

**MINUTES  
OF THE MEETING OF THE  
PLANNING COMMITTEE  
THURSDAY, 14 JUNE 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,  
M Edwards, S Hull, S Matthews (substitute for J Greenwood), Mrs M Males,  
S Mallender, A Phillips (substitute for N Clarke), Mrs J Smith and J Thurman

**OFFICERS IN ATTENDANCE:**

A Pegram	Service Manager - Communities
E Dodd	Principal Area Planning Officer
I Norman	Legal Services Manager
T Coop	Constitutional Services Officer
L Webb	Constitutional Services Officer

**APOLOGIES:**

Councillors N Clarke and J Greenwood

**1 Declarations of Interest**

18/00301/FUL – 40 Alford Road, West Bridgford, Nottinghamshire, NG2 7GJ –  
Councillor Buschman declared a non-pecuniary interest as he personally knew  
the applicant.

18/00748/FUL – 72 Boxley Drive, West Bridgford, Nottinghamshire, NG2 7GL –  
Councillor Edwards declared a non-pecuniary interest as he personally knew  
the applicant.

**2 Minutes of the Meeting held on 17 May 2018**

The minutes of the meeting held on 17 May 2018 were approved as a correct  
record and signed by the Chairman.

**3 Planning Applications**

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

The Chairman, Councillor Richard Butler, as Ward Councillor for Cotgrave  
withdrew from the committee for the consideration of this item. The Vice-  
Chairman, Councillor John Stockwood then took the Chair.

**Item 1 – 18/00823/FUL – Demolition of existing garage and construction of new dwelling with associated parking, landscaping and boundary treatment – 27 Flaxendale, Cotgrave, Nottinghamshire, NG12 3NR.**

**Updates**

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee Mr Mark Abrams, (objector), addressed the meeting.

**DECISION**

**REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS**

1. The proposed two storey dwelling to the side garden area of 27 Flaxendale would result in a cramped, over intensive form of development which would be harmful to the character, layout and appearance of the surrounding area. The proposal would therefore be contrary to policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy; Policies GP2 and HOU2 of the Rushcliffe Borough Non-Statutory Replacement Local Plan and guidance contained within the National Planning Policy Framework.
2. The proposed two storey dwelling would appear overbearing and intrusive, and result in unacceptable levels of overlooking which would be harmful to the living conditions of 26 and 28 Flaxendale. Furthermore the proposed development would not provide adequate outdoor amenity space for occupiers of the proposed dwelling or the existing dwelling 27 Flaxendale. The proposal would therefore be contrary to Policies GP2 and HOU2 of the Rushcliffe Borough Non-Statutory Replacement Local Plan and guidance contained within the Rushcliffe Residential Design Guide and National Planning Policy Framework.

Councillor Butler re-joined the committee at this point and re-took the Chair from Councillor John Stockwood.

**Item 2 – 18/00769/COU – Change of use to a social club – Citrus House, rear of 3 to 5 Radcliffe Road, West Bridgford, Nottinghamshire.**

**Updates**

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee Mr Christopher Mould, (the applicant) and Mr Danish Manish , (objector) addressed the meeting.

**DECISION**

**GRANT PLANNING PERMISSION FOR CHANGE OF USE FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING**

## CONDITIONS.

1. This permission authorises the use of the premises as a social club for a limited period expiring on 30 June 2019, on or before which the use of the premises as a social club shall cease, unless a further planning permission has been granted for the use to continue.

[To enable the Borough Council to monitor the use of the premises and determine whether permission on a permanent basis would be appropriate, in the interests of the amenities of nearby residential properties and to comply with Policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

2. The premises shall only be open to customers between the hours of 20:00 and 02:00 Monday - Saturday and 16:00 and 22:00 Sundays and Bank Holidays.

[In the interests of amenity and to comply with policy GP2 (Design and Amenity) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

3. The outdoor areas of the premises shall not be used by customers at any time except for access and egress.

[To protect neighbouring residential properties from noise and disturbance, in accordance with Policy GP2 of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

4. Delivery and waste collection times shall be restricted to the following times, to cause the minimum amount of disturbance to neighbouring residents:

Monday-Friday 0700 - 1800 hours

Saturday 0800 - 1700 hours

Sunday/Bank Holidays No deliveries or waste collection

[To limit noise and disturbance to neighbouring residential properties in accordance with Policy GP2 (Design and Amenity) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

5. All doors and windows to building shall be kept closed whenever amplified music is being played on the premises, except for access and egress or in the event of an emergency. There shall be no speakers installed or amplified music played in the outside areas to the premises at any time.

