



Radcliffe on Trent Parish Council

The Grange, Vicarage Lane,

Radcliffe-on-Trent, Nottingham NG12 2FB

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Planning and Environment Committee Meeting Tuesday 18th October 2022

7pm at the Grange

Present:

Cllr Anne McLeod (Chair),	Cllr Sue Clegg
Cllr Irene Dovey	Cllr Carol Chambers
Cllr Lorraine Foster	Cllr Tracy James

Also present: Karen Green (Clerk), Hayley Gandy (Administrator), Cllr Abby Brennan RBC and 0 member of the public

Minutes

- 1. Proposal to approve Apologies for Absence** – Cllr Phil Thomas, Cllr Matt Douglas-Kirk (Vice Chair), Cllr Harry Curtis, Cllr Ian Rhodes, Cllr Gillian Dunn

Proposed Cllr McLeod

Seconded Cllr Clegg

Unanimous

APPROVED

Absent but no apologies- none

- 2. Declarations of Interest-** none

- 3. Proposal to approve the Minutes of the Planning and Environment Committee meeting held on 27th September 2022**

Proposal to accept the Minutes

Proposed Cllr James

Seconded Cllr McLeod

6 Agreed 1 Abstention

APPROVED

- 4. Chairman's Announcements** – There is an issue with Triangle land on Bigham Road. Highways England have said they are not going to do any further work on the area. They have also said they will not be putting the Wharf lane project forward for funding at present.
- 5. Clerk's Report on previous Minutes – CIL info** Allocation of Strategic CIL collected across the Borough is currently identified for the following infrastructure areas:

- Provision of Park and Ride along the A52 corridor and bus priority measures in West Bridgford.

- Provision of or improvements to playing pitches and ancillary facilities.
- Provision of or improvements to indoor leisure provision.
- Provision of additional secondary school places across the Borough through new provision or extension to existing provision.
- Provision of health facilities across the Borough through new provision or extension to existing provision.

As such, there currently isn't any Strategic CIL which would be applicable to the improvements you mention below. The infrastructure list and delivery programme will be reviewed over time so there may be changes to what the Borough Council will seek to apply Strategic CIL towards in future.

Note however that there are Section 106 Planning Contributions from sites in Radcliffe which are identified for the purposes of bus stop/service improvements and pedestrian/cycle facilities at the railway station. The responsibility for the delivery of the bus and station improvements are Nottinghamshire County Council and Network Rail respectively. The Borough Council has already committed funding to bus stop improvements along Shelford Road at the request of NCC.

The Parish Council should also bear in mind any Neighbourhood CIL to be collected from developments within the parish that will be passed directly to the Parish Council in future (notably the strategic sites North of Grantham Road and North of Nottingham Road, which now both have outline consent). CIL will only start being received from those sites following commencement of those developments.

6. Open session for members of the public to raise matters of council business Limited to 15 Minutes - none

7. Planning Applications: To Consider and comment;

- a. **22/01790/FUL 7 Carter Avenue** Raise height of existing bungalow roof to create first floor, includes roof lights and side canopy roof. Alter roof on existing rear extension to create a flat roof

Proposed to do not object

Proposed: Cllr Clegg

Seconded Cllr McLeod

Unanimous

APPROVED

- b. **22/01828/FUL 1 The Green** Demolition of existing garage and outhouse. Construction of a new garage

Proposed to do not object

Proposed Cllr McLeod

Seconded Cllr James

unanimous

APPROVED

- c. **21/02470/FUL 59 Main Road** Demolition of existing dwelling and the erection of building comprising 4 no. Apartments, and 3 no. Dwellings

Proposal to object on grounds of over intensive development of site and lack of parking.

Proposed Cllr Clegg

Seconded Cllr McLeod

6 Agreed 1 Abstention

APPROVED

- d. **22/01916/FUL72A Cropwell Road** Two storey front extension, roof alteration to existing conservatory and side extension. Loft conversion includes replacement/raising of roof, rear dormer windows with a balcony and front dormer window

Proposal to do not object

Proposed by Cllr Clegg

Seconded by Cllr McLeod

Unanimous

APPROVED

- e. **22/01700/FUL 59 Bingham Road** Erection of detached outbuilding to rear

Proposal to do not object

Proposed by Cllr McLeod

Seconded by Cllr Clegg

Unanimous

8. RBC Planning Decisions: To Make

ROTPC comment

22/01763/NMA 23 Hamilton Drive

Agreed

-

22/01673/TPO 17 Hammersmith Close US

Granted

Do not object

22/01662/FUL 10 Hudson Way

Granted

Do not object

22/01471/FUL 28 Covert Crescent

Granted

Object

22/01568/|FUL 16 Grandfield Avenue

Granted

Do not object

noted

9. Report from the Neighbourhood Plan review working group

Cllr McLeod acknowledges this has not been looked at yet but will be in the coming days.

