



Planning Committee

14 November 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
19/01233/FUL	Flat 2, 7 Trevelyan Road, West Bridgford, Nottinghamshire Proposed rooflight to front and side elevations, window to side elevation, dormer window to rear elevation, basement window to side, fencing to first floor patio area.	45 - 50
Ward	Lady Bay	
Recommendation	Planning permission be granted subject to conditions	
<hr/>		
19/01507/FUL	Land off Landmere Lane, Edwalton, Nottinghamshire Erection of two drive thru units (A3, A5), Retail Terrace (A1, A3, A5, D1), and Day Nursery (D1), with associated car parking and infrastructure	51 - 88
Ward	Edwalton	
Recommendation	Planning permission be granted subject to conditions	
<hr/>		
19/01063/FUL	Land South of Meadowcroft, Flawforth Lane, Ruddington, Nottinghamshire Demolition of existing buildings, construction of 56 dwellings, creation of new vehicular and pedestrian access and provision of associated public open space, landscaping, drainage and highways infrastructure.	89 - 126
Ward	Ruddington	
Recommendation	The Executive Manager – Communities is authorised to grant planning permission subject to the prior signing of a Section 106 agreement and conditions	

Application	Address	Page
19/00478/FUL	49-55 Trent Boulevard, West Bridgford, Nottinghamshire Demolition of existing bungalows and erection of 4 no. detached dwellings, erection of boundary wall and associated parking.	127 - 144
Ward	Lady Bay	
Recommendation	Planning permission be granted subject to conditions	
<hr/>		
19/01565/FUL	Land off Old Grantham Road, Whatton, Nottinghamshire Erection of a single, self-build dwelling with associated parking and access.	145 - 156
Ward	Cranmer	
Recommendation	Planning permission be refused	
<hr/>		
19/01767/FUL	Kilgraney Farm, Owthorpe Road, Cotgrave, Nottinghamshire Change of use of land to allow parking (retrospective)	157 - 164
Ward	Cotgrave	
Recommendation	Planning permission be granted subject to conditions	
<hr/>		
19/01901/FUL	1 Bakers Close, Cotgrave, Nottinghamshire Single storey rear/side extension	165 - 171
Ward	Cotgrave	
Recommendation	Planning permission be granted subject to conditions	