



## Radcliffe on Trent Parish Council

The Grange, Vicarage Lane, Radcliffe-on-Trent, Nottingham NG12 2FB

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Thursday, 07 September 2023

Dear Councillor,

You are hereby summoned to attend a meeting of the **Planning and Environment Committee** which will be held on **Tuesday 12<sup>th</sup> September 2023** commencing at **19:00** in the Radcliffe Room, **The Grange, Vicarage Lane, Radcliffe-on-Trent, Nottingham NG12 2FB.**

In the interests of transparency, the council asks that any person wishing to record the meetings proceedings informs the Chairman prior to the start of the meeting and that recording equipment is on view.

Belina Boyer  
Parish Clerk/RFO

Committee Members: Cllr Clegg, Cllr Douglas-Kirk (Chair), Cllr Dovey, Cllr Farnsworth (Vice-Chair), Cllr James, Cllr McLeod and Cllr Thomas

Agenda no	Agenda Item title	Power/Regulation
Open Forum	Members of the public are welcome to present any matter relevant to the wellbeing of Radcliffe-on-Trent. and each resident will receive the attention of the Council for a period not exceeding 5 minutes, with a maximum of 15 minutes in total. Please see the Standing Orders 3 d-n for details.	Public Bodies (Admissions to Meetings) Act 1960, s 1(1).
P&E 24/043	To note apologies for absence.	Local Government Act 1972, s85 (1) & Sch 12, p40.
P&E 24/044	To receive any declarations of interest in accordance with the requirements of the Localism Act 2011.	Localism Act 2011, s31.

Agenda no	Agenda Item title	Power/Regulation
P&E 24/045	To consider any dispensation requests received by the Parish Clerk in relation to personal and/or disclosable pecuniary interests, not previously recorded.	Localism Act 2011, s33.
P&E 24/046	To determine which items on the agenda, if any, require the exclusion of public and press under the Public Bodies (Admissions to Meetings) Act 1960 1 (2) and resolve to exclude public and press for these items.	Public Bodies (Admissions to Meetings) Act 1960 1 (2)
P&E 24/047	To receive the minutes of the previous Planning and Environment Committee meeting(s) and resolve to sign these as a true record of the meeting(s). <b>Paper A</b> – Planning and Environment Committee Meeting Tuesday 25 July 2023	Local Government Act 1972, Sch 12, p41 (1).
P&E 24/048	To <b>consider</b> the following planning application for comment: a) <a href="#">23/O1645/VAR   Variation of condition 7 (Site access scheme) of planning permission 19/O1353/OUT to allow for 52 dwellings to be occupied prior to the proposed site access junction being in place   Land North Of Grantham Road Radcliffe On Trent Nottinghamshire</a> b) <a href="#">23/O1670/FUL   Erection of 6no. new dwellings and 3no. detached garages with new access. Rear/side single storey extension to existing house no 141. Removal of 2no. TPO trees T12 (European Larch) and T13 (European Larch)   Trelaw 139 Shelford Road Radcliffe On Trent Nottinghamshire</a>	
P&E 24/049	To <b>note</b> the following planning decisions: <ul style="list-style-type: none"> <li>• <a href="#">23/O0928/FUL   Erection of 4no. pen boarding cattery   Glebe House Cattery 45 Cropwell Road Radcliffe On Trent Nottinghamshire NG12 2FQ</a> – <b>Application Permitted</b></li> <li>• <a href="#">22/O1585/FUL   Remodel of existing dwelling; construction of front and rear extensions and upward extension to create first floor accommodation. Addition of external wall insulation, render and timber/timber effect cladding to all elevations   137 Shelford Road Radcliffe On Trent Nottinghamshire NG12 1AZ</a> – <b>Application Permitted</b></li> <li>• <a href="#">23/O1436/FUL   Demolish existing single storey flat roof garage and construct new single storey rear and side extension with pitched roof   26 Prince Edward Crescent Radcliffe On Trent Nottinghamshire NG12 2DX</a> – <b>Application Permitted</b></li> </ul>	

Agenda no	Agenda Item title	Power/Regulation
P&E 24/050	To <b>consider</b> engaging in the <a href="#">community consultation for Heron Solar Farm</a> .	
P&E 24/051	To consider a reply to the <a href="#">Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms</a> consultation and any submission to make to the National Association of Local Councils. <b>Paper B</b>	
P&E 24/052	To <b>receive</b> any items for notification to be included on a future agenda – for information only	
P&E 24/053	To <b>note</b> the date and time of the next scheduled Planning and Environment Committee meeting as Tuesday, 10 October 2023 at 19.00.	Local Government Act 1972, Sch 12, p10 (2)(a)

