

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 13 JANUARY 2022**

Held at 2.30 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford

PRESENT:

Councillors R Upton (Chairman), Mrs M Stockwood (Vice-Chairman), S Bailey,
R Butler, N Clarke, P Gowland, B Gray, L Healy, V Price and C Thomas

OFFICERS IN ATTENDANCE:

A Ashcroft	Planning Services Consultant
L Ashmore	Director of Development and Economic Growth
G Sharman	Area Planning Officer
P Taylor	Area Planning Officer
L Webb	Democratic Services Officer

APOLOGIES:

Councillors D Mason and F Purdue-Horan

22 Declarations of Interest

There were no declarations of interest.

23 Minutes of the Meeting held on 9 December 2021

The minutes of the meeting held on 9 December 2021 were approved as a true
record of the meeting.

24 Planning Applications

The Committee considered the written report of the Director – Development
and Economic Growth relating to the following applications, which had been
circulated previously.

**21/02822/FUL – Single storey rear extension – The Air Hostess, Stanstead
Avenue, Tollerton, Nottinghamshire, NG12 4EA.**

Update

A late representation was received by a neighbour who did not raise any
objections to the proposal and was circulated to the committee prior to the
meeting.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004.

2. The development hereby permitted must be carried out strictly in accordance with the following approved plan(s)/drawings/documents:
 - 1:500 scale plan titled "Location Plan" received on 22 October 2021,
 - Drawing titled "Proposed Plans and Elevations" received on 10 November 2021, and
 - Drawing titled "Proposed Ground Floor Plans" received 10 November 2021.

For the avoidance of doubt having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).

3. The materials used in the construction of the exterior of the development hereby permitted must be similar in appearance to the materials used on the exterior of the existing building.

To ensure the appearance of the development is satisfactory having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).

4. Before any externally mounted plant or equipment, together with any internally mounted equipment which vents externally to be used in the extension hereby approved is first brought into use the noise levels for that plant or equipment, shall be submitted to and approved by Local Planning Authority. If this information is inconclusive or not complete, then the applicant will be required to undertake a full noise assessment in accordance with BS 4142:2014+A1:2019: Methods for rating and assessing industrial and commercial sound. Thereafter, the plant/equipment shall be installed in accordance with the approved details and retained in good working order for the lifetime of the development.

To protect nearby residential properties from unacceptable levels of noise pollution from external plant equipment/machinery having regard to Policies 1 (Development Requirements), 39 (Health Impacts of Development) and 40 (Pollution and Contaminated Land) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).

21/02569/FUL – Proposed two storey side and rear extensions, single storey rear extension. Loft conversion. Part demolition of front boundary wall for

new wider driveway and drop kerb – 2 Cherry Street, Bingham

Update

A late representation was received from Nottinghamshire County Council Highways which proposed the additional conditions:

Condition 5: The new driveway shall not be brought into use until it has been surfaced in a hard-bound material for a minimum distance of 5 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the driveway to the public highway. The hard-bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.

Reason: To prevent surface water discharging onto the public highway in the page 2 interests of highway safety having regard to Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).

Condition 6: The new driveway shall not be brought into use until the existing dropped kerb vehicular crossing has been widened in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

Reason: To ensure the development hereby permitted is served by an appropriate access from the public highway in the interests of highway safety and having regard to Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).

The following informative has also been included:

The development makes it necessary to extend a vehicular crossing over a footway of the public highway. These works shall be carried out to the satisfaction of the Highway Authority. You are therefore required to contact Via (in partnership with Nottinghamshire County Council) on 0300 500 8080 or at licences@viaem.co.uk to arrange for these works to take place.

A late representation was also received from the applicants agent in which revised plans were submitted to propose that the elevations illustrate two obscured first floor windows to the proposed side (north) elevation, which will be fixed top-opening casements.

It was noted that officers were satisfied that the revisions made will preserve the amenities of neighbouring properties, which has also been secured by Condition 4. The Committee were informed that condition 2 had been updated to include 'Proposed Elevations', drawing no. 07B, received 23 December 2021'

In accordance with the Council's protocol for public speaking at Planning Committee, Jennifer Broderick (objector) addressed the committee.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS.

5. The development must be begun not later than the expiration of three years beginning with the date of this permission.

In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

6. The development hereby permitted must be carried out strictly in accordance with the following approved plans:

- Site and Location Plan, drawing no. 08A, received 8th October 2021
- Proposed Elevations, drawing no. 07A, received 8th October 2021
- Proposed Ground Floor Plans, drawing no. 04A, received 8th October 2021
- Proposed First Floor Plans, drawing no.05A, received 8th October 2021
- Proposed Second Floor Plans, drawing no. 06A, received 8th October 2021
- Proposed Wider Drive Access, drawing no. 09A, received 8th October 2021
- 'Proposed Elevations', drawing no. 07B, received 23 December 2021'.

For the avoidance of doubt having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).

7. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application.

To ensure the development preserves the character and appearance of the Conservation Area and to ensure the appearance of the development is satisfactory having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) and Policy 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.

8. Prior to the room they serve first being brought into use the first floor windows on the north side elevation of the development and the window within the north side roof slope of the two storey extension hereby permitted shall be fitted with glass which has been rendered permanently obscured to Group 5 level of privacy (or equivalent). The windows shall be non-opening except for high level top hung lights only in the bathroom and ensuite. Thereafter those windows must be retained to this specification throughout the lifetime of the development.

To preserve the amenities of neighbouring properties, having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1:Core Strategy (2014) and Policy 1(Development

Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)]

9. The new driveway shall not be brought into use until it has been surfaced in a hard-bound material for a minimum distance of 5 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the driveway to the public highway. The hard-bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.

To prevent surface water discharging onto the public highway in the page 2 interests of highway safety having regard to Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).

10. The new driveway shall not be brought into use until the existing dropped kerb vehicular crossing has been widened in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

To ensure the development hereby permitted is served by an appropriate access from the public highway in the interests of highway safety and having regard to Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).

NOTES TO APPLICANT:

This grant of planning permission does not alter the private legal situation about the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring property. A Solicitor or Chartered Surveyor may be able to give advice as to whether the proposed work falls within the scope of this Act and the necessary measures to be taken.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

The development makes it necessary to extend a vehicular crossing over a footway of the public highway. These works shall be carried out to the satisfaction of the Highway Authority. You are therefore required to contact Via (in partnership with Nottinghamshire County Council) on 0300 500 8080 to arrange for these works to take place.

The development makes it necessary to extend a vehicular crossing over a footway of the public highway. These works shall be carried out to the satisfaction of the Highway Authority. You are therefore required to contact Via (in partnership with Nottinghamshire County Council) on 0300 500 8080 or at

licences@viaem.co.uk to arrange for these works to take place.

The meeting closed at 3.25 pm.

CHAIRMAN