

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 14 MARCH 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, S Ellis, S Mallender, H Parekh and C Thomas

OFFICERS IN ATTENDANCE:

H Knott	Service Manager – Planning
E Dodd	Planning Manager - Development
T Petit	Senior Landscape and Design Officer
G Elliott	Senior Area Planning Officer
M Hilton	Senior Area Planning Officer
B Pearson	Area Planning Officer
A Walker	Solicitor
E Richardson	Democratic Services Officer

APOLOGIES:

Councillors E Georgiou and R Walker

33 Declarations of Interest

Councillor T Wells declared a non-pecuniary interest as Ward Councillor for application 23/00158/TORDER and would remove himself from the discussion and vote for this item.

Councillor A Brown declared a non-pecuniary interest as Ward Councillor for application 23/01285/FUL and would remove himself from the discussion and vote for this item.

34 Minutes of the Meeting held on 8 February 2024

The minutes of the meeting held on 8 February 2024 were approved as a true record and were signed by the Chair.

35 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.

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

**23/00158/TORDER - To Keyworth No.1 Tree Preservation Order 2023 - 1
Holmsfield, Keyworth**

DECISION

**KEYWORTH NO.1 TREE PRESERVATION ORDER 2023 BE CONFIRMED
WITHOUT MODIFICATION**

Councillor Wells rejoined the meeting.

**23/00158/TORDER - To Ruddington No.1 Tree Preservation Order 2023 -
Former Grounds of the Manor House**

Updates

Additional representations were received after the agenda was published and these were circulated to the committee before the meeting.

In accordance with the Council's Public Speaking Protocol for Planning Committee Councillor G Fletcher (Ward Councillor) addressed the Committee.

DECISION

**RUDDINGTON No.1 TREE PRESERVATION ORDER 2023 BE CONFIRMED
WITHOUT MODIFICATION**

**23/02282/CMA - Spreading of waste topsoil on land west of Sharphill
Wood with (post-development) continuing agricultural use - Sharphill
Wood Landmere Lane Edwalton Nottinghamshire NG11 6LP**

Updates

Additional representations were received after the agenda was published and these were circulated to the committee before the meeting.

Comments

Members of the Committee noted that the two public Rights of Way running East to West to link with Old Road would be closed for a temporary period during the works and asked if the period of closure could be kept as short as possible.

Members of the Committee expressed concern about mud running onto neighbouring properties, the number of HGVs that would be involved and that the existing contour of the site be maintained as much as possible. The Committee were advised that these matters would be managed by the County Council and that residents and Councillors could make representations to the County Council.

Members of the committee noted that the recommendation had been updated to request an additional Ecology Walkover survey to take place.

DECISION

NOTTINGHAMSHIRE COUNTY COUNCIL BE ADVISED THAT THE BOROUGH COUNCIL DOES NOT OBJECT TO THE DEVELOPMENT, SUBJECT TO THE COUNTY COUNCIL BEING SATISFIED THAT THE PROPOSAL ACCORDS WITH THE RELEVANT DEVELOPMENT PLAN AND THAT ALL OTHER MATERIAL CONSIDERATIONS CAN BE SATISFACTORILY ADDRESSED.

21/00432/FUL - Continued mixed farm and forestry use of part of farm yard for logging enterprise and retention of outbuildings and extension to Barn 2 (Retrospective) - Land At Hickling Pastures Melton Road Hickling Pastures, Nottinghamshire

Updates

Additional representations were received after the agenda was published and these were circulated to the committee before the meeting.

In accordance with the Council's Public Speaking Protocol for Planning Committee Councillor T Combellack (Ward Councillor) addressed the Committee.

Comments

Members of the Committee expressed concern about the impact on amenity from noise and with the suggested hours of operation and with the movement of vehicles to and from the site. Members of the Committee asked for the hours of operation for Conditions 3, 5 and 6 be changed to be between 8am and 5pm and that the applicant be required to keep a log of vehicle movements for both the agricultural and the log businesses.

Councillor H Parekh moved to accept the recommendation and approve the application with the additional conditions and this was seconded by Councillor S Ellis 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 A Brown removed himself from the Committee and did not contribute to the discussion or vote on the following application.

23/01285/FUL - Proposed Battery Energy Storage Facility - Land Off West Leake Lane West Leake Lane Ratcliffe On Soar Nottinghamshire

Updates

In accordance with the Council's Public Speaking Protocol for Planning

Committee, Mr J Sawbridge (Applicant) and Councillor A Brown (Ward Councillor) addressed the Committee.

Comments

Members of the Committee expressed concern about the application encroaching on Green Belt land and the cumulative impact from that. Members of the Committee noted the nearby Ratcliffe on Soar LDO site.

Cllr H Parekh moved to reject the recommendation and refuse the application due to the impact on the Green Belt, with concern expressed in relation to the harm caused to the landscape and the openness of the Green Belt and the fact that this part of the Green Belt had a defensible boundary, and that very special circumstances had not been demonstrated that outweighed any harms.

The motion to refuse the application was seconded by Cllr C Thomas and the vote was carried.

Members of the Committee delegated wording of the reasons for refusal to Officers.

DECISION

**PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASON:
The proposed development constitutes inappropriate development in the Green Belt and the Very Special Circumstances are not considered to outweigh the harm – the precise wording of which to be delegated to the Director – Planning and Economic Growth**

The meeting closed at 8.54 pm.

CHAIR