[To limit noise and disturbance to neighbouring residential properties in accordance with Policy GP2 (Design and Amenity) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

6. There shall be no use of the area within the red line application site for the parking of customer vehicles or for dropping off/picking up of customers associated with the club.

[The site does not possess any designated parking areas associated with the club, and this condition is required to protect the amenities of residents/business owners from additional car access and parking. In accordance with policy GP2 (Design and Amenity) of the Rushcliffe Borough Non-Statutory Replacement Local Plan.]

7. Within 28 days of this permission being granted a scheme of signage shall be implemented, in accordance with details to be first submitted to and approved by the Borough Council, advising customers to be respectful to neighbouring residents and to leave the area in a quiet and orderly manner.

[To limit noise and disturbance to neighbouring residential properties in accordance with Policy GP2 (Design and Amenity) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

Councillor Stewart Matthews, as Ward Councillor for Gotham Ward withdrew from the committee for the consideration of this item.

**Item 3 – 18/00440/FUL – Front extension, rear and side extensions, raising of roof to provide accommodation at first floor (revised proposals) – 10 Meadow End Gotham Nottinghamshire, NG11 0HP**

**Updates**

Representations from two neighbouring residents 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 Mrs S Duggan, (the applicant) and Ms Lynn Goulbourn (objector) addressed 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 permission hereby granted relates to the following plans:

Location Plan

Block Plan

A3 Drawing N0.1 Layout Plan April 2018

A3 Drawing No.3 Elevations Plan April 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 development hereby approved shall be carried out using matching materials for the walls and roof unless otherwise agreed in writing by the Borough Council.

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

Councillor Stewart Matthews re-joined the committee at this point.

Councillor Brian Buschman declared a non-pecuniary interest and left the room for the consideration of this item.

**Item 4 – 18/00301/FUL – Single storey and two storey rear extension – 40 Alford Road, West Bridgford, Nottinghamshire, NG2 6GJ.**

### **Updates**

There were no updates reported.

In accordance with the Council's public speaking protocol for Planning Committee Mrs Payne, (the applicant) addressed the committee.

### **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 permission hereby granted relates to the following plans:

Location Plan

Existing and Proposed Plans and Elevations received 23rd April 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 development hereby approved shall be carried out using the materials for the walls and roof as specified in the application unless otherwise agreed in writing by the Borough Council.

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

Councillor Brian Buschman re-joined the committee at this point.

Councillor Stuart Matthews, as Ward Councillor for Gotham withdrew from the committee for the consideration of this item.

**Item 5 – 18/00376/FUL – Stable and storage shed (part retrospective). – The Barn, Grange Farm, Chestnut Lane, Barton In Fabis, Nottinghamshire.**

**Updates**

There were no updates reported

In accordance with the Council's public speaking protocol for Planning Committee Mr Coles, (an objector) and Councillor Stuart Matthews (ward councillor) addressed the committee.

**DECISION**

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

1. The building shall only be used for the purposes applied for and no other purpose.

[For avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan and guidance within the National Planning Policy Framework in respect of development in the Green Belt].

2. The stables hereby permitted shall be used only for purposes ancillary to the enjoyment of the associated dwelling and not as a riding school, livery stables or any other business or commercial use.

[To clarify the extent of the permission and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

3. If the use of the stable building hereby approved for equestrian purposes ceases for a period in excess of 6 months, the building shall be removed from the land within 3 months of the end of the specified period and the land shall be restored to its former condition prior to the erection of the building.

[This permission is granted only on the basis that the building is used for equestrian purposes and if no longer required should be removed to protect the amenities of the area and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

4. The development shall not be brought into use until measures for the

storage and disposal of manure and other waste arising from the use of the building for equestrian purposes have been submitted to and approved in writing by the Borough Council. Thereafter, the approved measures shall be implemented and retained for the lifetime of the development.

