

## **MEETING OF THE PLANNING COMMITTEE**

**Monday 30<sup>th</sup> July 2018 7:00pm**

**The Old School Building, Main Street, Burton Joyce**

**Present:** Cllrs T Hazard (Chair) R Fife (Vice-Chair) S Cook, Y Greenfield and J Richardson

**In attendance:** J Sherrin (Clerk) and 5 members of the public

### **MINUTES**

**PL18/0147**      **Apologies for absence** Cllrs C Blandamer and P Blandamer (Holiday)

**PL18/0148**      **Council members' declaration of interests for items on the agenda** – Cllr J Richardson lives in house affected by development in item PL18/0150

**PL18/0149**      **Minutes of previous meeting held on 3<sup>rd</sup> July 2018** - Approved as a true record and duly signed by the Chair

**PL18/0150**      **Correspondence from Northern Trust** - Opportunity for comments from Parish Council on outline planning application for 15 New Homes at Orchard Close

*Standing Orders were suspended and subsequently reinstated to allow members of the public to speak.*

Representation was given by residents of Orchard Close and Olive Grove regarding objections to the proposed development at Orchard Close. It has now accepted by residents that development will take place, so the concern is *what* will be built on the site and *where*. Objections raised regarding the proposed development were as follows:

- It does not follow the existing building lines, as previously proposed, and it is unclear of the housing type; suggested that any of the proposed properties should be in keeping with the existing bungalows.
- The new layout suggests forward planning for access to the fields to the north and east of the site.
- One of the proposed houses in particular is close to and overlooks an existing house on Olive Grove and the resident would feel intimidated by it, particularly if it is a large detached house.
- Flood risks have not been adequately addressed. The allocated green space to provide drainage for surface-water run-off is considered inadequate. There is insufficient provision for surface water drainage on the whole site, particularly because of its steep gradient.
- There will be an adverse effect on wildlife and a loss of open countryside – deer have been seen in the area for example.
- Access for refuse collection and similar does not appear to have been allowed for.
- The proposal has not considered the impact of increased traffic at the junction of Orchard Close with Main Street.

The Parish Council reflects these concerns. The following comments and objections to the proposed outline plans and will be forwarded to Northern Trust:

- The plan indicates a deliberate design to allow future access to the greenbelt behind to the north and the east of the site.
- There is inadequate provision for flood risks – a substantial, properly engineered flood defence would be necessary to cope with the water run-off from such a steep hillside. Planting of trees would also provide some soak-up of rainwater.
- More thought is needed regarding the proximity and impact on the existing dwellings.
- In line with the submitted Neighbourhood Plan, the size and type of housing in the village needs to address local need – 4-5 bedroom houses are already in good supply. The real need is for smaller dwellings to allow for movement within the village. Older residents need to be able to down size and make room for families in larger houses, affordable homes are needed for first time buyers and social housing is inadequately provided.

**PL18/0151** *Members of the public left at this point.*

**Planning Application 2018/0613** – Comments to the proposed access, layout, scale, appearance and landscaping following outline approval 2015/0424 – residential development of 14 units with associated parking and garages are as follows:

Access - Suggest a mini-roundabout on A612 to slow traffic and allow easier exiting from the development onto the main road. Suggest 30 mph speed limit is moved further towards the city to force traffic to slow earlier on the approach to the village. This would resolve existing speeding issues as well as alleviating future effects on increased traffic from the development. Consider a controlled pedestrian crossing to allow safe crossing for increased number of users of what is considered by residents to be an inadequate central reservation crossing, particularly for those crossing with push chairs or wheelchairs.

Scale - Object to the mix of proposed housing – too many 4-5 bedroom houses and insufficient smaller houses (as per point 4 above). Larger number of smaller units or bungalows would better fulfil the need of the village.

Other issues of layout, appearance and landscaping – No objections

**PL18/0152** **Planning Application 2018/0546** – 22 Crow Park Drive - Single storey front and rear extensions, two storey side and rear extensions and alterations to the front elevation – No objections.

**PL18/0153** **Notice of Planning Granted / Refused:** None received

**PL18/0154** **Information update:** Gedling Borough Council are now consulting on the Neighbourhood Plan. Closing date for comments is Friday 14<sup>th</sup> September. Final opportunity for comments. Submission documents can be viewed and comments made at: [www.consultplanningpolicy.gedling.gov.uk](http://www.consultplanningpolicy.gedling.gov.uk)

**PL18/0155** **Date of next meeting:** Tuesday 4<sup>th</sup> September 2018 at 7pm

**Meeting closed at 8:10pm**

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Chair, Planning Committee**