



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 25 OCTOBER 2018**

Held at 6.30 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford

PRESENT:

Councillors R Butler (Chairman), J Stockwood (Vice-Chairman), N Clarke, M Edwards, R Hetherington, (substitute for Councillor J Greenwood) S Hull, Mrs M Males, S Mallender, Mrs J Smith and J Thurman

ALSO IN ATTENDANCE:

12 members of the public

OFFICERS IN ATTENDANCE:

A Pegram
S Sull
L Webb

Service Manager - Communities
Borough Solicitor
Constitutional Services Officer

APOLOGIES:

Councillors B Buschman and J Greenwood

19 Declarations of Interest

18/01772/FUL – 1 Priors Close, Bingham – Councillor Hull declared a non-pecuniary interest as the applicant was her son.

20 Planning Applications

The Committee considered the report of the Executive Manager – Communities relating to the following applications, which had been circulated previously.

18/01705/OUT – Outline application for proposed erection of one detached dwelling with new access – Land adjacent to 63 Moor Lane, Gotham, Nottinghamshire.

Updates

Representations from the applicant, Environmental Health and the Trent Valley Internal Drainage Board, received after the agenda had been finalised had been circulated before the meeting.

In accordance with the Council's Public Speaking Protocol for Planning Committee the applicant Mr Simon Horner addressed the meeting.

DECISION

PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASON

1. The proposal would result in an inappropriate form of development in the Green Belt, which is harmful by definition, and also to the openness and character of the Green Belt at this location. It is not considered that 'very special circumstances' exist or have been demonstrated to outweigh this harm. Therefore, the proposal is contrary to the policies contained in the National Planning Policy Framework which are applicable to development in the Green Belt and Policy ENV14 of the Rushcliffe Borough Non-Statutory Replacement Local Plan which states:

"Within the green belt as defined on the proposals map planning permission will only be granted for appropriate development for the following purposes:

- a) agriculture and forestry
- b) for other uses which preserve the openness of the green belt, including essential facilities for outdoor sport and recreation and for cemeteries;
- c) alteration and limited extension or replacement of existing dwellings;
- d) limited residential infilling in existing settlements within the green belt.

Planning permission will not be granted for inappropriate development, including the construction of new buildings other than those set out in the criteria, unless very special circumstances can be shown to outweigh the resulting harm to the green belt".

18/01543/FUL – Demolition of garage, two storey side extension and single storey front and rear extensions – 14 The Rushes, Gotham, Nottinghamshire.

Updates

Representations from a neighbour objecting to the application and a planning officer update, received after the agenda had been finalised

In accordance with the Council's Public Speaking Protocol for Planning Committee, Joanne Racher (on behalf of the applicant) and Mrs A Mercs (on behalf of the applicant), addressed the meeting.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans, site plan; Drawing No. 1 – Elevations and Sections and Drawing No. 2 – Floor Plans, dated June 2018.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

3. The materials specified in the application shall be used for the external walls and roof of the development hereby approved and no additional or alternative materials shall be used.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

4. The ground floor windows and glazing to the door to the utility room in the side (east) elevation of the proposed development shall be permanently obscure glazed to group 5 level of privacy and no additional windows shall be inserted in this elevation without the prior written approval of the Borough Council.

[To prevent overlooking and loss of privacy to neighbouring property and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

18/01772/FUL – Alter boundary fence to 1.5m including trellis and 1.2m high at corner (revised scheme) – 1 Priors Close, Bingham, Nottinghamshire.

Updates

There were no updates.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. Within three months of the date of this permission, boundary fencing shall be altered/lowered so as to accord with the plans and details received 16 and 22 August and amended plan received on 20th September, 2018. Thereafter, the boundary treatment shall be retained in accordance with the approved plans.

[For the avoidance of doubt and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

21 **Planning Appeals**

The Committee considered the written report of the Executive Manager - Communities was submitted and noted.

The meeting closed at 7.50 pm.

CHAIRMAN