

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 14 FEBRUARY 2019**

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

PRESENT:

Councillors R Butler (Chairman), J Stockwood (Vice-Chairman), B Buschman,
N Clarke, M Edwards, S Hull, R Jones, Mrs M Males, F Purdue-Horan,
Mrs J Smith and J Thurman

ALSO IN ATTENDANCE:

Councillors A Brown, R Walker

OFFICERS IN ATTENDANCE:

A Pegram
S Sull
T Coop

Service Manager - Communities
Borough Solicitor
Constitutional Services Officer

APOLOGIES:

There were no apologies.

32 Declarations of Interest

There were no declarations of interest

33 Minutes of the Meeting held on 17 January 2019

The minutes of the meeting held on Thursday 17 January 2019 were declared
a true record and were signed by the Chairman.

34 Planning Applications

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

**18/02746/FUL – Partial demolition of dormer bungalow and construction
of single and two storey extensions to form two storey dwelling (revised
scheme) – 54 Park Lane, Sutton Bonington, Nottinghamshire.**

Updates

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning
Committee Ian McHugh (applicants representative), Philip Wilson (objector)

and Councillor Andrew Brown (ward councillor) addressed the committee.

DECISION

GRANT PLANNING PERMISSION FOR THE FOLLOWING 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 plans ref no. 18/437/02, 18/437/03, 18/437/04, 18/437/05 and 18/437/06 received on 28/11/2018 and 04/12/2018.

[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].

18/02494/FUL – New two storey side extension, single storey rear extension – 8 Cherry Street, Bingham, Nottinghamshire.

Updates

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee Councillor Sue Hull (ward councillor) addressed the committee.

DECISION

GRANT PLANNING PERMISSION FOR THE FOLLOWING 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 amended plans ref. 2019 03A, 04A, 05B and 07B received on

11 January 2019.

[To ensure the appearance of the development is satisfactory and to comply with policies GP2 (Design and Amenity Criteria) and EN2 (Conservation Areas) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

3. The development hereby permitted shall not proceed beyond foundation level until details of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory and to comply with policies GP2 (Design and Amenity Criteria) and EN2 (Conservation Areas) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

18/02321/VAR – Variation of condition 5 of 18/00962/COU to allow change of weekday opening hours from 09.00 – 17:00 to 09:00- 20:00 – 30 Long Acre, Bingham, Nottinghamshire.

Updates

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee Councillor Sue Hull (ward councillor) addressed the committee.

DECISION

GRANT PLANNING PERMISSION FOR THE FOLLOWING 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 1:1250 site location plan received on 30/4/18 and the proposed floor plans received on 26/4/18 (accompanying application ref. 18/00962/FUL).

[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 use hereby permitted shall involve no more than 3 treatment rooms.

[To protect the amenities of nearby residents and to comply with policy

GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

4. The rear (south elevation) door shall not be used by staff/clients to access/egress the building except for in an emergency.

[To protect the amenities of nearby residents and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

5. The premises shall not be open to clients outside the following hours:

0900-2000 on Monday to Friday

0900-Midday on Saturday

And not at all on Sundays and Bank Holidays

[To protect the amenities of nearby residents and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

6. The premises shall only be used for a physiotherapy practice and no other purpose.

[To protect the amenities of nearby residents 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.

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.

This permission does not give any consent needed to display advertisements.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction/internal alterations 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.

18/02645/FUL – Single storey front extension, single storey side and rear extension and two storey rear extension – 4 Brown Lane, Barton in Fabis, Nottinghamshire.

Updates

There were no updates reported.

In accordance with the Council's Public Speaking Protocol for Planning Committee Jonathan Harrison (applicant) and Councillor Rex Walker (ward councillor) addressed the committee.

Comments

Members of the planning committee did not consider that the extensions would result in disproportionate additions to the dwelling and was, therefore, not inappropriate development. Members did not consider that the development would result in harm to the Green Belt, either by reason of inappropriateness or any other harm. It was therefore, resolved to grant planning permission.

DECISION

THE ABOVE PLANNING APPLICATION WAS GRANTED PLANNING PERMISSION 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): Proposed Site Plan (Ref. 843/18/02, Rev. D) - Dated 09/18.

[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 development hereby permitted shall not be progressed beyond foundation level until samples of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

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

4. No development shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme for a watching brief to be carried out during construction or excavation work on the site, by a professional archaeologist or archaeological organisation. The details of such a scheme of investigation shall be submitted to and Approved in writing by the Borough Council also prior to the commencement of the development on the site. Thereafter the approved scheme shall be implemented in full during all excavation work associated with the approved development.

[To ensure that any archaeological items are recorded and to comply with policies GP1 (Sustainable Development), GP2 (Design and Amenity Criteria) and EN7 (Sites of Archaeological Importance) of the Rushcliffe Borough Non Statutory Replacement Local Plan.]

18/02842/FUL – Inset 2no. Velux conservation windows in north facing roof slope, insert bifold doors and gable window in east facing gable and insert first floor window in east facing elevation – Paradise Farm, The Rushes, Gotham, Nottinghamshire.

Updates

A representation from the applicant's agent providing additional information was received after the agenda had been published and was circulated before the meeting.

DECISION

GRANT PLANNING PERMISSION FOR THE FOLLOWING 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): Proposed Elevations and Floor Plans (Ref. TC/1801/2, Rev. A) - dated Oct 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 policies GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

4. Prior to the conversion of the existing Dovecote hereby approved an appropriate programme of historic building recording shall be secured and implemented in accordance with a written scheme of investigation which shall be previously submitted to and approved in writing by the local planning authority. The record shall include a written description and photographic record. Following completion of the development the information shall be submitted to the local planning authority and for inclusion in the Historic Environment Register at Nottinghamshire County Council.

[To ensure that an appropriate record is made of the historic building fabric that may be affected by the development and to comply with section 16 of the NPPF]

Note to Applicant

This permission authorises the removal of the existing bay window and installation of bi-fold doors as shown on the approved plans. The plans contain a note: "Alternatively install French doors to match new windows". In the event that the option for French doors is pursued involving a design and appearance different to that shown on the approved plans, the change should be subject to an application for a non-material amendment.

35 Planning Appeals

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

The meeting closed at Time Not Specified.

CHAIRMAN