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Our reference:
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Date: Wednesday, 14 May 2025

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 15 May 2025

The following is a schedule of representations received after the agenda for the Planning Committee was finalised.

Yours sincerely



Sara Pregon
Monitoring Officer

AGENDA

4. Planning Applications (Pages 1 - 4)

The report of the Director – Development and Economic Growth

Membership

Chairman: Councillor R Butler

Vice-Chair: Councillor R Walker

Councillors: S Calvert, J Chaplain, A Edyvean, S Ellis, E Georgiou, S Mallender, D Mason, C Thomas and T Wells

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24/00388/CMA

Applicant Land Logical Limited

Location Land Off Green Street, Mill Hill And Land At Barton In Fabis Off Chestnut Lane

Proposal Extraction, processing, sale and distribution of sand and gravel, and subsequent restoration together with the necessary highway and access improvements.

Ward Gotham

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Consultee Response

RECEIVED FROM: Senior Ecology and Sustainability Officer

SUMMARY OF MAIN POINTS:

- Comments provided in response to Badger Report dated January 2024 that was previously confidential and therefore had not been reviewed by the consultee.
- Badgers are present and active within and adjacent to the site and would be impacted by the proposed development.
- Badgers are widespread within the locality and the works would therefore have a limited impact on the conservation status of the species.
- If badger exclusion is required a Natural England license would be required to allow the development to go ahead.
- Method Statement is supplied and so long as this is implemented impacts on badgers should be limited. Notably a re-survey should be carried out prior to the start of each phase and any recommendation must be implemented, including a minimum of 30m work and activity exclusion zone from any active badger setts.

PLANNING OFFICERS COMMENTS:

The recommendations of the Senior Ecology and Sustainability Officer are noted and the following should be added to the recommendation for the response to Nottinghamshire County Council:

- **Condition requiring the method statement (Section 4.25 – 4.27 of the supplied badger report) is implemented.**

2. NATURE OF REPRESENTATION: Note from Planning Officer

For the information of the Planning Committee, please note that the application site is set predominantly within the administrative boundary of Nottinghamshire County Council but a section of the northern part of the site lies within the administrative boundary of Nottingham City Council. The application has therefore been submitted to Nottingham City Council and is similarly under consideration by them for determination. However, the response from Rushcliffe Borough Council will be made to Nottinghamshire County Council only.

3. NATURE OF REPRESENTATION: Note from Planning Officer

The Council is aware of a further Regulation 25 request sent by Nottinghamshire County Council to the applicant on 16 April 2025 requesting further information to be submitted for consideration.

The further information requested relates to Ecology, Archaeology, Noise, Aviation Safety, Landscape/visual impact and response to the objection provided by the (Save the Ancient Valley Environment) SAVE group. Other matters referred to in the letter relate to rights of way, and an objection from Cadent Gas.

Once a response is provided by the applicant to Nottinghamshire County Council, Nottinghamshire County Council will undertake a re-consultation with consultees. Rushcliffe Borough Council will be consulted again at this point, at which point a further response in respect of these matters could be considered.

4. NATURE OF REPRESENTATION: Comment

RECEIVED FROM: Member of the public

SUMMARY OF MAIN POINTS:

Restoration of the site should not preclude the possibility to use at least part of the site for boating and marina facilities. Rushcliffe is currently very short of such facilities.

PLANNING OFFICERS COMMENTS

Boating and marina facilities do not form part of the restoration plan. Any future plans to provide such facilities would be subject to a standalone planning application and considered on its own merits.

5. NATURE OF REPRESENTATION: Objection

RECEIVED FROM: Cllr A Brown

SUMMARY OF MAIN POINTS:

- Unjustified and inappropriate development in the Green Belt.
- Nottinghamshire already has adequate supply of sand and gravel as demonstrated in the Local Minerals Plan.
- Damage to local ecology which has already been impacted by Fairham.
- Impact on Attenborough Nature Reserve.
- Destruction of habitats for more species.
- Supports the objections made by the public and other consultees.

PLANNING OFFICERS COMMENTS

These objections do not raise any new matters beyond those already raised and considered as part of the main Committee report.

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