

**MINUTES OF KEYWORTH PARISH COUNCIL PLANNING MEETING
IN THE FEIGNIES ROOM ON MONDAY, 22 JULY 2019 AT 7.30PM**

PRESENT: **Chair** Cllr Wells.
 Vice Chair Cllr Armour.
 Committee Cllrs Clarke, Grice, Kemp, Oakley, Watts.

STAFF: Emma Tillyard (Clerk), who minuted the meeting

OTHER COUNCILLORS:

Cllrs Fitzgerald, Lowe and Tuttey and Borough Cllr Inglis.

ALSO PRESENT:

5 members of the public.

20/2993 APOLOGIES

None received

20/2994 DECLARATIONS OF INTEREST

Cllr Armour declared an interest in respect of planning application 19/01601/FUL.

20/2995 MINUTES

The minutes of the meeting on 1 July 2019 were **APPROVED** and signed by Cllr Wells as a true record.

20/2996 MATTERS ARISING

Cllr Wells has written to the Rushcliffe Borough Council enforcement officer regarding the Blind Lane planning application (reference numbers 19/00845/VAR and 16/02418/FUL). The enforcement officer has responded to say he will investigate and will contact the council when he has further information.

Cllr Watts asked about progress on Nicker Hill 19/00422/FUL; Cllr Wells agreed to follow this up and report back at the next planning meeting.

20/2997 CORRESPONDENCE

- a. Email from resident re Rushcliffe Local Plan Part 2 Modifications – **NOTED**. The committee agreed with the contents of the letter and wished to congratulate the writer on a coherent planning argument.
- b. Email from Rushcliffe Borough Council re planning application 18/02412/FUL - **NOTED**
- c. Letter from residents re planning application 19/01601/FUL at 6 Nicker Hill, Keyworth – This item was **NOTED** and considered alongside planning application 19/01601/FUL which was brought forward on the agenda.

20/2998 PLANNING APPLICATIONS

- a. 19/01601/FUL
Jemini, 6 Nicker Hill, Keyworth, Nottingham, NG12 5GD
Single storey rear, side and front extensions, loft conversion with gable front to create further living accommodation including rooflights and erection of detached garage

**The meeting was adjourned to allow comments from the floor.
The meeting was reconvened.**

Resolved: Object

Observations:

- **Over-intensive development**
- **Garage is not fitting with the street scene and is incongruous**
- **Garage is in front of the building line**
- **The flat roofs are aesthetically inappropriate**
- **The site faces a busy junction and this, in conjunction with the bend in the road, makes this a major accident risk; indeed part of the original wall was damaged by a vehicle collision**
- **Trees and hedges have been removed subsequent to the plan's submission and we request re-planting**
- **The windows overlook the neighbours and must be opaque or obscured with limited opening**
- **The garage is shown as on the neighbour's boundary, affecting the amenity of number 8**
- **The gates would need to be set back 4 metres, leaving insufficient space for turning on the driveway**
- **There are inaccuracies in the plans, specifically the site layout and neighbour's extensions**
- **The proposed extension next to number 6 is also right up to the boundary. It is unclear whether there is guttering, and if so whether it would cross the boundary.**

Four members of the public left at this point.

- b. 19/01472/FUL
7 Roseland Close, Keyworth, Nottingham, NG12 5LQ
Proposed replacement of hanging tiles with render

Resolved: No objection

- c. 19/01519/FUL
51 Selby Lane, Keyworth, Nottingham, NG12 5AQ
Erection of detached garage

Resolved: Object

Observations:

Permission has already been refused for a garage in this location. Our previous comments still apply; the plans constitute over-intensive development. The height is inappropriate. Hedges need to be retained or the development will overlook the neighbouring bungalow.

- d. 19/01449/COU
Apple Tree Global Limited, The Square, Keyworth, Nottingham, NG12 5JT
Change of use from offices (B1) to mixed use as café (A3) at ground floor and space for use for family support groups/classes at first floor

**The meeting was adjourned to allow comments from the floor.
The meeting was reconvened.**

Resolved: No objection

- e. 19/01440/FUL
2 Rancliffe Avenue, Keyworth, Nottingham, NG12 5HY
Conversion of garage spaces to form habitable rooms including a first floor extension, the erection of office outbuilding, creation of new access from road, external patio & path, resurfacing of driveway and associated works

Resolved: No objection

20/2999 PLANNING DECISIONS

- a. 19/00845/VAR
Land North of 1 Blind Lane, Keyworth, Nottingham
Vary conditions 2 and 5 of 16/02418/FUL to enlarge parking area in order to provide additional off-street parking

Grant permission

The following decision had been received after the agenda was issued, and was read out at the meeting:

- b. 19/01119/FUL
76 Main Street, Keyworth, Nottinghamshire
Erection of single storey front and side extension, Raising of roof including dormer window to create further living accommodation, erection of detached double garage including alterations to driveway, render and cladding of external walls and alterations to windows.

Grant permission

There being no further business the Chair closed the meeting at approximately 8.30pm.