

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 8 FEBRUARY 2024**

Held at 6.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford

and live streamed on Rushcliffe Borough Council's YouTube channel

PRESENT:

Councillors R Butler (Chair), T Wells (Vice-Chair), A Brown, S Calvert,
J Chaplain, A Edyvean, E Georgiou, S Mallender, C Thomas, R Walker and
M Barney (Substitute)

ALSO IN ATTENDANCE:

Councillor T Birch and 3 members of the public

OFFICERS IN ATTENDANCE:

H Knott

E Dodd

J Hall

M Hilton

G Sharman

A Walker

T Coop

Service Manger - Planning

Planning Manager - Development
Lead Specialist

Area Planning Officer

Senior Planning Officer

Team Manager - Area Planning
(Central)

Solicitor

Democratic Services Officer

APOLOGIES:

Councillors H Parekh

29 Declarations of Interest

The Chairman, Councillor R Butler declared a non-pecuniary interest as Ward
Councillor for application 23/02191/FUL and would remove himself from the
discussion and vote for this item.

30 Minutes of the Meeting held on

The Minutes of the meeting held on 14 December 2023 were approved as a
true record and were signed by the Chair.

31 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.

**23/01926/FUL – Single storey extension to existing holiday
accommodation to create a single, accessible holiday let – Fosse**

Paddock, Nottingham Road, Cropwell Bishop, Nottinghamshire.

Updates

An additional representation was received after the agenda was published and this was circulated to the Committee before the meeting.

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr G Machin (Applicants Agent) and Councillor T Birch (Ward Councillor) addressed the Committee.

Comments

In giving regard to the Green Belt, members of the Committee thought the rural location of the application would be beneficial to disabled users it is specifically designed to cater for and would be a benefit to the rural economy and tourism.

On this basis the Committee thought the Very Special Circumstances and benefits outweighed any harms to the Green Belt and any other harms.

Councillor Mallender moved to reject the officer's recommendation and approve the application with additional conditions around the retention and protection of the hedgerow and the accommodation being used only as a temporary holiday let.

This motion to grant planning permission with the additional conditions (to be drafted by officers) was seconded by Councillor Georgiou and the vote was carried.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO CONDITIONS, THE DETAILS OF WHICH ARE DELEGATED TO THE DIRECTOR - DEVELOPMENT AND ECONOMIC GROWTH.

Councillor R Butler removed himself from the Committee and did not contribute to the discussion or vote on the following application.

23/02191/FUL – Retention of shipping container for the storage of essential ground maintenance equipment and materials. (Retrospective) – Rushcliffe Oaks, Main Road, Stragglethorpe, Nottinghamshire.

Updates

An additional representation was received after the agenda was published and this was circulated to the Committee before the meeting.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. This permission shall expire in five years from the date of this permission, after which, unless a further planning permission has been granted, the storage container shall be removed from the site and the site be restored to its former condition within 28 days of this date.

[To avoid a permanent form of development in the Green Belt, to protect the visual amenities of the area, to enable the Borough Council to review the situation and to comply with Policy 1 (Development Requirements) and Policy 21 (Green Belt) of the Local Plan Part 2: Land and Planning Policies].

2. Accoya cladding shall be applied to the north elevation of the container as denoted on drawing G/1214/01 received on 11 December within three months of this permission. Thereafter the container shall be maintained in accordance with the materials/ finish as approved.

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

Note-

The application was not the subject of pre-application discussions. The scheme however is considered acceptable and no discussions or negotiations with the applicant or agent were considered necessary, resulting in a recommendation to grant planning permission.

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.

Councillor Butler rejoined the meeting.

32 **Planning Appeals**

The Committee noted the Planning Appeals Decision report which had been circulated with the agenda.

The Planning Manager – Development, referred to application 21/03205/REM Chestnut Farm, Barton in Fabis and the approval of access, appearance, landscaping and layout and scale for demolition of existing buildings and construction of a residential scheme for 3 dwellings.

The Planning Inspectorate had allowed the appeal and a Cost Award claim to be submitted to the Council with a view to reaching agreement as to the amount.