

# 21/02987/FUL & 21/02993/RELDDEM

**Applicant** Mr and Mrs Glenn

**Location** 1A Station Road, East Leake, Nottinghamshire

**Proposal** 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.

Partial demolition of front boundary wall.

**Ward** Leake

## LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Comment  
**RECEIVED FROM:** Neighbour 2A

### **SUMMARY OF MAIN POINTS:**

- 1) Further to previous comments. In Rushcliffe Reports Spring 2022, page 9, Councillor Simon Robinson, Leader, sets out the review of Conservation Areas across the Borough to preserve historic communities. The proposal to take away an old wall within East Leake Conservation Area, opposite old cottages and the Brook, with this application is against this proposal and would affect the area significantly. It is pleasing to see this review being taken seriously now with engagement with residents, Parish Council views being taken proactively.
- 2) 2A Brookside, East Leake will receive the most impact of this proposal and yet I have not been consulted with anyone or had any discussion on those impacts. The officer who wrote the proposal to support has not consulted me yet he refers to 2A Brookside, my home for over 30 years, minimally in paragraph 52.
- 3) I will be affected, mainly by increased noise from car parking in the area especially so close to my bungalow with bedrooms at that side.
- 4) Two new trees will be planted within the area - paragraph 71- where and what impact will these have on my property? It is sacrilege that a huge willow tree has to be felled because it impacts an old wall - change the wall design? Is that meeting carbon offset?
- 5) I have also not been shown how close the proposed garage will be to my home nor measured it of course. Will I have sufficient access for maintenance?

- 6) I also dispute the times of restricting working hours/disturbance and this should be reduced on a Saturday - 8 am to 1 pm instead of to 5pm to allow for weekend rest.

**PLANNING OFFICERS COMMENTS:**

- 1) The report relates to the Council's commitment to undertaking a review of its 31 Conservation Areas. The site already falls within the East Leake Conservation Area and the officer report considers the applications in context of preserving or enhancing the Conservation Area together with an assessment of other material considerations that outweigh any identified harm.
- 2) Records show that 2A Brookside was consulted directly on the application and a site notice was also displayed in the locality. Required consultation has been had.
- 3) 2A Brookside was approved in 1983 as a single storey bungalow having a through lounge/ diner adjacent the application site. Alterations were undertaken in 2004 to include extensions and first floor alterations. The side elevation of no 2A Brookside (now a dormer bungalow) forms the boundary with the application site having a low level fence running forward meeting the front boundary with Brookside. The frontage of 2A is hardsurfaced for parking and turning and gives access to a detached garage that sits with its side elevation forming part of the properties front boundary. The property has no facing windows towards the application site. 4 Brookside (a dwelling with a commercial unit on the road frontage) and associated car parking sits immediately to 2A's southern boundary.
- 4) The Council's Landscape officer considered the request to remove a willow, pear and 2 Lilac trees and confirmed in January 2021 that the removal could proceed and that we were not going to make a TPO. Replacement planting has been conditioned.
- 5) As indicated on the site plan the proposed garage would be a minimum of 2m from the boundary with 2A Brookside. Matters of maintenance are a private Civil matter but the garage would not obstruct.
- 6) Hours of building are advised as an informative guide form only. Any nuisance would be dealt with separately by Environmental Health should a nuisance be found.

2. **NATURE OF REPRESENTATION:** Condition update

**RECEIVED FROM:** Planning Officer

**SUMMARY OF MAIN POINTS:**

Update to the wording of condition 9. "The development shall not be brought into use until the existing access has been closed permanently to vehicles and the land within the highway reinstated, in accordance with details to be first submitted to and approved in writing by the Borough Council prior to the use of the access and garage hereby approved being brought into use. The approved closure details shall be retained for the life of the development."

**PLANNING OFFICERS COMMENTS:**

This is suggested to ensure the condition wording is precise.

**21/03223/FUL**

**Applicant** David Wilson Homes East Midlands

**Location** Land Off, Rempstone Road, East Leake

**Proposal** The erection of 47 dwellings with associated access, parking and landscaping

**Ward** Leake

### **LATE REPRESENTATIONS FOR COMMITTEE**

3. **NATURE OF REPRESENTATION:** Additional comments.

**RECEIVED FROM:** Ward Councillor Cllr Thomas.

#### **SUMMARY OF MAIN POINTS:**

The Ward Councillor Thomas has some requests about 2 additional conditions, namely:

1. Cllr Thomas requests a condition requiring Electric Charging points.
2. Incorporation of Hedgehog Highways into the scheme.

#### **PLANNING OFFICERS COMMENTS:**

1. Officers do not disagree with this request and if Committee wish to attach such conditions to any grant of planning permission, the following wording is suggested:
14. Prior to the construction of any dwelling on the site proceeding above damp proof course level, a scheme for the provision of Electric Vehicle Charging Points (EVCP's) must be submitted to and approved in writing by the Local Planning Authority. The submitted scheme must include details of the type, number and location of the proposed EVCP apparatus. If any plots are not to be served by an EVCP then it must be demonstrated why the provision of an EVCP would be not be technically feasible. None of the dwellings on the site shall be occupied until an EVCP serving it has been installed in accordance with the approved scheme. Thereafter an EVCP must be permanently retained on each dwelling in accordance with the approved scheme throughout the lifetime of the development.

[To promote sustainable transport measures that will help lead to a

reduction in carbon emissions within the Borough and help contribute towards a reduction in general air quality having regard to Policy 2 (Climate Change) of the Local Plan Part 1: Core Strategy (2014) and Policy 41 (Air Quality) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Paragraph 112(e) of the National Planning Policy Framework (July 2021).]

15. Prior to the construction of any dwelling on the site proceeding above damp proof course level, a scheme for the provision of hedgehogs and small mammals passages through any means of enclosure, must be submitted to and approved in writing by the Local Planning Authority. The scheme should include details of positioning and construction of these passages and how residents will be made aware of their presence and purpose. . None of the dwellings on the site shall be occupied until the passages have been installed, thereafter, the hedgehog passages shall be retained for the life of the development.

[To ensure the development contributes to the enhancement of biodiversity on the site having regard to Policy 17 (Biodiversity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014); Policy 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019); Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (July 2021).]