

**MINUTES OF KEYWORTH PARISH COUNCIL PLANNING MEETING  
IN THE CENTENARY LOUNGE ON MONDAY 9<sup>th</sup> JANUARY 2024 AT 7.30PM**

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**PRESENT:**

**Chair**            Cllr Butler

**Vice Chair**      Cllr Moncrieff

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

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

**OTHER COUNCILLORS:**

Borough Councillor:

**ALSO PRESENT:**

Cllrs Fitzgerald, Lumb, Manning-Ohran and Scott.

There were five members of the public present.

24/3370                      APOLOGIES

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

24/3371                      DECLARATIONS OF INTEREST

There were no declarations of interest.

24/3372                      MINUTES

The minutes of the meeting on 4<sup>th</sup> December 2023 were **APPROVED** and signed by Cllr Butler as a true record.

24/3373                      MATTERS ARISING

There were no matters arising.

24/3374                      CORRESPONDENCE

**Cllr Fitzgerald arrived during this item.**

- a. 1 Main Street Keyworth - **NOTED**
- b. 23/2311/FUL Appeal hearing - Land South of Bunny Lane – **NOTED** – It was **AGREED** that the Parish Council will write to Planning Inspector to notify them that they would like to attend and speak at the appeals hearing, and explaining why they should reject the appeal.  
It was further **AGREED** that the Parish Council will also write to Rushcliffe Borough Council to say that the Parish Council hopes that the Borough Council will expend all necessary resources , financial and staff to defend this appeal. That the parish council would be writing to the Inspector urging them to reject the appeal. That the Parish Council would like to work with RBC on this

matter and please can they work with the Parish ensuring that they are kept appraised on matters.

- c. Meeting request with RBC – **NOTED** - The Clerk has requested a meeting with Rushcliffe Borough Council and is still waiting to hear back from them on their preferred date.

**Three members of the public left after this item.**

24/3375 PLANNING APPLICATIONS

- a. 23/02237/FUL (**MOVED TO THE TOP OF THE AGENDA**)

The Hall Nottingham Road Keyworth Nottinghamshire NG12 5FD

Change of use from restaurant to two residential apartments and two office suites. Construction of two storey extension and canopy with balcony. Means of enclosure to external amenity areas includes new front boundary wall.

**RESOLVED – NO OBJECTION**

- b. 23/02017/FUL

Wembley Lodge and Wembley Barn Wysall Lane Keyworth Nottinghamshire NG12 5AR

Change of use from 2no. dwellings to 1no. dwelling. Demolition of existing single storey extension. Construction of single storey front and side extension. Reroof to existing roof. Roof extension and infill glass orangery to rear, Removal of existing roof, to create 1st floor with new gabled roof first floor extension/side extension, Conversion of existing stables with new pitched roof and roof lights. Glazed walkway around courtyard. Conservation rooflights. Alteration to doors and fenestration.

**RESOLVED – NO OBJECTION**

- **The Parish Council notice that there is an internal flat to be created in the development, they would like a condition applying that this flat is not occupied by anyone other than the household.**
- **The Parish Council would like all existing mature roadside hedges to remain / not be removed in the development of the property.**

- c. 23/02218/REM

Land at Nicker Hill Keyworth Nottinghamshire

Reserved matters application pursuant to outline planning permission 20/01002/OUT to seek approval of the access, appearance, landscaping, layout and scale for a second phase of residential development and associated infrastructure.

**RESOLVED – OBJECT**

- **Will the existing mature hedge be retained? If it is removed there will be a lack of biodiversity net gain. How will it be made sure that the hedge will be retained and not removed as it did with the previous development?**
- **Will solar panels be requested to be fitted as standard?**
- **The Parish council are concerned about the lack of social housing. If this is going to overcome by paying a fee, then this needs to be invested into the social housing of Keyworth and not just the Borough of Rushcliffe.**
- **The Parish council are concerned about the lack of access for emergency vehicles and refuse lorries to the four houses that are set back on the development.**
- **In line with the unanimous vote at RBC about the swift bricks, will these be made to be installed at this development?**

- **The Parish council would like to see some provision made to the fences to allow a route through for wildlife.**

d. 23/02230/FUL

Land north of 4 Dale Road Keyworth Nottinghamshire NG12 5HS  
Erection of dwelling with parking.

**RESOLVED - OBJECT**

- **The development goes against the Parish council policy of allowing the infilling of gardens.**
- **The development is over intensive for the size of the plot.**
- **The development is not in keeping with the remaining houses on the street / it will create a terracing effect.**
- **There will be insufficient garden space for the new and existing property.**

e. 23/02183/FUL

15 High View Avenue Keyworth Nottinghamshire NG12 5EL  
Demolition of existing bungalow and erection of replacement dwelling with double integral garage.

**RESOLVED - OBJECT**

- **The development is over intensive for the size of the plot.**
- **The development is not in keeping with the surrounding area.**
- **There will be over shadowing of the neighbouring properties.**

24/3376

PLANNING DECISIONS

a. 23/02026/FUL

6 Beech Avenue Keyworth Nottinghamshire NG12 5DD  
Demolition of existing garage. Erection of single storey front, side rear extension.

**GRANT PLANNING PERMISSION**

**Keyworth Parish Council decision – No objection**

b. 23/01725/FUL

Meadowside Park Road Keyworth Nottinghamshire NG12 5LX  
Demolition of existing single storey garage, utility and sunroom. Erection of new single storey side and rear extension with associated landscaping. New box dormer with juliet balcony to rear roof.

**GRANT PLANNING PERMISSION**

**Keyworth Parish Council decision – No objection**

**There being no further business, the Chair closed the meeting at approximately 9:15pm**