

MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 13 AUGUST 2020
Held at 6.30 pm in the

PRESENT:

Councillors R Butler (Chairman), Mrs M Stockwood (Vice-Chairman),
A Brennan, B Bansal, N Clarke, L Howitt, L Healy, J Murray, F Purdue-Horan,
C Thomas and D Viridi

ALSO IN ATTENDANCE:

OFFICERS IN ATTENDANCE:

A Pegram	Service Manager - Communities
R Sells	Solicitor
T Coop	Democratic Services Officer
L Webb	Democratic Services Officer

APOLOGIES:

Councillors P Gowland and A Major

5 Declarations of Interest

There were no declarations of interest.

6 Minutes of the Meeting held on 9 July 2020

The minutes of the meeting held on 9 July 2020 were approved as a true record of the meeting.

7 Planning Applications

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

20/00089/HYBRID - Hybrid planning application comprising of an application for full planning permission for the development of a car showroom and service centre (revised plans) with associated infrastructure, plant, car and cycle parking and landscaping, and an application for outline planning permission (with all matters reserved except for access) for a local centre comprising: 4 flexible A1, A2, A3, A4, A5, D1, D2 or Veterinary Practice units; and; C2 residential accommodation featuring supported care – Land north of Landmere Lane and west of Melton Road Edwalton Nottinghamshire.

Updates

In accordance with the Council's public speaking protocol, Bob Woollard (Applicants Agent) addressed the committee. Mr Guv Dhaliwal (Objector) was due to speak but was unable to attend, a statement submitted by him was read out by the Principal Solicitor. An email from Councillor Beardsall (Ward Councillor) was read out by the Chairman stating, amongst other things, that his comments on the application within the report had been incorrectly quoted and requesting that the matter be deferred. Mr Pegram, Service Manager – Communities, read out a previous email from Councillor Beardsall and advised the Committee that the error in the report related to reference to the Local Plan, the report referred to Local Plan Part 2 and should refer to Local Plan Part 1. Mr Pegram advised that it was his understanding that this was the extent of the error in the report.

DECISION

THE EXECUTIVE MANAGER – COMMUNITIES IS AUTHORISED TO GRANT PLANNING PERMISSION SUBJECT TO THE PRIOR SIGNING OF A SECTION 106 AGREEMENT AND THE FOLLOWING CONDITION(S)

1. The development (car showroom and associated 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:

Site Plan - 2951 20 Rev B
External Works - 2951 10 Rev H
Proposed Roof Plan - 2951 05 Rev A
Proposed Elevations - 2951 04 Rev B
Proposed Floor Plan - 2951 03 Rev D
Proposed Sections - 2951 06 Rev B
Proposed Sub Station Elevations
Proposed Valet Building - 2951 07

[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].

3. The buildings hereby approved as part of the full planning permission phase of development (car showroom and associated buildings) shall be constructed using the external facing and roofing materials detailed on the approved plans and supporting documents submitted as part of the application and no alternative or additional materials shall be used.

[To ensure the satisfactory appearance of the development and to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy].

4. No part of the full planning permission phase of development hereby

permitted (car showroom development) shall be brought into use until the parking, turning and servicing areas are provided in accordance with the approved plans. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.

[In the interests of Highway safety and to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

5. Prior to the erection of the buildings hereby approved, the surface water and foul drainage provision (so far as it relates the full planning permission phase of development) as proposed within the Flood Risk Assessment and Drainage Strategy (and specifically shown on Drw ADC2216/DR/050 Rev P1) received on the 14th January 2020 shall be installed and thereafter maintained as such in perpetuity.

[To ensure that surface water and foul water is adequately dealt with as part of the development to comply with Policies 17 (Managing Flood Risk),18 (Surface Water Management) and 19 (Development Affecting Watercourses) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

6. Notwithstanding the submitted details, prior to the formation of hard surfaces or the erection of buildings within the full planning permission phase of development (car showroom and associated development), a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all proposed boundary treatments, hard surfacing materials, proposed planting including species and standard. The approved hard and soft landscaping scheme shall then be fully implemented prior to the first use of the full planning permission phase of development hereby approved.

