

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 14 DECEMBER 2023**

Held at 6.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford

and live streamed on Rushcliffe Borough Council's YouTube channel

PRESENT:

Councillors R Butler (Chair), T Wells (Vice-Chair), A Brown, S Calvert,
J Chaplain, A Edyvean, E Georgiou, S Mallender, H Parekh, C Thomas and
R Walker

OFFICERS IN ATTENDANCE:

E Dodd	Planning Manager - Development
T Pettit	Senior Design and Landscape Officer
J Bate	Planning Team Manager – Monitoring and Implementation
A Walker	Solicitor
E Richardson	Democratic Services Officer

24 Apologies

Due to unforeseen circumstances, Councillor H Parekh and Councillor E Georgiou sent their apologies for the start of the meeting and joined during discussion of the first application.

25 Declarations of Interest

There were no declarations of interest.

26 Minutes of the Meeting held on 9 November 2023

The minutes of the meeting held on 9 November 2023 were approved as a true record and were signed by the Chairman.

27 Planning Applications

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

23/01227/TPO - T1 - Cedar Tree (Cedrus) – Fell - Street Record, Yew Tree Close, Radcliffe on Trent, Nottinghamshire

Updates

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

In accordance with the Council's Public Speaking Protocol for Planning Committee, Councillor R Upton (Ward Councillor) addressed the Committee.

Comments

Members of the Committee noted the value to wildlife from felled tree stumps and asked that an Advisory Note be added for the tree stump to be kept as standing dead wood. Members of the Committee also noted plans for a replacement tree and asked that a Condition be added for a Preservation Order to be requested when the application to plant the replacement tree is made.

Councillor R Walker moved to accept the recommendation and approve the application with the additional condition and advisory note and this was seconded by Councillor Wells. Councillor H Parekh and Councillor E Georgiou did not vote as they had not been present at the start of discussions for this item. The vote was carried.

DECISION

CONSENT BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS

1. The works must be completed no later than the expiration of two years beginning with the date of this consent.

[To ensure that the work is completed before the tree(s) has significantly altered in size, appearance and condition].

A replacement tree of a species, details of which have been submitted to and approved in writing by the Borough Council shall be planted in place of the tree Cedar to be felled in the first planting season after the felling of that tree. The position and species of the replacement tree shall be approved in writing by the Borough Council and then planted in accordance with such approval. Within 28 days of planting the Borough Council shall be informed that the tree has been planted.

Any replacement tree which, within a period of 5 years from the completion of the planting, dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with another of a similar size and species, unless the Borough Council gives written consent to any variation.

[The planning committee consider that the replacement tree shall be protected by way of a Tree Preservation Order as soon as practicable after planting in the interests of amenity and to comply with policy 37 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

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 stump of the felled Cedar tree shall be allowed to remain in place as standing deadwood

23/00119/TORDER - To the Radcliffe on Trent No.3 Tree Preservation Order 2023 - 2 School Bungalow, Glebe Lane, Radcliffe on Trent, NG12 2FR

DECISION

THE RADCLIFFE ON TRENT NO.3 TREE PRESERVATION ORDER 2023 BE CONFIRMED WITHOUT MODIFICATION

23/00158/TORDER - To Barnstone No.1 Tree Preservation Order 2023 - St Mary's Church, Barnstone

Updates

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mrs S Dawn (Objector) addressed the Committee.

Comments

Members of the Committee said that there was value in finding a balance between the amenity to the public through the appearance, health, and appropriateness of setting of the trees and the amenity and impact on the owners of the property. Members of the Committee noted that not all trees on the site had been included in the preservation order and that the owners were willing to negotiate and suggested that Officers discuss with the owners which trees to include in the Order. The Committee also noted that the tree preservation order did not preclude the owners from applying to remove any of the specified trees through a planning application in the future.

Councillor Thomas moved to accept the recommendation and this was seconded by Councillor S Mallender and the vote was carried.

DECISION

THE BARNSTONE NO.1 TREE PRESERVATION ORDER 2023 BE CONFIRMED WITHOUT MODIFICATION

23/00159/TORDER - To Edwalton.1 Tree Preservation Order 2023 - 80 Firs Road, Edwalton

Updates

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

DECISION

THE EDWALTON NO.1 TREE PRESERVATION ORDER 2023 BE CONFIRMED WITHOUT MODIFICATION

28 Planning Appeals

The Committee noted the Planning Appeals Decision report which had been circulated with the agenda.

The meeting closed at 7.25 pm.

CHAIR