



Rushcliffe
Borough Council

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Our reference:
Your reference:
Date: Wednesday, 13 March 2024

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 14 March 2024

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 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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Monday, Tuesday and Thursday
8.30am - 5pm
Wednesday
9.30am - 5pm
Friday
8.30am - 4.30pm

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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.

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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.

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23/00158/TORDER

Objector Planning Issues Ltd

Location Former Grounds of the Manor House

Objection To Ruddington No.1 Tree Preservation Order 2023

Ward Ruddington

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Update
- RECEIVED FROM:** Planning Manager - Development

SUMMARY OF MAIN POINTS:

Planning application 23/01456/FUL referred to in the committee report has been refused planning permission, and a planning appeal has been lodged.

23/02282/CMA

Applicant Vistry Home _ John A Wells Ltd

Location Sharphill Wood, Landmere Lane, Edwalton

Proposal Spreading of waste topsoil on land west of sharphill wood with (post-development) continuing agricultural use

Ward Edwalton

LATE REPRESENTATIONS FOR COMMITTEE

2. **NATURE OF REPRESENTATION:** Consultee response
- RECEIVED FROM:** Environmental Sustainability Officer

SUMMARY OF MAIN POINTS:

An ecology site walkover survey has been provided during the course of the application, this appears to have been carried out in accordance with best practice. The survey would need to be repeated immediately prior to the commencement of works due to the mobility of protected species.

PLANNING OFFICERS COMMENTS:

It is advised that Nottinghamshire County Council consider a condition requiring a repeated protected species walkover survey to be carried out immediately prior to the commencement of development should planning permission be granted.

21/00432/FUL

Applicant Dr Matthew Blades

Location Land At Hickling Pastures, Melton Road, Hickling Pastures

Proposal Continued mixed farm and forestry use of part of farm yard for logging enterprise and retention of outbuildings and extension to Barn 2 (Retrospective)

Ward Neville And Langar

LATE REPRESENTATIONS FOR COMMITTEE

3. **NATURE OF REPRESENTATION:** Objection

RECEIVED FROM: Cllr T Combellack

SUMMARY OF MAIN POINTS:

- a. Concerns raised with regards to the operation of noisy machinery and reversing alarms on vehicles and impact on neighbouring amenity – the hours of use of operating noisy wood working machinery should be conditioned to be 08.00 – 15.00.
- b. Comments also raised with regards to the tree/hedgerow planting originally proposed along the access driveway approved under 11/00888/FUL not having been carried out.
- c. The length of time in determining the application has deterred objectors complaining to Environmental Health about noise hence nothing has been recorded in later years.

PLANNING OFFICERS COMMENTS:

- a. Environmental Health Officers have been consulted on hours of operation of the business including processing of the wood and the hours stated in the recommended conditions 2-6 are in line with their advice.
- b. the proposed submitted site plan (drg. No. Blades/2021-2) shows the planting up of missing hedgerow along the access drive including

adjacent to the stables which has been secured by recommended Condition 8.

c. the delay in determining the application is as a result of ensuring that the submitted plans show all of the structures and buildings on the site. Environmental Health would investigate any noise complaints under statutory noise nuisance if the matter was brought to their attention. Concerns raised regarding noise raised as a result of consultation on the planning application have been addressed within the Committee Report.