

DRAFT

MINUTES OF KEYWORTH PARISH COUNCIL EXTRAORDINARY PLANNING MEETING IN THE CENTENARY LOUNGE ON TUESDAY 27 NOVEMBER 2018 AT 7.30PM

PRESENT: Chair Cllr Wells

 Vice Chair Cllr Armour

 Committee Cllrs Chmara, Grice, Oakley, Valentine and Watts

STAFF:

OTHER COUNCILLORS: Cllrs Fitzgerald, Jequier and Borough Cllr Inglis

ALSO PRESENT: 7 members of the public

19/2931 APOLOGIES

Cllr Kemp – apologies accepted

19/2932 DECLARATIONS OF INTEREST

Cllr Wells for item c The Gables, 63 Stanton Lane

19/2933 CORRESPONDENCE

Late correspondence, long letter on behalf of residents of Nicker Hill summarised by Cllr Armour and NOTED that the full document will be available on the RBC website shortly as they were also addressees.

Cllr Valentine arrived at this point.

Applications were discussed. Cllr Wells suspended standing orders to allow comments from members of the public.

19/2934 PLANNING APPLICATIONS

a. 18/02515/FUL

Land north of Bunny Lane, Keyworth, Nottingham, NG12 5LP

Erection of 222 dwellings with landscaping, public open space and associated infrastructure

Resolved: Object (1 for (TG), 5 against (TA, LC, KO, BW, TW), 1 abstain (MV)

Comments

We object to a small number of elements where the plans are not in line with the Keyworth Neighbourhood Plan (KNP) and request that they are amended:

- The plans contain additional land that the developers propose to take out of the greenbelt, over and above that stipulated in the KNP, in order to install drainage (SUDS). This land serves as protection of 'The Spinny', a valuable wooded area and is also an important example of ridge and furrow, both of which the residents seek to conserve.
- The plans suggest the land would be returned to the greenbelt once the SUDS are installed, we recommend this is a condition of approval. Further, in a situation where the drainage is sited in this area, we request a covenant on this part of the site, protecting it from housing development in perpetuity. Ideally, the drainage should be within the area earmarked for housing.
- The number of affordable houses is just below the KNP minimum stipulation of 20%, therefore we request at least one additional affordable house.
- There are 15 bungalows fewer than the 37 agreed from the KNP housing mix (15-20% of total).

DRAFT

- The location of the playpark within the greenbelt is not appropriate.

b. 18/02524/OUT

Land at Barnfield Farm, Nicker Hill, Keyworth, Nottingham

Residential development of up to 151 dwellings (including 20% affordable housing) with vehicular access from Nicker Hill, associated open space, allotments, children's play area, surface water attenuation and ancillary works (outline application with all matters reserved except for access)

Resolved: Do not object (5 for (TA, LC, TG, KO, MV), 2 against (BW, TW))

Comments

Regarding access, we see no reason for access to the North of the site. The area above borders a LWS and as such should remain in the greenbelt as per the Keyworth Neighbourhood Plan.

The current access for agricultural machinery is via the bridleway which is perfectly fit for purpose. We are concerned that both the planned access routes that open into the greenbelt could essentially act as Trojan horses for future development in the greenbelt.

Noting this application is outline only, but to ensure our silence is not interpreted as tacit agreement to the additional detail provided, we have further comments and suggestions regarding reservations around the additional detail provided, ahead of a full application being submitted:

- The plans lack provision for the elderly. We would be delighted if provision for an extra care facility could be made on the site, as per early discussions and identified local need.
- The site would benefit from provision for charging for electric cars and solar panels on houses.

We object to a small number of elements where the plans are not in line with the Keyworth Neighbourhood Plan (KNP) and request that they are amended:

- The plans contain additional land that the developers propose to take out of the greenbelt, over and above that stipulated in the KNP, namely the proposed draining (SUDS) areas and the area identified as allotments. We were told the latter would be a play area, not allotments as there is no identified need for allotments. This should be within the area designated for removal from the greenbelt, as per the KNP, not additional, as per developer outline plans.
- As above, the land containing the drainage areas borders a LWS and which should remain protected from further development as per the KNP.
- The number of affordable houses is just below the KNP minimum stipulation of 20%, therefore we request at least one additional affordable house.

c. 18/02422/FUL

The Gables, 63 Stanton Lane, Stanton on the Wolds, Nottingham, NG12 5BD

Construction of single storey side and two storey rear extensions, conversion of existing garage into garden room, and installation of solar panels to main roof

Resolved: Object

Comments

We think the plans are inaccurate.

There is no indication of the new Willow Brook entrance being set back 4m from the road. If this is done, there is no room for parking.

Our previous comments (11/6/2018) stand.

There being no further business, the Chair closed the meeting at approximately 8:30pm.