

## MEETING OF THE PLANNING COMMITTEE

Tuesday June 16<sup>th</sup> at 2:00pm  
On-line Zoom Meeting

Present: Cllrs T Hazard (Vice Chair) Y Greenfield (VC) R Fife, J Richardson, R Ringham and D Wright and D Yates

In attendance: J Sherrin (Clerk)

### MINUTES

- PL20/0464** Apologies for absence - None
- PL20/0465** Council members' declaration of interests for items on the agenda – Cllr Y Greenfield nearby resident of 2020/0475. D Wright – pecuniary interest – rents allotment plot from applicant of 2020/0475. Also **lives next to site.**
- PL20/0466** Minutes of previous meeting held on March 3<sup>rd</sup> 2020 – Clerk to add Cllr J Richardson to attendees, with change approved as a true record.
- PL20/0467** To note comments submitted to GBC following email correspondence during Covid-19 lockdown April / May 2020

- i. **2020/0192 127 Lambley Lane** Erection of detached house  
Previous objections stand:
  - The style of the proposed development not being in keeping with other properties on the lane.
  - Potential water run-off problems from the property, which could be made worse by tree removals.
  - The development will be in someone's rear/side gardens which stands against GBC's current policy for new housing.
- ii. **2020/0181 20 Trent Lane** Demolition of existing conservatory and shed and erection of a two storey side extension and single storey flat roof rear extension. No objections.
- iii. **2020/0995 2 Cragmoor Road** The erection of a detached oak framed garage. No objections.
- iv. **2020/0238 Ashdale** Outline application for up to 12 new dwellings

Detailed paper sent requesting deferment until after covid-19 lockdown.

Objections sited as:

- Contravention of the Local Development Plan
- Disproportionately Increased Traffic
- Compromised Pedestrian Safety
- Already Inadequate Drainage and Sewage
- Flood Risk

- Overbearing to existing properties.
  - Greenfield Site / Building in a Garden
- v. **2020/033042 Lambley Lane** Proposed alterations, extensions and replacement garage. No objections. However, concerns were raised regarding the additional floor area exacerbating the surface water run-off into an area already suffering from flooding and regarding the lack of flood risk assessment in the application.
- vi. **2020/0318 Land off Teal Close** Construction of community changing room facility, playing pitches, public open space and NEAP (Neighbourhood Area Equipped for Play). No objections.
- vii. **2020/0310 72 Padleys Lane** Alterations to existing garage to facilitate conversion to habitable accommodation. No objections.

**PL20/0468** **2020/0475 Land at Glebe Farm** Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of up to 14 dwellings pursuant of outline approval 2016/0306. Object on the following grounds:

1. Housing Design – NP3 Houses are over-bearing in size – 3 storey buildings adjacent to bungalows
2. Housing Mix – NP4 Policy is not being followed in provision of 1-3 bed housing
3. Significant change to layout – Different access point. Concerns raised over resultant congestion on Glebe Drive.
4. Significant changes to number of anticipated vehicles and resultant effect on congestion.
5. Original application made before Mill Field Close development and Gedling Access Road, with issues of traffic struggling to turn onto A612 further compounded.
6. Flooding has become more of an issue for the location following the felling of the trees on Glebe Farm. Recent flooding of the area is already worse than had previously been suffered. Request that flood alleviation measures are put in place as part of application.
7. The Farmhouse and Barns are within the building line of the development but not included in the numbers. Clarity on intensions for these requested.
8. Sewage provision not provided. This is already under strain from existing dwellings.
9. An update on the wildlife survey is requested. During the 4 years since the original application there is a growing prevalence of bats, birds and other wildlife.
10. Open play space has been removed. Clarity of the 10% provision requested.

**PL20/0469** **2020/0499 Land to front of 80 Bridle Road** Erection of a dwelling. No objections, but request that provision is made to reduce surface water run-off in the form of permeable surfaces or a balancing pond.

**PL20/0470** **2020/0389 10 Winifred Crescent** Single storey side extension. No objections.

- PL20/0471**      **2020/0493 4A Broadmead** Demolition of existing garage, excavation work and associated external alterations; erection of new garage with office and store above. No objections.
- PL20/0472**      **2020/0496 5A Broadmead** Demolition of existing garage, excavation work and associated external alterations; erection of new garage with office and store above. No objections.
- PL20/0473**      **Notice of Planning Granted / Refused:** Noted that Ashdale development revised consultation deadline of 24<sup>th</sup> June. Clerk to determine when this will go before the GBC planning committee.
- PL20/0474**      **Information update:** Concerns re elevated position of new garage on Cragmoore Drive referred to GBC planning case officer.
- PL20/0475**      **Date of next meeting:** TBC

Signed: \_\_\_\_\_  
Chair of Planning Committee

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