



**Planning Committee**

**Thursday, 14 March 2024**

**Planning Applications**

## **Report of the Director – Development and Economic Growth**

PLEASE NOTE:

1. Slides relating to the application will be shown where appropriate.
2. Plans illustrating the report are for identification only.
3. Background Papers - the application file for each application is available for public inspection at the Rushcliffe Customer Contact Centre in accordance with the Local Government Act 1972 and relevant planning legislation/Regulations. Copies of the submitted application details are available on the website <http://planningon-line.rushcliffe.gov.uk/online-applications/>. This report is available as part of the Planning Committee Agenda which can be viewed five working days before the meeting at <https://democracy.rushcliffe.gov.uk/ieListMeetings.aspx?Committeeld=140> Once a decision has been taken on a planning application the decision notice is also displayed on the website.
4. Reports to the Planning Committee take into account diversity and Crime and Disorder issues. Where such implications are material they are referred to in the reports, where they are balanced with other material planning considerations.
5. With regard to S17 of the Crime and Disorder Act 1998 the Police have advised they wish to be consulted on the following types of applications: major developments; those attracting significant numbers of the public e.g., public houses, takeaways etc.; ATM machines, new neighbourhood facilities including churches; major alterations to public buildings; significant areas of open space/landscaping or linear paths; form diversification to industrial uses in isolated locations.
6. Where the Planning Committee have power to determine an application but the decision proposed would be contrary to the recommendation of the Director – Development and Economic Growth, the application may be referred to the Council for decision.
7. The following notes appear on decision notices for full planning permissions:  
“When carrying out building works you are advised to use door types and locks conforming to British Standards, together with windows that are performance tested (i.e. to BS 7950 for ground floor and easily accessible windows in homes). You are also advised to consider installing a burglar alarm, as this is the most effective way of protecting against burglary.

If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at

<http://www.rushcliffe.gov.uk/planningandbuilding/buildingcontrol>

<b>Application</b>	<b>Address</b>	<b>Page</b>
23/00158/TORDER	1 Holmsfield, Keyworth	9-14
	To Keyworth No.1 Tree Preservation Order 2023	
<b>Ward</b>	Keyworth and Wolds	
<b>Recommendation</b>	Tree Preservation Order 2023 be confirmed without modification	

<b>Application</b>	<b>Address</b>	<b>Page</b>
23/00158/TORDER	Former Grounds of the Manor House	15-20
	To Ruddington No.1 Tree Preservation Order 2023	
<b>Ward</b>	Ruddington	
<b>Recommendation</b>	Tree Preservation Order 2023 be confirmed without modification	

<b>Application</b>	<b>Address</b>	<b>Page</b>
23/02282/CMA	Sharphill Wood Landmere Lane Edwalton Nottinghamshire NG11 6LP	21-28
	Spreading of waste topsoil on land west of Sharphill Wood with (post-development) continuing agricultural use	
<b>Ward</b>	Edwalton	
<b>Recommendation</b>	Nottinghamshire County Council be advised that the Borough Council does not object to the development, subject to considerations	

<b>Application</b>	<b>Address</b>	<b>Page</b>
21/00432/FUL	Land At Hickling Pastures Melton Road Hickling Pastures, Nottinghamshire	29-42
	Continued mixed farm and forestry use of part of farm	

yard for logging enterprise and retention of outbuildings and extension to Barn 2 (Retrospective)

**Ward** Nevile and Langar

**Recommendation** Grant planning permission subject to conditions

<b>Application</b>	<b>Address</b>	<b>Page</b>
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23/01285/FUL	Land Off West Leake Lane West Leake Lane Ratcliffe On Soar Nottinghamshire	43-76
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Proposed Battery Energy Storage Facility

**Ward** Gotham

**Recommendation** Grant planning permission subject to conditions