

When telephoning, please ask for: Democratic Services
Direct dial 0115 914 8511
Email democraticservices@rushcliffe.gov.uk

Our reference:
Your reference:
Date: Wednesday, 3 September 2025



Email:
customerservices
@rushcliffe.gov.uk

Telephone:
0115 981 9911

www.rushcliffe.gov.uk

To all Members of the Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Thursday, 11 September 2025 at 6.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

This meeting will be accessible and open to the public via the live stream on YouTube and viewed via the link: <https://www.youtube.com/user/RushcliffeBC>
Please be aware that until the meeting starts the live stream video will not be showing on the home page. For this reason, please keep refreshing the home page until you see the video appear.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Pregon'.

Sara Pregon
Monitoring Officer

AGENDA

1. Apologies for Absence and Substitute Members
2. Declarations of Interest

[Link to further information in the Council's Constitution](#)

3. Minutes of the Meeting held on 10 July 2025 (Pages 1 - 4)
4. Planning Applications (Pages 5 - 18)

The report of the Director – Development and Economic Growth

5. Planning Appeals (Pages 19 - 22)

The report of the Director – Development and Economic Growth

Postal address
Rushcliffe Borough
Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG



Membership

Chair: Councillor R Walker

Vice-Chair: Councillor A Edyvean

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

Meeting Room Guidance

Fire Alarm Evacuation: in the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble at the far side of the plaza outside the main entrance to the building.

Toilets: are located to the rear of the building near the lift and stairs to the first floor.

Mobile Phones: For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

Microphones: When you are invited to speak please press the button on your microphone, a red light will appear on the stem. Please ensure that you switch this off after you have spoken.

Recording at Meetings

National legislation permits filming and recording by anyone attending a meeting. This is not within the Council's control.

Rushcliffe Borough Council is committed to being open and transparent in its decision making. As such, the Council will undertake audio recording of meetings which are open to the public, except where it is resolved that the public be excluded, as the information being discussed is confidential or otherwise exempt



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE THURSDAY, 10 JULY 2025

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 Walker (Chair), A Edyvean (Vice-Chair), T Birch, S Calvert, S Ellis, S Mallender, D Mason, T Wells and Councillors P Matthews, L Plant and L Way attending as substitutes

ALSO IN ATTENDANCE:

Councillor C Grocock and Councillor H Parekh (Speakers)

Councillor G Wheeler and Councillor J Wheeler

46 members of the public

OFFICERS IN ATTENDANCE:

A Cullen

G Elliott

P Langton

Planning Manager - Development

Senior Planning Officer

Team Manager – Area Planning
(Central)

R Clack

T Coop

Borough Solicitor

Democratic Services Officer

APOLOGIES:

Councillors A Brown, J Chaplain and C Thomas

The meeting commenced at 6.05 to allow for Committee members and members of the public to be seated

8 Declarations of Interest

There were no declarations of pecuniary or non-pecuniary interest.

The Chair made the following declaration on behalf of members of the Committee:

A written statement from Councillor H Parekh, Ward Councillor for Edwalton Ward and in relation to application 24/02130FUL, had been circulated to all Planning committee Members prior to the meeting. A written statement from Councillor C Grocock, Ward Councillor for Cranmer Ward and in relation to application 24/01451/HYBRID, had been circulated to all Planning Committee Members prior to the meeting.

9 Minutes of the Meeting held on 12 June 2025

The minutes of the meeting held on 12 June 2025 were approved at the Committee meeting on 26 June 2025.

10 Minutes of the Meeting held on 26 June 2025

The minutes of the meeting held on 26 June 2025 were agreed as a true record and were signed by the Chair.

11 Planning Applications

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

24/02130/FUL – Development of 80 age-restricted apartments (use Class C3) including associated parking and landscaping – Land Fronting Rose Way and Melton Road, Melton Road, Edwalton, Nottinghamshire

Updates

Additional representations were received after the agenda was published and these were circulated to the Committee before the meeting and published to the Council's website.

