



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 28th March 2023 in the Grange at 7pm

Present:

Cllr Anne McLeod (Chair),	Cllr Gillian Dunn	Cllr Ian Rhodes
Cllr Irene Dovey (Late)	Cllr Carol Chambers	Cllr Tracy James
Cllr Matthew Douglas-Kirk	Cllr Sue Clegg	Cllr Phil Thomas
Cllr Lorraine Foster	Cllr Jo Spencer	Cllr Harry Curtis

Also present: Hayley Gandy (Administrator), RBC Cllr Abby Brennan, RBC Neil Clarke, NCC & RBC Cllr Roger Upton and 4 members of the public

Minutes

1. Apologies for Absence

Cllr Dovey arrived slightly late but gave apologies.

2. Declarations of Interest – Cllr McLeod for 23/00444/OUT

3. Proposal to approve the Minutes of the Planning and Environment Committee Meeting held on 28th February 2023

Proposed by Cllr Clegg

Seconded by Cllr Douglas-Kirk

Unanimous

Approved

4. Chairman's Announcements - none

5. Clerk's Report on Previous Minutes - none

6. Open Session for Members of the Public to Raise Matters of Council Business- Limited to 15 Minutes

Standing order suspended at 7.03pm

Cllr Douglas-Kirk taken over as Chair.

Resident comment on the land northeast of Lees Barn Road (Paddocks). He stated that an application to build on that land has been rejected twice due to it being a flood plain, the effects of the floods have caused flooding to occur on St Lawrence boulevard and the other streets. Having 75 more homes with drives is unlikely reduce the possibility of drainage. There is also a problem with noise, this area of land is surrounded by Nottingham Road and Grantham Road and also pollution from cars.

Cllr McLeod commented as a member of the public that access via Lees Barn Road, Nottingham Road and Grantham Road need wider space.

In the West Bridgford wire yesterday our MP Ruth Edwards spoke to Michael Gove to express her concerns that Rushcliffe has already built 5000 new houses on top of its target, so there is a need to highlight this.

Reinstate standing orders at 7.07pm

Cllr Josephine Spencer advised Cllr McLeod that it was not right for her to comment on the planning application as she has declared an interest. Cllr McLeod did not accept this. After the meeting Cllr Neil Clarke RBC confirmed her observations were correct.

7. Planning Applications: To Consider and comment;

[23/00386/FUL](#) 2 Yew Tree Close Single Storey side extension and conversion of covered way and part existing garage.

Proposal not to object

Proposed by Cllr Clegg

Seconded by Cllr James

Unanimous

Approved

[23/00305/REM](#) Land north of Nottingham Road Layout and scale for Phase 1 of residential development construction of 102 residential dwellings and associated infrastructure.

This application was discussed at length. Cllr Thomas questioned whether a playground, and attenuation pond and whether there was a future management of the attenuation pond, assuming it will be a management company. This is a potential for flooding. There is also a comment made regarding the Askern property whether it is a one bedroom property or two bedroom property as one room is named a live/work room, clarification required. It was noted that there is sufficient parking and garages. Need to remember on the original application there was a statement about a smart car being provided to new tenant who has temporary support for the bus service which hasn't been mentioned.

Cllr McLeod notes that Highways state that the road is too narrow for the 2 junctions proposed, environmental sustainability officer states there is no biodiversity gain, NCC saying the pavements are too narrow for bus stops, need to widen to a minimum of 3.5m, the plan doesn't appear to make them as deep as that, and ideally a bus stop will need to be on a layby due to traffic and finally, the houses will have a logic combi boiler which is gas and believed gas was being phased out.

Letter to be drafted for consideration of the roads and proposals of the land for recreation.

Proposal to object on the ground of insufficient information regarding access and management of flood risk and clarification required for green open spaces, road in and out, biodiversity, pavements and gas boilers.

Proposed by Cllr Clegg

Seconded by Cllr James

10 for 1 abstain.

