



Rushcliffe
Borough Council

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY 15 FEBRUARY 2018**

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

PRESENT:

Councillor R L Butler (Chairman)
Councillor J A Stockwood (Vice-Chairman)

Councillors B R Buschman, J N Clarke M J Edwards, R Hetherington
(substitution for J E Greenwood), R M Jones, S E Mallender, Mrs J A Smith
and J E Thurman

OFFICERS IN ATTENDANCE

T Coop	Constitutional Services Officer
E Dodd	Principal Area Planning Officer
M Elliott	Constitutional Services Team Leader
I Norman	Legal Services Manager
A Pegram	Service Manager – Communities

ALSO IN ATTENDANCE

Councillor R Upton
20 members of the the public

APOLOGIES FOR ABSENCE

Councillors J E Greenwood and Mrs M M Males

34. **DECLARATIONS OF INTEREST**

17/02292/OUT – Land off Lantern Lane, East Leake – Councillor Thurman declared a non-pecuniary interest as he personally knew the owner of the land.

17/02812/FUL – 58 Crosby Road, West Bridgford – Councillor Jones declared a non-pecuniary interest as he personally knew the resident at 56 Crosby Road who had objected to the application.

17/02812/FUL – 58 Crosby Road, West Bridgford – Councillor Mallender declared a non-pecuniary interest as the ward Councillor for Lady Bay and as she personally knew the resident at 56 Crosby Road who had objected to the application.

35. MINUTES

The Minutes of the Meetings held on Thursday 11 and Thursday 25 January 2018 were confirmed as a correct record and signed by the Chairman.

36. PLANNING APPLICATIONS

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

Councillor Thurman who had declared an interest in the following application left the room and did not take part in the subsequent discussion or vote. Councillor Hetherington as ward Councillor for Leake withdrew from the committee at this point.

Item 1 – 17/02292/OUT - Outline planning application for the erection of up to 195 dwellings, with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Lantern Lane LE12 6QN. All matters reserved except for means of access. - Land Off Lantern Lane, East Leake, Nottinghamshire.

Updates

Representations received from the from three local residents objecting to the application, received after the agenda had been finalised, had been circulated to members of the Committee prior to the meeting.

In accordance with the Council's Public Speaking Protocol for Planning Committee, Carys Thomas (objector), and Councillor Ron Hetherington (ward Councillor on behalf of Councillor Mrs Marie Males) addressed the meeting.

DECISION

REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS

1. The proposal would comprise residential development of a greenfield site outside of the built up part of the settlement. The site is not allocated for development in the development plan and, although East Leake is identified as a key settlement for growth in Policy 3 of the Rushcliffe Core Strategy, the development would exceed the minimum target of houses to be provided in and around East Leake by over 150% when considered cumulatively with schemes already granted planning permission. This level of housing delivery for East Leake would be contrary to the Council's housing distribution strategy set out in Policy 3 and would lead to the unplanned expansion of development significantly beyond the established built edge of the village with resultant adverse impact on its rural setting and adverse impact on access to services.
2. It has not been demonstrated that a suitable access to serve the new development can be provided or that the traffic generated by the proposed

development would not result in an unacceptable increase in danger to the users of the highway due to the use of the access. The proposal would therefore be contrary to the provisions of Policy GP2 of the Rushcliffe Borough Non-Statutory Replacement Local Plan, which states that planning permission for changes of use and new development will be granted provided that, inter alia;

- b) A suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety, the provision of parking is in accordance with the guidance in the County Council's parking provisions for new developments and the design of the proposal accords with guidance produced by the Highway Authority

Councillor Thurman and Councillor Hetherington re-joined the meeting at this point.

Item 2 – 17/02829/FUL - Single storey rear extension, extension of raised terrace, new front wall and sliding gate, replacement windows and Juliet balcony. - 101 Wilford Lane West Bridgford Nottinghamshire NG2 7RN.

