

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 8 SEPTEMBER 2022**

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

PRESENT:

Councillors R Butler (Chairman), S Bailey, L Healy, D Mason, V Price,
J Walker, R Adair, J Murray, L Way and R Upton

OFFICERS IN ATTENDANCE:

A Ashcroft	Planning Services Consultant
P Cook	Principal Planning Officer
M Hilton	Area Planning Officer
M Dunne	Principal Planning Area Officer
G Dennis	Borough Solicitor
E Richardson	Democratic Services Officer

APOLOGIES:

Councillors Mrs M Stockwood, B Bansal, N Clarke, F Purdue-Horan and
C Thomas

12 Declarations of Interest

Councillor S Bailey declared a non-pecuniary interest in item 2201426FUL and would remove herself from the discussion and vote for this item.

13 Minutes of the Meeting held on 28 July 2022

The minutes of the meeting held on 28 July 2022 were approved as a true record and were signed by the Chairman.

14 Minutes of the Meeting held on 11 August 2022

The minutes of the meeting held on 11 August 2022 were approved as a true record and were signed by the Chairman.

15 Planning Applications

The Committee considered the written report of the Executive Manager - Communities relating to the following applications, which had been circulated previously.

21/03205/REM - Application for matters reserved under application ref 19/00412/OUT for approval of access, appearance, landscaping and layout and scale for demolition of existing buildings and construction of a residential scheme for 3 dwellings - Chestnut Farm Chestnut Lane Barton In Fabis Nottinghamshire.

Update

Additional representations were received after the agenda was published and were circulated to the Committee before the meeting. In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr J Foot (on behalf of the Applicant) Mr B Hunt (Objector) and Councillor R Walker (Ward Councillor) addressed the Committee.

Comments

Members of the Committee expressed their concerns in respect of the overbearing nature of the housing development, including the height of ridge, windows and patios and how this would compromise the privacy of neighbouring property. Members also expressed concern that the design of housing development was not in keeping with the character of the rural village in which it was set and that it would have a negative affect on local amenity. Additionally, Members noted that the housing development was based in the greenbelt.

DECISION

PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:

1. The scale of the dwellings, elevated ground floor levels, raised window heights and raised rear terraces of the proposal would result in a harmful and unacceptable impact on the amenities of neighbouring properties. As such, the proposal would be contrary to criterion 4 of Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies
2. The massing scale and proportion of the proposal would be inconsistent within its location in the village. As such the proposal would be contrary to the provisions of Policy 10(2b; 2f) (Design and Enhancing Local Identify) of the Rushcliffe Local Plan Part 1: Core Strategy and at odds with Paragraph 134 of the National Planning Policy Framework which advocates the refusal of proposals which do not reflect local design policies.

22/00854/FUL - Erection of single storey dwelling including associated landscaping, parking and access works - Land To The Corner Of Ashley Road And Church Drive, Keyworth Nottingham Nottinghamshire NG12 5FJ.

Update

Additional representations were received after the agenda was published and

were circulated to the Committee before the meeting. In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr N Radcliffe (Objector) and Councillor A Edyvean (Ward Councillor) addressed the Committee.

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 shall be carried out in accordance with the following approved plans: 0260-1-01-00 (Location and Block Plan), received on 4 May 2022; 0260-3-08-00 Rev C (Site Plan), and 0260-3-11-00 Rev F (GA Floor Plans), received on 27 June 2022; and 0260-3-21-00 (GA Elevations), received on 8 July 2022.

[For the avoidance of doubt and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

3. The development hereby permitted shall not progress beyond Damp Proof Course until details of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. The dwelling hereby permitted shall not be occupied until the driveway parking space has been provided in accordance with drawing 0260-3-08-00 Rev C (Site Plan) and fronted with a suitably constructed dropped kerb access in accordance with Highway Authority specifications. The driveway shall be surfaced in a bound material with provision to prevent the unregulated discharge of surface water onto the public highway. The 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.

[In the interest of highway safety and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

5. With the exception of the section of hedge to be removed to for the new vehicular access, the boundary hedge on the Ashley Road and Church

Drive frontages shall be retained in accordance with drawing 0260-3-08-00 Rev C (Site Plan) for the lifetime of the development. Any part of the retained hedge dying, being severely damaged, becoming seriously diseased, or otherwise removed, shall be replaced with hedge plants of such size and species, details of which shall be submitted to and approved in writing by the Borough Council, within one year of the date of any such loss being brought to the attention of the Borough Council.