# PAPER A



## Radcliffe on Trent Parish Council

The Grange, Vicarage Lane, Radcliffe-on-Trent, Nottingham NG12 2FB  
Tel: 0115 933 5808, Email: clerk@rotpc.com, Web: www.rotpc.com

160/23

# Draft Minutes of the Planning and Environment Committee meeting held on 25<sup>th</sup> July 2023 at 7pm in the Radcliffe Room, The Grange Radcliffe on Trent

### Members Present:

Cllr Matt Douglas – Kirk (Chair)	Cllr Anne McLeod	Cllr Phil Thomas
Cllr Nikki Farnsworth (Vice Chair)	Cllr Tracy James	Cllr Sue Clegg
Cllr Irene Dovey		

### Members Absent:

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### In attendance:-

Belina Boyer (Clerk)	Hayley Gandy (Administrator)	RBC & NCC Cllr Roger Upton
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Agenda	Agenda Item title	Resolution	Action	Power/Regulation
Open Forum	Members of the public are welcome to present any matter relevant to the wellbeing of Radcliffe-on-Trent. and each resident will receive the attention of the Council for a period not exceeding 5 minutes, with a maximum of 15 minutes in total. Please see the Standing Orders 3 d-n for details.	None present		Public Bodies (Admissions to Meetings) Act 1960, s 1(1).
P&E 24/034	To note apologies for absence.	RBC Cllr Abby Brennan sent her apologies		Local Government Act 1972, s85 (1) & Sch 12, p40.

Agenda	Agenda Item title	Resolution	Action	Power/Regulation
P&E 24/035	To receive any declarations of interest in accordance with the requirements of the Localism Act 2011.	None		Localism Act 2011, s31.
P&E 24/036	To consider any dispensation requests received by the Town Clerk in relation to personal and/or disclosable pecuniary interests, not previously recorded.	None		Localism Act 2011, s33.
P&E 24/037	To determine which items on the agenda, if any, require the exclusion of public and press under the Public Bodies (Admissions to Meetings) Act 1960 1 (2) and resolve to exclude public and press for these items.	None		Public Bodies (Admissions to Meetings) Act 1960 1 (2)
P&E 24/038	To receive the minutes of the previous Planning and Environment Committee meeting(s) and resolve to sign these as a true record of the meeting(s). <b>Paper A</b> – Planning and Environment Committee Meeting Tuesday 27 June 2023	The committee unanimously <b>resolved to sign</b> the minutes as a true record of the Planning and Environment committee meeting held on 27 <sup>th</sup> June 2023.	Administrator to publish this on the website.	Local Government Act 1972, Sch 12, p41 (1).
P&E 24/039	To <b>consider</b> that the following planning application for comment: <a href="#">23/01237/FUL   Enlargement of existing loft space by extending the roof to form two gable ends, new rooflights to front and rear elevations and new window to second floor side elevation   63 Grantham Road Radcliffe On Trent Nottinghamshire NG12 2HE</a>	The committee considered the planning application and it was proposed by Cllr McLeod, seconded by Cllr Thomas and unanimously <b>agreed not to object</b> to this application.	Clerk to submit this comment to RBC.	

Agenda	Agenda Item title	Resolution	Action	Power/Regulation
<p>P&amp;E 24/040</p>	<p>To note the following planning decisions:</p> <ul style="list-style-type: none"> <li>• <a href="#">23/00900/FUL   Construction of first floor with shallow pitch roof, to replace existing pitched roof and dormers, includes alterations to doors and fenestration, rooflights, solar panels and application of render. Construction of detached single storey garage.   22A Cliff Drive Radcliffe On Trent Nottinghamshire NG12 1AX-</a> <b>Application Withdrawn</b></li> <li>• <a href="#">23/00824/FUL   Change of Use of 2 x Agricultural Sheds to Class E(g)(iii) and Class B8 Uses along with alterations to the Existing External Elevation and external ground regrading. Alterations to access including widening front access and addition of a passing place.   Shelford Lodge Shelford Road Radcliffe On Trent Nottinghamshire NG12 1EA-</a> <b>Application Permitted</b></li> <li>• <a href="#">23/00999/TPO   T1 - Walnut - reduce crown by up to 2m   7 Cliff</a></li> </ul>	<p>The committee <b>noted</b> all the planning decision unanimously.</p>		

