



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.gov.uk

Minutes of the Planning Apps only meeting which was held on Wednesday 11th December 2024 at 19.00 in the Radcliffe Room, The Grange, Vicarage Lane, Radcliffe-on-Trent, Nottingham NG12 2FB.

Members present:

Cllr Matt Douglas	Cllr Sue Clegg	Cllr Kirsty Hyndes
Cllr Nikki Farnsworth	Cllr Anne McLeod	

Also present: None

Staff present: none

Chair's Welcome

Open Forum

PE25- 051

Apologies for absence

Cllr Phil Thomas & Cllr Lesa Gilbert gave their apologies

PE25- 052

Declaration of members interests and dispensation from non-participation

Cllr Hyndes has declared an interest for item PE25-055 (h)

PE25- 053

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)

None

PE25- 054

To **approve** the minutes of the meeting held on 1st October 2024

The Council unanimously resolved to approve the minutes of 1st October 2024 and sign as a true copy.

Action – Clerk to upload to website

PE25- 055

To consider the following planning applications for comment: -

a) [24/01867/FUL](#)

The Council resolved to comment Do Not Object

Carried unanimous - 5

b) [24/01965/TPO](#)

The Council resolved to comment object on the grounds of:

From visits to the site we have concerns about over pollarding, the trees are currently healthy and we don't want to encourage disease. Also concerns over the loss of leaf cover and the benefits this brings.

Carried Unanimous - 5

c) [24/01967/TPO](#)

The Council resolved to comment Do Not Object as it seems that the health of the tree is the priority:

Carried unanimous - 5

d) [24/01966/TPO](#)

The Council resolved to comment Object on the grounds of:

From visits to the site we have concerns about over pollarding, the trees are currently healthy and we don't want to encourage disease. Also concerns over the loss of leaf cover and the benefits this brings.

Carried – Unanimous - 5

e) [24/01927/ADV.](#)

The Council resolved to comment Object on the grounds of:

As per Policy 13 of the NHP: Business and Enterprise – the applicant hasn't demonstrated that the frontage meets a good design standard reflective of the surrounding historic residential properties with the large signage lettering. The frontage landscape/boundaries should propose to ensure that appropriate green infrastructure is delivered not mass block concrete.

As per Policy 15 of the NHP: Local Architectural Styles – The large commercial signage on a heavy black backing hasn't met the requirements of NHP s.15 where the proposal creation to a shop frontage (including installation of grilles or shutters), applicants must demonstrate how they have considered surrounding architectural styles, used proportionate fascias and windows. Solid shutters, overbearing signs and obscure windows are to be avoided.

NHP Justification - 5.36. Radcliffe-on-Trent is characterised by a human scale streetscape that has developed organically over time. New and old buildings reflect the changing styles of residential architecture from the 19th Century through to the present day. The varying styles are knitted together by consistency of materials, building size and density of development. Buildings that stand out in terms of size and materials (for example, churches and pubs) are distinguished by their public function. This policy seeks to identify key features within the local vernacular in order to guide design. This will also suggest key features already identified as part of a townscape and landscape assessment of the parish and its built form, helping to integrate new development within the context of the parish. This policy seeks to ensure that new residential and non-residential developments, including new and alterations to shop frontages, in the village reflect and respect the existing vernacular, making a positive contribution and reinforcing the settlement's distinctiveness. The items set out within this policy are based on a vernacular study of the parish and in consultation with local residents.

Carried – Unanimous - 5

f) [24/01925/FUL](#)

The Council resolved to comment Object on the grounds of:

Limited evidence of energy efficiency and reducing of carbon footprint for example no solar panels to run the Heat Source pumps etc, no recycling of rain water etc. We are also concerned about the lack of pavement into the complex both for future tenants and current residents of the road. We have concerns about the significant increase in traffic, particularly in proximity to the Infant School where traffic and parking are impossible at school drop off and pick up. This also concerns us with construction traffic during the construction period. We feel it would be appropriate if a conservation officer gave their opinion on the current building. In essence we support but plans need revision

The Radcliffe-on-Trent Neighbourhood Plan (2024) provides some support for objections to developments that fail to demonstrate enhancements in biodiversity or incorporate sustainability measures like solar panels. Key points include:

1. Policy 6: Biodiversity and Green Infrastructure

This policy emphasizes the importance of protecting and enhancing biodiversity. Proposals are encouraged to include measures that improve wildlife habitats and ensure no net loss of biodiversity within the parish.

2. Policy 7: Sustainable Design

Developments are expected to incorporate energy efficiency and renewable energy technologies where possible. Solar panels and other renewable systems are specifically highlighted as positive additions.

Additionally, the Rushcliffe Borough Local Plan supports sustainable development and biodiversity enhancements. The Rushcliffe Residential Design Guide also encourages energy-efficient design and biodiversity measures, reinforcing these requirements in planning decisions

Carried – Unanimous - 5

g) 24/01916/FUL

The Council resolved to comment object on the grounds of:

No evidence of energy efficiency and reducing of carbon footprint. No gain in biodiversity

The Radcliffe-on-Trent Neighbourhood Plan (2024) provides some support for objections to developments that fail to demonstrate enhancements in biodiversity or incorporate sustainability measures like solar panels. Key points include:

1. Policy 6: Biodiversity and Green Infrastructure

This policy emphasizes the importance of protecting and enhancing biodiversity. Proposals are encouraged to include measures that improve wildlife habitats and ensure no net loss of biodiversity within the parish.

2. Policy 7: Sustainable Design

Developments are expected to incorporate energy efficiency and renewable energy technologies where possible. Solar panels and other renewable systems are specifically highlighted as positive additions.

Additionally, the Rushcliffe Borough Local Plan supports sustainable development and biodiversity enhancements. The Rushcliffe Residential

Design Guide also encourages energy-efficient design and biodiversity measures, reinforcing these requirements in planning decisions

Unanimous

h) 24/01968/FUL *Cllr Hyndes declared interest*

The Council resolved to comment Do Not Object:

Carried - 4 do not object, 1 abstention

i) 24/02054/FUL

The council resolved to comment object on the grounds of:

No evidence of energy efficiency and reducing of carbon footprint. No gain in biodiversity

The Radcliffe-on-Trent Neighbourhood Plan (2024) provides some support for objections to developments that fail to demonstrate enhancements in biodiversity or incorporate sustainability measures like solar panels. Key points include:

1. Policy 6: Biodiversity and Green Infrastructure

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Carried – Unanimous 5

PE25- 056	To receive any items for notification to be included on a future agenda – for information only
PE25- 057	To note the date and time of the next scheduled Full Council meeting: Tuesday 14 January 2025 commencing at 19.00 in the Radcliffe Room, The Grange, Vicarage Lane, Radcliffe-on-Trent, Nottingham NG12 2FB. Noted by all

The meeting closed at 8.15pm

Signed as a true record of the Meeting: _____

Dated _____

Presiding chair of approving meeting