

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 13 MAY 2021**

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), N Clarke,
P Gowland, L Healy, A Major, D Mason, J Murray, F Purdue-Horan, C Thomas
and D Viridi

ALSO IN ATTENDANCE:

Councillor A Phillips

OFFICERS IN ATTENDANCE:

A Pegram
R Sells
T Coop
H Tambini

Service Manager - Communities
Solicitor
Democratic Services Officer
Democratic Services Manager

APOLOGIES:

There were no apologies.

16 Declarations of Interest

There were no declarations of interest reported.

17 Minutes of the Meeting held on 8 April 2021

The Minutes of the meeting held on 8 April 2021 were approved as a true
record.

18 Minutes of the meeting held on 22 April 2021

The minutes of the meeting held on 22 April 2021 were approved as a true
record.

19 Planning Applications

The Committee considered the written report of the Director of Growth and
Economic Development relating to the following applications, which had been
circulated previously.

21/00414/FUL – Two storey side and rear extension, single storey rear extension and new front porch – 1 Green Leys, West Bridgford, Nottinghamshire, NG2 7RX.

Updates

An additional representation was received after the agenda had been published and was circulated to the Committee before the meeting.

In accordance with the Council's Public Speaking Protocol for Planning Committee Mr H Ali (Applicant) and Councillor A Phillips (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 1:1250 Stanfords VectorMap 2021
- Drawing SG/21/01/01 Revision A dated 01/21 and received on 27.04.2021

[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 materials used in the construction of the exterior of the development hereby permitted must be similar in appearance to the materials used on the exterior of the existing dwelling.

[To ensure the appearance of the development is satisfactory having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

4. The three off-street car parking spaces, as shown on approved plans referred to under condition 2 of this approval, shall be provided prior to the extensions hereby approved being brought into use. The three car parking spaces shall thereafter be kept free from obstruction and made available for the parking of vehicles at all times.

[To prevent an increase in on-street car parking, in the interests of highway safety having regard to Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]

As Ward Councillor for the following application, Councillor C Thomas removed herself from the meeting and did not take part in the following discussion.

20/03176/FUL – Erection of detached double garage – 19 Damson Road, East Leake, Nottinghamshire, LE12 6QY.

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: 2019/D1 Rev A (Site Location Plan), 2019/D2 Rev A, and 2019/P01 Rev A (Existing and Proposed Elevations), received on 8 February 2021.

[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. The garage hereby permitted shall be constructed in suitable facing and roofing materials to match the elevations of the existing property, as specified in the application, and no additional or alternative materials shall be used.

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

4. The garage shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as 19 Damson Road.

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

5. The construction of the garage hereby approved shall not proceed above foundation level until such time that details of the disposal of surface water from the garage roof have been submitted to and approved in writing by the Borough Council and the works shall only be carried out in accordance with the details as approved.

[To ensure a satisfactory standard of development in terms of the disposal of surface water, to minimise the risk of flooding elsewhere and to ensure that the development does not adversely impact on the stability of the adjacent railway embankment, having regard to Policy 2 (Climate Change) of the Rushcliffe Local Plan Part 1: Core Strategy (2014), Policies 17 (Managing Flood Risk) and 18 (Surface Water Management) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

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. 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.

The footprint of the garage is of a size that would attract a need for approval under the Building Regulations. When applying for building regulations, the proximity of the proposed garage to the top of the railway embankment should be brought to the attention of the Building Regulations Authority or chosen approved inspector and the design and depth of the foundations should take into account the ground conditions in order to ensure that the garage is not susceptible to movement and does not adversely affect the stability of the railway embankment.

Councillor C Thomas re-joined the meeting.

As Ward Councillor for the following application, Councillor A Major removed herself from the meeting and did not take part in the following discussion.

**21/00680/FUL – Upgrade/remodel existing bike track - Playing Fields
Corner of Boundary Road and Loughborough Road, West Bridgford,
Nottinghamshire.**

Updates

An additional representation was received after the agenda had been published and was circulated to the Committee before the meeting.

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 must be carried out strictly in accordance with the following approved plan(s)/drawings/documents: Site Plan 17-002 (05)001 rev PL2; Site Plan 17-002(06)001 rev PL2; Track Plan 17-002 (07)001 rev PL2; Track Sections 17-002 (08)001 rev PL2.

[For the avoidance of doubt having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

3. The development shall be undertaken in accordance with the materials specified in the submission for the hardsurfaced areas.

[To ensure the appearance of the development is satisfactory having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

4. The development hereby permitted must not commence until details of both the existing and proposed land levels across the site and relative to adjoining land, together with the finished levels of the proposed development, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development hereby permitted must be carried out and completed in accordance with the approved details

[This is a pre-commencement condition to ensure the satisfactory appearance of the development in respect of its relationship to adjoining properties having regard to policies 10 (Design and Enhancing Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014); Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Chapter 12 of the National Planning

Notes to Applicant

Any construction work, including deliveries, be restricted to the following times, to cause the minimum amount of disturbance to neighbouring residents/businesses:

Monday Friday 0700 1900 hours
Saturday 0800 1700 hours
Sunday/Bank Holidays No work activity

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). Further information about CIL can be found on the Borough Council's website at:

<https://www.rushcliffe.gov.uk/planningandgrowth/cil/>

The Lead Flood Risk Authority have provided the following advice regarding drainage:

1. The development should not increase flood risk to existing properties or put the development at risk of flooding.
2. Any discharge of surface water from the site should look at infiltration – watercourse – sewer as the priority order for discharge location.
3. SUDS should be considered where feasible and consideration given to ownership and maintenance of any SUDS proposals for the lifetime of the development.
4. Any development that proposes to alter an ordinary watercourse in a manner that will have a detrimental effect on the flow of water (eg culverting / pipe crossing) must be discussed with the Flood Risk Management Team at Nottinghamshire County Council.

The meeting closed at 7.33 pm.

CHAIRMAN