

**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 10 FEBRUARY 2022**

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,
R Butler, B Gray, L Healy, R Jones, D Mason, J Murray, F Purdue-Horan and
C Thomas

ALSO IN ATTENDANCE:

Councillor M Barney

3 members of the public

OFFICERS IN ATTENDANCE:

A Ashcroft
L Ashmore

Planning Services Consultant
Director of Development and
Economic Growth

P Cook
G Dennis
C Miles
T Pettit
L Webb

Principal Planning Officer
Legal Services Manager
Area Planning Officer
Landscape Officer
Democratic Services Officer

APOLOGIES:

Councillors N Clarke, P Gowland, V Price

25 Declarations of Interest

As Ward Councillor for Radcliffe on Trent, Councillor Roger Upton declared an interest in the application 21/00195/TORDER and noted that he would not take part in the debate or vote.

26 Minutes of the Meeting held on 13 January 2022

The minutes of the meeting held on 13 January 2022 were approved as a true record of the meeting and were signed by the Chairman.

27 Planning Applications

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

21/03091/FUL – Demolition of garage. Erection of two storey side extension and single storey rear extension. Loft/roof extension to rear, side dormer with glass light well, external alterations include application of timber cladding (part-retrospective) – 38 Glenmore Road, West Bridgford, Nottinghamshire, NG2 6GH

Updates

There were no updates.

In accordance with the Council's Public speaking Protocol for Planning Committee Councillor P Gowland (Ward Councillor) addressed the Committee via .

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 drawing(s):
 - 0021-1000 – Location Plan, Block Plan & Proposed Site Plan received on 6 December 2021;
 - 0021-01001 – Existing and Proposed Rear Landscape Layout received on 6 December 2021;
 - 0021-1125 – Proposed Ground and First Floor Plans received on 6 December 2021;
 - 0021-1126 – Proposed First Floor and Roof Plans received on 6 December 2021;
 - 0021-1275 – Proposed Elevations received on 6 December 2021.

[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 bricks used in the construction of the exterior of the two-storey side and single-storey rear extensions hereby approved must be similar in appearance to the bricks used in the exterior of the existing dwelling. The construction of all other external elements of the development hereby approved must be carried out in accordance with the materials specified on the approved drawings referred to in condition 2 of this permission.

[To ensure the appearance of the development is satisfactory 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

21/03091/FUL – Change of use of 2 agricultural barns to 1 dwelling house and swimming pool, associated external alterations including roof alterations, installation of solar panels, insertion of doors and windows (part retrospective) – Soho Bonington 40 Melton Lane Sutton Bonington Loughborough Nottinghamshire

Update

In accordance with the Council's Public speaking Protocol for Planning Committee Mr Philip Rowland (agent for applicant) and Councillor M Barney (Ward Councillor) addressed the Committee.

DECISION

PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS:

1. The proposals would result in significant alterations to the buildings, which, when considered cumulatively, are tantamount to the construction of a new building in the countryside. The proposals would not therefore comprise of the re-use and adaption of existing buildings and would therefore be contrary to paragraph 79 of the NPPF and Policy 22 (Development within the Countryside) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.
2. The cumulative impacts of the physical alterations to the buildings together with the domestic paraphernalia associated with its use as a dwelling would result in significant and harmful urbanising of simple agricultural buildings, which would be harmful to the character and appearance of this open countryside location. The proposals would not therefore conserve or enhance their immediate setting and would therefore be contrary to paragraph 80 of the NPPF and Policy 22 (Development within the Countryside) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.

Notes to applicant

Positive and Proactive Statement

The proposal was a resubmission of a previously refused application and as there had been no changes to the proposal itself or to planning policies, which would overcome the reasons for refusal, to enable the Rushcliffe Borough Council reach an alternative decision to that on the previous application, it was not considered further negotiation or discussion would be beneficial.

21/03162/ADV – Display of 1no internally illuminated suspended sign and 2no. fascia signs – Bingham Arena and Enterprise Centre Chapel Lane Bingham Nottinghamshire

Updates

There were no updates.

DECISION

To the display of advertisements described in the application for a period of five years from the date of this consent subject to compliance with the following conditions: -

1. All advertisements displayed, and any land used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any hoarding, structure, sign, placard, board or device erected or used principally for the purpose of displaying advertisements, shall be maintained in a safe condition.
3. Where any advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road or traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

[1 to 5 above to comply with the requirements of the above-mentioned Regulations].

6. This consent relates to the following plans and supporting information:-

Drawing no. J285-ASC-ZZ-ZZ-SC-X-0001

Supporting letter dated 15 December 2021 and revised signage size information received on the 5th January 2022

[For the avoidance of doubt and in the interests of visual amenity to comply with Policy 1 of Local Plan Part 2, Development Requirements.]

7. The illuminated letters proposed to be displayed on the Leisure and Community centre building (Bingham Arena) shall only be illuminated during the opening hours of the building.

[For the avoidance of doubt and in the interests of visual amenity to

comply with Policy 1 of Local Plan Part 2, Development Requirements.]

As Ward Councillor for Radcliffe on Trent, Councillor Roger Upton withdrew from the committee and did not take part in the following debate.

Councillor M Stockwood took the Chair for the remainder of the meeting.

21/00195/TORDER – Objection to Tree Preservation Order – 26 Price Edward Crescent, Radcliffe on Trent

Updates

There were no updates.

In accordance with the Council's Public speaking Protocol for Planning Committee Mr Mike Tomlinson (objector to the Tree Preservation Order) addressed the Committee.

DECISION

The tree preservation order be confirmed without modification.

The meeting closed at 3.54 pm.

CHAIRMAN