10. Highways:

Roadworks Bingham Road, hydrant renewal

Roadworks Bailey Lane, Radcliffe on Trent

Bingham Road, Radcliffe on Trent – permanent restriction for new bus stops

Roadworks Nottingham Road, Radcliffe on Trent

RBC Cllr Abby Brennan - Shelford Road crossings are starting soon, they will be raised crossings

Clerk to contact Trent Barton buses to find out why there is a lot of cancelled buses and to request that the screens be updated

11. Report from the CIL Working Group

None

12. Report from Carbon Clever working group

None

13. Report from Trains Group

Letter from Cllr Thomas dated 10th October 2022

“With reference to public transport issues, I met with the NCC Enhanced Partnerships & Facilities Manager last week, on behalf of a Stakeholder group I work with **not** the PC but can report that NCC are starting the process the reviewing bus routes supported by the County (including those through S106 funding) which will include the Villager service. He promised that the PC will be included in the Consultation process which they will be required to complete. The hope is that the Villager can be extended into the evenings and weekends.

Separately I asked about improvements to evening services into Bingham to allow use of the new Bingham Leisure Centre by those not having a car. He said that he was unaware of the new facility opening later this year but now would look at options. Can I ask that the PC consider supporting a more frequent service on evening weeknights to allow residents access to the swimming facilities etc.”

14. Report from Environment Group

None

15. Correspondence

Following our recent conversations, please find an update in respect of the Grantham Road application. Given we have yet to have the full suite of statutory consultee responses and are yet to meet with the Council, we considered it slightly to premature to come in and provide an update in person. Please however find below a quick update in respect of the application.

To date we have received comments from 18 statutory consultees. None of these have set out an objection to the proposal, however some have provided comments and others have recommended conditions to any approval. In particular Network Rail and Nottinghamshire Highways have raised comments which require slight modifications to the proposals, but this amounts to the relocation of some bin storage areas, minor amendments to drives and the inclusion of bollards to prevent a vehicle entering the railway line.

We have had 4 comments from residents, 3 objections and 1 neutral. For GDPR reasons I have not utilised their names, but I have included some of their questions below with our response, as others in the community may be raising similar questions.

Will there be traffic lights at the junction and at Saxondale Drive? **Yes.**

Are these new traffic lights going to be controlled to only turn red when traffic is actually trying to enter onto the A52? - i.e. not continually stopping traffic on A52 for no reason. **This is a matter to be confirmed by National Highways, however logically one would assume demand induced traffic lights would be preferable.**

What happened to the previous submitted plans (AT Architects 13.05.2019) for a development north of A52? In those plans there were less houses and the layout was different. **The Plans agreed at outline were for indicative purposes, however they did contain the same number of dwellings (there were more flats utilised on that mix). The Reserved Matters application must be in broad compliance with this outline, albeit some changes to suit the housebuilders house types and to ensure a scheme which is**

deliverable and complies with the technical requirement of county highways is standard practice.

I see that the development will include traffic lights onto the A52. We were not permitted traffic lights from Hudson Way. What is the difference? The scale of development is far greater, serving both 280 new dwellings, the existing business park and all uses of Saxondale Drive. The addition of traffic lights in this location will create additional gaps in traffic which is likely to aid users from streets such as Hudson Way. Also, the redevelopment enables a widening of the road to enable two lanes and right turn lanes to ensure capacity is maintained throughout the junction. This would not of been possible at Hudson Way due to existing built form and the requirement of land not in Highways control.

Will the timings for the new lights and the ones at Bingham Road junction be timed any better to allow safe entry onto the A52 from side roads like ours? Detailed matters relating to traffic light timing will be decided by National Highways.

There was also talk of a new medical centre to be built on the estate, yet there is no mention of such on the plans. Significant development contributions have already been agreed to pay for extensions to or development of community facilities, such as medical facilities and schools. The details of how this money will be used rests with the responsible authority.

I thought it was a guarantee that there would be a pedestrian bridge over the railway line from the corner of the site yet it only states potential site for this. The same applies for the link into Dowson Close. Scheme provides safeguarded land for the development of such a bridge, as exists on the William Davies site to the north. Council specifically requested safeguarded land with a view to them or a third party to deliver a bridge at a later date.

Once we are in receipt of the remaining comments and have also had the comments on Officer's, we will have a better understanding as to whether any significant changes will need to be made to the scheme. In this circumstance we would welcome the opportunity to discuss the proposal with the Parish Council. Furthermore, should the Parish Council have any specific questions, please do let me know. As I mentioned I am local to Radcliffe so it is not difficult for me to come over.

16. Date of Next Planning and Environment Meeting: Tuesday 15th November 2022

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

Signed

Date

Chair Planning Committee