[To ensure a satisfactory appearance of development and to comply with policy 16 (Green Infrastructure, Landscape, Parks and Open Space) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

6. Prior to the development progressing beyond damp proof course level, details of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved ecological enhancements shall be implemented prior to the development being brought into use and shall thereafter be retained for the lifetime of the development.

[To ensure that the proposed development contributes to the conservation and enhancement of biodiversity within the site and for the wider area in accordance with paragraphs 174-175 of the NPPF and Policy 17 of the Rushcliffe Local Plan Part 1: Core Strategy].

7. Notwithstanding the details contained in the application form, the development shall not progress beyond damp proof course level until a surface water drainage scheme showing compliance with the drainage hierarchy has been submitted to and approved in writing by the Borough Council. The development shall only be carried out in accordance with the approved surface water drainage scheme, which shall thereafter be maintained throughout the life of the development.

[This is pre-commencement to ensure the proper drainage of the site and to accord with the aims of Policy 2 (Climate Change) of the Local Plan Part 1 Rushcliffe Core Strategy, and Policy 18 (Surface Water Management) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

8. The dwellings hereby permitted shall be designed to meet the higher 'Optional Technical Housing Standard' for water consumption of no more than 110 litres per person per day.

[To promote a reduction in water consumption and to comply with criteria 3 of Policy 12 (Housing Standards) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

9. The development hereby permitted shall not proceed above foundation level until a scheme for the provision of an electric vehicle charging point has been submitted to and approved by the Borough Council. The scheme shall provide details of the provision of electric vehicle charging

point to serve the dwelling. Thereafter, unless it has been demonstrated that the provision of an electric vehicle charging point is not technically feasible, the use shall not commence until such time as the site has been serviced with the appropriate electric vehicle charging infrastructure, in accordance with the agreed scheme and the apparatus shall be retained for the lifetime of the development.

[To promote sustainable modes of transport and to comply with policy 41 (Air Quality) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

10. Notwithstanding the provisions of Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking or re-enacting that Order with or without modification) there shall be no enlargement or alteration of the proposed dwellings without the prior written approval of the Borough Council.

[The development is of a nature whereby future development of this type should be closely controlled and to comply with Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

11. Notwithstanding the provisions of Schedule 2, Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no sheds, buildings or structures shall be erected on the site without the prior written approval of the Borough Council.

[The development is of a nature whereby future development of this type should be closely controlled and to comply with Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

22/00774/FUL - Construction of two-storey front extension, first floor side extension, first floor rear extensions, single storey rear extension and application of render to all elevations - 18 Mountsorrel Drive, West Bridgford, Nottingham, Nottinghamshire, NG2 6JL

Update

Additional representations were received after the agenda was published and were circulated to the Committee before the meeting. The Council's Solicitor read out representation from Cllr P Gowland. In accordance with the Council's Public Speaking Protocol for Planning Committee, Dr Chauhan (Applicant) addressed the Committee.

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 shall be carried out strictly in accordance with the following approved drawings/ information:
 - Block Plan (Ref. 22-2358-1, dated 24/01/22) – received 17/06/2022;
 - Proposed Plans [Elevations and Floor Plans] (Ref. 22-2358-2, dated 24/01/2022) – received 25/05/2022.

[For the avoidance of doubt having regard to policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

3. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application. For the avoidance of doubt, this includes the information provided in the Application Form; 'Proposed Plans [Elevations and Floor Plans] (Ref. 22-2358-2)' and E-mail from agent dated 23/05/2022.

[To ensure the appearance of the development is satisfactory and to comply with Policies 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

22/01426/FUL - Construction of Bat Barn - Former Islamic Institute Inholms Gardens Flintham Nottinghamshire NG23 5LQ

Update

There were no late representations or speakers for this item.

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 shall be undertaken in accordance with the following approved plans G_1183 REV A and G_1183_02 REV A, Tree Protection Plan and the structural and design recommendations as set out in section 5 and appendix G of the Elite Ecology Report.

[For the avoidance of any doubt and to ensure an acceptable development in accordance with Policy 1 of the Local Plan Part 2: Land and Planning Policies].

3. The development hereby permitted must not commence until the approved Tree Protection Measures have been erected and they shall thereafter be retained whilst construction works are taking place.

[To ensure the adequate protection of the existing trees on the site during the construction of the development having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014); Policies 37 (Trees and Woodlands) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Chapter 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (February 2019).]

16 **Planning Appeals**

The Chairman noted the Planning Appeal Decisions report which had been circulated with the papers.

The meeting closed at 4:52pm

CHAIRMAN