

## MEETING OF THE PLANNING COMMITTEE

**6:30pm Tuesday 11<sup>th</sup> July 2023**

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

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

**In attendance:** J Savage (Deputy Clerk), 4 members of the public

### **DRAFT MINUTES**

**PL23/0986 Apologies for absence - None**

**PL23/0987 Council members' declaration of interests for items on the agenda - Cllr D Yates & Cllr L King both declared to be near neighbours of 2 Lee Road.**

**PL23/0988 To approve minutes of previous meeting held on Tuesday 13th June 2023 - approved as a true record and signed by the Vice-Chair**

**PL23/0989 Planning Application 2023/0473 9 St Helens Grove Burton Joyce - Two storey side and single storey rear extensions; construction of a detached garage, widening of existing access and tree works to facilitate the works and works/removal of trees protected by TPO's.**

No objection but agreed to draw Gedling Borough Councils attention to the TPO's in place.

**PL23/0990 Planning Application 2023/0212 75 Lambley Lane Burton Joyce - Erection of dwelling**

The following objections were raised:

1. Inaccurate information on the plans submitted in respect of conflicting detail.
2. 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").
3. Increased surface water runoff compounding flooding already experienced in the area.
4. Traffic safety on the single-track access road for other residents with concerns over increased traffic and access to Lambley Lane.
5. 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.
6. The Parish Council are concerned that issues relating to the conservation of wildlife including live badger sets have not been addressed.
7. Concerns over scale and design not in keeping to the area.
8. Concerns raised over the potential commercial proportions of the application with the infrastructure inappropriate to the area.

The Parish Council have also had drawn to its attention the alleged lack of professional input into the design and development, as expressed by residents.

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 are totally disproportionate to the surrounding existing houses.

**PL23/0991 Planning Application 2023/0484 2 Lee Road Burton Joyce** - Erection of a 30 square metre single storey wooden outbuilding, maximum height of 3 metres.

No comment

**PL23/0992 Planning Application 2022/0741 Bel Air Whitworth Drive Burton Joyce** - Replacement of existing outbuildings and alterations to driveway to form new entry point

No comment

**PL23/0993 Information update:**

**91 Main Street Burton Joyce** - Driveway gates and side gate to front garden (retrospective).

We raised no objections. A refusal decision was issued by GBC Friday 02 Jun 2023.

**102 Nottingham Road** - Demolition of one and a half-storey dwelling/dormer bungalow and outline planning permission, with access, appearance, layout, and scale committed for the erection of 1 no. one and a half storey replacement dwelling and 2 no. bungalows, with associated car parking and gardens. We raised no objections, and it was also noted the Parish Council support this application.

A refusal decision for this application has been issued by GBC dated Friday 09 Jun 2023.

**PL23/0994 Date of next meeting:** TBC

Meeting closed 7:10pm

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

**Chair of Planning Burton Joyce Parish Council**