

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 10 JULY 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, S Calvert, S Ellis, S Mallender, D Mason, T Wells and Councillors P Matthews, L Plant and L Way attending as substitutes

ALSO IN ATTENDANCE:

Councillor C Grocock and Councillor H Parekh (Speakers)

Councillor G Wheeler and Councillor J Wheeler

46 members of the public

OFFICERS IN ATTENDANCE:

A Cullen

G Elliott

P Langton

R Clack

T Coop

Planning Manager - Development

Senior Planning Officer

Team Manager – Area Planning
(Central)

Borough Solicitor

Democratic Services Officer

APOLOGIES:

Councillors A Brown, J Chaplain and C Thomas

The meeting commenced at 6.05 to allow for Committee members and members of the public to be seated

8 Declarations of Interest

There were no declarations of pecuniary or non-pecuniary interest.

The Chair made the following declaration on behalf of members of the Committee:

A written statement from Councillor H Parekh, Ward Councillor for Edwalton Ward and in relation to application 24/02130FUL, had been circulated to all Planning committee Members prior to the meeting. A written statement from Councillor C Grocock, Ward Councillor for Cranmer Ward and in relation to application 24/01451/HYBRID, had been circulated to all Planning Committee Members prior to the meeting.

9 Minutes of the Meeting held on 12 June 2025

The minutes of the meeting held on 12 June 2025 were approved at the Committee meeting on 26 June 2025.

10 Minutes of the Meeting held on 26 June 2025

The minutes of the meeting held on 26 June 2025 were agreed as a true record and were signed by the Chair.

11 Planning Applications

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

24/02130/FUL – Development of 80 age-restricted apartments (use Class C3) including associated parking and landscaping – Land Fronting Rose Way and Melton Road, Melton Road, Edwalton, Nottinghamshire

Updates

Additional representations were received after the agenda was published and these were circulated to the Committee before the meeting and published to the Council's website.

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr R Henderson (Applicants Agent), Mr S Khan (Objector) and Councillor H Parekh (Ward Councillor) addressed the Committee.

Comments

Members of the Committee expressed concerns about the associated parking and there not being enough parking spaces for the number of apartments and no obvious way of increasing it. The committee also considered that the proposal failed to demonstrate the impact of displacement parking on neighbouring roads and the local community.

Councillor Ellis moved to reject the recommendation and refuse permission on the grounds of insufficient parking, access and safety issues and the displacement parking on neighbouring streets, this was seconded by Councillor Birch. The vote concluded in 5 for, 5 against and 1 abstention. The Chair had the casting vote and the vote was not carried.

Councillor Walker moved to accept the recommendation in the officer's report to grant planning permission subject to the conditions in the report, additional condition reported in the late representation and prior signing of a S106 Agreement securing the contributions set out in the amended draft heads of terms table reported in the late representation and this was seconded by Councillor Edyvean. A vote on the motion and recommendation to approve planning permission concluded in 5 for, 5 against and 1 abstention. The Chair had the casting vote and therefore the vote was carried.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO A SECTION 106

AGREEMENT AND CONDITIONS INCLUDING THE EXTRA CONDITIONS IN THE LATE REPRESENTATION REPORT

24/01451/HYBRID – Outline planning application for four semi-detached homes (appearance, landscaping and scale reserved) and change of use of agricultural land to accommodate community use, with access to land provided – Land to the North of Main Street, Sutton Cum Granby, Nottinghamshire

Updates

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr R Cooper (Applicants Agent) Mr T Fewell (Applicant) shared the applicant speaking slot and Councillor C Grocock (Ward Councillor) addressed the Committee.

Comments

Members of the Committee felt the application was a good proposal and would greatly benefit the community in a number of ways, for example community allotments, affordable housing and biodiversity net gain, which was also supported by the Nottinghamshire Wildlife Trust.

Members expressed concerns around the proposal of seasonal community events and the impact this may have on the highway and suggested the condition that approval be sought from the Council prior to any event taking place in line with the Highways comments.

Councillor Mallender moved to reject the officer recommendation of refusal and put forward the proposal to grant planning permission with additional conditions around landscaping and ecology, green energy provision, highway approval and a S106 agreement in relation to affordable housing, provision of Biodiversity Net Gain and for the community use to be secured prior to occupation of the dwellings as discussed. The motion was seconded by Councillor S Ellis and the vote was carried unanimously.

DECISION

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS, THE DETAILS OF WHICH ARE DELEGATED TO THE DIRECTOR FOR DEVELOPMENT AND ECONOMIC GROWTH

12 Planning Appeals

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

The meeting closed at 8.35 pm.

CHAIR