



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 12 JULY 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, N Clarke, J Greenwood, S Hull (substitute for S Mallender), R Jones, Mrs M Males, L Plant (substitute for M Edwards) and J Thurman

ALSO IN ATTENDANCE:

15 members of the public

OFFICERS IN ATTENDANCE:

J Bate	Conservation Officer
M Elliott	Constitutional Services Team Leader
I Norman	Legal Services Manager
A Pegram	Service Manager - Communities

APOLOGIES:

Councillors M Edwards and Mrs J Smith

5 Declarations of Interest

There were no declarations of interest.

6 Minutes of the Meeting held on 14 June 2018

The Minutes of the meeting held on 14 June 2018 were approved as a correct record and signed by the Chairman.

7 Planning Applications

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

18/00750/FUL - Demolition of existing house and buildings, and erection of two new dwellings with existing access (revised scheme) - Midway House, Main Road, Upper Broughton, Nottinghamshire LE14 3BG

Updates

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee Mr Steve Lewis-Roberts of Pegasus Group, (agent for the

applicant) and Mrs Rosemary Russell, (objector) addressed the meeting.

Comments

Members of the committee expressed concern that insufficient evidence had been provided by the applicant to justify the demolition of a non-designated heritage asset. Members of the committee were also of the opinion that the proposed design of the new dwellings was visually discordant with the surrounding area.

DECISION

REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS

1. The proposal would result in the demolition of the former school and school masters house; these are considered to be non-designated heritage assets. The application has not made a convincing case that these buildings are beyond economic re-use and as such insufficient justification has been provided to support the loss of these buildings. The proposal is therefore contrary to Policy 11 of the Rushcliffe Local Plan Part 1: Core Strategy, the NPPF and Policy HOU6 c) of the Rushcliffe Borough Non-Statutory Replacement Local Plan which seek to conserve heritage assets.
2. The proposal would result in the replacement of one dwelling and the erection of an additional dwelling. The replacement dwelling would be significantly larger than the dwelling to be replaced and the second dwelling would represent an additional unit on the site. The proposal would therefore be contrary to Policies EN20, HOU4 and HOU6 e) of the Rushcliffe Borough Non-Statutory Replacement Local Plan and the NPPF which seek to restrict new dwellings in the countryside and that where replacement dwellings are sought there would be no increase in the number of units or in the size or impact of the original dwelling.
3. The proposed dwellings, by reason of size, siting, design, massing and materials, would be visually discordant in this rural location, failing to enhance local characteristics and distinctiveness, and would have a detrimental impact on the visual amenity of the site and surroundings. The proposal is therefore contrary to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and the NPPF and policies GP2 d), HOU6 d) and g) and EN20 of the Rushcliffe Borough Non-Statutory Replacement Local Plan which seek to ensure high quality design is achieved, that replacement dwellings and development in the countryside is not visually harmful or represent disproportionate increases in the size or impact of the original dwelling.

Note to Applicant

Negotiations have not taken place during the consideration of the application but pre-application discussions were undertaken and have resulted in the submission of the revised application which is now deemed to be acceptable and could be recommended for approval. However, having considered carefully the proposals, giving due regard to the material planning

considerations, and applying the planning balance, members of the Planning Committee resolved that the loss of the non-designated heritage asset and proposed replacement dwellings were unacceptable and refused permission.

18/00947/FUL - New dwelling in the grounds of The Old Hall following removal of swimming pool - The Old Hall, 10 Kneeton Road, East Bridgford, Nottinghamshire, NG13 8PG

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 development hereby permitted shall be carried out in accordance with the following approved plans: 201A, 202 and 203A.

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

3. The development hereby permitted shall not proceed beyond damp proof course level until details of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory and to comply with policies GP2 (Design and Amenity Criteria), EN2 (Conservation Areas) and EN4 (Listed Buildings) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

4. No operations shall commence on site until the existing trees and/or hedges which are to be retained have been protected in accordance with details as detailed on plan "Arbtech TPP 01A". No materials, machinery or vehicles are to be stored or temporary buildings erected within the perimeter of the tree protection, nor is any excavation work to be undertaken within the confines of the protection fence without the written approval of the Borough Council. No changes of ground level shall be made within the protected area without the written approval of the Borough Council.

[To ensure existing trees are adequately protected during the development and to comply with policy EN13 (Landscaping Schemes) of

the Rushcliffe Borough Non Statutory Replacement Local Plan. This condition needs to be discharged prior to work commencing on site to ensure that the means of protection is provided before work commences to avoid any damage to the trees and/or hedges to be retained]

5. The access to the dwelling shall be via the access driveway constructed in the position and utilising the method shown on plan ARBTECH TPP01, once constructed the access driveway shall be retained in the form shown thereafter.

[To prevent harm to trees along the southern site boundary which form a key feature within the setting of a listed building and are to be retained, and to comply with Policy GP2 of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

6. Demolition rubble from the existing swimming pool, and material excavated as part of the construction of the new dwelling is to be utilised within the construction of the new dwelling or disposed of off-site at an appropriate and licenced waste disposal facility, material is not to be used to alter landscaping within the grounds of The Old Hall.

[To avoid alterations to the formal grounds of The Old Hall through the deposition of spoil which may be harmful to the setting of The Old Hall as a listed building]

7. Notwithstanding the provisions of Schedule 2, Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no sheds, buildings or structures shall be erected on the site without the prior written approval of the Borough Council.

[The development is of a nature whereby future development of this type should be closely controlled and to comply with policies GP2 (Design & Amenity Criteria), EN4 (Listed Buildings) and EN2 (Conservation Area) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

8. Notwithstanding the provisions of Schedule 2, Part 1 Classes A - D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) there shall be no enlargement or alteration of the proposed dwelling(s), and no alteration to or insertion of windows or rooflights other than those shown on the approved plans without the prior written approval of the Borough Council.

[The development is of a nature whereby future development of this type should be closely controlled and to comply with policies GP2 (Design & Amenity Criteria), EN4 (Listed Buildings) and EN2 (Conservation Area) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

Notes to Applicant

Nesting birds and bats, their roosts and their access to these roosts are protected under the Wildlife and Countryside Act 1981. Should birds be nesting in the trees concerned it is recommended that felling/surgery should be carried out between September and January for further advice contact Nottinghamshire Wildlife Trust on 0115 958 8242 or by email at info@nottswt.co.uk. If bats are present you should contact Natural England on 0300 060 3900 or by email at enquiries@naturalengland.org.uk.

The Borough Council is charging developers for the first time provision of wheeled refuse containers for household and recycling wastes. Only containers supplied by Rushcliffe Borough Council will be emptied, refuse containers will need to be provided prior to the occupation of any dwellings. Please contact the Borough Council (Tel: 0115 981 9911) and ask for the Recycling Officer to arrange for payment and delivery of the bins.

18/00854/FUL - Two storey and single storey rear extension - 70 Studland Way, West Bridgford, Nottinghamshire, NG2 7TS

UPDATES

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee Mr Gavin Ashton, (the applicant), Mr Colin Nicholson (objector to the application) and Councillor Gordon Wheeler (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 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: Location Plan & Block Plan, and Existing & Proposed Plans, received on 11 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 extensions hereby permitted shall be constructed in suitable facing and roofing materials to match the 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].

8 **East Leake No.1 Tree Preservation Order 2018**

The Executive Manager – Communities submitted a report advising of objections that had been received to the East Leake No.1 Tree Preservation Order 2018. Members of the committee considered the objections and **RESOLVED** that that the order be confirmed without modification.

The meeting closed at 8.35 pm.

CHAIRMAN