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr R Henderson (Applicants Agent), Mr S Khan (Objector) and Councillor H Parekh (Ward Councillor) addressed the Committee.

Comments

Members of the Committee expressed concerns about the associated parking and there not being enough parking spaces for the number of apartments and no obvious way of increasing it. The committee also considered that the proposal failed to demonstrate the impact of displacement parking on neighbouring roads and the local community.

Councillor Ellis moved to reject the recommendation and refuse permission on the grounds of insufficient parking, access and safety issues and the displacement parking on neighbouring streets, this was seconded by Councillor Birch. The vote concluded in 5 for, 5 against and 1 abstention. The Chair had the casting vote and the vote was not carried.

Councillor Walker moved to accept the recommendation in the officer's report to grant planning permission subject to the conditions in the report, additional condition reported in the late representation and prior signing of a S106 Agreement securing the contributions set out in the amended draft heads of terms table reported in the late representation and this was seconded by Councillor Edyvean. A vote on the motion and recommendation to approve planning permission concluded in 5 for, 5 against and 1 abstention. The Chair had the casting vote and therefore the vote was carried.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO A SECTION 106

AGREEMENT AND CONDITIONS INCLUDING THE EXTRA CONDITIONS IN THE LATE REPRESENTATION REPORT

24/01451/HYBRID – Outline planning application for four semi-detached homes (appearance, landscaping and scale reserved) and change of use of agricultural land to accommodate community use, with access to land provided – Land to the North of Main Street, Sutton Cum Granby, Nottinghamshire

Updates

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr R Cooper (Applicants Agent) Mr T Fewell (Applicant) shared the applicant speaking slot and Councillor C Grocock (Ward Councillor) addressed the Committee.

Comments

Members of the Committee felt the application was a good proposal and would greatly benefit the community in a number of ways, for example community allotments, affordable housing and biodiversity net gain, which was also supported by the Nottinghamshire Wildlife Trust.

Members expressed concerns around the proposal of seasonal community events and the impact this may have on the highway and suggested the condition that approval be sought from the Council prior to any event taking place in line with the Highways comments.

Councillor Mallender moved to reject the officer recommendation of refusal and put forward the proposal to grant planning permission with additional conditions around landscaping and ecology, green energy provision, highway approval and a S106 agreement in relation to affordable housing, provision of Biodiversity Net Gain and for the community use to be secured prior to occupation of the dwellings as discussed. The motion was seconded by Councillor S Ellis and the vote was carried unanimously.

DECISION

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS, THE DETAILS OF WHICH ARE DELEGATED TO THE DIRECTOR FOR DEVELOPMENT AND ECONOMIC GROWTH

12 Planning Appeals

The Committee noted the Planning Appeal Decisions report which had been circulated with the agenda.

The meeting closed at 8.35 pm.

CHAIR



Rushcliffe
Borough Council

Planning Committee

Thursday, 11 September 2025

Planning Applications

Report of the Director – Development and Economic Growth

PLEASE NOTE:

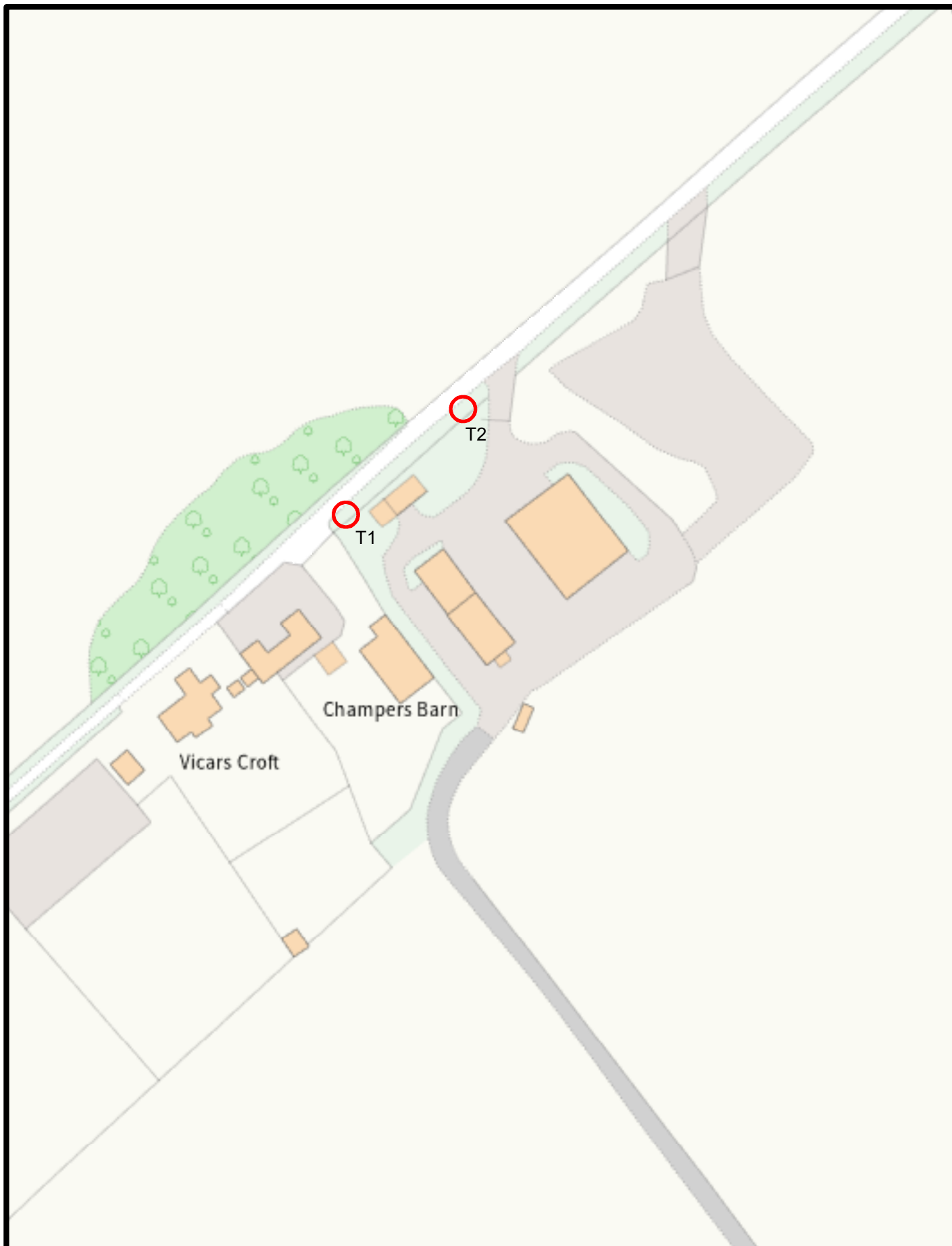
1. Slides relating to the application will be shown where appropriate.
2. Plans illustrating the report are for identification only.
3. Background Papers - the application file for each application is available for public inspection at the Rushcliffe Customer Contact Centre in accordance with the Local Government Act 1972 and relevant planning legislation/Regulations. Copies of the submitted application details are available on the website <http://planningon-line.rushcliffe.gov.uk/online-applications/>. This report is available as part of the Planning Committee Agenda which can be viewed five working days before the meeting at <https://democracy.rushcliffe.gov.uk/ieListMeetings.aspx?Committeeld=140> Once a decision has been taken on a planning application the decision notice is also displayed on the website.
4. Reports to the Planning Committee take into account diversity and Crime and Disorder issues. Where such implications are material they are referred to in the reports, where they are balanced with other material planning considerations.
5. With regard to S17 of the Crime and Disorder Act 1998 the Police have advised they wish to be consulted on the following types of applications: major developments; those attracting significant numbers of the public e.g., public houses, takeaways etc.; ATM machines, new neighbourhood facilities including churches; major alterations to public buildings; significant areas of open space/landscaping or linear paths; form diversification to industrial uses in isolated locations.
6. Where the Planning Committee have power to determine an application but the decision proposed would be contrary to the recommendation of the Director – Development and Economic Growth, the application may be referred to the Council for decision.
7. The following notes appear on decision notices for full planning permissions:
“When carrying out building works you are advised to use door types and locks conforming to British Standards, together with windows that are performance tested (i.e. to BS 7950 for ground floor and easily accessible windows in homes). You are also advised to consider installing a burglar alarm, as this is the most effective way of protecting against burglary.