[To ensure the development is of a satisfactory appearance in accordance with Policies 1 (Development Requirements) and 37 (Trees and Woodlands) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

7. Prior to bringing into use the full planning permission phase of development hereby approved (car showroom and associated development), a biodiversity enhancement and management plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in full accordance with the details and timescales set out within the approved plan.

[In order to ensure that the development renders a net gain to biodiversity in accordance with Policy 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

8. The car garage and associated valeting building shall not be operational

or open for business outside of the hours of 7:30am to 7pm Monday to Saturday, 10am and 5pm on Sundays and bank holidays.

[In order to protect the amenities of nearby residential properties in accordance with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

9. Prior to first use of the car garage and valeting building hereby approved, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall then be erected/installed in accordance with approved details and maintained as such in perpetuity and no additional or alternative lighting shall be installed without the prior consent of the Borough Council.

[In order to protect the amenities of nearby residential properties in accordance with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

10. No development shall commence within the full planning permission phase of development (car showroom and associated development) until cross section drawings and detailed finished floor levels of the land and buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

[To ensure the development is of a satisfactory appearance, in the interest of highway safety and to ensure the finished floor levels are 150mm above the surrounding land to prevent surface water flooding. In accordance with Policy 1 (Development Requirements) and 18 (Surface Water Management) of Rushcliffe Local Plan Part 2: Land and Planning Policies. This is a pre-commencement condition as adjusting land levels and setting drainage would be the first action of this development and such details are required to be agreed beforehand].

11. If any unexpected, visibly contaminated or odorous material or tanks or structures of any sort are encountered during development, remediation proposals shall be submitted to and approved in writing by the Borough Council, before further work is undertaken in the affected area and works shall proceed only in accordance with the agreed remediation proposals.

[To make sure the site, when developed is free from contamination, in the interests of public health and safety and to comply with Policy 40 (Health Impacts of Development) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

12. The development within the full planning permission phase (car showroom and associated development) hereby approved shall not be occupied until details of the sheltered cycle storage to serve the

development have been submitted to and approved in writing by the Local Planning Authority. The agreed cycle provision shall then be installed prior to the first use of the relevant building and retained as such in perpetuity.

[To ensure the development is served by adequate provision of cycle storage to encourage cycling as a mode of transport for the site's users in accordance with Policy 2 (Climate Change) and 14 (Managing Travel Demand) of the Rushcliffe Local Plan Part 1: Core Strategy].

13. No development within the full planning permission phase hereby approved (car showroom and associated development) shall take place until a Construction Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:
- a) The means of access for construction traffic;
 - b) parking provision for site operatives and visitors;
 - c) the loading and unloading of plant and materials;
 - d) the storage of plant and materials used in constructing the development;
 - e) a scheme for the recycling/disposal of waste resulting from construction works; and
 - f) details of dust and noise suppression to be used during the construction phase.

The approved statement shall be adhered to throughout the construction period

[To protect the amenities of neighbouring residents and in the interests of highway safety to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies. This condition needs to be discharged before work commences on site to ensure that the agreed measures are implemented throughout the construction phase of the authorised development].

14. Prior to the construction of the buildings hereby approved as part of the full planning permission phase of the development (car showroom and associated development) proceeding above foundation level, a scheme for the provision of electric vehicle charging points shall be submitted to and approved by the Borough Council. The scheme shall specify the number of points to be provided and location within the site. The electric vehicle charging points shall be provided in accordance with the approved details, unless it has been demonstrated that it is not technically feasible to provide the charging points. The electric vehicle charging infrastructure shall be provided in accordance with the approved details prior to the development being brought into use, and thereafter the infrastructure shall be retained and maintained in accordance with the approved details.

