

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 17 MAY 2018**

Held at 6.30 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford

PRESENT:

Councillors R Butler (Chairman), J Stockwood (Vice-Chairman), B Buschman,
J Donoghue (substitute for N Clarke), R Jones, J Greenwood, Mrs M Males,
S Mallender, M Edwards, Mrs J Smith and J Thurman

ALSO IN ATTENDANCE:

Councillor R Upton

OFFICERS IN ATTENDANCE:

T Coop	Constitutional Services Officer
M Elliott	Constitutional Services Team Leader
D Mitchell	Executive Manager - Communities
A Pegram	Service Manager - Communities
I Norman	Legal Services Manager
S Sull	Borough Solicitor
L Webb	Constitutional Services Officer

APOLOGIES:

Councillor N Clarke

45 Declarations of Interest

There were no declarations of interest.

46 Minutes of the Meeting held on 12 April 2018

The minutes of the meeting held on 12 April 2018 were approved as a correct record and signed by the Chairman.

47 Planning Applications

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

In accordance with the Council's public speaking protocol for Planning Committee Councillor Rod Jones (Ward Councillor) addressed the meeting. After addressing the meeting Councillor Jones withdrew from the committee for the consideration of this item.

Item 1 – 17/02880/FUL – Extension and conversion of B1 office to create four self-contained flats – 100 Melton Road, West Bridgford, Nottingham.

Updates

There were no updates to report.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT 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 plans ref.

- 003 Rev F received on 30th April 2018
- 004 Rev E
- 005 Rev F
- 006 Rev D all received on 12th March 2018
- Flue Details - MRN/FWP/002 Rev B received on 12th March 2018
- Noise Assessment by WYG received on 12th March 2018
- Odour Assessment by WYG received on 3rd December 2017

The development shall be completed in accordance with these approved details prior to the occupation of the dwellings

[For the avoidance of doubt and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

3. The extension(s) hereby permitted shall be constructed using suitable fenestration, facing and roofing materials as specified in the submitted application to match the external elevations of the existing property.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

4. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated November 2016, compiled by SCC Consulting Engineering, and the following mitigation measures detailed within the FRA: Finished floor levels for the habitable space are set no lower than 25.24m above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation

[To reduce the risk of flooding to the proposed development and future occupants. This accounts for the 1 in 100 year flood level in a 30% climate

change breach scenario. The level is from the Greater Nottingham River Trent Climate Change Scenario, modelled by the Environment Agency in 2016].

5. Prior to development commencing on site, an insulation scheme to effectively reduce the transmission of noise to adjacent properties through the separating floor(s)/ceiling(s), shall be submitted to and approved by the Borough Council. The sound insulation scheme shall have regard to BS 8233: 2014 Sound Insulation and Noise Reduction for Buildings, Approved Document E Standard and within all living rooms and bedrooms the Noise Rating Curve of 30 shall not be exceeded in any octave band. The approved scheme shall be implemented in accordance with the approved details and the measures shall be retained for the lifetime of the development.

[To protect the amenities of future occupiers and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan. This condition needs to be discharged before work commences on site as the mitigation measures may need to be incorporated in the build].

6. Prior to installation/repositioning of the fume extraction system, details and particulars of the extraction plant shall be submitted to and approved in writing by the Borough Council. The details shall demonstrate that the plant would not give rise to unacceptable impacts on future residents of the flats hereby approved through fumes, noise and vibration. The plant shall be installed in accordance with the approved details prior to the flats being occupied, and retained for the life of the development, and used at all times when cooking is in progress and/or the restaurant premises are open for business.

[To protect the amenities of future occupants of the flats and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

Councillor Jones re-joined the committee at this point.

Item 2 – 18/00062/FUL – Single storey side and rear extensions, loft extension (extended roof to form gable roof to rear and side dormer), privacy screen to boundary with 52 Priory Road, raised patio at the rear and front porch (resubmission) – 50 Priory Road, West Bridgford, Nottinghamshire.

Updates

Representations from Councillor Liz Plant (Ward Councillor) and a neighbour objecting to the application received after the agenda had been finalised had been circulated before the meeting.

In accordance with the Council's public speaking protocol for Planning Committee Mr John Downey (the applicant), Dr Nick Peirce (Objector) and Councillor A MacInnes (Ward Councillor) addressed the meeting.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the revised site location plan received on May 2018 and drawing ref. 2016-20/002 REVISION 120418 received on 12 April 2018.

[For the avoidance of doubt and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

2. The extensions hereby permitted shall be constructed in suitable facing and roofing materials to match the elevations of the existing property with the exception of the east elevation of the single storey rear extension which has been constructed in blockwork.

[To ensure the appearance of the development is satisfactory and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

3. The privacy screen adjacent to the eastern boundary as shown on the approved plans shall be installed within 28 days of the date of this decision notice in accordance with details to first be submitted to and approved by the Borough Council. Thereafter the privacy screen shall be retained in accordance with the approved details for the lifetime of the development.

[To ensure the appearance of the development is satisfactory and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan.]

4. The box gutter shown on the approved plans shall be installed within 3 months of the date of this decision notice and thereafter shall be retained for the lifetime of the development.

