

**MINUTES OF KEYWORTH PARISH COUNCIL PLANNING MEETING
IN THE CENTENARY LOUNGE ON MONDAY 4th September 2023 AT 7.30PM**

PRESENT:

Chair Cllr Butler

Vice Chair Cllr Moncrieff

Committee Cllrs Armour, Clarke, Kemp, Oakley.

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

OTHER COUNCILLORS:

Borough Councillor:

ALSO PRESENT:

There were also four members of the public present.

24/3342 APOLOGIES

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

24/3343 DECLARATIONS OF INTEREST

Cllr Moncrieff declared a non-pecuniary interest in item 24/3347a below.

24/3344 MINUTES

The minutes of the meeting on 31st July 2023 were **APPROVED** and signed by Cllr Butler as a true record.

24/3345 MATTERS ARISING

- a. The Clerk to make a note of the decision of Keyworth Parish Council against Planning decisions on the agenda and minutes.
- b. The Clerk to keep chasing Rushcliffe Borough Council regarding a meeting about the land on the south of Bunny Lane.

24/3346 CORRESPONDENCE

- a. Rebbur House planning application withdrawal – **NOTED**.
- b. Notice of public consultation on the Nottinghamshire and Nottingham Waste Local Plan – Cllr Clarke to lead and look into this further and bring back his findings to the October 2023 meeting.
- c. Retrospective Application 23/01565/FUL – **NOTED** and discussed under item 24/3347a below.

23/01565/FUL was moved to the top of the agenda.

a. 23/01565/FUL

27 Main Street Keyworth Nottinghamshire NG12 5AA

Detached garage with first floor store and external stairs. Car port (retrospective)

RESOLVED - OBJECT

- **Not in keeping with the conservation area**

- **Compromises the of privacy and amenity of light and server overlooking of the neighbours.**

- **Keyworth Parish Council would like the conservation officers comments to be taken into account.**

- **The area is currently designated as a garage but there is no certainty that the future use will stay as a garage.**

- **The Parish Council fails to see why the original plans were not followed, as the original plans showed the stairs to be internal and not external.**

b. 23/01481/VAR

South Wolds Academy and Sixth Form Church Drive Keyworth Nottinghamshire NG12 5FF

Variation of Condition 2 (Approved plans) for application 21/02527/FUL to allow changes to the roof and glazing of the central sections. front and rear. Amendments to suit modular design.

Alterations to windows on side elevation.

RESOLVED – NO OBJECTION

c. 23/01483/FUL

7 Limetree Close Keyworth Nottinghamshire NG12 5DG

Single storey side/rear extension and porch extension.

RESOLVED – NO OBJECTION

d. 23/01496/FUL

30 Ash Grove Keyworth Nottinghamshire NG12 5DH

Single storey side extension with replacement glazing to existing windows and front/rear elevation of the property to be rendered.

RESOLVED – OBJECT

- **Not enough parking demonstrated for the property.**

e. 23/01536/FUL

19 – 21 Main Street Keyworth Nottinghamshire NG12 5AA

Change of use from offices to dwelling house.

RESOLVED – NO OBJECTION

f. 23/01565/FUL

27 Main Street Keyworth Nottinghamshire NG12 5AA

Detached garage with first floor store and external stairs. Car port (Retrospective).

SEE ITEM A ABOVE.

g. 23/01590/VAR

Mottley Top Lings Lane Keyworth Nottinghamshire NG12 5AF

Variation of condition 2 (Approved Plans) of planning permission 18/01448/FUL to alter the design of the front entranceway (Retrospective).

RESOLVED – NO OBJECTION

24/3348 PLANNING DECISIONS

- a. 23/01066/FUL
21 Plantation Road Keyworth Nottinghamshire NG12 5LG
Single storey front extension.
GRANT PLANNING PERMISSION
Keyworth Parish Council – no objection
- b. 23/01186/NMA
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
- c. 23/01096/FUL
19 – 21 Main Street Keyworth Nottinghamshire NG12 5AA
Change of use from office to dwelling house.
REFUSE PERMISSION
Keyworth Parish Council – no objection
- d. 23/01232/FUL
5 Highbury Road Keyworth Nottinghamshire NG12 5JB
Replace windows on ground floor garden elevation with 3 Juliet doors, new raised decking and stairs to garden elevation, convert roof on dormer from hip to gable ends and replace window with 3 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.
GRANT PLANNING PERMISSION
Keyworth Parish Council – no objection
- e. 23/01137/FUL
12 High View Avenue Keyworth Nottinghamshire NG12 5EL
First floor rear extension over existing flat roof. Single storey rear canopy roof extension. First floor window to existing side elevation.
GRANT PLANNING PERMISSION
Keyworth Parish Council – no objection
- f. 23/00625/ADV
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.

GRANT CONSENT

Keyworth Parish Council – object

g. 22/01989/FUL

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.

GRANT PLANNING PERMISSION

Keyworth Parish Council – object

h. 23/01088/FUL

41 Selby Lane Keyworth Nottinghamshire NG12 5AQ

Partial demolition of existing single storey rear extension and garage. New side and rear extension. Removal of roof and replacement with new first floor accommodation. New front porch and new front bay extension. Alterations to doors and fenestration.

GRANT PLANNING PERMISSION

Keyworth Parish Council – no objection

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