[To comply with and to comply with policy 41 (Air Quality) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

15. An application for the approval of reserved matters (pursuant to the outline permission element of the development – care facility and commercial units) must be made within three years from the date of this permission and the development shall be begun not later than two years from the date of approval of the last of the reserved matters to be approved.

[To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended)]

16. Approval of the following details (hereinafter called "reserved matters") shall be obtained from the Local Planning Authority in writing before any development in respect of the care facility and commercial units is commenced:
 - a) The layout of the site including the way in which buildings, routes and open spaces are provided and the relationship of these buildings and spaces outside the development
 - b) The scale of each building proposed in relation to its surroundings
 - c) The appearance of the development including the aspects of a building or place that determine the visual impression it makes
 - e) The landscaping of the development

The development shall be implemented in accordance with the approved details.

[This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority under the provision of Section 92 of the Town and Country Planning Act (as amended) and Parts 1 and 3 of the Development Management Procedure Order 2015]

17. Prior to first use/occupation of the outline planning permission phase of the development (care facility and commercial units) hereby approved, the access arrangements to the site shall be completed in accordance with Outline Application Site Plan Drw No. 2951 20 B and shall be retained as such thereafter in perpetuity.

[To protect the amenities of neighbouring residents and in the interests of highway safety to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

18. Prior to first use/occupation of the C2 accommodation facility hereby approved a sound insulation and ventilation scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to be installed to ensure adequate sound mitigation is included within the development and that appropriate ventilation is included to accommodate such measures. The agreed measures shall then be installed prior to first occupation of the facility and retained thereafter in perpetuity.

[To ensure the future occupiers of the C2 accommodation benefit from an acceptable level of amenity and are adequately protected from external noise disturbance in accordance with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.]

19. Prior to first occupation of the outline phase of the development hereby approved (care facility and commercial units), details of the design and specification of the public footpath (FP5), within the application site, which extends adjacent to the sites access, shall be submitted to and approved in writing by the Local Planning Authority. The footpath so agreed shall then be constructed in accordance with the approved details before first use of the outline phase of the development hereby approved.

[To ensure that this public facility is constructed to a suitable specification for its intended use and to promote pedestrian and cycling to and from this site and the wider area. This is to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

20. Prior to the erection of the buildings hereby approved, the surface water and foul drainage provision (so far as it relates the outline planning permission phase of development - care facility and commercial units) as proposed within the Flood Risk Assessment and Drainage Strategy (and specifically shown on Drw ADC2216/DR/050 Rev P1) received on the 14th January 2020 shall be installed and thereafter maintained as such in perpetuity.

[To ensure that surface water and foul water is adequately dealt with as part of the development to comply with Policies 17 (Managing Flood Risk), 18 (Surface Water Management) and 19 (Development Affecting Watercourses) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

21. Prior to bringing into use the outline planning permission phase of development hereby approved (care facility and commercial units), a biodiversity enhancement and management plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in full accordance with the details and timescales set out within the approved plan.

[In order to ensure that the development renders a net gain to biodiversity in accordance with Policy 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

22. No development within the outline planning permission phase hereby approved (care facility and commercial units) shall take place until a Construction Method Statement has been submitted to and approved in

writing by the Borough Council. The statement shall include:

- a) The means of access for construction traffic;
- b) parking provision for site operatives and visitors;
- c) the loading and unloading of plant and materials;
- d) the storage of plant and materials used in constructing the development;
- e) a scheme for the recycling/disposal of waste resulting from construction works; and
- f) details of dust and noise suppression to be used during the construction phase.

The approved statement shall be adhered to throughout the construction period.

[To protect the amenities of neighbouring residents and in the interests of highway safety to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies. This condition needs to be discharged before work commences on site to ensure that the agreed measures are implemented throughout the construction phase of the authorised development].

23. The layout of the development (care facility and commercial units) shall, where practicable, incorporate pedestrian/cycle links to the existing pedestrian/cycle network in the vicinity of the site, details of such links are to be provided as part of the detailed layout of the site and details to be submitted pursuant to condition 15 and 16. Thereafter, the approved pedestrian/cycle links shall be provided prior to the commercial units/care facility being brought into use and thereafter retained and maintained in accordance with the approved details.