[For the avoidance of doubt and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

5. The windows in the side dormer window hereby approved shall be fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent. Thereafter, the windows shall be retained to this specification unless otherwise agreed in writing by the Borough Council.

[To prevent overlooking and loss of privacy to neighbouring property and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe

Item 3 – 18/00614/FUL – Single storey extensions to side and rear, first floor/two storey extensions to front and rear, new porch and pergola, and construction of car port (revised scheme) – Nettle Barn, Bassingfield Lane, Bassingfield, Nottingham, NG12 2LG.

Updates

There were no updates reported.

DECISION

TO GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT 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:

- 17009-00-10 revision A
- 17009-00-11 revision B
- 17009-00-12 revision B
- 17009-00-13 revision A
- 17009-00-14 revision B
- 17009-90-02

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

3. The materials specified in the letter from Marsh Grochowski dated 14 February 2018 submitted with application ref. 18/00452/DISCON shall be used for the external walls and roof of the development hereby approved and no additional or alternative materials shall be used.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

In accordance with the Council's public speaking protocol for Planning Committee Councillor John Stockwood (on behalf of the ward councillor, Councillor Tina Combellack) addressed the meeting. After addressing the committee, Councillor John Stockwood withdrew from the committee for the consideration of the item.

Item 4 – 18/00441/FUL & 18/00442/LBC – Proposed demolition of existing seating for tea rooms into the existing store area, forming new opening through and installation of 2No; conservation velux roof lights to main roof – Wharf Building, adjacent Wharf House, Main Street, Hickling, Nottinghamshire.

Updates

A representation was received from a member of the public after the agenda had been finalised had been circulated to members of the Committee prior to the meeting.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT 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 plan: 'TW - 2018 - 01 - R1'; 'TW - 2018 - 02 - R1' & 'TW - 2018 - 03 - R2' received on the 22/03/2018 & 24/04/2018.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

3. Prior to the use of the additional internal seating area commencing the vehicular access on Main Street shall be surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary. The access shall then be maintained in the bound material for the lifetime of the development.

[In the interests of highway safety].

AND

18/00442/LBC – 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 in accordance with the following approved plan: 'TW - 2018 - 01 - R1'; 'TW - 2018 - 02 - R1' & 'TW - 2018 - 03 - R2' received on the 22/03/2018 & 24/04/2018.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

3. Prior to the commencement of development at the site further details of new window and door joinery shall be submitted to and approved in writing by the Borough Council. Thereafter the development shall be carried out in accordance with the approved details.

[In order to ensure an appropriate and sensitive development and to protect the character and appearance of the listed building in accordance with the aims of Policy EN4 of the Rushcliffe Borough Non-Statutory Replacement Local Plan. The condition is pre-commencement in order to avoid insensitive alterations to the listed building being carried out.]

4. The use of the extended internal seating area hereby approved shall not commence until such time as the existing Upvc door to the north elevation of the room has been removed and replaced in accordance with the details agreed in condition 3.

[In order to ensure an appropriate and sensitive development and to protect the character and appearance of the listed building in accordance with the aims of Policy EN4 of the Rushcliffe Borough Non-Statutory Replacement Local Plan. The condition is pre-commencement in order to avoid insensitive alterations to the listed building being carried out.]

Councillor John Stockwood re-joined the committee at this point.

Item 5 – 18/00494/FUL – single-storey side extension with raised patio, new hipped roof to existing former, new infill garage, and replacement open porch – 4 Yew Tree Close, Radcliffe on Trent, Nottinghamshire.

Councillor Mrs Jean Smith, as Ward Councillor for Radcliffe on Trent withdrew from the committee for this item.

Updates

There were no updates reported.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must not begun no 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 plan(s): FB17-1107-PL01, PL02 and PL03 received

on 27 February 2018.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

3. The materials specified in the application shall be used for the external walls and roof of the development hereby approved and no additional or alternative materials shall be used.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

Notes to Applicant

You are advised that your property falls within an area identified to be at risk of flooding in the Environment Agency's Flood Risk Maps. It is therefore recommended that the design and construction of the extension incorporates advice with regard to flood resilience and resistance techniques which is available to view on the Environment Agency's website.

Councillor Mrs Jean Smith re-joined the committee at this point.

Item 6 – 18/00242/FIL – Replacement of boundary treatment with new fencing and trellis, removal of overgrown trees, and new driveway access.

Updates

There were no updates received.

In accordance with the Council's public speaking protocol for Planning Committee Mr Jason Hull (the applicant) addressed the meeting.

DECISION

PLANNING PERMISSION REFUSED FOR THE FOLLOWING REASONS

1. The development is obtrusive, out of character in the street scene and detrimental to the visual amenity of the area. It is, therefore, contrary to Local Plan Core Strategy Policy 10, which states that development should make a positive contribution to the public realm and sense of place, and should have regard to the local context and reinforce local characteristics.
2. The development is contrary to policy GP2 (Amenity and Design) of the Rushcliffe Borough Non Statutory Replacement Local Plan which requires that, inter alia, any developments are sympathetic to the character and appearance of neighbouring buildings and the surrounding area in terms of scale, design, materials, and do not have a detrimental impact on the amenity of neighbours.

The meeting closed at 9.16 pm.

CHAIRMAN