If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at

<http://www.rushcliffe.gov.uk/planningandbuilding/buildingcontrol>

Application	Address	Page
25/00075/TORDER	Land South of Granby Lane, Whatton	7-10
	To the Whatton No.1 Tree Preservation Order (TPO) 2025	
Ward	Cranmer	
Recommendation	The Whatton No.1 Tree Preservation Order 2025 be confirmed without modification	

Application	Address	
25/00811/LBC	Bridgford Hall Bridgford Road West Bridgford Nottinghamshire	11-18
	Installation of 2no. black perforated roller shutters to enclose canopy. Alterations to existing hand rail and column.	
Ward	Trent Bridge	
Recommendation	Listed building consent be granted subject to conditions	



Application: Whatton No.1 Tree Preservation Order 2025
Land at Reids Farm,
Conery Lane,
Whatton,
Nottinghamshire
NG13 9FH

page 7

Scale 1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Rushcliffe Borough Council - 100019419



This page is intentionally left blank

25/00075/TORDER

Objector Mike Downes on behalf of Knightwood Trust Farms Ltd

Location Land South of Granby Lane, Whatton

Objection To the Whatton No.1 Tree Preservation Order (TPO) 2025

Ward Cranmer

THE SITE AND SURROUNDINGS

1. The trees are located within a roadside verge on a small countryside lane 1.5km to the southwest of the village of Whatton. The lane serves around 4 properties but links to a public right of way.

DETAILS OF THE TREE PRESERVATION ORDER

2. The TPO was made on the 7th May 2025. Under the Town and Country Planning (Tree Preservation) (England) Regulations 2012 the Order takes effect provisionally and needs to be confirmed within 6 months of the date it was made. The Council has a duty to consider all objections and representations that have been made.

SITE HISTORY

3. Planning officers were considering an application, Reference: 25/00564/VAR, to vary condition 2 (Plans) and removal of condition 6 (Landscaping) and 15 (Acoustic Fence) for 23/02308/VAR to amend the approved design. During this process they became concerned that in future the developer may wish to create a new access to the road and whether this would affect trees in the vicinity.
4. The site was inspected and 4 trees were identified along the relevant section of verge, 2 of the trees were poor specimens, but 2 Lime trees were considered to have sufficient aesthetic quality, condition, public amenity value to warrant protection.

REPRESENTATIONS

Ward Councillor(s)

5. The local Councillor was consulted who raised no concerns and welcomed the effort being made.

Local Residents and the General Public

6. The landowners were consulted and an objection has been received on behalf of Knightwood Trust Farms Ltd for the following reasons.

7. The trees are mature yet unremarkable. They are located on their land alongside a private roadway serving their farm and alongside a current barn conversion which is no longer in their ownership.
8. The objection understands the TPO has been made to protect the trees in the event of a new independent access being created to the barn conversion, although they believe there is no necessity or intention to remove either specimen.
9. There has been no consideration to the maintenance implications for Knightwood who retain responsibility for the trees and now face the prospect of having to make applications to the Council each time they need to cut back the tree branches and hedges where necessary to maintain the access road.

