%.
- h) The garden areas for plots 51&52 are incorrect and should state 42.5sqm not 35.5sqm, which exceeds the 40sqm indicated for 2 bed or less dwellings
- i) Condition 2 requires updating to reflect most up to date plans
- j) Conditions 6 & 7 require updating to amend 'use' to 'occupied'
- k) Condition 18 should state 'ditch' and not 'watercourse'
- l) Reference to appendix C should be removed from condition 27

PLANNING OFFICERS COMMENTS:

- a) Noted. Officers acknowledge that Hillside farm is not a dairy farm, but a farm that keeps livestock.
- b) Noted and this is detailed in para 90 & 91 of the report
- c) Noted. Officers had mis-interpreted the submitted plan which details a 5m drainage easement. From further review it is clear that the

easement starts at 5m width then reduces to 3m after approximately 14m and is consistent with the previous site layout plan

- d) Noted
- e) Noted
- f) Noted
- g) Officers calculated 66% of garden sizes would comply with the guidance of policy H2 of the Keyworth Neighbourhood plan, noted on the improvement from the previous submission
- h) Officers disagree with this and remain of the view that the gardens would be circa 35.5sqm. It is assumed that the applicant is including the access path to the rear of plot 52, this does not represent useable garden area.
- i) Noted, condition recommended to be updated accordingly
- j) Noted conditions recommended to be updated accordingly
- k) Noted, condition recommended to be updated accordingly
- l) Appendix C relates to glazing and ventilation data and is referenced in the environmental health officers recommended conditions, therefore it shall remain as part of the condition wording.

Revised conditions to read as follows:

2) The development hereby permitted must be carried out strictly in accordance with the following approved plan(s)/drawings/documents:

Boundaries

2010/DET/213 1200mm Timber Post & Rail
2010/DET/216 450mm Knee Rail
2010/DET/220 1200mm - Various Topped Railings
DB-SD-13-004 1.8m High Boundary Wall Type 1 Rev D
DB-SD-13-006 1800mm Close Boarded Fence Rev B
NM-SD13-04B 2.6m High Boundary Wall Type 1A
NM-SD13-06A 2.6m High Timber Fence
NM-SD13-06B 3m High Timber Fence
NM-SD13-013 1.8m High Boundary Wall Type 3 **Rev A**
Enclosure Layout Rev D

Garages

LDG2H8 DS02 6 x 3m 2 Double Garages
LDG1H8 DS02 6 x 3m Double Garages Rev 02
LSG1H8 DS00 6 x 3m Single Garages
SDG1--H8 DS03 Standard Double Garages Rev C
SDG2--H8 DS03 Standard Shared Double Garages Rev C
SSG1-H8 DS03 Standard Single Garages Rev C

Housetypes

H456 R3X7 Avondale with render Rev NM11
H588 XRG7 Henley with Render Rev DS00
H469 3WH7 Holden with Weatherboard Rev NM07
SH69 Type 69 Reduced roof pitch to 35' Plot 36
SH69 -EH7 Type 69 Planning FF render
SH69 -I-7 Type 69 FF render
SH74 -E-7-S Type 74 Special
P382 XEH7 ARCHFORD Rev DS00
H456 X-G7 AVONDALE Rev DS00
DWB2 1E-7 BURLEIGH Rev DS01
H497 X-H7 CHELWORTH Rev DS00
H351 X-H7 ECKINGTON Rev DS00
P331 XDH7 FAIRWAY Rev DS00
T322 XEG7 GREENWOOD Rev DS00
P341 XDG7 HADLEY Rev DS00
P341 XEG7 – HADLEY Rev DS
H588 X-G7 HENLEY Rev DS00
H469 X-H7 HOLDEN Rev DS00
H429 X-H7 MERIDEN Rev DS00
T427 XEG7 PARKIN Rev DS00
SH67 -EH7 Type 67 Rev DS00
SH67 -I-7 Type 67 Rev DS00
SH69-EH7 Type 69 Rev DS00

Landscape Visual Assessment and Design Code Sept 2022

GL1437 03 Soft Landscape Proposals Rev K
GL1437 04 Soft Landscape Proposals Rev K

Materials and Boundaries Plan

H6519-06B Bunny Lane Materials Layout Scheme 2 Rev D

Planning Layout

H6519/101B Bunny Lane Planning Layout Scheme 2 Rev G

PV Layout

H6519-22 Bunny Lane Proposed PV Layout Rev C

Roads & Tracking

PJS19-33-501 Drainage General Arrangement Rev D
PJS19-33-502 Highway General Arrangement Rev C
PJS19-33-507 Swept Path Analysis Refuse Vehicle Rev B

