



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 15 NOVEMBER 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, M Edwards, R Jones, F Purdue-Horan, Mrs M Males, S Mallender, Mrs J Smith and J Thurman

ALSO IN ATTENDANCE:

Councillor A Edyvean

OFFICERS IN ATTENDANCE:

A Pegram

G Sharman

I Norman

T Coop

Service Manager - Communities

Area Planning Officer

Legal Services Manager

Constitutional Services Officer

APOLOGIES:

Councillors J Greenwood

22 Declarations of Interest

There were no declarations of interest.

23 Minutes of the Meetings held on 11 and 25 October 2018

The minutes of the meeting held on Thursday 11 October 2018 were accepted as a true record and were signed by the Chairman.

It was noted that Councillor S Mallender was also present and the minutes are to be amended to reflect this.

The minutes of the meeting held on Thursday 25 October 2018 were accepted as a true record and were signed by the Chairman.

24 Planning Applications

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

18/02020/FUL – Demolition of existing farm building and construction of 4 no. new dwellings with garages and shared drive (revised scheme) – Holmefield Cottage, London Lane, Willoughby on the Wolds, Nottinghamshire.

Updates

A representation from Nottinghamshire County Council as the Highway Authority was received after the agenda had been published. This was circulated before the meeting.

In accordance with the Council's Public Speaking Protocol for Planning Committee Mr Edward Acres (agent for the applicant) and Councillor Andy Edyvean (ward member), addressed the meeting.

DECISION

PLANNING PERMISSION BE REFUSED FOR THE REASONS SET OUT IN THE REPORT.

1. The proposal, if approved, would result in the erection of four dwellings, garages and associated hard-standing, on land considered to be open countryside beyond the established settlement of Willoughby On The Wolds. The development would have a significant detrimental impact on the rural character and appearance of this open countryside location and could adversely affect the amenity of the adjacent public rights of way. The proposal is therefore contrary to policies EN20, HOU2, HOU4 and COM11 of the Rushcliffe Borough Non Statutory Replacement Local Plan which seek to protect the countryside from inappropriate development. The proposal would also conflict with Core Strategy Policy 10 which seeks to enhance local identity by reinforcing valued local townscape and landscape characteristics, including important views and vistas.
2. The proposal is for unallocated residential development on a greenfield site outside of the built up area of a settlement that is not identified within Policy 3 of the Rushcliffe Core Strategy as a sustainable location suitable for further housing growth, except to meet local housing needs. It is not considered that the proposal meets an identified local housing need and in any event it does not comprise a small scale infill site, as required in paragraph 3.3.17 of the Rushcliffe Core Strategy. Any benefits arising from the provision of housing would be outweighed by the harm to the natural, rural environment in this location. The proposal would therefore be contrary to the Council's sustainable development strategy set out in Policy 3. This is also contrary to Policy EN20 (protection of open countryside) of the Non Statutory Replacement Local Plan 2006 and contrary to one of the core principles in the National Planning Policy Framework, which is that planning should recognise the intrinsic character and beauty of the countryside including designated landscapes and also the wider countryside.

18/01842/FUL – Demolition of 5 no. timber sheds and erection of a car port/tractor store with games room above – The Old School House, Gotham Road, Kingston on Soar, Nottinghamshire.

Updates

There were not updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee Mrs Caroline Williams (the applicant), addressed the meeting.

DECISION

SUBJECT TO THE APPLICANT'S AGREEMENT TO CONDITION NO. 6 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:

Elevations and floor plan 18/09-04 and 18/09-05 received on 2nd August 2018

Site layout and roof plan 18-09-06A received on 9th August 2018

Site location plan 18-09-06B received on 22nd October 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]

3. Prior to construction of the building hereby permitted proceeding beyond foundation level, details of the facing and roofing materials to be used on all external elevations shall be 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 policy GP2 (Design and Amenity Criteria) and with policy EN4 (Listed Buildings) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

4. The existing building/structures as shown numbered 1-5 on the site/roof plan 18-09-06A received on 9th August 2018 shall be removed from the site within 28 days of first commencement of the development hereby approved.

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

5. The outbuilding hereby permitted shall be retained with, and for the

purposes incidental and ancillary to the main dwelling, The Old School House, and shall not be used or let as a separately for residential purposes or let as a separate residential unit or for any other purposes.

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

6. 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 to be approved in writing by the Borough Council and that protection shall be retained for the duration of the construction period. No materials, machinery or vehicles are to be stored or temporary buildings erected within the perimeter of the fence, nor is any excavation work to be undertaken within the confines of the 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]

18/01108/ADV – Display 4 no. free standing pole mounted signs on roundabout – Roundabout at Stragglethorpe, Nottingham road, Cropwell bishop, Nottinghamshire.

Updates

A representation from Councillor Gordon Moore (Ward Member) was received after the agenda had been published and was circulated before the meeting.

DECISION

THE CONSENT TO DISPLAY ADVERTISEMENTS BE REFUSED FOR THE FOLLOWING REASONS.

The display of the signs on the roundabout as proposed would cause unacceptable harm through clutter on the roundabout, failing to respect the visual amenity of the area, and would be detrimental to highway safety by reason of creating unnecessary distractions to road users negotiating the roundabout, endangering public safety. The signs are unnecessary as they do not relate to or provide information about a business or service carried out on site. Therefore, the proposal is contrary to Policy EN8 (Advertisements) of the Rushcliffe Non-Statutory Replacement Local Plan which states:

The borough council will control the scale, design, materials and siting of advertisements in order to protect the visual amenity of the area. Advertisement consent will not normally be granted unless:

- a) The number of advertisements and signs are no more than necessary to inform the public of the business carried on, the goods sold or the service provided;

- b) Advertisements respect the traditional visual elements of the area;
- c) Advertisements do not obscure architectural details or clash with the symmetry or sense of design of a building.

In conservation areas and on listed buildings the borough council will not normally permit internally illuminated box signs, either fascia or projecting, and will have particular regard to the following additional criteria;

- d) Advertisements do not prejudice or detract from an existing or proposed regeneration or enhancement scheme, town scheme or streetscape project in a conservation area;
- e) Consent to display advertisements will not be granted where the borough council considers that public safety would be endangered.

18/02111/FUL – Change of use from open amenity space to private garden space – 22 Wasdale Close, West Bridgford, Nottinghamshire.

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 plan:

Landscape Drawing - 'GA267/10B' - received on 06/09/2018.

[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 landscaping scheme as detailed on the approved 'landscape drawing - GA267/10B' shall be carried out in the first tree planting season following the substantial completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Borough Council gives written consent to any variation.

[In the interests of amenity and to comply with policy EN13 (Landscaping Schemes) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

Notes to Applicant

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

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.

18/02261/FUL – First floor front and side extension – 42 Whinlatter Drive, West Bridgford, Nottinghamshire.

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 plan(s) received on 21 September 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 extension(s) 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].

25 **Planning Appeals**

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

The meeting closed at 8.38 pm.

CHAIRMAN