Agenda	Agenda Item title	Resolution	Action	Power/Regulation
	<p><a href="#">Drive Radcliffe On Trent Nottinghamshire NG12 1AX</a>–</p> <p><b>Consent Granted</b></p> <ul style="list-style-type: none"> <li>• <a href="#">23/01014/VAR   Variation of Condition 2 (approved plans) on application 22/00742/VAR to add render to existing west side elevation of dwelling to protect brick work   103 Bingham Road Radcliffe On Trent Nottinghamshire NG12 2GP</a> -</li> </ul> <p><b>Permission Granted</b></p> <ul style="list-style-type: none"> <li>• <a href="#">23/01172/FUL   Demolish existing outbuilding and replace with single storey double garage and attached shed. Associated landscaping.   Cliff Top Valley Road Radcliffe On Trent Nottinghamshire NG12 1BB</a> –</li> </ul> <p><b>Permission Granted</b></p> <ul style="list-style-type: none"> <li>• <a href="#">23/01047/FUL   Single storey rear extension, alterations to existing doors and fenestration, new front porch and part timber recladding of existing bungalow   123B</a></li> </ul>			



Agenda	Agenda Item title	Resolution	Action	Power/Regulation
	<p><a href="#">Shelford Road Radcliffe On Trent Nottinghamshire NG12 1AZ</a> –</p> <p><b>Permission Granted</b></p> <ul style="list-style-type: none"> <li>• <a href="#">23/01074/FUL   New front porch and single storey side extension   88 Bingham Road Radcliffe On Trent Nottinghamshire NG12 2GT</a> –</li> </ul> <p><b>Permission Granted</b></p> <ul style="list-style-type: none"> <li>• <a href="#">22/01600/REM   Application for matters reserved under application ref 19/01353/OUT for approval of appearance, landscaping, layout and scale for the residential development of up to 280 dwellings including remodelled junction to the A52   Land To North Of Grantham Road Radcliffe On Trent Nottinghamshire (rushcliffe.gov.uk)</a>– <b>Approved</b></li> </ul>			
P&E 24/041	To <b>receive</b> any items for notification to be included on a future agenda – for information only	The Manvers pub planning application, this was sent to Ruddington Parish Council for comment instead of ROT in error.		

Agenda	Agenda Item title	Resolution	Action	Power/Regulation
		Neighbourhood plan.		
P&E 24/042	To <b>note</b> the date and time of the next scheduled Planning and Environment Committee meeting as Tuesday, 12 September 2023 at 19.00.	Noted by all.		

Cllr Thomas gave a report regarding Train working group – Our MP has written to the Minister of Transport to ask why more trains cannot stop at Radcliffe on Trent. The Minister stated he will ask EMR and EMT. Our MP is going to push for this.

The meeting closed at 7.27pm

Signed as a true record of the Meeting: \_\_\_\_\_ Dated \_\_\_\_\_

Presiding chair of approving meeting

# PAPER B

25 AUGUST 2023

## **PC2-23 | LOCAL PLANS**

### **Summary**

Local plans are generally produced by local planning authorities (LPAs) but local (parish and town) councils have a huge interest in them and such plans are directly linked to neighbourhood plans which many local councils produce. The Department for Levelling Up, Housing and Communities (DLUHC) have issued a consultation seeking views on proposals to implement the parts of the Levelling Up and Regeneration Bill which relate to plan-making, to make plans simpler, faster to prepare and more accessible.

The main consultation document can be downloaded [here](#) . The consultation closes at DLUHC on 18 October, 2023.

### **Context**

The consultation seeks insight on:

- how local plans (and minerals and waste plans) can be made simpler to understand and use.
- how local plans (and minerals and waste plans) can be positively shaped by the views of communities about how their area should evolve.

NALC will be responding to this consultation as many local councils will have an interest in feeding in their own views on how the local plan making process can be reasonably made more efficient without the government seeking to implement wildly unrealistic timeframes, also ensuring that the golden thread between timescales required to update and make local plans and those required to make and update neighbourhood plans, is retained undamaged.

### **NALC's current policy positions**

- The government has said it wants to see local planning authorities reviewing their local plans every five years. NALC will be arguing very strongly that this is an impractical requirement that places impossible pressures on LPAs and on neighbourhood planning groups whose plans are aligned to the local plans. A review every 10 years would be demanding enough. The emphasis should be on the quality and the soundness of the

plans and not on the speed with which it might be possible to produce them.

