

**18/00946/FUL**

**Applicant** Mr Mark Willmott

**Location** Trentside Club, 32 Wilford Lane, West Bridgford

**Proposal** Demolition of former Trentside Social Club building and construction of residential apartment development with 34 units.

**Ward** Compton Acres

## **LATE REPRESENTATIONS FOR COMMITTEE**

1. **NATURE OF REPRESENTATION:** Neighbour comment - objection
- RECEIVED FROM:** Mr Duckworth of 99 Wilford Lane, West Bridgford

### **SUMMARY OF MAIN POINTS:**

- Agrees that the Trentside Social Club site should be re-developed.
- However, the cumulative impacts of development along Wilford Lane upon residents, traffic, air quality, noise and loss of trees/open spaces/wildlife should be given due consideration.
- There are no controls over speeding vehicles or inconsiderate parking, which will only increase as a result of further development.
- More family homes are needed, not high rise overbearing properties. The adjacent outdated Rivermead complex should not be used as a benchmark for development on this site.

### **PLANNING OFFICERS COMMENTS:**

The issues raised by Mr Duckworth are addressed in the Officers committee report.

2. **NATURE OF REPRESENTATION:** Neighbour Comment – neither objecting to or supporting the application
- RECEIVED FROM:** Mr Davenport, 4 Bruce Drive, West Bridgford

**SUMMARY OF MAIN POINTS:**

Comments that the time has come where a development of this site is the best option BUT the traffic generated on Wilford Lane will add to the current problems. Requests that consideration is given to a traffic light controlled pedestrian crossing constructed adjacent to the site/Bruce Drive/Poppy Close to enable pedestrians to safely cross Wilford Lane and vehicles to emerge from the side roads concerned.

**PLANNING OFFICERS COMMENTS:**

Highway comments and issues have been addressed in the committee report.

# 18/02462/FUL

**Applicant** Rushcliffe Borough Council

**Location** Open Space, Candleby Lane, Cotgrave

**Proposal** Demolition of existing play area, construction of new play area on site of former police station, and creation of new terrace area with timber bin store to serve Hotpots cafe.

**Ward** Cotgrave

## LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Wording of conditions

**RECEIVED FROM:** Agent

### **SUMMARY OF MAIN POINTS:**

The Town Council have never needed planning for any previous play equipment in their other parks.

In respect of condition 6, the police building has the benefit of permission to be demolished and it is scheduled to commence in January. The agent requested that the reference to demolition of the buildings be removed and the agreement of the levels be tied into the construction of surfacing for the new play area in order to prevent delays to the demolition.

### **PLANNING OFFICERS COMMENTS:**

It is understood that The Town Council will be selecting the play equipment for the site at a future date. They have permitted development rights to erect play equipment on land that they own subject to certain requirements as set out in the General Permitted Development Order. In this case, however, Rushcliffe Borough Council is the applicant and the site is still owned by Nottinghamshire Police. The details of the equipment or the materials to be used in the surfacing are not yet known. A condition relating to the submission and approval of the details of the proposed play equipment and surfacing is considered to be a necessary requirement in order to ensure that the proposed play equipment is inclusive and that it is laid out to our satisfaction having regard to the site surroundings.

In order to prevent the unnecessary delay in the demolition of the building on site it is suggested that condition 6 be deleted in its entirety and condition 4 be amended to the following:

*'Prior to the laying of any surfacing to the play area, or the terrace area, hereby approved details shall be submitted in writing for the approval of the Borough Council. The details shall include the finished levels of the play area and terrace relative to existing levels and adjoining land together with the surfacing materials to be used. The development shall be implemented, and thereafter retained, in accordance with the approved details.'*

**18/02132/FUL**

**Applicant** Peter Avey

**Location** Hill Top Farm ,Cliffhill Lane, Aslockton

**Proposal** Construction of area of hardstanding. (retrospective)

**Ward** Cranmer

## **LATE REPRESENTATIONS FOR COMMITTEE**

1. **NATURE OF REPRESENTATION:** Neighbour Comment – Objection

**RECEIVED FROM:** Ms Kylie Chapman – Solicitor  
representing Mr and Mrs Bridge

### **SUMMARY OF MAIN POINTS:**

It is accepted that this application for hardstanding is not the forum for establishing the use of neighbouring land. However, it is asserted that the Council is fully aware that the 'parkland' forms part of Mr and Mrs Bridge's residential use of the site, and has done since them purchasing the property in 2006. They therefore refer back to comments made in the letter dated 20<sup>th</sup> November and trust the application will be determined on the basis of impact of the development on Mr and Mrs Bridge's residential amenity, amongst other identified considerations.

### **PLANNING OFFICERS COMMENTS:**

No further comments with regard to this matter. The issue of the lawful use of the land to the rear of the adjacent residential properties is dealt with in the committee report, along with relevant amenity considerations for users of the land.