APPRAISAL

10. Given that 4 trees are present along the verge, the fact that only 2 have been protected shows the Council has been selective and has set out to protect the best quality trees in terms of their structure and appearance. Whilst the trees are located in an isolated location the road serves a number of properties that will benefit from seeing the trees.
11. It appears the Council has protected trees on Knightwood Farm's land due to concerns about an adjoining development. The ownership of land is not always clear to the Council as following a land sale the Land Registry website is no longer updated as promptly as it used to be. Government advice is that "it is not necessary for there to be immediate risk for there to be a need to protect trees. In some cases, the authority may believe that certain trees are at risk as a result of development pressures and may consider, where this is in the interests of amenity, that it is expedient to make an Order".
12. The Tree Preservation Order would still allow applications to be made to enable work to trees subject to approval. The use of applications to cover repeat operations is encouraged as it saves time to both the tree owner and the Council. Nottinghamshire County Council as the highway authority for this area recommends 5.2m clearance over a road and removal or pruning of branches to maintain such clearance would generally be appropriate, but each application is considered on its own merits.
13. The TPO only protects the 2 Lime trees and other trees or hedgerows can be pruned without the need to seek the Council's approval. It is considered that the imposition of a TPO could be an inconvenience to the tree owner but not to the point that it would prevent it being confirmed.

RECOMMENDATION

It is RECOMMENDED that the **Whatton No.1 Tree Preservation Order 2025** be confirmed without modification.



Application Number: 25/00811/LBC
Bridgford Hall,
Bridgford Road,
West Bridgford
Nottinghamshire
 Scale 1:1250



This page is intentionally left blank

Applicant Rushcliffe Borough Council - Property Services

Location Bridgford Hall Bridgford Road West Bridgford Nottinghamshire

Proposal Installation of 2no. black perforated roller shutters to enclose canopy.
Alterations to existing hand rail and column

Ward Trent Bridge

THE SITE AND SURROUNDINGS

1. 'The Hall, Bridgford Road', locally known as Bridgford Hall, is a Grade II listed building ([NHLE ref. 1045676, date first listed 13 Dec 1949](#)) which is owned by Rushcliffe Borough Council. It is located centrally within West Bridgford. The country house was built between 1768 and 1774 by Mundy Musters, Lord of the Manor of West Bridgford. It has had numerous extensions which were added in the mid and late 19th, mid-20th and early 21st centuries. The main hall is 2 and 3 storeys having single storey elements at either end. It is constructed in red brick with parts of the building having a mix of pitched and flat roofs with clay tile and slate finishes. The building has unequal bays and has a door that contains stained glass with West Bridgford U.D.C letters in it. To the left of the main building there are gabled outbuildings and a 3-storey addition having regular fenestration. Nearby on the front of the building is 3-storey glazing and timber extension with a stairwell and lift accessed off an accessible ramp. The main frontage has a central flight of 3 steps with handrails. To the right there is a 2-storey flat roofed addition and single storey canopy over stairs off the park and beyond a flat roofed former billiard room now used for wedding ceremonies with ramped access from the park. Today the hall is used for registrar services and as a wedding venue, while the single-storey rear extension and upper floors as well as the converted outbuildings are in use as serviced apartments.
2. The Hall is located within the associated Bridgford Park having primarily residential properties to the north and east beyond. The contemporary 2 storey Library is located to the southwest of the building obscuring the view of the front of the building from Bridgford Road. The Bridgford Road public car park is to the northwest which allows views across to the rear of the building. The property is located adjacent to the defined shopping area of West Bridgford which comprises mixed uses.

DETAILS OF THE PROPOSAL

3. Under consideration is a Listed Building Consent application which seeks to install 2no. black perforated roller shutters to enclose the single storey canopy over stairs to the park near to the former billiard room now used for wedding ceremonies. Alterations to the canopy's supporting column and associated existing handrail would be necessary to facilitate installation of the shutters.