[In the interest of highway safety and to encourage sustainable means of transport in order to comply with Policy 20 of the Rushcliffe Local Plan Part 1: Core Strategy].

Notes to Application

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). The Borough Council considers that the approved development is CIL chargeable. Full details of the amount payable, the process and timescales for payment, and any potential exemptions/relief that may be applicable will be set out in a Liability Notice to be issued following this decision. Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

This permission does not give any consent needed to display advertisements.

With regard to works affecting the highway you are advised that Nottinghamshire County Council are the Highway Authority and it is suggested that you contact the Highways Area Office by telephoning 08449 808080 for

further information.

The provision of a vehicular footway crossing requires works within the public highway on land outside your control. You are therefore advised to contact the Highways Area Office by telephoning 08449 808080 to arrange for these works.

This decision relates to planning law only. It is not a legal agreement either to remove or relocate any right of way affected by the development given planning permission.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

This is subject to an Agreement made under the provisions of Section 106 of the Town & Country Planning Act 1990 (as substituted by the Planning & Compensation Act 1992) relating to Healthcare. Any payments will increase subject to the provisions set out in the Agreement.

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

In considering the application, the Planning Committee indicated that they would expect the future layout of the site (care facility and commercial units) and any details submitted pursuant to condition 15 and 16 of this permission to include the provision of a public realm area as part of the commercial development to provide opportunities for members of the community to gather/meet in the interest of community cohesion.

19/01918/FUL - Proposed demolition of the existing dwelling and construction two new three bedroom dwellings fronting Johns Road (semi-detached pair) and two new two bedroom dwellings fronting Grantham Road (semi-detached pair) including landscaping and the creation of dropped kerb (resubmission) - 2 Johns Road Radcliffe On Trent Nottinghamshire NG12 2GW

As Ward Councillors for Radcliffe on Trent, Councillor Abby Brennan and Councillor Neil Clarke removed themselves from the meeting and did not take part in the following discussion.

Updates

A representation was received from the Council's Environment Sustainability Officer after the agenda had been published and was circulated to the Committee before the meeting.

In accordance with the Council's public speaking protocol at planning committee, David Symons (Applicants Agent), Anne McLeod (objector – Radcliffe on Trent Parish Council) and Councillor Neil Clarke (Ward Councillor)

addressed the Committee.

Comments

Members of the committee considered the proposed application and raised concerns that the development would be over intensive and an overdevelopment of the plot, resulting in a cramped form of development, and would not fit in aesthetically with the street scene on St Johns Road. The Committee also noted that the plot was small and narrow which would restrict access for emergency vehicles and that access to Grantham Road would be dangerous.

DECISION

PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:

1. The development, by reason of density, layout, massing and design, would appear cramped and over intensive for the site, creating a form of development that would not be sympathetic to the character and appearance of the locality, or respect surround form, layout and context. Notably the semi-detached form and limited width of the plots would not be in keeping with the prevailing pattern of the development in the area. Therefore the development would be contrary to Policy 10 (Parts 1a; 1c; 2a; 2e; 2f & 4) of the Rushcliffe Local Plan Part 1: Core Strategy; Policy 1 (Part 4) and Policy 11 (Part 1 section b) of the Local Plan Part 2: Land and Planning Policies; Policies 11 and 15 of the Radcliffe on Trent Neighbourhood Plan; and Section 12 of the NPPF (paragraph 127; parts b) and c)).

Of particular reference the development would be in accordance with Paragraph 130 (Section 12) of the NPPF which states:

‘Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.’

2. The proposed new access onto Grantham Road (A52 Trunk Road) to serve plots 3 and 4 would result in an unacceptable impact on highway safety by virtue of the speed and volume of traffic utilising this part of the Trunk Road Network. The proposal is therefore contrary to Policy 1 (Part 2) and Policy 11 (Part 1 section g) of the Local Plan Part 2: Land and Planning Policies; and Section 9 of the NPPF (paragraph 109).

