

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 9 MARCH 2023**

Held at 2.30 pm in the Council Chamber, Rushcliffe Arena,
Rugby Road, West Bridgford
and live streamed on Rushcliffe Borough Council YouTube channel

PRESENT:

Councillors R Butler (Chairman), Mrs M Stockwood (Vice-Chairman), N Clarke, D Mason, J Murray, A Phillips, V Price, F Purdue-Horan, C Thomas and R Upton

ALSO IN ATTENDANCE:

Councillors Shaw and Way and 40 members of the public

OFFICERS IN ATTENDANCE:

L Ashmore	Director of Development and Economic Growth
A Baxter	Senior Area Planning Officer
P Cook	Principal Planning Officer
E Dodd	Planning Manager - Development
C Miles	Area Planning Officer
H Tambini	Democratic Services Manager
A Walker	Solicitor

APOLOGIES:

Councillors B Bansal, S Bailey, L Healy and J Walker

36 Declarations of Interest

Councillor Thomas declared a non-pecuniary interest as a Ward Councillor in application 22/00319/FUL and would remove herself from the discussion and vote for this item.

Councillor Butler declared a non-pecuniary interest as a Ward Councillor in application 23/00189/ADV and would remove himself from the discussion and vote for this item

37 Minutes of the Meeting held on 4 January 2023

The minutes of the meeting held on 4 January 2023 were approved as a true record and signed by the Chairman.

38 Planning Applications

The Committee considered the written report of the Director – Development and Economic Control relating to the following applications, which had been circulated previously.

Councillor Thomas removed herself from the meeting for this item.

22/00319/FUL – Installation of renewable energy generating solar farm comprising ground-mounted photovoltaic solar arrays, together with substation, inverter stations, security measures, site access, internal access tracks and other ancillary infrastructure, including landscaping and biodiversity enhancements – Land to the west of Wood Lane and Stocking lane, Kingston Estate, Gotham

Updates

Additional representations were received after the agenda was published and were circulated to the Committee before the meeting.

A copy of a plan highlighting views from various locations on the site was circulated at the meeting

In accordance with the Council's Public Speaking Protocol for Planning Committee, Ms C Chamberlain (on behalf of the Applicant), Mr P Mostyn (objector) and Councillor Thomas (Ward Councillor) addressed the Committee.

Whilst acknowledging the wider benefits of renewable energy and supporting its use, members of the Committee stated that a balance needed to be struck and expressed concern that the proposed size of the site would cause substantial harm to the Greenbelt and the open nature of the site, and that the proposed landscaping measures would not mitigate the substantial visual impact that this development would have. Members of the Committee went on to say that they did not consider 40 years to be temporary and if this application was to be allowed it would spoil the enjoyment of many, as this was a well-used recreational open space and that the very special circumstances referred to in the National Planning Policy Framework had not been sufficiently demonstrated to outweigh the significant harm that would be caused.

DECISION

PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASON

The proposals would result in substantial harm to the Green Belt by reason of adverse impact on openness, visual amenity, and impact on amenity of users of the well-connected nearby Public Rights of Ways and Bridleways, which cross or lie adjacent to the application site. The proposed Very Special Circumstances of the wider benefits of renewable energy generation associated with the application (and other wider environmental benefits) do not outweigh the harm to the Green Belt contrary to which paragraph 149 of NPPF which requires substantial weight to be given to any harm to the Green Belt. In these circumstances, the proposed development is therefore considered to be contrary to Policy 16 – Renewable Energy and Policy 21 – Green Belt of the Rushcliffe Borough Local Plan Part 2: Land and Planning Policies together with paragraphs 147, 148 and 149 of the NPPF.

Councillor Thomas re-joined the meeting.

Councillor Butler removed himself from the meeting for this item.

23/00189/ADV – Display a free standing non illuminated sign on either side of vehicular entrance to the site – Rushcliffe Oaks, Main Road, Cotgrave

There were no updates for this item.

DECISION

ADVERTISEMENT CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. All advertisements displayed, and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any hoarding, structure, sign, placard, board, or device erected or used principally for the purpose of displaying advertisements, shall be maintained in a safe condition.
3. Where any advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road or traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway, or aerodrome (civil or military).

[1 to 5 above to comply with the requirements of the above-mentioned Regulations].

6. This consent relates to the following plans and supporting information:

Drawing no. Block Plan showing location of signs and Elevation drawing showing design of the signs.

[For the avoidance of doubt and in the interests of visual amenity to comply with Policy 1 of Local Plan Part 2, Development Requirements].

Councillor Butler re-joined the meeting.

39 Planning Appeals

The Planning Appeal Decisions report was noted.

The meeting closed at 3.50 pm.

CHAIRMAN