4. The proposed roller shutters would be installed to the wide northeast elevation (measuring 4.920m wide x 2.560m tall) and to the narrower northeast (measuring 1.460m wide x 2.940m tall), fitting into a roller shutter hood proposed to be affixed to the canopy's undersides on both elevations. The hoods are proposed as being timber clad to match the appearance of the existing canopy. The proposed roller shutters would be constructed in black painted metal and perforated to allow for ventilation and some visibility. The shutters would require installation of a trackway and it is proposed to clad the modern round column which supports the canopy in metal to create a square column with trackways. The proposed clad column's colour would match the existing. Two small sections of the existing metal handrails would be removed to fit around the roller shutter trackway.
5. The plans and full text of any supporting documents can be viewed on the Council's website at: [25/00811/LBC | Installation of 2no. black perforated roller shutters to enclose canopy. Alterations to existing hand rail and column. | Bridgford Hall Bridgford Road West Bridgford Nottinghamshire.](#)
6. Negotiations have taken place during the consideration of the originally submitted application to address adverse impacts identified by the case officer in connection with the proposed capping of coping stones to the parapet with zinc/aluminium sheet capping and the proposed application of an impermeable liquid applied roofing membrane from the coping stone's top edge, over the lime render and down to the roof valley. Amendments have been made to the proposal to remove these elements during the determination period.
7. This application seeks listed building consent only and no separate planning permission is required as the works would constitute permitted development.

SITE HISTORY

8. Relevant recent planning history for the Hall includes:

06/01676/LBC Construction of ramped access; handrails to existing steps; internal alterations.

15/01168/FUL Refurbishment & extension to Bridgford Hall, change of use for upper levels to be used as serviced apartments. Ground floor to be re-instated as registrar services & wedding venue. Single storey rear extension; single storey front canopy; side extension to house lift and stairwell; internal and external alterations (including partial demolition) to allow the change of use of the building to 7 serviced apartments (Use Class C1); the use of a room for conducting wedding ceremonies (Use Class D1 non residential); accommodation for the Registry Office for births, deaths & marriages (Use Class B1a Office) and associated parking.

15/01169/LBC Refurbishment and extension to Bridgford Hall, change of use for upper levels to be used as serviced apartments. Ground floor to be re-instated as registrar services and wedding venue. Single storey rear extension; single storey front canopy; side extension to house lift and stairwell; internal and external alterations (including partial demolition) to allow the change of use of the building to 7 serviced apartments (Use Class C1); the use of a room for conducting Wedding Ceremonies (Use Class D1 non residential);

accommodation for the Registry Office for Births, Deaths and Marriages (Use Class B1a Office) and associated parking.

REPRESENTATIONS

Ward Councillor(s)

9. None received at the time of writing the report.

Statutory and Other Consultees

10. Historic England
Has commented that they were not offering advice on the proposal and that the views of the local authority's specialist advisers be obtained.
11. The Joint Committee of the National Amenity Society
Was consulted but made no comments
12. The Conservation Officer
Has acted as case officer for this application and has considered any impact upon heritage assets, and the settings of nearby heritage assets, within this report.

Local Residents and the General Public

13. None received at the time of writing the report.

PLANNING POLICY

14. The development falls to be determined in accordance with relevant legislation and national and local policies:

Relevant National Planning Policies and Guidance

15. The application affects a Grade II listed building and, as such, the statutory duty to have “special regard to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses” applies as under [Section 16 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#).
16. The following sections of the NPPF are relevant to the current proposal: [Section 16, Conserving and Enhancing the Historic Environment](#),

Relevant Local Planning Policies and Guidance

17. [Rushcliffe Local Plan Part 1: Core Strategy, Policy 11 \(Historic Environment\)](#).
18. [Rushcliffe Local Plan Part 2: Land and Planning Policies, Policy 28 \(Historic Environment: Conserving and Enhancing Heritage Assets\)](#).
19. The Rushcliffe Design Code Supplementary Planning Document is not relevant to this proposal.

APPRAISAL

20. It is considered that the submitted Design and Access Statement and the Heritage Impact Assessment provides a clear understanding of the significance of the site, as directed by Paragraph 207 of the NPPF.
21. Within the curtilage of the Grade II listed Hall are multiple buildings considered to be curtilage listed to the principal listed building. It is considered the specialist interest of these curtilage listed buildings would not be harmed by the proposal. There are no other designed heritage assets nearby.

