



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 16 JANUARY 2020**

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

PRESENT:

Councillors R Butler (Chairman), Mrs M Stockwood (Vice-Chairman),
A Brennan, P Gowland, L Healy, A Major, F Purdue-Horan, C Thomas, D Viridi,
S Bailey (substitute) and M Gaunt (substitute)

ALSO IN ATTENDANCE:

Councillor A Edyvean

OFFICERS IN ATTENDANCE:

A Pegram
T Coop
S Sull

Service Manager - Communities
Democratic Services Officer
Monitoring Officer

APOLOGIES:

Councillors K Beardsall and J Murray

5 Declarations of Interest

There were no declarations of interest reported.

6 Minutes of the Meeting held on

The minutes of the meeting held on 16 December 2019 were agreed as a true record and were signed by the Chairman.

7 Planning Applications

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

The Committee were advised by the Planning Officer that planning application 19/02209/FUL had been removed from the agenda due to a technical error and would not be discussed at the meeting. The Planning Officer advised that planning application 19/0281/FUL had also been removed by the applicant.

19/01771/OUT – Construction of four new dwellings to the side and rear of existing dwelling (outline application with matters reserved except for access) – Pathways, London road, Willoughby on the Wolds.

Updates

In accordance with the Council's public speaking protocol James Botterill (Applicant's Agent), Nigel Crabtree (Objector) and Councillor Edyvean (Ward Councillor) addressed the Committee.

DECISION

GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

1. Application for approval of reserved matters must be made no later than three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of reserved matters, or in the case of approval of reserved matters on different dates, the final approval of the last such matter to be approved.

[To comply with Section 91 of the Town & Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.]

2. The development hereby permitted shall only be carried out in accordance with detailed plans and particulars relating to the following items and the development shall not be commenced until these details have been submitted to and approved in writing by the Borough Council:

- The siting, design and external appearance of the proposed buildings;
- A landscaping scheme for the site with details of the treatment proposed
- for all ground surfaces, including hard areas;
- Sections and cross sections of the site showing the relationship of the proposed development to adjoining land and premises;
- The finished ground levels for the site and floor levels of the dwellings relative to existing levels and adjoining land;
- The means of enclosure to be erected on the site;
- The provision of a refuse collection point within the site and adjacent to the public highway; and
- A scheme for surface water management and foul disposal.

[To ensure the appearance of the development is satisfactory and to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

3. This permission shall relate to the erection of no more than four dwellings.

[To clarify the extent of this permission and to prevent the overdevelopment of the plot in compliance with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Local Plan

Part 2: Land and Planning Policies].

4. The dwellings shall not be occupied until the private drive has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be constructed with provision to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.

[In the interest of highway safety to comply with Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

5. The dwellings shall not be occupied until the private drive access is fronted by a vehicle crossing constructed in accordance with the Highway Authority specification, and the redundant crossing has been reinstated, to the satisfaction of the Local Planning Authority.

[In the interest of highway safety to comply with Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

6. No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing ref. 11771 001 titled Initial Access Design, dated: 27/06/2019 are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6 metres in height.

[To maintain the visibility splays throughout the life of the development and in the interests of general Highway safety and to comply with Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

7. In the event that any evidence of unexpected land contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken and where remediation is necessary a remediation scheme must be prepared and submitted for the approval in writing by the Local Planning Authority. Thereafter, the remediation scheme shall be implemented in full prior to the occupation of any dwellings.

[To make sure that the site, when developed is free from contamination, in the interests of public health and safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

8. Prior to the commencement of any on site works, a method statement detailing techniques for the control of noise, dust and vibration during demolition and construction shall be submitted to and approved by the Borough Council. The works shall be carried out in accordance with the approved method statement.

[In the interests of residential amenity and to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies. This condition needs to be discharged before work commences on site to ensure that appropriate measures are implemented during the construction phase to minimize the impact of noise, dust and vibration on nearby properties].

9. The dwellings hereby approved shall be designed and constructed to meet the higher Optional Technical Housing Standard for water consumption of no more than 110 litres per person per day.

[To promote a reduction in water consumption and to comply with criteria 3 of Policy 12 (Housing Standards) of the Local Plan Part 2: Land and Planning Policies].

10. Prior to work commencing on site, a scheme for the disposal of surface water from the development shall be submitted to and approved by the Local Planning Authority. The scheme shall have regard for the drainage hierarchy, with preference for infiltration to the ground, unless this is not technically feasible, and full justification for the proposed method of disposal. Thereafter, the development shall be carried out in accordance with the approved scheme and the means of surface water disposal shall be provided prior to occupation of the dwellings.

[To ensure an acceptable means of surface water drainage and to comply with Policy 2 (Climate Change) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 18 (Surface Water Management) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

11. The construction of the dwellings shall not proceed above foundation level until details of the driveway, parking and hard standing areas have been submitted to an approved in writing by the Borough Council. Thereafter the development shall be carried out in accordance with the approved scheme. The driveway, parking and hard standing areas shall be of permeable construction and shall be retained in accordance with the approved details for the lifetime of the development.

[To minimise surface water run-off and o comply with Policy 2 (Climate Change) of the Rushcliffe Local Plan Part 1: Core Strategy].

19/02424/FUL – Demolition of conservatory and kitchen extension, construction of single storey rear extension, new roof to garage and porch and internal alterations – 8 The Ruses, Gotham.

Updates

A representation from a local resident in approval with the proposal was received after the agenda was published and was circulated to the Committee before 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): 2255/02, 2255/05, and 2255/06

[For the avoidance of doubt and to comply with Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

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 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land & Planning Policies].

8 Planning Appeals

There were no planning appeals reported.

The meeting closed at 7.33 pm.

CHAIRMAN