

MEETING OF THE PLANNING COMMITTEE

6:30pm Tuesday 9th May 2023

Main Hall, Old School Building, Main Street, Burton Joyce

Present: Cllrs D Yates (Chair), T Hazard, R Fife (Vice Chair) arrived at 6:45, & L King

In attendance: J Savage (Deputy Clerk), 10 members of the public

DRAFT MINUTES

PL23/0970 Apologies for absence - None

PL23/0971 Council members' declaration of interests for items on the agenda - None

PL23/0972 Noted minutes of previous meeting, held on 14th March 2023 were approved at Full Council 11th April 2023

PL23/0973 Planning Application 2023/0212 75 Lambley Lane Burton Joyce Erection of dwelling -
The following objections were raised:

- Lack of information on the plans submitted to show the relationship of this proposed development to the adjacent landscape.
- Contravenes the Neighbourhood Plan. Gedling Borough Council's Local Planning Document - LPD3 & 4 - Management of Flood Risk, LPD32 - Overbearing and overlooking, LPD19 - Landscape & Character. Within the applicant's 'Planning & Design & Access Statement' Point 2. The Site 2.5 - The Site is subject to the requirements of the Burton Joyce Neighbourhood Plan (2017- 2018) (the "Neighbourhood Plan").
- Increased surface water runoff compounding flooding already experienced in the area.
- Traffic safety on the single-track access road for other residents with concerns over increased traffic.
- Overlooking and considerable loss of privacy for residents of 73, 73a (child with a disability losing privacy of room) and 71 Lambley Lane with no consideration given to neighbouring properties.
- Concerns of conservation of wildlife including live badger sets.
- Concerns over scale and design not in keeping to the area.
- Concerns raised over the potential commercial proportions of the application with the infrastructure inappropriate to the area.

In the event of planning permission being granted, the Parish Council request that conditions are imposed to restrict any form of commercial use of the development, for hiring, sub-letting or other forms of use, save only for a domestic dwelling. The size and scale is totally disproportionate to the surrounding existing houses.

- All residents advised to submit all objections directly to Gedling Borough Council Planning
- The architect and representative responsible for the property originally informed the Planning Committee that he agreed to withdraw the application, but following subsequent detail discussion he indicated that he may not withdraw. The observations of the Parish Council are based on the current application. Gedling Borough Council's attention to be drawn to this.
- The new application, if received, will be reviewed with the original concerns & objections being revisited.
- The architect and representative stated the applicant of 75 Lambley Lane would be happy to meet the residents to discuss objections. A site meeting was suggested for clarity.

PL23/0974 Planning Application 2023/0281 10 Olive Grove Burton Joyce

Single storey wrap around extension to the rear and side; dormer and open oak porch and Juliet balcony at first floor level - No objections

PL23/0975 Planning Application 2023/0275 91 Main Street Burton Joyce

Driveway gates and side gate to front garden (retrospective) - No objections

PL23/0976 Planning Application 2023/0329 39 Main Street Burton Joyce

Increase height of boundary wall - No objections providing the height of the wall will be no more 1.8 meters.

PL23/0977 Information update - None

PL23/0978 Date of next meeting: TBC

Meeting closed 7:25pm

Signed: _____
Chair of Planning Burton Joyce Parish Council

Date: _____