Street Scenes and Cross Sections

H6519/0501B Cross Section Sheet 1 Rev F

H6519/0502B Cross Section Sheet 2 Rev F

6) The development shall not be **occupied** unless or until the following works have been provided in accordance with plans previously submitted to and approved in writing to the satisfaction of the Local Planning Authority:

- The A60/Pendock Lane highway improvement works, to include the conversion of the junction into a 3-arm mini-roundabout, together with associated change in speed limit on the southern approach to the roundabout from 40mph to 30mph
- ii. The proposed Village Gateway on Bunny Lane to include marker posts, hazard centre line, clock type signs in the verges to either side and supplementary VA sign
- iii. The proposed new site access junction on Bunny Lane.
- iv. A 2m footway along the northern frontage of the site, together with associated crossing points
- v. Reinstatement of the redundant vehicular access on Bunny Lane
- vi. Pedestrian infrastructure improvements to include dropped kerbs and tactile paving at the junctions on the southern side of Bunny Lane from the application site to Nottingham Road i.e all the way east to the town centre.

7) No development shall take place, excluding topsoil strip, earthworks to form balancing ponds and foul sewer diversions, survey works in connection with ecology in respect of other conditions, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until the technical approval under S38 (or equivalent) has been agreed with Nottinghamshire County Council for the construction of the roads and associated works within the site and the following have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. All details shall comply with the County Councils current Highway Design and Parking Guides:

- tactile paving;
- vehicular, cycle, and pedestrian accesses;
- vehicular and cycle parking (surfaced in a bound material);
- vehicular turning arrangements;
- manoeuvring arrangements;
- access widths, longitudinal and cross-sectional gradients;
- construction specification;
- surfacing;
- street lighting;
- structures;
- visibility splays;

- drainage and outfall proposals;
- provision of and diversion of utilities services; and
- any proposed structural works

The development shall be carried out in accordance with the approved details and no dwelling shall be **occupied** until the roads necessary to serve that property have been constructed to base level and the approved vehicle access, parking, manoeuvring and turning areas approved under this Condition for that dwelling have been constructed in accordance with the approved drawings and are available for use

18) As below

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

RECEIVED FROM: Neighbouring property

SUMMARY OF MAIN POINTS:

- a) The future occupiers of the social properties will get the worst houses, closes to the barns
- b) As a resident of Keyworth Rise I sometimes have to wash clothes twice due to the amount of flies present
- c) The smell in the summer is unbearable as is the noise when TB testing is being undertaken.
- d) The proposal should not go ahead. Buyer beware; what a welcome

PLANNING OFFICERS COMMENTS:

No new issues raised that have not already been covered in the report. For clarity affordable units are located on the northern, eastern and western boundaries of the site.

3. **NATURE OF REPRESENTATION:** Further comments

RECEIVED FROM: NCC Lead Local Flood Authority (LLFA)

SUMMARY OF MAIN POINTS:

Following review of condition 18 (surface water drainage) of the draft conditions we request the following elements for completeness be included in the wording:

No part of the development hereby approved shall commence until a detailed surface water drainage scheme (SDS) based on the principles set forward by the Flood Risk Assessment, September 2019, by BWB Revision P03, Sustainable Drainage Statement, September 2019, by BWB revision P02 and Drainage Technical Note from PJS consulting dated 26/5/22 has been submitted to and

approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme to be submitted shall also include:

- Information about the design storm period and intensity;
- Confirmation that any basin design includes a baseline water retention
- Management of overland flows from within the site and surrounding land
- The method to be employed to delay and control the surface water discharged from the site **utilising SuDS as a key feature;**
- Measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- Proposals for bank protection across **the ditch** on eastern side of development; and
- Provide a management and maintenance plan for the lifetime of the development which must include arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime
- **Provide Evidence of approval for drainage infrastructure crossing third party land where applicable**
- **Provide Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.**

PLANNING OFFICERS COMMENTS:

Noted and recommend the condition 18 be updated as set out above.

4. **NATURE OF REPRESENTATION:** Mis-types in the report

RECEIVED FROM: -

SUMMARY OF MAIN POINTS:

Mistype of 'Nottingham' instead of 'Nottinghamshire' at paras 25, 27- 30

PLANNING OFFICERS COMMENTS:

Apologies and noted.