Councillor Abby Brennan and Councillor Neil Clarke re-joined the meeting at this point.

As a Ward Councillor for East Leake, Councillor Carys Thomas removed herself from the meeting and did not take part in the following discussion.

19/02523/FUL - Change of use of agricultural barn building and all existing farm buildings and land within the red line border of the site

location plan to a mixed use comprising of agricultural and events use, and the conversion/change of use of the agricultural parlour building to a mixed use comprising of guest house (C1), office (B1) and use for events (part retrospective) – Willow Marsh Farm Loughborough Road East Leake Nottinghamshire.

Updates

A representation was received from the applicant after the agenda had been published and was circulated to the Committee before the meeting.

In accordance with the Council's speaking protocol at planning committee, Simon Jenks (Applicant), Nigel Gould (Objector) and Councillor Thomas (Ward Councillor) addressed the committee.

Comments

Members of the committee considered the proposed application and raised concerns regarding the condition of the barn walls and whether additional insulation could be fitted to address this. Members also questioned access and parking on site and whether a travel plan could be submitted to encourage clients using the facility to car share or use alternative transport to and from the site.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

SJ-19-01 Rev C received 01.2.20

SJ-19-02 Rev C received 22.1.20

SJ-19-03 Rev B dated June 2020

SJ-19-05 Rev A received 01.2.20

[For the avoidance of doubt and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

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 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

3. The development shall not be brought into use until the passing points have been provided on the access driveway, in accordance with Site Location Plan SJ-19-05A.

[To enable vehicles to pass each other on the entrance driveway, in the interests of highway safety and to comply with Policy 1 (Development

Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. The development shall not be brought into use until the parking provision is available for use in accordance with Site Layout Block Plan SJ-19-02C which shall thereafter be so maintained for that purpose.

[To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

5. Within one month of the date of this permission details of a noise limiting device for the machinery barn/events barn shall have been submitted to the Borough Council. The approved details shall then be implemented within an agreed timetable and thereafter events shall operate in accordance with the agreed noise level. The details shall include the noise limit to be set for events and installation details.

[In the interest of the amenities of the area and nearby residential occupiers and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

6. Within one month of the date of this permission, a noise management plan shall be submitted to the Borough Council. This will include the hours of use, confirmation the doors and windows are to be kept closed when amplified music is being played, times of amplified music, details of regular noise monitoring around the perimeter of the premises (levels should be set when the sound limiting device is installed), controls to be put in place when guests are leaving the premises e.g. ensure no congregating guests, details of signs to be displayed on the premises (including number, content and location) to remind patrons/visitors that the venue is located close to other residential properties and to minimise disturbance when leaving the premises, particularly late at night, vehicles leave the premises in an orderly manner and during the evening entertainment that there are no groups of guests congregating near to any residential dwellings e.g. that they remain within the venue. The use hereby approved shall only be carried out in accordance with the approved noise management plan.

[In the interest of the amenities of the area and nearby residential occupiers and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

7. Within one month of the date of this permission, a biodiversity enhancement plan shall be submitted to the Borough Council. This shall include an ecological construction method statement incorporating reasonable avoidance measures (RAMs), details of external lighting both during construction and post construction, to avoid adverse impacts on bat populations and to include a wildlife sensitive lighting scheme, details of permanent artificial bat boxes/bricks and wild bird nests

(including Swallow/swift and sparrow cups/boxes and potentially barn owls) to be installed within buildings. The approved details shall be implemented in accordance with an agreed timetable to be specified in the submitted plan and thereafter so maintained.

[To promote biodiversity enhancement for the development and to comply with Policy 38 Non-designated Biodiversity Assets and the Wider Ecological Network of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

8. The number of guests for any event shall not exceed 180 and the camping areas and guest house shall only be occupied in connection with events taking place at the site and shall not be used for independent accommodation.

