



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 14 JANUARY 2021**

Held at 6.30 pm in the

PRESENT:

Councillors R Butler (Chairman), Mrs M Stockwood (Vice-Chairman), S Bailey, N Clarke, P Gowland, L Healy, A Major, D Mason, J Murray, F Purdue-Horan and C Thomas

ALSO IN ATTENDANCE:

Councillor J Walker

OFFICERS IN ATTENDANCE:

T Coop

Democratic Services Officer

A Pegram

Service Manager - Communities

R Sells

Solicitor

L Webb

Democratic Services Officer

APOLOGIES:

Councillors D Viridi

1 Declarations of Interest

There were no declarations of interest.

2 Minutes of the Meeting held on 10 December 2020

The minutes of the meeting held on 10 December 2020 were approved as a true record of the meeting.

3 Planning Applications

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

As ward Councillor for the following application, Councillor D Mason left the committee at this point.

20/02691/VAR - Variation of Condition 2 (Change two storey dwellings to three-storey, extending houses by 1m. Second floor dormer windows to front and rear elevation and side elevation windows to second floor. Changes to floor and elevation plans) of planning permission 19/02195/FUL. - Land South East Of The White House Old Melton Road Normanton On The Wolds Nottinghamshire

Updates

There were a couple of typing errors on the report. It was noted that the second line of the first paragraph should read 'Normanton on the Wolds' instead of 'Stanton on the Wolds' and that paragraph two of the report should state that the appeal of the application was allowed in September 2020 and not December 2020.

In accordance with the Council's public speaking protocol for planning committee, Richard Ling (applicant's agent) and Councillor D Mason (ward Councillor) addressed the Committee.

DECISION

PLANNING PERMISSION BE GRANTED 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 plans: Location Plan, GA331/26 (Visibility Splays), Block Plan, GA331/20 (Proposed Plot 1 Plans), GA331/21A (Proposed Plot 1 Second Floor Plan and Side Elevations), GA331/22A (Proposed Plot 1 Front & Rear Elevations), GA331/23 (Proposed Plot 2 Ground and First Floor Plans), GA331/24 (Proposed Plot 2 Second Floor Plan and Side Elevations), and GA331/25 (Proposed Plot 2 Front & Rear Elevations), received on 30 October 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 construction of the dwellings shall take place above 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 policy 1 (Development Requirements) and Policy 28 (Conserving and Enhancing Heritage Assets) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. No part of the development hereby permitted shall be brought into use until the visibility splays of 2.4 x 43m are provided at each access in accordance with details to be first submitted and approved in writing by the Borough Council. The area within the visibility splays referred to in

this Condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6m metres in height.

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

5. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary, with provision to prevent the discharge of unregulated discharge of surface water onto the public highway. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material with provision to prevent surface water runoff for the life of the development.

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

6. No trees or hedgerows shall be removed during the development until details of any trees/hedgerow to be removed have been submitted to and approved in writing by the Borough Council and the works shall be carried out in accordance with the details as approved.

[In the interests of the appearance of the area and to comply with policy 16 (Green Infrastructure, Landscape, Parks and Open Space) of the Rushcliffe Local Plan Part 1: Core Strategy].

7. Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2012: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

[In the interests of the appearance of the area and to comply with policy 16 (Green Infrastructure, Landscape, Parks and Open Space) of the Rushcliffe Local Plan Part 1: Core Strategy].

8. The development shall not be brought into use until a detailed landscaping scheme for the site has been submitted to and approved in writing by the Borough Council. 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.

[To make sure that a satisfactory landscaping scheme for the development is implemented in the interests of the appearance of the area and to comply with policy 16 (Green Infrastructure, Landscape, Parks and Open Space) of the Rushcliffe Local Plan Part 1: Core Strategy].

9. Should any protected or priority species be found to be present on site then all work shall cease and mitigation measures shall be submitted to an appropriately qualified ecologist. No further work shall be undertaken until these mitigation measures have been approved in writing by the Borough Council and works shall proceed only in accordance with the agreed mitigation measures.

[To ensure that the proposed development contributes to the conservation and enhancement of biodiversity within the site and for the wider area in accordance with paragraphs 174-175 of the NPPF and Policy 17 of the Local Plan Part 1: Rushcliffe Core Strategy].

10. 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 Rushcliffe Local Plan Part 2: Land and Planning Policies].

