

**MINUTES OF KEYWORTH PARISH COUNCIL PLANNING MEETING  
IN THE CENTENARY LOUNGE ON MONDAY 31<sup>st</sup> October 2022 AT 7.30PM**

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**PRESENT:**

**Chair**            Cllr Wells

**Vice Chair**      Cllr Butler

**Committee**      Cllrs Armour, Clarke, Grice, Kemp, Oakley.

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

**OTHER COUNCILLORS:**

Cllrs Fitzgerald, Lumb

**ALSO PRESENT:**

There was also one member of the public present.

23/3277                      APOLOGIES

Apologies were received from Cllr Moncrieff and the reason for absence was **ACCEPTED**.

23/3278                      DECLARATIONS OF INTEREST

There were no declarations of interest

23/3279                      MINUTES

The minutes of the meeting on 3<sup>rd</sup> October 2022 were **APPROVED** and signed by Cllr Wells as a true record.

23/3280                      MATTERS ARISING

- a. The committee were informed that highways department had been contacted again about the condition of the pavement outside of 116 Selby Lane, as it poses a tripping hazard. The committee asked for the Clerk to contact the highways department to ask for an update.

23/3281                      CORRESPONDENCE

- a. Keyworth Rise street names – **NOTED** – The Clerk is to write to Rushcliffe Borough Council to see if the road name can be changed to the correct spelling.

23/3282                      PLANNING APPLICATIONS

- a. 22/01783/FUL  
39 Beech Avenue Keyworth Nottinghamshire NG12 5DE  
Erection of garden outbuilding for use as pottery workshop for both personal and commercial classes.

**RESOLVED – NO OBJECTION**

- b. 22/01882/FUL  
9 Beech Avenue Keyworth Nottinghamshire NG12 5DE  
Single storey rear extension; alterations to fenestration.

**RESOLVED – NO OBJECTION**

- c. 22/01989/FUL – **THIS ITEM WAS MOVED TO THE END OF THE AGENDA**  
Land at Junction of A606 Widmerpool and Fosse Way Hickling Pastures Nottinghamshire  
Erection of Roadside Service Area (RSA), including a single storey RSA building, four island petrol filling station forecourt and canopy, Electric Vehicle (EV) charging bays, HGV fuelling facilities, canopy and parking, a drive thru/coffee unit and associated development, including car parking, circulation space and new access from the A606, on-site and perimeter landscaping, drainage infrastructure including attenuation ponds and swales and boundary treatment.
- d. 22/01182/FUL (**Revised plans/documents dated 25 October 2022 - Amendment to elevation details**)  
2 Bunny Lane Keyworth Nottinghamshire NG12 5JW  
Demolition of existing building and the erection of a mixed-use development including commercial uses (use class E retail & office space), 26no. one-bedroom apartments with below ground car parking and external landscaping. (Resubmission of 21/03159/FUL)

**RESOLVED – OBJECT**

- **These plans contravene the minimum statutory pace standard, paragraphs 85 and 88 of the National Design Guide and paragraphs 87 and 130 of the National Planning Policy Framework. Specifically, the plans show the flats as being two people homes for which a minimum of 58 square meters is required yet they are typically 47 square meters.**
  - **The design guide paragraph 85 requires a well-designed car parking at home. There are 14 car parking spaces for the 26 flats. It is stated that the residents could also use the Parish Council car park. The Parish Council have not agreed to this and that doesn't qualify as being 'at home'.**
  - **The design guide paragraph 88 requires access for servicing including refuse collection, delivering and removals. There is one bay 7.5 meters long. Refuse collection vehicles and removal vans need space at the back for loading and unloading as well as space for the vehicle itself.**
  - **This site is outside the area designated in the local plan part 2 as being the main retail area. There are vacant sites in the main shopping area. To allow new retail on the fringe of that area contravenes NPPF paragraph 87 as it can be expected to undermine the vitality of the main shopping area.**
  - **NPPF paragraph 130 states that the design must be sympathetic to local character and history. This design would suite a city centre and is out of place for the local area.**
- e. 22/01841/REM  
OS Field 3536 Nicker Hill Keyworth Nottinghamshire  
Application for matters reserved under application ref 20/01002/OUT for approval of access, appearance, landscaping, layout, and scale of the first phase of residential development, construction of 6 dwellings and associated infrastructure.

