



## Planning Committee

14 April 2022

## Planning Applications

### Report of the Director – Development and Economic Growth

#### PLEASE NOTE:

1. Slides relating to the application will be shown where appropriate.
2. Plans illustrating the report are for identification only.
3. Background Papers - the application file for each application is available for public inspection at the Rushcliffe Customer Contact Centre in accordance with the Local Government Act 1972 and relevant planning legislation/Regulations. Copies of the submitted application details are available on the website <http://planningon-line.rushcliffe.gov.uk/online-applications/>. This report is available as part of the Planning Committee Agenda which can be viewed five working days before the meeting at <https://democracy.rushcliffe.gov.uk/ieListMeetings.aspx?Committeeld=140> Once a decision has been taken on a planning application the decision notice is also displayed on the website.
4. Reports to the Planning Committee take into account diversity and Crime and Disorder issues. Where such implications are material they are referred to in the reports, where they are balanced with other material planning considerations.
5. With regard to S17 of the Crime and Disorder Act 1998 the Police have advised they wish to be consulted on the following types of applications: major developments; those attracting significant numbers of the public e.g. public houses, takeaways etc.; ATM machines, new neighbourhood facilities including churches; major alterations to public buildings; significant areas of open space/landscaping or linear paths; form diversification to industrial uses in isolated locations.
6. Where the Planning Committee have power to determine an application but the decision proposed would be contrary to the recommendation of the Director – Development and Economic Growth, the application may be referred to the Council for decision.
7. The following notes appear on decision notices for full planning permissions:  
“When carrying out building works you are advised to use door types and locks conforming to British Standards, together with windows that are performance tested (i.e. to BS 7950 for ground floor and easily accessible windows in homes). You are also advised to consider installing a burglar alarm, as this is the most effective way of protecting against burglary.

If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at <http://www.rushcliffe.gov.uk/planningandbuilding/buildingcontrol>

<b>Application</b>	<b>Address</b>	<b>Page</b>
<a href="#">21/02987/FUL</a> <a href="#">21/02993/RELDEM</a>	1A Station Road, East Leake, Nottinghamshire, LE12 6LQ  (i) Demolition of existing shed. Construction of new detached garage, new access to include new driveway, alterations to front boundary wall including partial demolition and new dropped kerb.  (ii) Partial demolition of front boundary wall.	21 - 40
<b>Ward</b>	Leake	
<b>Recommendation</b>	Grant planning permission subject to conditions	
<a href="#">21/03223/FUL</a>	Land north of Rempstone Road, East Leake, Nottinghamshire  Erection of 47 dwellings with associated access, parking and landscaping	41 - 80
<b>Ward</b>	Leake	
<b>Recommendation</b>	Grant planning permission subject to the prior signing of a Section 106 agreement and to conditions	
<a href="#">22/00011/FUL</a>	Agricultural barn on land north of Back Lane, Willoughby on the Wolds, Nottinghamshire  Proposed residential use of existing agricultural building to create 1no. dwelling, includes creation of residential curtilage and parking	81 - 96
<b>Ward</b>	Keyworth and Wolds	
<b>Recommendation</b>	Grant planning permission subject to conditions	

<b>Application</b>	<b>Address</b>	<b>Page</b>
<a href="#">21/03219/FUL</a>	Christmas Cottage, Flawforth Lane, Ruddington Nottinghamshire	97 - 112
	Demolition of existing dormer bungalow, garage and out buildings and erection of a replacement dwelling and detached garage. Landscaping and associated external works including boundary treatments and alterations to access.	
<b>Ward</b>	Ruddington	
<b>Recommendation</b>	Planning permission be refused	
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21/00198/TORDER	3 Cumbria Grange, Gamston	113 - 117
	Objection to Tree Preservation Order	
<b>Ward</b>	Holme Pierrepont and Gamston	
<b>Recommendation</b>	The TPO be confirmed without modification	