Notes to Applicant

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). The Borough Council considers that the approved development is CIL chargeable. Full details of the amount payable, the process and timescales for payment, and any potential exemptions/relief that may be applicable will be set out in a Liability Notice to be issued following this decision. Further information about CIL can be found on the Borough Council's website at: <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

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.

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.

The Borough Council is charging developers for the first time provision of wheeled refuse containers for household and recycling wastes. Only containers supplied by Rushcliffe Borough Council will be emptied, refuse containers will need to be provided prior to the occupation of any dwellings. Please contact the Borough Council (Tel: 0115 981 9911) and ask for the Recycling Officer to arrange for payment and delivery of the bins.

Condition 10 requires the new dwellings to meet the higher 'Optional Technical Housing Standard' for water consumption of no more than 110 litres per person per day. The developer must inform their chosen Building Control Body of this requirement as a condition of their planning permission.

Councillor Mason rejoined the committee at this point.

20/02539/FUL - Minor extension to the site entrance lodge, new hardstanding areas, fencing and the upgrading of the woodland access track, demolition of existing security office building (Amended Description/Part Retrospective) - The Lodge, 91 Loughborough Road, Ruddington, Nottinghamshire, NG11 6LL

Updates

The Service Manager – Communities advised the Committee that further information had been submitted, including details of the tree protection measures, which had been assessed by and found to be acceptable to the Landscape Officer. Alternative wording for condition 3 was therefore recommended, requiring the tree protection fencing to be implemented in accordance with the submitted details.

In accordance with the Council's public speaking protocol for planning committee, Matt Hubbard (applicants agent) and Councillor J Walker (Ward Councillor) addressed the Committee.

DECISION

PLANNING PERMISSION BE GRANTED 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 plans:

1:5000 Location Plan, reference PH/251/20, dated as received 19

October 2020

Proposed Site Location Plan, drawing number MHRG-EI-2020-02

Proposed Entrance Plan, drawing number MHRG-EI-2020-04-R1

Proposed Alterations to Main Entrance Lodge, drawing number MHRG-EI-2020-05

[For the avoidance of doubt and to comply with Policy 10 of the Core Strategy and Policy 1 of the Local Plan Part 2.]

3. Prior to the commencement of the development hereby approved, the tree protection fencing, as set out in the Arboricultural Method Statement by AWA Tree Consultants, reference AWA558AMS, and the Tree Protection Plan in appendix 5, shall be fully implemented. Prior to any works commencing within the areas identified on the Tree Protection Plan as requiring ground protection boards and a 'no-dig' construction, precise details of a site specific 'no-dig' construction technique shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the protection shall be retained for the duration of the construction period.

[To ensure existing trees are adequately protected during the development, in the interests of visual amenity and to comply with Policies 1 (Development Requirements) and 37 (Trees and Woodlands) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.]

4. Prior to any part of the development being brought into use a detailed landscaping and ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include an assessment of the harm arising from the construction of the access road through the woodland and actions to mitigate any damage caused, and shall specify the details of replacement tree planting along the new track and native shrub and/or hedgerow planting around the entrance to the site and the area around the Lodge building. The scheme shall include numbers, size, species and positions of all new trees and shrubs and a programme of implementation. The scheme shall also comprise features required for wildlife and biodiversity enhancement, to include wildlife friendly planting and the installation of new bat and bird boxes.

The approved scheme shall be carried out in accordance with the approved details and programme of implementation. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority.

[In order to preserve the landscape character of the area and achieve a net gain in biodiversity, in accordance with Policy 10 (Design and Enhancing Local Identity) of the Local Plan Part 1 : Core Strategy and Policy 1 (Development Requirements) and 38 (Non-Designated

Biodiversity Assets and the Wider Ecological Network) of the of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

5. The external materials used in the construction of the extensions to the building hereby permitted shall be of a similar appearance to the materials used on the exterior of the existing building.

[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 Rushcliffe Local Plan Part 2: Land and Planning Policies]

6. All new hard surfaced areas around the site entrance, Lodge building and the proposed new parking and turning areas will be constructed from permeable materials.

[To ensure no harm to trees and planting around these areas, in the interests of visual amenity and to comply with Policies 1 (Development Requirements) and 37 (Trees and Woodlands) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.