Impact on the listed building

22. The property has seen alterations and extensions. However, its significance derives from its 18th century origins with later 19th – 21st century extensions and alterations, its layout and plan form, use of local vernacular materials and detailing, and retention of historic fabric and features. The property also derives significance from its historic function as a former country house set within its historic parkland and gardens, whilst being reflective of the historic settlement pattern of the village. It forms part of an architectural ensemble of historic and modern buildings along Central Avenue, thus, positively contributing to the street scene and the character and appearance of Bridgford Park and the town West Bridgford.
23. The existing canopy structure is of a modern construction, as are the stairs beneath it and the accessible ramp. They do not incorporate historic fabric. These were added to the Hall in 2017 following the 2015 grants of planning permission and listed building consent. The canopy provides covered shelter over the double doors (fire doors) nearest to the former billiards room now used as a wedding venue. The canopied area in combination with the stairs and ramped access are popular with wedding parties as a picturesque location for photographs following ceremonies and useful shelter in inclement weather.
24. As the submitted documents state, the area beneath the canopy has attracted anti-social behaviour in the form of graffiti, low level arson and also attracts rough sleepers. Although the area is monitored, there have been continued problems for some time. As a result, there are concerns about on-going damage to this area and the potential for catastrophic damage.
25. In designing a proposal, the applicant has considered a range of measures including hinged/ folding grills or gates, but these were discounted either because they couldn't be hidden when in the open position which would be undesirable in relation to the wedding venue's aesthetic and the character and appearance of the listed building, or would have resulted in greater disturbance to the listed building's architecture and fabric, or would not enable the fire exit route to be maintained from the building.
26. The proposal seeks to install roller shutters to the northwest and northeast canopy elevations as these would avoid the issues identified above. When retracted, the shutters would be hidden within a timber clad hood which would be in keeping with the existing fascia board present on the canopy. When lowered, the black painted roller shutters would be perforated to minimise the visual appearance and to allow ventilation. The connection points to allow the shutters to be lowered are considered to be a minimal, functional aspect and

the cladding of the round column in metal of a matching colour to that existing is considered to be an appropriate practical solution. The column's change to a square shape would not have a negative impact and the existing column beneath the cladding would be preserved in place performing its structural role. Importantly, the roller shutter on the northwest elevation where the accessible ramp is located would be linked to the fire alarm system to enable automatic opening when the fire alarm is activated.

27. To install the shutter system the existing modern handrails to the stairs and ramp would require very minor modification to remove small sections where these meet the shutter connection points. No historic fabric would be lost as a result of this proposed alteration.
28. The proposal is considered to be a sensitive, proportionate and appropriate solution. The roller shutters would have a very slight harmful impact when lowered during times when the building is not open for use. However, the proposal is considered to present a clear and convincing justification. Mitigation for potential adverse impacts has been given thought in designing the proposal. It is considered the proposal would be of a functional and modern appearance and it would be entirely reversible. No historic fabric would be lost as a result of the proposal. It is considered the proposal offers the significant benefit of protecting the canopied area, which has suffered anti-social behaviour, from minor damage and potential catastrophic damage, including fires in a listed building.

Conclusion

29. The level of harm is considered to be harm at the lowest end of the 'less than substantial' scale.
30. Notwithstanding the benefits to the building arising from elements of the proposal, it is considered the proposal would cause harm to the listed building, thus failing to preserve and/or enhance the listed building as is considered to be a 'desirable' objective within Sections 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not accord with policies set out in the Development Plan. This conflict gives rise to a statutory presumption against granting listed building consent.
31. As the level of harm is considered 'less than substantial' permission could still be granted if it is concluded that public benefits outweigh harm through application of the test within Paragraph 215, NPPF (Dec 2024). In applying this test, it should be noted that it is not to be applied as a simple balance. Public benefits must not simply outweigh harm but must do so to a sufficient degree to justify departure from the statutory presumption against granting planning permission arising from the 1990 Act.
32. Paragraph 215 of the NPPF makes clear that where there is less than substantial harm "this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use". The decision maker must note that the statutory presumption under the act carries great weight and that a substantial weight of wider benefits will be necessary to outweigh that presumption." In this regard it is considered that the development would result in less than substantial harm which is outweighed by the benefit of securing the long-term future and viability of the

asset. In this case, the canopied area is currently suffering anti-social behaviour including low level arson, and the proposal would secure the canopied area and prevent access to this area to avoid catastrophic damage during times when the building is not open for use. Importantly the shutters would open should the fire system activate to allow safe exit from the building.