23/00910/FUL

Applicant Mr Nigel Turpin

Location Numbers 49 To 55, Trent Boulevard, West Bridgford

Proposal Demolition of bungalows and construction of 6 apartments and 2 new dwellings, including erection of bike store and bin store, boundary wall and associated car parking

Ward Lady Bay

LATE REPRESENTATIONS FOR COMMITTEE

5. **NATURE OF REPRESENTATION:** Revised plans

RECEIVED FROM: Applicant

SUMMARY OF MAIN POINTS:

The revised plans show all the parking spaces 5.5m in length and 2.4m in width, with one space for the proposed apartments 2.9m in width. The longer parking spaces results in a slight reduction in the depth of the front bay windows to the 2 houses. The bin store areas to the front of the proposed houses, sections of 1.2m high front boundary wall and 1.2m high fencing separating the parking areas for the apartments from the houses have also been omitted, with additional landscaping indicated, and a 0.6m high wall separating the parking areas for the apartments from the houses.

PLANNING OFFICER'S COMMENTS:

The parking spaces are of a sufficient length to enable vehicles to be parked without encroaching on to the public highway, and the layout provides space to the side of the parking spaces for pedestrian access. There would be adequate space for bin storage in the rear gardens of the proposed houses.

Condition 2 will require amending to reflect the revised plan numbers and should now read

The development hereby permitted shall be carried out in accordance with the following approved plans: 002 Revision M; 004 Revision N; 003 Revision K; 005 Revision L; 007 Revision M; 008 Revision M; 009 Revision K.

6. **NATURE OF REPRESENTATION:** Objection
- RECEIVED FROM:** Ward Councillor (Cllr S
Mallender)

SUMMARY OF MAIN POINTS:

- a. The proposed development is much the same as the previous one which was rejected with only the layout changed slightly, and would represent over development of the site and would be unsustainable.
- b. The design is pastiche Victorian not in keeping with the Victorian/Edwardian and early to mid 20th century buildings in the area, and would have a cramped appearance.
- c. Detrimental effect on the amenity of nearby residents, particularly loss of light and overbearing appearance to 47 Trent Boulevard.
- d. The flood risk assessment does not take into account that flooding in this area is due to a raised water table not overflow of the River Trent, and anymore loss of permeable surfaces is unacceptable.
- e. Not enough room for the proposed parking spaces along with wheelie bins and steps, especially when considering the opening of vehicle doors, and would be a hazard to pedestrians including wheelchair users and children.
- f. There is no storage space for bins at the front of the apartment block, and not enough room to move wheelie bins at the side so that it is likely that bins will be left either on the footpath or at the front leaving even less room for car parking as above.
- g. The cycle store / bin store at the rear, has an unusual design and looks like it will be used as living space.
- h. Trent Boulevard already has major problems with traffic and parking due to Forest football parking and the increase in the number of takeaways and the subsequent increase in delivery and collection vehicles. There are a lot of instances of illegal parking on corners, double yellow lines and pavements. The proposal will only increase these problems, particularly the inevitability of vehicles reversing onto Trent Boulevard

- i. Demolishing existing buildings and new build will increase carbon emissions, against Rushcliffe's climate change policy. Lady Bay has a shortage of dwelling suitable for elderly and/or disabled people and removing two bungalows exacerbates this.

PLANNING OFFICER'S COMMENTS

The above matters are addressed in the committee report and the comments above relating to the revised plans. In addition, it is considered that there would be sufficient space to manoeuvre wheelie bins along the side of the apartment building.

7. **NATURE OF REPRESENTATION:** 7 additional letters of representation

RECEIVED FROM: local residents

SUMMARY OF MAIN POINTS:

- a) Loss of privacy, security, noise and light
- b) Extra parking and highway safety issues including additional difficulty of vehicles going up/ down Trent Boulevard including emergency services and public transport
- c) Overintensive and out of keeping with the street
- d) Developer capitalising at the detriment of the local area and more importantly the environment
- e) Loss of bungalow – need to keep diverse housing stock
- f) Suggest alternative development of two dwellings instead
- g) Misleading information in the application form in relation to bedspaces, car parking and hedgerows
- h) Question why the Local Highway Authority are not concerned about the proposal given this route is for many parents and children on their way to the local primary / junior school
- i) Bin storage is not practical
- j) Bin / cycle store is too large
- k) Family homes are needed not apartments

l) Why demolish existing housing

PLANNING OFFICERS COMMENTS:

The report considers the above matters. The reference to inaccuracies/queries in relation to the information on the application form are noted however the proposal has been assessed in relation to the details submitted on the submitted and revised plans and by way of site visits and any written inaccuracies on the form are not considered material to the consideration of the proposal.