**RESOLVED – OBJECT**

- **Insufficient parking at all developments for the number of bedrooms.**
- **Plot number four is too close to the electricity sub-station.**
- **The development is over intensive for the area.**
- **The design of the developments is not in-keeping with the surrounding houses.**

- **The plan for the whole site should be dealt with as one development as this will have implications to the affordable housing that needs to be built.**

f. 22/02028/FUL

Land to the Northeast of Station Road Station Road Keyworth Nottinghamshire NG12 5LT  
Installation of a booster station site, to accommodate 1 no. booster station kiosk, parking space, double pole mounted transformer, footpath, fencing, gates, means of access and the removal and provision of associated landscaping.

**RESOLVED – NO OBJECTION**

g. 22/02029/FUL

11 Dodson Avenue Keyworth Nottinghamshire NG12 5QB  
Single storey side extension.

**RESOLVED – NO OBJECTION**

h. 22/01773/FUL

Arondale House Wysall Lane Keyworth Nottinghamshire NG12 5AR  
Erection of air conditioning unit on roof.

**RESOLVED – OBJECT**

- **The photograph supplied by the applicant is exceptionally misleading and it is assumed this is to minimise the view of the balustrade and air conditioning units which are way above the permitted roof plane.**
- **The house is in the greenbelt and in this case it's roof, the air conditioning units and the glass balustrade is very visible along a large stretch of Keyworth Road / Wysall Lane between Wysall and Keyworth. The house is located at the bottom of a major decent from Wysall and before it rises again to Keyworth (to appreciate the heights involved the road was used by the tour of Britain as a king of the hill section). Thus, it is below the road level for a long distance and can be seen set against the roof not just from below the sky.**
- **The addition of these units further increases this 'replacement building' height over that of the original farmhouse which was a material consideration in the original application.**
- **There is a significant further encroachment into and so harm to the greenbelt. No justification has been provided for the necessity of installing 'air conditioning' to a domestic property. Even were such justification to exist the location of the units on the roof is unnecessary as alternative less obtrusive locations could have been available.**
- **The glass balustrade should not be permitted irrespective of the units as it encroaches and harms the greenbelt over an extensive area. Such a balustrade may be a 'safety desirable', but we have been provided with professional opinion for it except for a comment on the application. The balustrade is exceptionally intrusive and a very incongruous projection above the roof. It is aesthetically out of keeping with a house located in the countryside.**

i. 22/01989/FUL – **THIS ITEM WAS MOVED TO THE END OF THE AGENDA**

Land at Junction of A606 Widmerpool and Fosse Way Hickling Pastures Nottinghamshire  
Erection of Roadside Service Area (RSA), including a single storey RSA building, four island petrol filling station forecourt and canopy, Electric Vehicle (EV) charging bays, HGV fuelling facilities, canopy and parking, a drive thru/coffee unit and associated development, including car parking, circulation space and new access from the A606, on-site and perimeter landscaping, drainage infrastructure including attenuation ponds and swales and boundary treatment.

**RESOLVED – OBJECT**

- **There will be damage to environment and the lack of biodiversity net gain.**

- **The Parish Council suggests that if the application is granted then the site is surrounded with hedges to mitigate the environmental implications.**
- **There will be an increased traffic implications as the roundabout at the junction of the A606 and A46 will become busier.**

23/3283

PLANNING DECISIONS

- a. 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.  
**GRANT PLANNING PERMISSION**
- b. 22/00854/FUL  
Land to the corner of Ashley Road and Church Drive Keyworth Nottinghamshire NG12 5FJ  
Erection of single storey dwelling including associated landscaping, parking and access works.  
**GRANT PLANNING PERMISSION**
- c. 22/01233/FUL  
41 Selby Lane Keyworth Nottinghamshire NG12 5AQ  
Partial demolition of single storey rear extension and garage to a Bungalow and replacement with new side and rear extension and integrated garage. Removal of roof and replacement with new first floor accommodation in new loft space. New front porch and new front bay extension. Render to existing brickwork.  
**REFUSE PERMISSION**
- d. 22/01125/FUL  
33 Selby Lane Keyworth Nottinghamshire NG12 5AQ  
Proposed single storey car port and single storey rear extension (Retrospective)  
**GRANT PLANNING PERMISSION**
- e. 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.  
**GRANT PLANNING PERMISSION**
- f. 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.  
**GRANT PLANNING PERMISSION**

**There being no further business, the Chair closed the meeting at approximately 8.50 pm.**