[To ensure an acceptable form of development in the interests of amenity and to comply with policy GP2 (Design and Amenity) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

5. Within three months of this permission, details of surface water drainage shall be submitted to and approved in writing by the Borough Council and the building shall not be brought into use until such measures have been implemented in accordance with the details as approved. Such drainage shall be designed to ensure that there is no increase in surface water run-off to receiving watercourses. Thereafter the approved scheme shall be retained to the agreed specification.

[To ensure that adequate surface water drainage facilities are provided to prevent the increased risk of flooding downstream, in accordance with policy WET2 (Flooding) of the Rushcliffe Borough Non-Statutory Replacement Local Plan and guidance contained within the NPPF].

### **Notes to Applicant**

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

**Item 6 – 17/03033/FUL and 17/03059/RELDEM – (i) Partial demolition of boundary wall and construction of new vehicular access including new brick piers. (ii) Partial demolition of boundary wall (application for relevant demolition in the conservation area). – White House, Bottom Green, Upper Broughton, Nottinghamshire, LE14 3BA.**

### **Updates**

Representations from the Design and Landscape officer, received after the agenda had been finalised had been circulated before the meeting.

### **DECISION**

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

#### **17/03033/FUL**

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 amended plans ref. 1897.02B, 1897.11C and 1897.10F received on 12 March 2018.

[To ensure the appearance of the development is satisfactory and to comply with policies GP2 (Design and Amenity Criteria) and EN2 (Conservation Areas) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

3. The development shall not be brought into use until the existing access has been closed permanently and the land within the highway reinstated to verge/footway in accordance with the approved plans ref. 1897.02B, 1897.11C and 1897.10F received on 12 March 2018.

[To minimise the number of points of access, in the interests of highway safety; and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

4. The access driveway hereby approved shall not be brought into use until it is fronted by a dropped kerb vehicular crossing.

[In the interests of highway safety; and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

5. The new hedgerow along the eastern boundary of the site shall be planted in accordance with the agreed details provided in plan ref. 1897/10F, in the first planting season following the new access being brought into use and shall be allowed to grow to 1.9m and thereafter maintained at a height not lower than this for the lifetime of the development.

[To make sure that a satisfactory landscaping scheme for the development is agreed and implemented in the interests of the appearance of the area and to comply with policy EN13 (Landscaping Schemes) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

6. The existing hedge located on the eastern boundary of the application site shall be retained at a height of no lower than 1.9m and any part of the existing and proposed hedge removed, dying, being severely damaged or becoming seriously diseased shall be replaced, with hedge plants of such size and species, within one year of the date of any such loss being brought to the attention of the Borough Council.

[The hedge is an important feature in the area and its retention is necessary to help screen the new development and to comply with policy GP1viii (Delivering Sustainable Development) of the Rushcliffe



**17/03059/RELDEM**

**GRANT PLANNING PERMISSION FOR THE RELEVANT DEMOLITION OF AN UNLISTED BUILDING IN A CONSERVATION AREA FOR THE REASONS SET OUT IN THE REPORT 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. This permission relates solely to the demolition of the section of wall identified in the submitted plans and only undertaken as part of the implementation of planning permission ref 17/03033/FUL.

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

Councillor Edwards who had declared an interest in this item left the room and did not take part in the subsequent discussion and vote.

**Item 7 – 18/00748/FUL – First floor extension, new roof, and loft conversion including rooflights to front – 72 Boxley Drive West Bridgford Nottinghamshire NG2 7GL.**

**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 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 permission hereby granted relates to the following plans:

579 003 A Proposed Floor Plans, Elevations, Site and Block Plans

[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 development hereby approved shall be carried out using the materials for the walls and roof as specified in the application unless otherwise agreed in writing by the Borough Council.

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

#### **Note to Applicant**

It is noted from the plans that the existing chimney to the rear elevation would be lower than the proposed new ridge, the applicant is advised to contact Building Control to check the Building Regulations in relation to this matter.

Councillor Edwards returned to the room and re-joined the committee at this point.

#### **4 Planning Appeals**

The report of the Executive Manager - Communities was submitted and noted.

The meeting closed at 9.10 pm.

CHAIRMAN