Updates

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr Stephen Duckworth (objector) 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: 11224/10 (Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Roof Plan), received on 28 November 2017; and 11224/11A (Proposed Front Elevation, Proposed Rear Elevation, Front Wall and Entrance Detail), 11224/18B (Proposed Block Plan), and 11224/12A (Proposed Side Elevations), received on 22 January 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 replacement first floor windows to both side elevations of the dwelling shall be rendered permanently obscured to Group 5 level of privacy or equivalent. Thereafter, the windows shall be retained to this specification.

[To ensure a satisfactory development in the interests of amenity and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

5. Prior to the extension and raised terrace hereby approved being brought into use, a close boarded fence with a height of 1.8 metres above the level of the terrace shall be erected on the south west and north east boundary along the full depth of the terrace, as shown on drawing number 11224/18B. Thereafter the fence shall be retained and maintained for the life of the development.

[To ensure a satisfactory development in the interests of amenity and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

Notes to Applicant

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining land owner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

Item 3 – 17/02884/FUL - Proposed car port, widening of driveway and associated works - Weir House Main Street Hickling Nottinghamshire LE14 3AQ.

Updates

There were no updates reported.

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 materials to be used on the proposed development shall be as described in the application as amended by the e-mail from the applicant's agent dated 23rd January 2018, confirming that the car port would be finished in white.

[To ensure the appearance of the development is satisfactory and to comply with Policy 11 (Historic Environment) of the Rushcliffe Local Plan Part 1: Core Strategy and Policies GP2 (Design and Amenity Criteria) and EN2 (Conservation Areas) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

3. No development shall take place until a detailed landscaping scheme for the site has been submitted to and approved in writing by the Borough Council. The approved scheme shall be carried out in the first tree planting season following the substantial completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Borough Council gives written consent to any variation.

[In the interests of amenity and to comply with policy EN13 (Landscape Schemes) of the Rushcliffe Borough Non Statutory Replacement Local Plan. Commencement of the development in advance of the submission of a landscaping scheme could result in insufficient space being available to carry out a satisfactory scheme].

4. The development shall be carried out in accordance with the submitted plans 134/01/C and 134/03/D and the email from the applicant's agent dated 23rd January 2018, confirming that the car port would be finished in white.

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

Councillor Jones and Councillor S Mallender who had declared an interest in the following application, left the room at this point and did not take part in the subsequent discussion or vote.

Item 4 – 17/02812/FUL - Single storey rear extension, internal alterations and raised deck/patio to rear. - 58 Crosby Road West Bridgford Nottinghamshire NG2 5GH.

Updates

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mrs Hannah Nicols (applicant), and Mrs Rosalind (objector) 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 plan(s): 504 002 rev E.

[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 extension(s) hereby permitted shall be constructed in suitable facing and roofing materials to match the elevations of the existing property.

[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 windows in the southern elevation of the extension hereby approved (excluding the roof-lights) shall be fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent. Thereafter the windows shall be retained to this specification unless otherwise agreed in writing by the Borough Council. No additional windows shall be inserted in this elevation without the prior written approval of the Borough Council.

[In the interests of the amenities of neighbouring properties and to comply with policy GP2 (Design and Amenity) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].

NOTES TO APPLICANT

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

The provisions of the Party Wall Act 1996 may apply in relation to the boundary with the neighbouring property. A Solicitor or Chartered Surveyor may be able to give advice as to whether the proposed work falls within the scope of this Act and the necessary measures to be taken.

Councillor Jones and Councillor S Mallender re-joined the meeting at this point.

Item 5 – 17/02962/FUL - Two storey rear extension, single storey extension to front of garage, insert window in side elevation. - 129 Main Street Willoughby On The Wolds Nottinghamshire LE12 6SY.

Updates

There were no updates reported.

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 plan(s): 362.03A, 362.04A and 362.05A.

[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 extension(s) hereby permitted shall be constructed in suitable facing and roofing materials to match the elevations of the existing property.

[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].

The meeting closed at 8.12pm.

CHAIRMAN