

**MINUTES OF KEYWORTH PARISH COUNCIL PLANNING MEETING
IN THE CENTENARY LOUNGE ON MONDAY 6th June 2023 AT 7.45PM**

PRESENT:

Chair Cllr Butler

Vice Chair

Committee Cllrs Armour, Clarke, Grice.

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

OTHER COUNCILLORS:

Borough Councillor:

Cllr Fitzgerald

ALSO PRESENT:

There were no members of the public present.

24/3319 APOLOGIES

Apologies were received from Cllrs Kemp, Moncrieff and Oakley and the reason for absence was **ACCEPTED**.

24/3320 DECLARATIONS OF INTEREST

Cllr Butler declared a non-pecuniary interest in item 24/3324 d – Land at Hillside Farm South of Bunny Lane.

24/3321 MINUTES

The minutes of the meeting on 2nd May 2023 were **APPROVED** and signed by Cllr Butler as a true record.

24/3322 MATTERS ARISING

- a. The planning committee would like to record their congratulations and thanks to the new Borough Councillor Wells for all his help and dedication to the planning committee during his time on the Parish Council.
- b. The Parish Council would like it recording that they are extremely disappointed with the Borough Councillors at the time and their failure to comment on the development of the old British Legion site, knowing full well that the majority of public comments were against the proposed design as were Keyworth Parish Council. They chose not to comment representing resident's views, therefore allowing an unelected paid employee of Rushcliffe Borough Council to make the decision and thus preventing it going before the full Rushcliffe planning committee and allowing a public debate on the matter. Any such debate may have come to the same conclusion but at least people's objections would have been heard.

- c. It was **AGREED** that the following letter will be sent to the Chief Executive with a copy going to the planning department at Rushcliffe Borough Council - The Parish Council have for numerous months been trying to arrange a meeting between three of our councillors and senior representatives from the planning department to get answers to some questions we have regarding Rushcliffe's apparent enthusiasm to develop land South of Bunny Lane. All requests for meetings so far have been turned down for what seems like spurious reasons (we do not wish to discuss specific planning applications).

These officials are employed by Rushcliffe Borough Council in their planning department and as Rushcliffe Borough Council is there to serve the public of Rushcliffe including Keyworth, these officials are de facto employees of Rushcliffe residents. Therefore, any decisions or policies that they make should be open to public scrutiny and explained fully.

By refusing to meet with us these officials are failing in their duty to explain their actions and policies to the residents of Keyworth. At the very least it could be argued they are failing to provide open governance, or it could be suggested that in failing to meet with us and answer simple questions they have something to hide.

We look forward to your earliest reply and arrangement of the required meeting. A copy of this letter has also been sent to the head of planning.

24/3323 CORRESPONDENCE

There was no correspondence.

24/3324 PLANNING APPLICATIONS

- a. 23/00883/FUL
48 Fairway Keyworth Nottinghamshire NG12 5DU.
First floor side and rear extension; Addition of render to all elevations.

RESOLVED – NO OBJECTION

- b. 23/00791/FUL
Telm Selby Lane Keyworth Nottinghamshire NG12 5AH
Two storey front porch extension; Single storey front extension; Single storey rear extension; Loft conversion with rear box dormer; Alterations to fenestration on all elevations; Application of render to all elevations; Single storey garage to front.

RESOLVED – NO OBJECTION

- The Parish Council requests that an endorsement is put in place for obscure glass to be used in the first-floor side window.

- c. 23/01037/FUL
30 Rannock Gardens Keyworth Nottinghamshire NG12 5FQ
Demolition of rear/ side single storey flat roof extension and rear gabled extension. Creation of a single storey rear and side gabled extension. Render to all sides. New doors and windows throughout and 6 rooflights.

RESOLVED – NO OBJECTION

- d. 22/02311/FUL (**REVISED PLANS**)
Land at Hillside Farm South of Bunny Lane Keyworth Nottinghamshire
Erection of 75 dwellings including landscaping, public open space and associated infrastructure.

RESOLVED – OBJECT

- There are numerous objections and numerous reasons why the Parish Council objects to this development. The Parish Council's previous comments still stand.
- The developer is reliant on questionable surveys, that the farmer has shot down in flames.
- The development has failed to comply with Rushcliffe Borough Council's policy 19, which states there must be a buffer of at least 10m for wildlife and maintenance.
- The developer has the same unfounded contentions and inaccuracies as before and the so-called tests are invalid.
- The development can't go ahead as the farm is still a working farm and they can't mitigate the fact that it is a working farm, and they can't close the farm down. The farm does produce noise and smells.
- The Parish Council has concerns over the unsuitability of the current design of some of the developments where there is cross sections showing that some gardens will be sunken resulting in being overlooked by the higher houses.
- There have been no valid tests for wildlife, including the great crested newts and the badgers.
- The development is over intensive, the number of houses proposed is greater than that set out in the Rushcliffe Borough Council local neighbourhood plan part two.
- There will be a lack of planted buffer between the new development and the existing houses on the east side of the development. This was a key condition in the Parish Council's neighbourhood plan.
- The Parish Council assumes that the fence that has been described to keep out fly's is a mistake, as surely, they will just fly over the fence.

24/3325 PLANNING DECISIONS

a. 23/00546/FUL

The Pear Tree 103 Nottingham Road Keyworth Nottinghamshire NG12 5GW

Erection of two pergolas to west elevation, replace bi-fold doors with French doors and windows on west elevation, partial addition of cladding to entrance on south and east elevations.

GRANT PLANNING PERMISSION

b. 23/00499/FUL

67 Wolds Drive Keyworth Nottinghamshire NG12 5FT

Removal of boundary hedge and erection of fence set back 0.5 metres, beech hedge to be planted in front.

GRANT PLANNING PERMISSION

e. 22/01182/FUL

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)

GRANT PLANNING PERMISSION

f. 22/01187/RELDDEM

2 Bunny Lane Keyworth Nottinghamshire NG12 5JW

Demolition of existing building.

GRANT PLANNING PERMISSION FOR RELEVANT DEMOLITION IN A CONSERVATION AREA.

g. 23/00402/FUL

35 Dale Road Keyworth Nottinghamshire NG12 5HS

Single storey rear extension and second storey side extension.

GRANT PLANNING PERMISSION

- h. 23/00375/FUL
Meadowlands Widmerpool Lane Keyworth Nottinghamshire NG12 5BA
Replacement of existing dwelling.

GRANT PLANNING PERMISSION

- i. 23/00438/FUL
96 Nottingham Road Keyworth Nottinghamshire NG12 5GT
Replace existing conservatory with single storey rear extension.

GRANT PLANNING PERMISSION

- j. 23/00524/FUL
63 Nicker Hill Keyworth Nottinghamshire NG12 5EB
First floor extension above existing garage.

GRANT PLANNING PERMISSION

There being no further business, the Chair closed the meeting at approximately 9.00 PM

DRAFT