



Planning Committee

18 July 2019

Planning Applications

Report of the Executive Manager - Communities

PLEASE NOTE:

1. Slides relating to the application will be shown where appropriate.
2. Plans illustrating the report are for identification only.
3. Background Papers - the application file for each application is available for public inspection at the Rushcliffe Customer Contact Centre in accordance with the Local Government Act 1972 and relevant planning legislation/Regulations. Copies of the submitted application details are available on the website <http://planningon-line.rushcliffe.gov.uk/online-applications/>. This report is available as part of the Planning Committee Agenda which can be viewed five working days before the meeting at <https://democracy.rushcliffe.gov.uk/ieListMeetings.aspx?Committeeld=140> Once a decision has been taken on a planning application the decision notice is also displayed on the website.
4. Reports to the Planning Committee take into account diversity and Crime and Disorder issues. Where such implications are material they are referred to in the reports, where they are balanced with other material planning considerations.
5. With regard to S17 of the Crime and Disorder Act 1998 the Police have advised they wish to be consulted on the following types of applications: major developments; those attracting significant numbers of the public e.g. public houses, takeaways etc.; ATM machines, new neighbourhood facilities including churches; major alterations to public buildings; significant areas of open space/landscaping or linear paths; form diversification to industrial uses in isolated locations.
6. Where the Planning Committee have power to determine an application but the decision proposed would be contrary to the recommendation of the Executive Manager - Communities, the application may be referred to the Council for decision.
7. The following notes appear on decision notices for full planning permissions:
“When carrying out building works you are advised to use door types and locks conforming to British Standards, together with windows that are performance tested (i.e. to BS 7950 for ground floor and easily accessible windows in homes). You are also advised to consider installing a burglar alarm, as this is the most effective way of protecting against burglary.

If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at

<http://www.rushcliffe.gov.uk/planningandbuilding/buildingcontrol>

Application	Address	Page
18/02412/FUL	Land Between Platt Lane And Station Road Keyworth Nottinghamshire Proposed development of 187no. dwellings with access off Platt Lane and Station Road, associated landscaping, drainage and highway infrastructure, and a 40 space grasscrete car park to serve the neighbouring sporting facilities; 3m high fence / ball stop netting.	31 – 130
Ward	Keyworth and Wolds	
Recommendation	In accordance with the Town and Country Planning (Consultation) Direction 2009, the application be referred to the National Planning Casework Unit and that, subject to the application not being called in for determination by the Secretary of State for Housing, Communities and Local Government, the Executive Manager for Communities be authorised to grant planning permission subject to conditions and the prior signing of a section 106 agreement.	
18/02920/HYBRID	Land On Wilford Lane West Bridgford Nottinghamshire Hybrid application comprising full planning permission for construction of retail units (Class A1), café / restaurant (Class A3), and drinking establishment (Class A4), along with associated highway works including new access off Wilford Lane, servicing, landscaping and boundary treatments, and outline planning permission (with all matters reserved except for access) for residential development (Class C3)	131 – 201
Ward	Compton Acres	
Recommendation	Planning permission be granted subject to the signing of a S106 agreement and subject to conditions.	

Application	Address	Page
19/00045/COU	Wharf Building Adjacent Wharf House Main Street Hickling Nottinghamshire	203 – 236
	Proposed change of use of the site area for the mooring of canal boats for holiday lets and additional seating in connection with existing tea rooms including additional parking (resubmission).	
Ward	Nevile and Langar	
Recommendation	Planning Permission be granted subject to conditions.	
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19/00914/FUL	The Unicorns Head Main Street Langar Nottinghamshire	237 – 247
	Construction of serving kiosk (retrospective) (resubmission).	
Ward	Nevile and Langar	
Recommendation	Planning permission be granted subject to conditions.	
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19/00217/FUL	21 Gordon Road West Bridgford Nottinghamshire NG2 5LL	249 – 258
	Change of use of treatment/consulting rooms to retail, extension to shop front, partial demolition of boundary wall.	
Ward	Trent Bridge	
Recommendation	Planning permission be granted subject to conditions.	