

MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 11 JUNE 2020
Held at 2.00 pm Virtually by Zoom

PRESENT:

Councillors Mrs M Stockwood (Vice-Chairman), A Brennan, P Gowland, C Thomas, J Stockwood and D Viridi

OFFICERS IN ATTENDANCE:

D Mitchell	Executive Manager - Communities
A Pegram	Service Manager - Communities
S Sull	Monitoring Officer
H Tambini	Democratic Services Manager
L Webb	Democratic Services Officer

APOLOGIES:

Councillors R Butler

23 Declarations of Interest

There were no declarations of interest.

24 Minutes of the Meeting held on 14 May 2020

The minutes of the Planning Committee 14 May 2020 were declared a true record of the meeting.

25 Planning Applications

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

19/01206/FUL – Proposed (secondary) driveway off Stamford Road, erection of proposed detached garage and demolition of part of the boundary wall and 19/01425/RELDEM – Demolition of section of boundary wall – 151 Melton Road, West Bridgford, Nottinghamshire, NG2 6JL.

Updates

A representation was received from Councillor Penny Gowland (Ward Councillor) objecting to the application after the agenda had been published and was circulated to the committee before the meeting.

A statement from Mr George Machin, (agent of applicant) was read to the

committee.

Councillor Penny Gowland (Ward Councillor) addressed the committee.

DECISION

(i) 19/0206/FUL - GRANT PLANNING PERMISSION FOR THE REASONS SET OUT IN THE REPORT SUBJECT TO THE FOLLOWING CONDITIONS.

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].

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Proposed Site Plan and Garage Elevations – ‘1914-060 Rev E’ Received 19/05/2020;
- Street Elevations – 1914-200 Rev C’ – Received 19/05/2020;

[For the avoidance of doubt and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

The garage hereby approved shall be constructed only in materials to match the existing dwelling house.

[The condition is required to ensure the appearance of the development is satisfactory and to comply with policies 10 (Design and Enhancing Local Identity) and 11 (Historic Environment) of the Rushcliffe Local Plan part 1: Core Strategy and policies 1 (Development Requirements) and 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

The new boundary and retaining walls for the driveway and access shall be constructed only from Bulwell stone to match the existing boundary wall to be partially removed. Stone should be reclaimed from the demolition of the wall, and any additional stone required should closely match the appearance of the existing and reclaimed stone to be used onsite. No other materials shall be utilised in the new boundary and retaining walls hereby approved.

[The condition is required to ensure the appearance of the development is satisfactory and to comply with policies 10 (Design and Enhancing Local Identity) and 11 (Historic Environment) of the Rushcliffe Local Plan part 1: Core Strategy and policies 1 (Development Requirements) and 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

Prior to any demolition of the boundary wall taking place, a landscaping

scheme for the provision of additional planting as suggested on the approved site plan shall be submitted to and approved by the local planning authority. The approved scheme shall be carried out in the first tree planting season following the substantial completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Borough Council gives written consent to any variation.

[In the interests of amenity and biodiversity and to comply with policies 10 (Design and Enhancing Local Identity); 11 (Historic Environment) and 17 (Biodiversity) of the Rushcliffe Local Plan part 1: Core Strategy and policies 1 (Development Requirements); 28 (Conserving and Enhancing Heritage Assets) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

The driveway hereby approved shall not be brought into use until such time as it has been surfaced in a hard bound material, and drained 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 interests of highway safety and to ensure compliance with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

The approved driveway shall not be brought into use until it is fronted by a suitably constructed footway crossing as detailed on the approved site plan. This provision shall be retained for the lifetime of the development.

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

Notwithstanding the provisions of Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), prior to the installation of any gates on the driveway hereby approved, details of the design, positioning and operation of the gates shall first be submitted to and approved by the local planning authority. Any gates shall thereafter only be installed and maintained in accordance with the approved details.

[The condition is required to ensure the appearance of the development is satisfactory and in the interests of highway safety and to comply with policies 10 (Design and Enhancing Local Identity) and 11 (Historic Environment) of the Rushcliffe Local Plan part 1: Core Strategy and policies 1 (Development Requirements) and 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

Notes to Applicant

The development makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be carried out to the satisfaction of the Highway Authority. You are therefore required to contact Via (in partnership with Nottinghamshire County Council) on 0300 500 8080 to arrange for these works to take place.

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.

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

This Authority is charging for the discharge of conditions in accordance with revised fee regulations which came into force on 6 April 2008. Application forms to discharge conditions can be found on the Rushcliffe Borough Council website.

You are advised that the site is within a designated Conservation Area and any trees are therefore protected. Prior to undertaking any works to any trees you should contact the Borough Councils Conservation and Design Officer on 0115 9148243 and/or the Councils Landscape Officer on 0115 914 8558.

(ii) 19/01425/RELD - 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. This permission solely relates to the demolition of the section of boundary wall as shown as required on the following approved plans:

- Proposed Site Plan and Garage Elevations – ‘1914-060 Rev E’ Received 19/05/2020;
- Street Elevations – 1914-200 Rev C’ – Received 19/05/2020;

[For the avoidance of doubt and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

3. No demolition of the boundary wall shall take place until such time that a contract for the construction of the new driveway and associated boundary and retaining wall structures has been secured, and condition 5 of permission 19/01206/FUL has been discharged. Evidence of these requirements being met and a schedule and timescale for works shall first be submitted to and approved by the Local Planning Authority, and works thereafter shall be completed in accordance with the approved details.

[The condition is required to ensure the appearance of the development is satisfactory and to safeguard the character and appearance of the Edwalton Conservation Area, to comply with policies 10 (Design and Enhancing Local Identity) and 11 (Historic Environment) of the Rushcliffe Local Plan part 1: Core Strategy and policies 1 (Development Requirements) and 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

Notes to Applicant

This Authority is charging for the discharge of conditions in accordance with revised fee regulations which came into force on 6 April 2008. Application forms to discharge conditions can be found on the Rushcliffe Borough Council website.

20/00635/FUL– A single storey side extension. Extension to garage. First floor rear extension and a loft conversion with a side dormer and gable end to the rear of the property. (Resubmission) – 148 Harrow Road, West Bridgford, Nottinghamshire, NG2 7DX.

Updates

There were no updates.

Councillor Rod Jones (Ward Councillor) addressed the committee.

DECISION

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

It is RECOMMENDED that planning permission be granted subject to the following condition(s)

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].

The development hereby permitted shall be carried out in accordance with the following approved plans: STA_034_06_RevG, STA_034_05_RevF, STA_034_04_RevG and STA_034_06_RevA received on 17 March 2020.

[For the avoidance of doubt and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

The extension(s) hereby permitted shall be constructed in suitable facing and roofing materials to match the elevations of the existing property.

[For the avoidance of doubt and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. The window in the side dormer of the proposed development shall be fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent. Thereafter, the window shall be retained to this specification unless otherwise agreed in writing by the Borough Council. No additional windows shall be inserted in this elevation without the prior written approval of the Borough Council

[To prevent overlooking and loss of privacy to neighbouring property 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].

Notes to Applicant

It is understood that there may be a covenant on this property which could prevent the development authorised by this permission. You are reminded that this decision relates to planning law only and does not override the terms of any covenant.

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.

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.

The meeting closed at Time Not Specified.

CHAIRMAN