



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 11 APRIL 2019**

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, Mrs M Males, S Mallender, Mrs J Smith, J Thurman and Mrs M Stockwood

ALSO IN ATTENDANCE:

Councillors

OFFICERS IN ATTENDANCE:

T Coop
S Sull
M Dunne
N Cox

Constitutional Services Officer
Borough Solicitor, Monitoring Officer
Principal Area Planning Officer
Principal Planning Officer

APOLOGIES:

Councillors F Purdue-Horan

39 Declarations of Interest

Councillor Edwards declared an interest in the last application 19/00529/FUL and advised that he would withdraw from the meeting during this item.

40 Minutes of the Meeting held on 14 March 2019

The minutes of the meeting held on Thursday 14 March 2019 were declared a true record and were signed by the Chairman.

41 Planning Applications

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

18/01491/FUL – Demolition of existing buildings and erection of 8 dwelling with associated parking and new access – RO Royal British Legion, Nottingham Road, Gotham, Nottinghamshire.

Updates

A representation from Gotham Parish Council (Objector) providing additional information was received after the agenda had been published and was

circulated to the committee before the meeting.

In accordance with the Council's Public Speaking Protocol for Planning Committee Claire Adie (applicant's representative) and Councillor Andrew Brown (neighbouring ward councillor) addressed the committee.

Comments

Members of the committee thought that the plot sizes were too small, the outside amenity spaces were small and that three of the plots did not have garages, with the likelihood of parking overflow onto the road. In addition members thought the dwellings should be designed for first time buyers or the older generation wishing to downsize.

DECISION

THE ABOVE PLANNING APPLICATION WAS REFUSED PLANNING PERMISSION FOR THE FOLLOWING REASON.

1. The proposal would result in an over intensive form of development leading to limited private garden areas intended to serve the proposed dwellings, failing to create an attractive, inclusive and healthy environment, which would be detrimental to the amenities of future occupiers of the dwellings. The development is therefore contrary to Core Strategy Policy 10: Design and Local Identity (2) as well as the adopted Residential Design Guide Supplementary Planning Document (C.2).
2. The applicant has failed to demonstrate that the proposed development would be of a mix and typology which would solely meet the local housing need of Gotham and therefore is contrary to Policy 3: Spatial Strategy (2)(b)(VII) of the adopted Core Strategy 2014.

19/00112/FUL – Construction of two storey side extension – 17 Elterwater Drive, Gamston, Nottinghamshire.

Updates

There were no updates reported.

DECISION

GRANT PLANNING PERMISSION FOR THE FOLLOWING 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(s): A102, and A103 REV 1.

[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].

4. The window in the first floor side (north) elevation of the proposed development shall be permanently obscure glazed to group level 5 obscurity and fixed shut to a height of 1.7 metres above internal floor level and no additional windows shall be inserted in this elevation. Thereafter, the window shall be retained to this specification for the lifetime of the development.

[To ensure the development will be satisfactory and in the interests of residential amenity and to comply with policy GP2 (Design & Amenity Criteria) 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.

18/02841/FUL – Single-storey side extension with raised patio, new hipped roof to existing dormer, new infill garage, and replacement open porch (revised scheme) – 4 Yew Tree Close, Radcliffe On Trent, Nottinghamshire.

As ward councillor, Councillor Neil Clarke left the committee at this point.

Updates

There were not updates reported.

In accordance with the Council's Public speaking Protocol for Planning Committee Leigh Birch (applicant) and Raymond Carpenter (Objector) addressed the committee.

DECISION

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

1. The development hereby permitted shall be carried out in accordance with the following approved plan(s): FB17 1107 PL02-A and FB17 1107 PL03-C received on 17 December 2018.

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

2. 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 Neil Clarke re-joined the meeting.

19/00050/FUL – Two storey rear extension, erection of new entrance porch – 4 Nursery Road, Bingham, Nottinghamshire.

Updates

There were no updates reported.

DECISION

GRANT PLANNING PERMISSION FOR THE FOLLOWING 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 materials to be used on the exterior of the proposed development shall be as shown on the proposed elevation drawings and described in the application 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].

3. The development shall be carried out in accordance with the submitted plans NR-4-002 Rev 2 and NR-4-003 Rev 4.

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

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.

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.

The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring property. A Solicitor or Chartered Surveyor may be able to give advice as to whether the proposed work falls within the scope of this Act and the necessary measures to be taken.

19/00529/FUL – First floor extension and new roof – 72 Boxley Drive, West Bridgford, Nottinghamshire.

The ward councillor, Councillor Martin Edwards declared a non-pecuniary interest and left the meeting at this point.

Updates

There were no updates reported.

DECISION

GRANT PLANNING PERMISSION FOR THE FOLLOWING 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 strictly in accordance with the following approved plan(s):

- Swish Architecture drawing "Proposed Floor Plans, Elevations, Site Block Plan and OS Plan" (drawing no: 579 003 Rev B) received on 28 February 2019.

[For the avoidance of doubt and to comply with policy 10 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 external materials used in the construction of the development hereby permitted shall be of a similar appearance to the materials used on the exterior the existing dwelling.

[To ensure a satisfactory appearance of the development and to comply with policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design & Amenity Criteria) 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.

Councillor Martin Edwards re-joined the meeting.

42 Planning Appeals

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

The meeting closed at 8.32 pm.

CHAIRMAN