Notes to Applicant

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). The Borough Council considers that the approved development is not CIL chargeable, as the proposal represents minor development, with a gross internal area of less than 100 square metres. Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

Nesting birds and bats, their roosts and their access to these roosts are protected under the Wildlife and Countryside Act 1981. Should birds be nesting in the trees concerned it is recommended that felling/surgery should be carried out between September and January for further advice contact Nottinghamshire Wildlife Trust on 0115 958 8242 or by email at info@nottswt.co.uk. If bats are present you should contact Natural England on 0300 060 3900 or by email at enquiries@naturalengland.org.uk.

As Ward Councillor for the following application, Councillor C Thomas left the meeting at this point.

Councillor S Bailey's connection failed during the second item and she was unable to rejoin, sending her apologies for the remainder of the meeting.

20/02788/FUL – Erection of two-storey side & rear extension (resubmission) - 45 Sharpley Drive, East Leake, Nottinghamshire, LE12 6QT
45 Sharpley Drive, East Leake, Nottinghamshire, LE12 6QT

Updates

There were no updates

In accordance with the Council's public speaking protocol for planning committee, Councillor C Thomas (Ward Councillor) addressed the Committee.

DECISION

PLANNING PERMISSION BE GRANTED 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 plans:

Site Location Plan & Block Plan, drawing no. 051
Proposed Block Plan
Proposed Floor Plans, drawing no. 032
Proposed Elevations, drawing no. 041
Proposed Elevations, drawing no. 042
Proposed Roof Layout, drawing no. 043

[For the avoidance of doubt having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

3. The construction of the extensions shall not proceed above foundation level until specific details of the facing and roofing materials to be used on all external elevations are submitted to and approved in writing by the Local Planning Authority. 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 policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

Notes to Applicant

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). The Borough Council considers that the approved development is not CIL chargeable, as the proposal represents minor development, with a gross internal area of less than 100 square metres. Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

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.

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.

It is possible that the roofspace, and/or behind the soffit, fascia boards, etc. may be used by bats. You are reminded that bats, their roosts and access to roosts are protected and it is an offence under the Countryside and Wildlife Act 1981 to interfere with them. If evidence of bats is found, you should stop work and contact Natural England on 0300 060 3900 or by email at enquiries@naturalengland.org.uk.

20/02687/FUL - Two storey front and rear and single storey side and rear extensions with application of rendering. (Resubmission) - 31 Roulstone Crescent, East Leake, Nottinghamshire, LE12 6JL

Updates

There were no updates

In accordance with the Council's public speaking protocol for planning committee, Eva Nagy (objector) and Councillor C Thomas (Ward Councillor) addressed the Committee.

DECISION

PLANNING PERMISSION BE GRANTED 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 plans:

Site Location Plan
Block Plan
Planning & BR, drawing number JLR 01/2020, revision G2

[For the avoidance of doubt having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

3. The external materials used in the construction of the development hereby permitted shall be as detailed on the approved plans. The roofing materials shall match the existing roof tiles of the building in colour and texture. Prior to application of the render details of the proposed colour shall be submitted to and approved in writing by the Borough Council. The render shall be applied in accordance with the approved details

[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 Rushcliffe Local Plan Part 2: Land and Planning Policies]

4. The first floor windows in the side elevations of the development hereby permitted must be:
 - a. non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and;
 - b. fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent.

Thereafter, these windows shall be retained to this specification throughout the life of the development.

[To ensure a satisfactory development in the interests of preserving the amenities of neighbouring properties and to comply with policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 of the Rushcliffe Borough Local Plan Part 2: Land and Planning Policies.]

Notes to Applicant

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). The Borough Council considers that the approved development is not CIL chargeable, as the proposal represents minor development, with a gross internal area of less than 100 square metres. Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

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.

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.

Councillor C Thomas rejoined the meeting at this point.

20/02715/FUL - Erection of new boundary brick wall and piers to the front of nos. 1 and 3 Dorset Gardens (Retrospective) (Resubmission). - 1 Dorset Gardens, West Bridgford, Nottinghamshire, NG2 7UH

Updates

There were no updates.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall be retained in accordance with the following approved plans:

Site Location Plan, dated as received 5 November 2020
Block Plan, dated as received 6 November 2020
and the as built photographs submitted with the application.

[For the avoidance of doubt having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

The meeting closed at 9.14 pm.

CHAIRMAN