

**MINUTES OF KEYWORTH PARISH COUNCIL PLANNING MEETING
IN THE CENTENARY LOUNGE ON MONDAY 8th APRIL 2024 AT 7.30PM**

PRESENT:

Chair Cllr Butler

Vice Chair

Committee Cllrs Clarke, Grice.

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

OTHER COUNCILLORS:

Borough Councillor:

ALSO PRESENT:

Cllrs Fitzgerald, Lumb and Manning-Ohran.

There was one member of the public present.

24/3384 APOLOGIES

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

24/3385 DECLARATIONS OF INTEREST

There were no declarations of interest.

24/3386 MINUTES

The minutes of the meeting on 5th February 2024 were **APPROVED** and signed by Cllr Butler as a true record.

24/3387 MATTERS ARISING

- a. Agenda-item-request-form - KPC Planning April 2024 – It was **AGREED** that the Clerk will write to Brough Councillor Wells to demand that he takes the Local plan part 2 policy 19 resolution that the Parish Council proposes to Rushcliffe Borough Council. As currently the policy 19 sets unrealistic expectations, if the Borough Council does not have to follow this policy.

24/3388 CORRESPONDENCE

- a. Email regarding Attenborough's Frame knitter's Cottages – **NOTED** – Cllr Butler will write to the resident to let them know the thoughts of the council from the meeting.

a. 24/00368/FUL - **CLLR LUMB LEFT DURING THIS ITEM.**

58 Main Street Keyworth Nottinghamshire NG12 5AD

Conversion of an existing single storey garage/workshop and external WC into a Studio/Annexe. Alterations include application of render, vertical timber cladding and alterations to fenestration. Raise existing monopitch roof to create flat roof.

RESOLVED – OBJECT

- **Insufficient information hasn't been supplied regarding the parking for the property.**
- **A number of residents have contacted the Parish Council to raise concerns regarding access and ownership.**
- **If Rushcliffe Borough Council are minded passing this application the Parish Council would like a covenant placed upon the building stating that it can't be used for commercial purposes.**

b. 24/00277/FUL **THIS ITEM WAS MOVED TO SECOND IN THE AGENDA SO THAT ITEM A AND B COULD BE LOOKED AT TOGETHER.**

58 Main Street Keyworth Nottinghamshire NG12 5AD

Refurbishment of the existing house, includes single storey rear extension. Alterations to and reinstatement of fenestration. Photovoltaic solar panels to rear roof. Replace roof tiles with clay tiles and includes new rooflights.

RESOLVED – OBJECT

- **Front extension (garden room / porch) is not in keeping with the area.**
- **The Parish Council support the concerns of the conservation officer.**
- **The building be seen from the road and by passersby.**

c. 24/00323/FUL

Sennen 17 Rancliffe Avenue Keyworth Nottinghamshire NG12 5HY

Single storey infill rear extension.

RESOLVED – NO OBJECTION

d. 24/00277/FUL

58 Main Street Keyworth Nottinghamshire NG12 5AD

Refurbishment of the existing house, includes single storey rear extension. Alterations to and reinstatement of fenestration. Photovoltaic solar panels to rear roof. Replace roof tiles with clay tiles and includes new rooflights.

ITEM MOVED TO THE SECOND ITEM ON THE AGENDA.

e. 24/00026/FUL

3 Ash Grove Keyworth Nottinghamshire NG12 5DH

Rear extension and new front porch. Alterations to fenestration and application of render and cladding.

EMAIL RECIVED 8th APRIL 2024 TO SAY PLANNING APPLICATION HAS BEEN WITHDRAWN.

- f. 24/00442/FUL
Hillside Park Road Keyworth Nottinghamshire NG12 5LX
Single storey rear extension and single storey side extension includes attached double garage with workshop below. Alteration and extensions to existing rear terrace and associated walls. Dropped kerb to new driveway, new boundary fence.

RESOLVED – NO OBJECTION

- **The Parish Council would like the applicant to be encouraged to retain as much of the mature hedges as possible.**

24/3390 PLANNING DECISIONS

- a. 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.

REFUSE PERMISSION

Keyworth Parish Council decision – No Objection

- b. 24/00120/FUL
18 Wynbreck Drive Keyworth Nottinghamshire NG12 5FY

First floor rear extension.

GRANT PLANNING PERMISSION

Keyworth Parish Council decision – No objection

- c. 23/02183/FUL
15 High View Avenue Keyworth Nottinghamshire NG12 5EL
Demolition of existing bungalow and erection of replacement dwelling with double integral garage.

GRANT PLANNING PERMISSION

Keyworth Parish Council decision – Object

- d. 24/00089/FUL
Cheriton Thelda Avenue Keyworth Nottinghamshire NG12 5HU
Single storey rear extension and alteration to fenestration including new windows. Application of render to all elevations, chimneys and detached garage.23/02268/DISCON.

GRANT PLANNING PERMISSION

Keyworth Parish Council decision – No objection

- e. 24/00067/FUL
9 Main Street Keyworth Nottinghamshire NG12 5AA
Change of use from an office and first floor flat to single dwelling house. (Retrospective).

GRANT PLANNING PERMISSION

Keyworth Parish Council decision – No objection

- f. 24/00003/FUL
62 Main Street Keyworth Nottinghamshire NG12 5AD
Erection of a single storey rear extension includes application of cedar cladding. Removal of pebble-dash cladding from existing dwelling front side and rear elevations and reinstate original red brick.

GRANT PLANNING PERMISSION

Keyworth Parish Council decision – No objection

- g. 23/02237/FUL
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.

GRANT PLANNING PERMISSION

Keyworth Parish Council decision – No objection

- h. 23/02231/FUL
Maythorn Bunny Lane Keyworth Nottinghamshire NG12 5LP
Demolition of Dwelling and erection of 3 detached dwellings with parking.

REFUSE PERMISSION

Keyworth Parish Council decision – Object

- i. 24/00134/FUL
Mill House 21 Selby Lane Keyworth Nottinghamshire NG12 5AL
Change of facing materials to front and side elevations includes application of off white render and grey/mixed stacked stone cladding.

GRANT PLANNING PERMISSION

Keyworth Parish Council decision – No objection

- j. 24/00030/TPO
Rebbur House 108 Nicker Hill Keyworth Nottinghamshire
T1 (Red oak). T2 (Maple), T3 (Maple), T4 (Beech) - Crown clean, T5 (chestnut) - 2m reduction, approximately 15-20%, T6 (swamp cypress) - remove 3 lower limbs and balance lower canopy.

GRANT PLANNING PERMISSION

Keyworth Parish Council decision – No objection

There being no further business, the Chair closed the meeting at approximately 8.25pm