

**MINUTES OF KEYWORTH PARISH COUNCIL PLANNING MEETING
IN THE CENTENARY LOUNGE ON MONDAY 3rd October 2022 AT 7.30PM**

PRESENT:

Chair Cllr Wells

Vice Chair Cllr Butler

Committee Cllrs Armour, Clarke, Kemp, Moncriffe.

STAFF: Michelle Law (Clerk) who minuted the meeting.

OTHER COUNCILLORS:

Cllr Fitzgerald.

ALSO PRESENT:

There was also five members of the public present.

23/3270 APOLOGIES

Apologies were received from Cllr Grice and Oakley and the reasons for absence were **ACCEPTED**.

23/3271 DECLARATIONS OF INTEREST

There were no declarations of interest

23/3272 MINUTES

The minutes of the meeting on 5th September 2022 were **APPROVED** and signed by Cllr Wells as a true record.

23/3273 MATTERS ARISING

There were no matters arising.

23/3274 CORRESPONDENCE

- a. 22/01362/FUL Arondel House – Application withdrawn - **NOTED**
- b. 22/01718/FUL Notice of Objection - **NOTED**
- c. Objection to planning application reference number 22/01718/FUL - **NOTED**
- d. Lynedale, Nicker Hill – Discharge of conditions - **NOTED**
- e. Objections to Planning Application ref. 22/01718/FUL - **NOTED**
- f. Objection to Planning ref 22/01718/FUL - **NOTED**
- g. Objection to Lane East of Poplars - **NOTED**

Item 22/01718/FUL was moved to the top of the agenda

a. 22/01718/FUL

Land east of the Poplars Villa Road Keyworth Nottinghamshire NG12 5HD
Construction of a detached 3-bedroom dwelling.

RESOLVED – OBJECT

- **Contravenes the Keyworth Parish Council policy of garden infilling.**
- **There is a lack of parking for the development. It is unlikely to get three cars on the driveway like the plans suggest. The presented plans are unrealistic to the reality of the site.**
- **The Parish Council are concerned that no bat survey has been conducted.**
- **No consideration has been given to the environmental aspect of the development.**
- **The Parish Council are concerned about the removal of a mature hedge to create parking spaces.**
- **The new development will overshadow / overlook the neighbouring properties.**
- **No consideration seems to have been given to the drainage / soak away that is in the development, so the Parish Council are concerned about the increased risk of flooding.**
- **The development goes against the National Planning Policy and is not sympathetic to history and local characteristics of neighbouring properties.**

b. 22/01685/FUL

Land north of 2-4 The Square Keyworth Nottinghamshire
New single storey building for use initially as site office and show home, with future use as commercial space.

RESOLVED – OBJECT

- **Dangerous position on a busy junction.**
- **Comes out onto a footpath of a busy junction.**
- **This is a plan for a site office for a site that doesn't have planning permission.**
- **If the plan does get passed can a condition be put on there that no overnight staying is allowed.**

c. 22/01214/VAR

Land South of Barnfield Farm Nicker Hill Keyworth Nottinghamshire
Variation of Condition 1 (Approved plans) of planning application 20/00428/REM to amend the approved floor levels, to as built levels plots 19-23, 29-73, 127-139 & 142 and garage for plot 24 - **For clarity purposes a garage serving plot 24 has been added to the description**

RESOLVED – NO OBJECTION

d. 22/01076/FUL

31 Beech Avenue Keyworth Nottinghamshire NG12 5DE
Single storey rear extension. Canopy roof to side elevation. Alterations to doors and fenestration. Removal of existing chimney. Timber cladding to front elevation and render to all elevations.

RESOLVED – NO OBJECTION

e. 22/01710/FUL

67 Wolds Drive Keyworth Nottinghamshire NG12 5FT
Removal of boundary hedge and erection of fence

RESOLVED – OBJECT

- Contravenes the Keyworth Parish Council policy on the removal of mature hedges.
- Contravenes the new Rushcliffe Borough Council policy that recognises hedges have a positive effect on wildlife.
- There is already a president set on this road that the fence needs to be put far enough back that an existing hedge can be kept / a new hedge planted.
- The Parish Council note that in the plans there is a structure called the summer house that has been placed in front of the building line and if a plan came to the Parish Council regarding the building of this then the Parish Council would object to it.

f. 22/01789/FUL

14 Rancliffe Avenue Keyworth Nottinghamshire NG12 5HY

Demolition of existing conservatory, existing rear extensions and detached garage. Construction of single storey side and rear extensions. Widen access to front boundary.

RESOLVED – NO OBJECTION

23/3276 PLANNING DECISIONS

a. 22/01554/PAA

35 Park Avenue East Keyworth Nottinghamshire NG12 5JZ

Single storey rear extension measuring 5.0 m from the rear of the dwelling, having a ridge height of 2.6m and an eaves height of 2.6m.

REFUSE PRIOR APPROVAL

b. 22/01392/FUL

9 Rowan Drive Keyworth Nottinghamshire NG12 5DR

Single storey front porch; Single storey rear extension; Application of render to front, side and rear.

GRANT PLANNING PERMISSION

c. 22/01315/LBC

17 Main Street Keyworth Nottinghamshire NG12 5AA

Re-roof east & west elevations of main roof, repairs to chimneys & replace guttering.

GRANT LISTED BUILDING CONSENT

There being no further business, the Chair closed the meeting at approximately 8.45pm.