



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 12 AUGUST 2021**

Held at 2.30 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford

PRESENT:

Councillors R Upton (Chairman), S Bailey, N Clarke, B Gray, D Mason,
M Barney, R Butler, R Jones, J Murray, K Shaw and A Phillips

ALSO IN ATTENDANCE:

2 members of the public

OFFICERS IN ATTENDANCE:

T Coop	Democratic Services Officer
E Dodd	Principal Area Planning Officer
M Hilton	Area Planning Officer
L Webb	Democratic Services Officer

APOLOGIES:

Councillors Mrs M Stockwood, P Gowland, L Healy, A Major, F Purdue-Horan
and C Thomas

4 Declarations of Interest

There were no declarations of interest.

5 Minutes of the Meeting held on 29 July 2021

The minutes of the meeting held on 29 July 2021 were approved as a true
record of the meeting.

6 Planning Applications

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

**21/01402/FUL – Ground and first floor extensions to rear including rear
dormer with Juliet balcony – 17 Alford Road, West Bridgford, Nottingham.**

Updates

Additional representations were received after the agenda had been published
and were circulated to the Committee before the meeting. This included a
comment from an objector and an amendment to condition 4.

In accordance with the Council's Public Speaking Protocol for Planning

Committee Graham Pedlar (applicant), Paul Sweeney (objector) and Councillor Penny Gowland (ward Councillor – written statement) addressed the Committee.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

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, 70421/4 (Proposed Ground Floor), and 70421/6 (Proposed Second Floor), received on 5 May 2021; and 70421/7A (Proposed Elevations), and 70421/5A (Proposed First Floor), received on 7 July 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 materials specified in the application shall be used for the external walls and roof of the development hereby approved 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 Juliet balcony shall be fitted with a fixed balustrade in accordance with drawing 70421/7A prior to the development being brought into use and the area of flat roof in front of the Juliet balcony must not be used as a balcony, and notwithstanding the details shown in drawing 70421/7A a roof garden, or any other similar amenity area whatsoever for the lifetime of the development.

[To protect the occupiers of neighbouring properties from adverse overlooking/loss of privacy having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) 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 a household extension provided that the floor space does not exceed 100sqm. 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.

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.

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.

7 Planning Appeals

The report of the Director – Growth and Economic Development was submitted and noted.

The meeting closed at 3.11 pm.

CHAIRMAN