

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 12 JUNE 2025**

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 Walker (Chair), A Edyvean (Vice-Chair), T Birch, A Brown,
S Calvert, J Chaplain, S Ellis, S Mallender, D Mason, C Thomas and T Wells

OFFICERS IN ATTENDANCE:

A Cullen	Planning Manager - Development
T Pettit	Landscape Officer
G Elliott	Senior Planning Officer
R Clack	Borough Solicitor
E Richardson	Democratic Services Officer

1 Declarations of Interest

Councillor A Edyvean declared a non-pecuniary interest as Ward Councillor for application 24/00161/FUL and would remove himself from the debate and not vote for this item.

Councillor T Wells declared a non-pecuniary interest having submitted an objection for application 24/00161/FUL and would remove himself from the debate and not vote for this item.

Councillor T Birch declared a personal interest for application 24/00161/FUL in being related to a member of the Wysall & Thorpe in the Glebe Parish Council who had been consulted on and submitted an objection to the application. He confirmed that he had not discussed the application with the family member and had not been influenced in the way in which he approached his decision making and that he approached the application with an open mind.

Councillors S Mallender and A Brown arrived after the start of the presentation for application 25/00073/TORDER and did not take part in the debate and did not vote for this item.

2 Minutes of the Meeting held on 15 May 2025

The minutes of the meeting held on 15 May 2025 were agreed as a true record and were signed by the Chair.

3 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.

36.1 25/00073/TORDER - To the Ruddington No.1 Tree Preservation Order 2025 -7 Manor Park, Ruddington

Updates

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr V Ahlawat (Objector) addressed the Committee.

DECISION

THE RUDDINGTON NO.1 TREE PRESERVATION ORDER 2025 BE CONFIRMED FOR THE SPECIFIED REASONS SET OUT IN THE REPORT PUBLISHED WITH THE AGENDA

Councillors A Edyvean and T Wells removed themselves from the Committee and did not contribute to the discussion nor vote on the following application.

36.2 24/00161/FUL - Construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted Solar PV with co-located battery energy storage system (BESS) at the point of connection, together with associated infrastructure, access, landscaping and cabling - Land West of Bradmore Road and North of Wysall Road, Land West of Wysall, Wysall

Updates

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

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr A Mott (Applicant), Mr N Hartley (Objector) and Councillor A Edyvean (Ward Councillor) addressed the Committee.

The Committee adjourned at 8:06pm and reconvened at 8:13pm.

The Chair confirmed with Members of the Committee that they had not discussed the application during the break.

Comment

Members of the Committee expressed concern about the cumulative impact from the proposed application on the landscaping and visual amenity of the area and the impact on the public right of way and thought that it would create an enclosed industrial corridor and would result in an industrialisation of the area. Members of the Committee also expressed concern about the impact on

heritage and noted in particular the impact on the twelfth century church and said that the application would change the character of the area. The Committee also noted the potential fire safety risk from the battery storage which could result in contamination and which could require specific fire mitigation measures. The Committee also noted the impact caused by the application upon protected species including Skylarks, would not be outweighed by the benefits of the application.

Councillor A Brown moved to reject the recommendation and refuse the application and this was seconded by Councillor T Birch and the vote was carried.

Members of the Committee delegated wording of the reasons for refusal to Officers.

DECISION

PLANNING PERMISSION BE REFUSED FOR REASONS THE DETAILS OF WHICH ARE DELEGATED TO THE DIRECTOR - DEVELOPMENT AND ECONOMIC GROWTH

Councillors A Edyvean and T Wells rejoined the meeting.

4 Planning Appeals

The Planning Manager – Development confirmed to members of the Committee that the first appeal was subject to a Costs Decision which had been dismissed by the Planning Inspectorate.

The Committee noted the Planning Appeal Decisions report which had been circulated with the agenda.

The meeting closed at 8.25 pm.

CHAIR