

**MINUTES OF KEYWORTH PARISH COUNCIL PLANNING MEETING  
IN THE CENTENARY LOUNGE ON MONDAY 31<sup>st</sup> July 2023 AT 7.30PM**

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**PRESENT:**

**Chair** Cllr Butler

**Vice Chair** Cllr Moncrieff

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

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

**OTHER COUNCILLORS:**

Borough Councillor:

**ALSO PRESENT:**

Cllr Fitzgerald

There were also three members of the public present.

24/3335 APOLOGIES

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

24/3336 DECLARATIONS OF INTEREST

Cllr Armour declared a non-pecuniary interest in items 24/3340(c) and 24/3340(d)  
Cllr Butler declared a non-pecuniary interest in item 24/3340(f)

24/3337 MINUTES

The minutes of the meeting on 3<sup>rd</sup> July 2023 were **APPROVED** and signed by Cllr Butler as a true record.

24/3338 MATTERS ARISING

There were no matters arising.

24/3339 CORRESPONDENCE

- a. WHP Telecoms Ltd Letter – **NOTED** – The Clerk to respond with the Parish Council appreciates there is a need for modernisation in the area but is there a technical reason it cannot be disguised the same as the current mast is. If there is no technical reason, then the Parish Council would like the new mast to be camouflaged like the current mast it. Furthermore, the Parish Council would like assurances that all the neighbouring properties have been consulted on their views of the new mast.

**23/01298/FUL was moved to the top of the agenda.**

## a. 23/01298/FUL

Arondel House Wysall Lane Keyworth Nottinghamshire NG12 5AR  
Erection of an agricultural barn/tractor store.

**RESOLVED – NO OBJECTION****TWO MEMBERS OF THE PUBLIC LEFT AFTER THIS ITEM.**

## b. 23/01287/FUL

23 Highfield Road Keyworth Nottinghamshire NG12 5JE  
Two storey side and single storey rear/side extension. New raised main roof. New front porch.  
Application of timber cladding to existing front gable.

**RESOLVED – NO OBJECTION**

## c. 23/01077/FUL

Rebbur House 108 Nicker Hill Keyworth Nottinghamshire  
Change of Use from Sales Suite to 1no. 1 bedroom apartment

**RESOLVED – OBJECT**

- This will create a new separate dwelling on the site.
- The sales office is close to the boundary of the neighbouring property, the Parish Council believes the current garage would not have the same impact on the neighbours as a new dwelling would have.
- The number of dwellings is over intensive for the site.
- There will be a lack of parking for the number of dwellings.
- The section 106 contribution will need to be revisited as the number of dwellings will have increased.

## d. 23/01117/FUL

Rebbur House 108 Nicker Hill Keyworth Nottinghamshire  
Conversion of existing surplus storage space at lower ground floor to create 3 No. 1 bedroom apartments.

**RESOLVED – OBJECT**

- The proposed dwellings are over intensive for the site.
- There is lack of parking for the number of dwellings.
- The number of dwellings will increase so will a section 106 contribution need to be paid?

## e. 23/01232/FUL

5 Highbury Road Keyworth Nottinghamshire NG12 5JB  
Replace windows on ground floor garden elevation with French doors, new raised decking and stairs to garden elevation, convert roof on dormer from hip to gable ends and replace window with Juliet balcony to garden elevation, convert section of main roof from hip to gable with 2no. roof lights, existing textured render replaced with smooth render.

**RESOLVED – NO OBJECTION**

f. 23/00625/ADV

REVISED The Salutation Main Street Keyworth Nottinghamshire NG12 5AD.

Display of 2no signwriting externally light by 7no. LED flood lights, 1no. signwriting externally illuminated by trough lighting, 1no. signwriting, 1no. directional sign with vinyl detail, 1no. externally illuminated double sided pictorial with brackets, 2no. A3 menu cases externally illuminated by lantern on bow bracket, 1no. A0 poster case with vinyl text to back, 1no. new disclaimer sign with vinyl text externally illuminated by 2no. Lanterns.

**RESOLVED - OBJECT**

- Previous comments still stand.
- The Parish Council welcomes the change of colour to cream.
- The Parish Council still endorses those comments of the conservation officer and the conservation committee.

g. 22/02311/FUL – **REVISED**

Land at Hillside Farm, South of Bunny Lune Keyworth, Nottinghamshire

Erection of 73 dwellings including landscaping, public open space and associated infrastructure.

**RESOLVED - OBJECT**

- The revised plans in no way address the concerns raised previously by the Parish Council.
- The Parish Council are unsure why Rushcliffe Borough Council are so keen for this site to be developed.
- The Parish Council are fed up with plans with only minor revisions coming before them.
- All previous comments about the site still stand.

h. 23/01321/FUL

49 Nicker Hill Keyworth Nottinghamshire NG12 5EB

Proposed single storey front porch, alterations to existing garage door and front access.

**RESOLVED – NO OBJECTION**

- **The Parish Council would like Rushcliffe Borough Council to confirm there will be sufficient parking spaces at the site if the application is granted.**

i. 23/01056/ADV

The Pear Tree 103 Nottingham Road Keyworth Nottinghamshire NG12 5GW

Display of 1 no. externally illuminated (2no. LED flood lights) set of individual letters over sign written logo and secondary text, 1no. externally illuminated new double sided pictorial sign, with new cowl lights and 2 no. amenity boards/signs fixed to existing post includes adjacent lantern. 1no. externally illuminated (3no LED floodlight) gable board with applied letters, 2no new internally illuminated poster cases.

**RESOLVED – NO OBJECTION**

j. 23/01298/FUL

Arondel House Wysall Lane Keyworth Nottinghamshire NG12 5AR

Erection of an agricultural barn/tractor store.

**MOVED TOP THE TOP OF THE AGENDA.**

- a. 23/00883/FUL  
48 Fairway Keyworth Nottinghamshire NG12 5DU  
First floor side and rear extension; Addition of render to all elevations.  
**GRANT PLANNING PERMISSION**
- b. 23/01066/FUL  
21 Plantation Road Keyworth Nottinghamshire NG12 5LG  
Single storey front extension  
**GRANT PLANNING PERMISSION**
- c. 23/01185/FUL  
South Wolds Academy and Sixth Form Church Drive Keyworth Nottinghamshire NG12 5FF  
Application for a non-material amendment to planning permission 21/02527/FUL to amend the design and layout of the roof, enlargement of No. 2 windows to north side elevation  
**NON-MATERIAL AMENDMENT NOT AGREED**
- d. 23/01007/PAM  
9 Main Street, Keyworth, Nottingham NG12 5AA  
Prior approval application for change of use from an office to self-contained flat.  
**PRIOR APPROVAL GRANTED**

**There being no further business, the Chair closed the meeting at approximately 8.40pm**