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**Our reference:**  
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**Date:** Wednesday, 8 July 2026

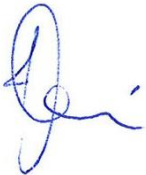
To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 9 July 2026

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

Yours sincerely



Ifty Ali  
Monitoring Officer (Interim)

## **AGENDA**

### 4. Planning Applications (Pages 1 - 4)

The report of the Director – Development and Economic Growth

#### Membership

Chairman: Councillor R Walker

Vice-Chair: Councillor E Georgiou

Councillors: M Barney, T Birch, S Calvert, J Chaplain, S Ellis, S Mallender,  
D Mason, C Thomas and T Wells

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## 26/00605/TPO

**Applicant** Mr Kevin Major

**Location** 6 Wilford Lane West Bridgford Nottinghamshire NG2 7QX

**Proposal** T1 Cedar of Lebanon – Fell

**Ward** Compton Acres

### LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Informative  
**RECEIVED FROM:** Senior Design and Landscape Officer

**SUMMARY OF MAIN POINTS:**

Copy of the Senior Design and Landscape Officer's TPO assessment matrix included as referenced in paragraph 30 of the Committee Report.

**PLANNING OFFICERS COMMENTS:**

Committee members to note the contents of the TPO assessment matrix.

**RUSHCLIFFE BOROUGH COUNCIL  
CONSERVATION AREA TREE NOTIFICATIONS AND TPO TREE EVALUATION SHEET**

<b>Location of Tree</b>	6 Wilford Lane		
<b>Species</b>	Cedar		
<b>1. Aesthetic Quality</b>		<b>3. Condition</b>	
<b>Excellent</b> , large/mature, good examples of the species, balanced, can also include veteran trees which may be retrenched.	<b>4</b>	<b>Excellent</b> . No obvious defects, trees with 50+ useful life ahead.	<b>4</b>
<b>Good</b> , medium sized or early mature trees with good shape and high potential.	<b>3</b>	<b>Good</b> . Minor defects to be expected with age of the tree. 25+ year useful lifespan.	<b>3</b>
<b>Fair</b> , semi mature trees with good form. Larger trees with poor shape	<b>2</b>	<b>Fair</b> , some defects which do not require the removal of the tree or could be rectified through pruning. 10+ year useful lifespan.	<b>2</b>
<b>Poor</b> . Young trees. Suppressed. Poor past pruning.	<b>1</b>	<b>Poor</b> , structural defects which will limit ability of tree to be retained. Less than 10 years useful lifespan.	<b>1</b>
<b>Unightly</b> . Poor form, affected by past failure or dieback.	<b>0</b>	<b>Dying/Dead</b> .	<b>0</b>
<b>2. Impact on public amenity if removed</b>		<b>4. Proximity and effect on buildings</b>	
<b>Very severe adverse impact</b> . Large trees in prominent locations, visible from wide area or distance. Screen unsightly structures.	<b>4</b>	Able to grow to full mature extent without the need for pruning to control size.	<b>4</b>
<b>Severe adverse impact</b> . Large trees clearly visible but not prominent, medium trees in prominent locations.	<b>3</b>	Able to grow to reasonable maturity without significant impact on properties, some loss of light could be experienced. Tree proportional to the size of garden it is located in.	<b>3</b>
<b>Moderate impact</b> . Medium trees visible but not prominent, small trees in prominent locations.	<b>2</b>	Spread will eventually affect properties with nuisance impact – shade, debris, soil depletion across entire garden.	<b>2</b>
<b>Little impact or no change</b> . Removal may open up positive views of trees or buildings which will mitigate loss. Trees long way from public viewpoints, obscured or very limited public viewpoints.	<b>1</b>	Will eventually affect buildings with structural implications.	<b>1</b>
<b>Improvement</b> (or not visible to public).		Buildings already affected.	<b>0</b>
All views are from public vantage points, future amenity can be taken into account.	<b>0</b>		
<b>Total Score</b> Category 1-4 above	<b>12</b>	Maximum possible total	<b>17</b>
<b>Health and Safety Score</b> (see below)	<b>-2</b>	<b>A tree with a score of 11 or above will be considered for a TPO although a score of 0 or 1 in any category will negate this.</b>	
<b>Wildlife Score</b> (see below)	<b>0</b>		
<b>Total</b>	<b>10</b>		
<b>HEALTH AND SAFETY</b>			
This scoring system does not take into account damage or injury which could be caused if a tree located close to buildings, gardens, roads, or places of public access should fall or shed branches. Regardless of the tree's condition or type this possibility must be considered. This assessment is inevitably subjective and should be based on the trees at the current time and remember trees owners have a general duty of care but must err on the side of caution. The scores below should be subtracted from the above scores and could be the deciding factor in borderline cases.			
Damage to property or physical injury not likely			<b>0</b>
Limited structural damage possible, low use areas where the public or residents will not be present for long periods of time.			<b>1</b>
Trees overhang or dominate properties or roads where there is high public use or car parking throughout the day.			<b>2</b>
<b>Wildlife/Heritage</b>			
Ancient, heritage or native species appropriate to local landscape character.			<b>1</b>
Non-native trees outside of conservation area.			<b>0</b>
Non-native trees in conservation areas, unless it is a heritage or ancient tree.			<b>-1</b>

**26/00027/FUL**

**Applicant** JMMS Group Limited

**Location** 75 Boundary Road, West Bridgford, Nottinghamshire

**Proposal** Change of use from retail (Class E) to hot-food takeaway and installation of extract flue

**Ward** Musters

#### **LATE REPRESENTATIONS FOR COMMITTEE**

2. **NATURE OF REPRESENTATION:** Objection

**RECEIVED FROM:** 8 Ralf Close

#### **SUMMARY OF MAIN POINTS:**

Objects for the reasons previously stated in their objection.

#### **PLANNING OFFICERS COMMENTS:**

The comments do not raise any new matters which have not already been considered in the Committee report.

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