- NALC will support a planning system which incorporates a significant role for local councils. It will not support any diminution of local councils' statutory right to comment on planning issues at all stages of their evolution, whether they be development planning matters or spatial planning policies.
- NALC will support a soundly based planning system which represents the most reliable tool for the sustainable allocation of land, and which represents the three pillars of sustainability equally, i.e., social, economic, and environmental factors.
- NALC is arguing for the complete removal of the whole concept of National Development Management Policies (NDMPs) which will have the effect of unjustly trumping any local or neighbourhood plan.

### **Consultation Questions**

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to DLUHC:

#### **Chapter 1: Plan content**

**Question 1: Do you agree with the core principles for plan content? Do you think there are other principles that could be included?**

**Question 2: Do you agree that plans should contain a vision, and with our proposed principles preparing the vision? Do you think there are other principles that could be included?**

**Question 3: Do you agree with the proposed framework for local development management policies?**

**Question 4: Would templates make it easier for local planning authorities to prepare local plans? Which parts of the local plan would benefit from consistency?**

**Question 5: Do you think templates for new style minerals and waste plans would need to differ from local plans? If so, how?**

## **Chapter 2: The new 30-month plan timeframe**

**Question 6: Do you agree with the proposal to set out in policy that planning authorities should adopt their plan, at the latest, 30 months after the plan preparation process begins?**

**Question 7: Do you agree that a Project Initiation Document will help define the scope of the plan and be a useful tool throughout the plan making process?**

## **Chapter 3: Digital plans**

**Question 8: What information produced during plan-making do you think would most benefit from data standardisation, and/or being openly published?**

**Question 9: Do you recognise and agree that these are some of the challenges faced as part of plan preparation which could benefit from digitalisation? Are there any others you would like to add and tell us about?**

**Question 10: Do you agree with the opportunities identified? Can you tell us about other examples of digital innovation or best practice that should also be considered?**

**Question 11: What innovations or changes would you like to see prioritised to deliver efficiencies in how plans are prepared and used, both now and in the future?**

## **Chapter 5: Evidence and the tests of soundness**

**Question 14: Do you think this direction of travel for national policy and guidance set out in this chapter would provide more clarity on what evidence is expected? Are there other changes you would like to see?**

**Question 15: Do you support the standardisation of evidence requirements for certain topics? What evidence topics do you think would be particularly important or beneficial to standardise and/or have more readily available baseline data?**

**Question 16: Do you support the freezing of data or evidence at certain points of the process? If so which approach(es) do you favour?**

## **Chapter 7: Plan examination**

**Question 22: Do you agree with our proposals to speed up plan examinations? Are there additional changes that we should be considering to enable faster examinations?**

**Question 23: Do you agree that six months is an adequate time for the pause period, and with the government's expectations around how this would operate?**

#### **Chapter 8: Community engagement and consultation**

**Question 24: Do you agree with our proposal that planning authorities should set out their overall approach to engagement as part of their Project Initiation Document? What should this contain?**

**Question 25: Do you support our proposal to require planning authorities to notify relevant persons and/or bodies and invite participation, prior to commencement of the 30-month process?**

**Question 26: Should early participation inform the Project Initiation Document? What sorts of approaches might help to facilitate positive early participation in plan-preparation?**

**Question 27: Do you agree with our proposal to define more clearly what the role and purpose of the two mandatory consultation windows should be?**

**Question 28: Do you agree with our proposal to use templates to guide the form in which representations are submitted?**

#### **Chapter 9: Requirement to assist with certain plan-making**

**Question 29: Do you have any comments on the proposed list of prescribed public bodies?**

**Question 30: Do you agree with the proposed approach? If not, please comment on whether the alternative approach or another approach is preferable and why.**

#### **Chapter 13: Community Land Auctions**

**Question 39: Do you have any views on how we envisage the Community Land Auctions process would operate?**

**Question 40: To what extent should financial considerations be taken into account by local planning authorities in Community Land Auction pilots, when deciding to allocate sites in the local plan, and how should this be balanced against other factors?**

## **Chapter 14: Approach to roll out and transition**

**Question 41: Which of these options should be implemented, and why? Are there any alternative options that we should be considering?**

## **Chapter 15: Saving existing plans and planning documents**

**Question 42: Do you agree with our proposals for saving existing plans and planning documents? If not, why?**

### **Your evidence**

Please email your responses to this consultation to [chris.borg@nalc.gov.uk](mailto:chris.borg@nalc.gov.uk) by 17.00 on 22 September 2023. County associations are asked to forward this briefing onto all member councils in their area.

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