Approved

[23/00321/FUL](#) 1A Manvers Grove Roof and 1st floor extension over existing ground floor

Proposal not to object

Proposed by Cllr James

Seconded by Cllr Clegg

Unanimous

Approved

[23/00271/FUL](#) 8 Cropwell Gardens Demolition of rear conservatory, construction of new single storey extension to the rear

Proposal not to object

Proposed by Cllr McLeod

Seconded by Cllr Clegg

Unanimous

Approved

[23/00352/FUL](#) 14 Cliff Drive New gable roof with dormers 2 storey rear and side extension alterations to fenestration.

Proposal not to object

Proposed by Cllr James

Seconded by Cllr Rhodes

Unanimous

Approved

[23/00431/FUL](#) 6 Barrington Close 2 storey extension to front of property.

Proposal not to object

Proposed by Cllr Clegg

Seconded by Cllr McLeod

Unanimous

Approved

[23/00465/TPO](#) 26 Prince Edward Crescent Trees T1 (Lime)

Proposal to refer to the tree officer**Accepted**

[23/00444/OUT](#) Land northeast of Lees Barn Road Outline planning permission for residential development (up to 75 dwellings) with all matters reserved except for access.

Cllr Douglas – Kirk to chair this item.

This application was discussed at length. Cllr Thomas states that pollution testing has been undertaken previously and is no longer a concern. Main reason previously not developed here was due to pollution. Cllr James, states that this area was is where traffic slows down which will cause higher pollution. Cllr Clegg notes that an air assessment was made in 2022 when the traffic lights were put in, the flow on the A52 is better. The hope is that when the development is completed flooding could be alleviated with the attenuation pond. The land would be better used for industrial units instead of residential.

Proposal to object on the grounds that the land is for better use as small industrial units not residential, and concerns for pollution and flooding.

Proposed by Cllr Spencer

Seconded by Cllr Rhodes

8 agreed 4 abstain

Approved

Cllr McLeod taken back Chair

[23/00513/FUL](#) 27 Morton Gardens Render to front and side elevation.

Proposal not to object

Proposed by Cllr Spencer

Seconded by Cllr James

Unanimous

Approved

8. RBC Planning Decisions: To Note**ROTPC comment**

23/00052/TPO 24 Westminster Drive	Granted	Refer to Tree officer
23/00129/FUL 10 Wakefield Avenue	Granted	Object on grounds of overbearing and overshadowing
23/00282/FUL 38 Cropwell Road	Granted	Do not object
23/00135/FUL 10 Hudson Way	Granted	Do not object
23/00182/FUL 31 Cliff Way	Granted	Do not object
23/00140/FUL 7 Rockley Avenue	Granted	Do not object
23/00036/FUL 2 Johns Road	Granted	Do not object

Withdrawn:-

22/02329/FUL 14 Cliff Drive

23/00119/FUL 2 Crown Cottages Shelford Road

- 9. Report from the Neighbourhood Plan review working group** – response made by resident in response to Cllr McLeod mainly regarding the number of houses being built. Cllr McLeod to ask the acting clerk to respond.
- 10. Highways – Outlaw Half Triathlon and Queens Road**
- 11. Report from the CIL Working Group – not met**
- 12. Report from Carbon Clever working group – not met**
- 13. Report from Trains Group** – Cllr Thomas commented that the Rail Service during summer will be supplemented by a bus service due to lack of trains. An email was sent to NCC Councillors regarding the bus service, and it was confirmed the Villager service will continue in the future. The bus improvement plan has received £18.7m investment money between revenue and capital. There is a potential for improvements in Cotgrave, Radcliffe and Bingham. In September 2023 there is a scheme for under 22 years to get a reduced fare and a scheme for multi operator tickets. Cllr Thomas to draft a letter to NCC to clarify this.

14. Report from Environment Group – not met

15. Correspondence

16. Date of Next Planning and Environment Meeting: 25th April 2023

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

Signed

Date

Chair Planning Committee