33. During other times it would allow public access to the ground floor of a building which has fulfilled a civic role for nearly a century and over 1/3 of its lifetime. Securing the canopied area to avoid catastrophic damage should be considered as a benefit carrying substantial weight and that this allows the test within paragraph 215 of the NPPF to be met and for listed building consent to be granted.
34. It is considered that the benefits of the proposal outweigh any harm to a sufficient degree as to justify a departure from the statutory presumption against granting listed building consent which would otherwise arise from section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION

It is **RECOMMENDED** that **listed building consent be granted** subject to the following condition(s)

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 plans and documents ref:

- Proposed Northwest Elevation Drwg ref G/1234/06
- Proposed Northeast Elevation Drwg ref. G/1234/07
- Proposed Ground Floor Plan Drwg ref. G/1234/08

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

Note-

Amendments have been made to the proposal during the consideration of the application to address adverse impacts raised, thereby resulting in a more acceptable scheme and the recommendation to grant listed building consent.

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.

Planning Ref:	Address	Proposal or Breach	Appeal Decision	Decision Type	Planning Inspectorate Reference	Comments/Decision Date
24/00478/FUL	9 High street, Ruddington	Retrospective application for installation of air conditioning unit on side (south) elevation.	Dismissed	Delegated	APP/P30/40/Z/25/3364802	08/07/2025
25/00260/FUL	1 Lea Court, Bingham	To convert a single-storey attached garage into living accommodation leaving front of garage as storage.	Allowed	Delegated	APP/P3040/D/25/3364455	08/07/2025

This page is intentionally left blank

Planning Appeals – August 2025

Planning Ref:	Address	Proposal or Breach	Appeal Decision	Decision Type	Planning Inspectorate Reference	Comments/Decision Date
23/00877/TPO	53 Leivers Close, East Leake	T1 - (Corsican Pine)- Fell	Dismissed	Delegated	APP/TPO/P3040/9811	06/08/2025
23/00089/HIGHH	Vryenhoef, Abbey Lane, Aslockton	High Hedge Remedial Notice	Allowed in part and a varied remedial notice is appended to this decision	Delegated	APP/HH/2219	06/08/2025
24/01002/FUL	18A Market Place, Bingham	Amendments to existing site drainage and associated landscaping works (retrospective)	Dismissed	Delegated	APP/P3040/W/25/3365017	19/08/2025
25/00367/FUL	32 Alford Road, West Bridgford	Erection of a single storey side and rear extension includes roof lantern and rooflights. Alteration to fenestration. Loft conversion including hip to gable to rear and side dormers	Dismissed	Delegated	APP/P3040/D/25/3368521	21/08/2025

Planning Appeals – August 2025

24/02102/VAR	Garages South East of Woodbine Cottage, Works Lane, Barnstone	Removal of Condition 10 (PD Rights) to 22/01158/FUL to allow for appropriate developments under permitted development rights	Dismissed	Delegated	APP/P3040/W/25/3363441	21/08/2025
25/00019/FUL	18 Repton Road, West Bridgford	Extend existing loft conversion including construction of a hipped to gable front roof extension and side dormer window.	Allowed	Delegated	APP/P3040/D/25/3365703	21/08/2025
25/00398/ADV	130 Melton Road, West Bridgford	Display of externally illuminated Free standing V-shaped dual panelled signage.	Dismissed	Delegated	APP/P3040/Z/25/3369093	29/08/2025