[In the interest of the amenities of the area and nearby residential occupiers and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

9. The use of Chinese lanterns or fireworks on the premises is not permitted.

[In the interest of the amenities of the area and nearby residential occupiers and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

10. Within two months of the date of this decision, a condition survey of the barn used for events shall be undertaken by an appropriately qualified person to determine the noise insulation qualities of the building and the results of the survey shall be submitted to the Borough Council along with any necessary measures deemed necessary to improve the noise insulation of the building and to prevent noise levels at the nearest noise sensitive receptors causing harm to the amenities of the occupiers of those properties. Thereafter, any agreed works to the barn to improve the noise insulation properties of the building shall be undertaken in accordance with a timescale to be agreed as part of the submitted scheme of works. The building shall thereafter be retained and maintained in accordance with the approved details for as long as the building is used for the purpose of events.

[In the interests of the amenities of the area and nearby residential properties and to comply with Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

11. Within one month of the date of this permission, a scheme detailing measures to encourage car sharing or travel to and from the site by means other than private car shall be submitted to and approved by the Borough Council. The submitted scheme shall include details of a process for monitoring and reviewing the effectiveness of the measures and making such necessary changes as may be required to ensure that opportunities for car sharing and travel by other means is maximised.

[In the interests of the amenities of the area and nearby residential

properties and to comply with Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

Notes to Applicant

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). The Borough Council considers that the approved development is CIL chargeable as the floor area would exceed 100sqm. Full details of the amount payable, the process and timescales for payment, and any potential exemptions/relief that may be applicable will be set out in a Liability Notice to be issued following this decision.

Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

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.

Any existing hedgerow/trees should be retained and enhanced, any hedge/trees removed should be replaced. Boundary verges should be retained and enhanced. Where possible new trees/hedges should be planted with native species (preferably of local provenance and including fruiting species). See

<https://www.rushcliffe.gov.uk/conservation/treeshedgesandlandscaping/landscapingandtreeplanting/plantingonnewdevelopments/> for advice including the planting guides (but exclude Ash (*Fraxinus excelsior*)). Good practise construction methods should be adopted including:

- Advising all workers of the potential for protected species. If protected species are found during works, work should cease until a suitable qualified ecologist has been consulted.
- No works or storage of materials or vehicle movements should be carried out in or immediately adjacent to ecological mitigation areas or sensitive areas (including ditches).
- All work impacting on vegetation or buildings used by nesting birds should avoid the active bird nesting season, if this is not possible a search of the impacted areas should be carried out by a suitably competent person for nests immediately prior to the commencement of works. If any nests are found work should not commence until a suitably qualified ecologist has been consulted.
- Best practice should be followed during building work to ensure trenches dug during works activities that are left open overnight should be left with a sloping end or ramp to allow animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering. Materials such as netting and cutting tools should not be left in the works area where they might entangle or injure animals. No stockpiles of vegetation should be left overnight and if they are left then they should be dismantled by hand prior to removal. Night working should be avoided.

- Root protection zones should be established around retained trees / hedgerows so that storage of materials and vehicles, the movement of vehicles and works are not carried out within these zones.
- Pollution prevention measures should be adopted.

Councillor Carys Thomas re-joined the meeting at this point.

20/01347/FUL – erection of single story rear extension - 12 The Rushes, Gotham, Nottinghamshire, NG11 0HY

Updates

There were no updates.

DECISION

PLANNING PERMISSION BE GRANTED 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:

Existing and proposed elevations, floor plans, site block and location plan, SC/OB/05/05/20/01, received 11th June 2020.

[For the avoidance of doubt and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

3. The exterior of the development hereby permitted shall be constructed using the materials specified in the application.

[To ensure the appearance of the development is satisfactory having regard to policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and the Rushcliffe Local Plan Part 2: Land and Planning Policies]

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.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to

7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

The meeting closed at 10.01 pm.

CHAIRMAN