



Radcliffe on Trent Parish Council

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Minutes of the Planning and Environment Committee Meeting held on Tuesday 14th June 2022 at 7pm at Grange Hall.

Present: Cllr Anne McLeod (Chair), Cllr Matt Douglas-Kirk (Vice Chair), Cllr Sue Clegg, Cllr Harry Curtis, Cllr Irene Dovey, Cllr Carol Chambers, Cllr Lorraine Foster, Cllr Tracy James, Cllr Martin Davis.

Also present: Karen Green (Parish Clerk), Claire Sutcliffe (Parish Council Administrator) and 2 members of the public.

1. Apologies for Absence

Cllr Gillian Dunn, Cllr Phil Thomas, Cllr Ian Rhodes, RBC/NCC Cllr Roger Upton - **Approved.**

2. Declarations of Interest

Cllr Curtis declared a non-pecuniary interest in agenda point 7d.

3. Proposal to approve the Minutes of the Extraordinary Planning & Environment Committee Meeting held on 17th May 2022

This is an error on the agenda. The minutes being approved are from the Planning & Environment Committee meeting held on 17th May 2022 and not the Extraordinary Meeting held on 9th May 2022.

Proposal: That the minutes of the Planning & Environment Committee meeting held on 17th May 2022 are approved as an accurate record and signed by the Chairman.

Vote: 8 For 1 Abstention - **Approved.**

4. Chairman's Announcements

Cllr McLeod spoke about the sad news that Andrew Pegram, Head of Planning at Rushcliffe Borough Council, passed away recently after a long illness. She requested the Clerk send condolences from the Parish Council to his family.

5. Clerk's Report on Previous Minutes

The Clerk contacted NCC regarding bus number 33 as requested by Cllr Thomas in the meeting on 17th May 2022 and they responded to say they can't increase the route as it would take away from other services that are currently available.

6. Open Session for Members of the Public to Raise Matters of Council Business – limited to 15 minutes

Standing Orders were suspended at 7.09pm

Ivan and Jan Powis attended to voice their objections over the planning application detailed at 7d) on the agenda (22/00888/FUL 22a Cliff Drive Construction of 2-story detached garage).

Cliff Drive is an area of low density and low height properties and what is being proposed is something much taller than anything nearby. It is the size and structure which constitutes their main objection as it is a large rectangular block measuring 6.2m high and 9m wide which will be taller than the apex of the existing property at that address. This will mean it is overbearing and completely out of character with area as a whole. Even though it is described as a garage, when you look closer at the plans, less than a third of it actually garage space. The structure would also only be 30cm from their boundary fence. They have mature trees along their boundary, a Silver Birch and some Acers, and the concern is that if they start building a trench for a 2-story building less than 2ft away from the trunks this will impact their root system and they may die.

The upper floor is 60 square metres with floor to ceiling windows and this will mean they are overlooked. If they have these open in the summer months there may also be noise pollution.

Standing Orders were reinstated at 7.16pm

7. Planning Applications to Consider and Comment: -

- a) **22/00897/FUL 2 Meadow End** Replace existing conservatory with single storey rear extension application of render and cladding to front, side and rear, addition of gable roof to side dormer.

Agreed to comment – Do Not Object. Vote – Unanimous.

- b) **22/00912/FUL 5 Chestnut Grove** single storey rear extension, refurb of existing outbuilding includes alteration to existing door and fenestration and re-roof of existing detached garage from ridge to flat roof, render detached garage and rear extension.

Agreed to comment – Do Not Object. Vote – 4 For, 3 Against and 2 Abstentions.

- c) **22/00824/FUL 11 Shaftesbury Ave U Saxondale** Install 1 roof window to front and 2 roof windows to rear.

Agreed to comment – Do Not Object. Vote – Unanimous.

- d) **22/00888/FUL 22a Cliff Drive** Construction of 2 storey detached garage.

Agreed to comment – Object on the basis that it would be too large and overbearing, too close to the boundary of the neighbouring property and could destabilise the roots of mature trees on the boundary due to the proximity. It is also not in keeping with the area. Vote – 8 For and 1 Abstention.

- e) **22/00947/FUL 23 Hamilton Drive** Construction of first floor and 2 storey side extension single storey rear extension.

