

MEETING OF THE PLANNING COMMITTEE

6:30pm Tuesday 30th January 2024

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

Present: Cllrs D Yates (Chair) R Fife (Vice Chair) H Chadbourne-Doyle, T Hazard and L King

In Attendance: J Sherrin (Clerk) and 22 members of the public

DRAFT MINUTES

PL24/1042 Apologies for absence – Cllr R Rolls (Prior engagement)

PL24/1043 Council members' declaration of interests for items on the agenda – Cllr D Yates – interest in land adjacent to 2 Lee Road. Cllr L King – close resident to 2 Lee Road.

PL24/1044 Minutes of previous meeting held on Wednesday 3rd January 2024 – Approved as a true record and signed by the Vice-Chair. Note Vice Chair chaired whole meeting due to declaration of interests from Chair.

PL24/1045 Planning Application 2023/0882 - 2 Lee Road - Erection of 4 detached dwellings.

Representation was made by the 22 residents attending the meeting. **Objections were as follows:**

A household next door to planned development voiced concern that there will be a loss of privacy from the development and it will overlook and overshadow their dwelling. The planned access to the site will heavily increase traffic and storage for bins are located next to a bedroom window.

A property having a boundary with the site was concerned that proposed houses will overlook theirs. The new road will not be wide enough for additional parking, so no scope for visitor parking. On-street parking is already at a maximum. Surface water drainage already an issue with this house, concerns it will affect this property in particular as well as more widely.

One resident lives meters away from the proposed Wellington Road access understands the 2013-14 plans had access refused from Wellington Road by NCC Highways.

The location is adjacent to a well-used recreation area (dog walkers / allotment holders) with many people on foot. Concern that increased traffic will pose danger to pedestrians during the works and once complete and that visibility from parked cars coupled with the blind corner which is already dangerous will result in an accident.

Victorian drains on Wellington Road, Lee Road and Crifin Road are already over-loaded as evidenced in recent floods. Concerns that the problem will be exacerbated.

No replanting of trees is planned for on the site. Trees along the boundary of the rail line would form a natural noise barrier, but they are not included. Would make visually more acceptable also.

The size and design of the houses do not meet the needs of the village – bungalows are considered more suitable. This adversely affects the balance of housing stock in Burton Joyce. There is already too high a proportion of larger, high-priced homes like this. This imbalance is addressed in the Neighbourhood Plan.

A large section of a Victorian wall would be demolished. This is part of the character of the village. Concerns also raised regarding structure and integrity of the remainder of the wall if the 7-8m entrance was created in it. This will result in further loss of parking for residents.

Parking and access are a major concern. Wellington Road was originally built for horse carts and pavements were intended as passing places not footpaths. Example given of carriageway at no.28 Wellington Road is 3.8 meters wide. It is already heavily congested with parked cars and vehicles struggling to pass. Wellington Road therefore inherently more dangerous than Lee Road as the access point. This is compounded by a possible business from the Lee Road dwelling which on a regular basis attracts many additional vehicles.

Outbuilding on 2 Lee Road is being erected in a different location to that for which permission was granted, allowing vehicular access to the proposed site. Concerns were raised that this is deliberate. It is also larger and higher than the proposed plans. Planning Enforcement have been notified, but there is concern that this is not being followed up, and the applicant has simply been advised to re-apply for permission. GBC's Cllr Sam Smith has been contacted directly by a resident to make representation to Planning Officers on this issue.

Concern for trees holding Tree Preservation Orders. The tree on the left of the access for proposed Plot 1 (off Crifftin / Lee Road) has had soil moved away and is now open to the elements, with new fence posts being built through the tree roots. There is currently no protection over this tree's roots. Enforcement Officers have been contacted.

Confusion over dates for comment noted – some letters from 17th January, some from 26th January – unclear from Gedling when the 21-day deadline for comment is.

Members of the public were thanked for their input and for bringing their concerns to the Parish Council. Advised to make direct, individual representations to Gedling Borough Council. The Planning Committee was thanked by residents for listening to their concerns. The Planning Committee then considered its own response to the application.

Unanimously agreed to object to the proposed plans on the following basis:

NP4 Mix of Housing Types

Burton Joyce Neighbourhood Plan identifies the need for housing schemes to deliver a mix of housing that reflects the demonstrable need for smaller dwellings (for downsizing and starter homes). The large homes proposed for this development do not meet with this policy and adversely affects the balance of housing stock in Burton Joyce. There is already too high a

proportion of larger, high-priced homes like this. Considered that bungalows or smaller houses would better meet this need and would reduce the impact on traffic.

LPD 35 Safe, Accessible and Inclusive Development

Existing parking on Wellington Road is already inadequate to serve residents. Concern that additional housing will exacerbate the problem. The road is narrow and difficult for 2 cars to pass, so further congestion likely. Additional traffic and parking will be hazardous to pedestrians in a well-used recreation area, where many people visit on foot. Blind corner of Lee Road and Crifftin Road already hazardous.

LPD 32 Amenity - Significant adverse impact on nearby residents:

Overshadowing, Overbearing, Overlooking:

Overall the proposed development is out of scale, has too many dwellings which are too large for the site and local area. The size of the dwellings will dominate nearby properties. The height and position of Plot 4 will be overbearing and overlooking, resulting in loss of light and privacy to No.s 23 and 25 Wellington Road.

Noise, level of activity on site and traffic

The development will impact on neighbouring properties and change the character of the area from increased traffic – both building traffic for the development and additional traffic from new dwellings. Suggested that a barrier of trees should be planted along railway boundary to reduce noise.

LPD4 Surface Water Management

Vulnerability of the site will be increased from the development from additional surface water run-off. Existing Victorian drainage systems are already inadequate. House on 23 Wellington particularly at risk of being affected, as well as area as a whole. Recent severe weather events, likely to become more frequent, demonstrates the need to reduce local flood risk wherever this proposal would worsen it.

LPD 16 Landscape Character and Visual Impact

Plans are to breach a Victorian wall which form part of the character of the surrounding area. To obtain sightlines for exiting vehicles requires the demolition of a significant section of this wall.

Conserving Trees with Tree Preservation Orders (TPOs)

Concerns that trees with TPOs are not being adequately conserved, with damage to roots.

Access from Wellington Road being enabled by breach of planning permission

Concerns that permission granted for outhouse at 2 Lee Road has been breached, but is not being adequately enforced, thus enabling vehicular access to the site which would otherwise not be possible.

22 members of the public left at this point

PL24/1047 Planning Application 2024/0008 - Land Adjacent to 80 Bridle Road

Erection of dwelling – **No comment**

PL24/1048 To respond to Gedling Borough Council on a draft Interim Planning Policy Statement on Biodiversity Net Gain by 6th February.

“The Parish Council is in favour in principle of this policy and proposes that it is extended to any site, rather than defined ones. The Policy Statement does however lack a clear definition and places too much emphasis on the goodwill of developers. Enforcement provisions also seem to be inadequate, with the lack of mandatory process, such as inspection and assessment”. Proposed and resolved unanimously for Clerk to send this submission.

PL24/1049 Information update: Approach has been made to GBC planning officers to seek joint meeting.

PL24/1050 Date of next meeting: Tuesday 13th February 2024

Signed: _____

Chair of Planning Committee

Date: _____

DRAFT