



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 9 SEPTEMBER 2021**

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

PRESENT:

Councillors R Upton (Chairman), Mrs M Stockwood (Vice-Chairman), S Bailey, B Gray, L Healy, D Mason, C Thomas, R Butler, R Jones, J Murray and A Phillips

ALSO IN ATTENDANCE:

2 members of the public

L Ashmore – Director for Development and Economic Growth

OFFICERS IN ATTENDANCE:

T Coop

Democratic Services Officer

A Pegram

Service Manager - Planning

E Dodd

Principal Area Planning Officer

R Sells

Solicitor

APOLOGIES:

Councillors N Clarke, P Gowland and F Purdue-Horan

8 Declarations of Interest

There were no declarations of interest.

9 Minutes of the Meeting held on 12 August 2021

The Minutes of the meeting held on 12 August 2021 were approved as a true record and signed by the Chairman.

10 Planning Applications

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

21/01613/VAR – Variation of Condition 2 (the approved drawings) of planning permission 19/02559/VAR to reflect changes to approved plans (Roof pitch to Plot 1 lowered to reduce overall ridge height. Porch design alteration) – Land off College Road, College Road, Sutton Bonington, Nottinghamshire.

Updates

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

The Planning Officer requested an amendment to condition 2.

In accordance with the Council's Public Speaking Protocol for Planning Committee, Ms Judith Evans (applicant), Ms Jan Skoyles (objector) and Councillor Matt Barney (Ward Councillor – written statement) addressed the Committee.

Decision

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall be carried out strictly in accordance with the following approved drawings, received on the 25th May 2021:
 - 2001-P1-101-PLOT 1-FLOOR PLANS
 - 2001-P1-101-PLOT 1-ELEVATIONS

[For the avoidance of doubt having regard to policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

2. The development hereby permitted shall not have the timber cladding or zinc cladding applied to an external elevation, nor the fenestration installed, until such time as details as to the colour of these materials have been submitted to and approved in writing by the Borough Council. The development shall only be undertaken in accordance with the details so approved.

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

3. Occupation of the approved dwellings shall not take place until the access driveway has been surfaced in a bound material (not loose gravel) to a width of 4.25m for a minimum distance of 5.0 metres behind the highway boundary, as shown on drawing no. 17009 PA04 and which shall be 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 life of the development.

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

4. Prior to the occupation of the development, details of all screen fencing/walling and means of enclosure to be erected on the site shall be submitted to and approved in writing by the Borough Council. Details to be submitted shall include the precise location, appearance and scale of all means of enclosure within the site. The development shall not be brought into use until the approved screen fencing/walling and means of enclosure have been completed, and they shall be retained thereafter.

[In the interest of amenity and to comply with Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

5. The proposed windows on the first-floor side elevations (SE and NW) of the development hereby permitted must be:
 - a) non-opening to a height of 1.7m from internal floor level, and;
 - b) fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent.

Thereafter, the windows must be retained to this specification throughout the lifetime of the development.

[To preserve the amenities of neighbouring properties, 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 (2019)].

Notes to 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.

11 Planning Appeals

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

The meeting closed at 3.04 pm.

CHAIRMAN