Agreed to comment - Do Not Object. Vote – Unanimous.

- f) **22/01007/FUL 12 Yew Tree Close** Convert existing conservatory into single storey rear extension with flat roof and 2 lantern lights.

Agreed to comment – Do Not Object. **Vote** – Unanimous.

- g) **22/01042/FUL 73 Covert Crescent** Demolition of conservatory, new single storey rear extension.

Agreed to comment – Do Not Object. **Vote** – Unanimous.

- h) **22/01047/FUL 17 New Road** demolition of single storey flat roofed rear extension and side garage. Replace with single storey pitched roof rear and side extension, render walls to whole property.

Agreed to comment – Do Not Object. **Vote** – Unanimous.

- i) **22/00842/TPO Trent Hotel residential dwelling 64 Shelford Road** T1 Cedar reduce by 2.5 metres leaving a balanced crown.

Agreed to comment – Object and Refer to Tree officer. **Vote** – 8 For and 1 Against.

8. Planning Decisions to note: -

22/00742/VAR 103 Bingham Rd - Granted - ROTPC Comment - Object - **noted**

22/00665/FUL 15 Berkeley Crescent - Granted - ROTPC Comment - Do Not Object – **noted**

22/00731/FUL 12 Barrington Close - Granted – ROTPC Comment - Do Not Object – **noted**

22/00702/FUL 8 Rockley Ave – Granted – ROTPC Comment - Do Not Object – **noted**

22/00583/FUL 63 Grantham Rd – Granted – ROTPC Comment – Do Not Object – **noted**

22/00843/FUL 23 Blakeney Rd – Granted – ROTPC Comment – Do Not Object – **noted**

22/00712/TPO 17 Covert Gardens U Saxondale – Refused - ROTPC Comment – Refer to Tree Officer – **noted**

22/00635/FUL 31 Trent View Gardens – Granted – ROTPC Comment – Do Not Object – **noted**

Late decisions received after the agenda was issued: -

22/00612/VAR 2 St John's Road – Granted – ROTPC Comment – Object - **noted**

22/00660/FUL 32 Covert Crescent – Granted – ROTPC Comment – Do Not Object - **noted**

9. Report from the Neighbourhood Plan Review Working Group

Cllr Mcleod gave her apologies as she arranged a date with the Clerk to review this but it then slipped her mind so she will speak with her again to get a new date as it does need doing quite urgently.

10. Highways

Nothing received.

11. Report from the Carbon Clever Working Group

The survey for the proposed Photovoltaic cells for the roof of The Grange is taking place on Monday 20th June 2022 at 10am which Cllr Mcleod will attend with one of the caretakers. They are also going to look at a battery back up as a lot of power is needed in the evening when the sun is no longer shining so need a way of storing it. It may also be necessary to cut down one of the maple trees in the grounds as it will shade the sun. The company who are doing the survey may be able to access available grants if the project is viable and the PC wish to go ahead.

12. Report from the Trains Group

East Midlands Railway have announced a very limited train service will be operating during the week commencing 20th June 2022 due to the RMT strike. There will only be trains from Nottingham to Sheffield, Leicester, Derby and London but no service through Radcliffe to Grantham and Skegness.

13. Report from the Environment Group

Cllr McLeod reported that herself, the Clerk and several other councillors met with a representative from NCC on Monday 13th June regarding the land at Dewberry Hill. After leasing the land from them for over 50 years without any problems the officer was quite critical of things that have always been there like the uneven ground and the metal sheeting that is over the water source. For the short term some chopped down branches have been put over the metal sheets it to cover it and then in the longer term a fence can be put around it. Hardcore will be added to the uneven area. The Property Officer from NCC feels if anyone does get injured the Parish Council would be liable for it and so they should either re-route the path or cover it. The Clerk advised signs will be put up and a rail around the metal sheeting and they are also going to seek advice from a contractor in the area as well.

14. Correspondence

None.

15. Date of Next Planning & Environment Meeting: Tuesday 12th July 2022

Meeting Closed at 7.59 pm

I declare that the above is a true record of the meeting

Signed

Date

Chair

Radcliffe on Trent Parish Council