

MEETING OF THE PLANNING COMMITTEE

6:00pm Tuesday 14th November 2023
Main Hall, Old School Building, Main Street, Burton Joyce

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

In attendance: J Savage (Deputy Clerk) & 2 members of the public

MINUTES

PL23/1017 Apologies for absence - Cllr D Yates (Chair) - Unwell, Cllr R Rolls - previous appointment

PL23/1018 Council members' declaration of interests for items on the agenda - None

PL23/1019 To approve minutes of previous meeting held on Tuesday 3rd October 2023 - Approved by all present and signed by the Vice- Chair

PL23/1020 Planning Application 2023/0212 - 75 Lambley Lane Erection of dwelling. In summary Burton Joyce Planning Committee will dismiss the application as our fundamental objections have not been met. We strongly request of Gedling Borough Council to advise the applicant that GBC will no longer consider this application and will force the developer to pursue an appeal through the statutory process.

Objections: A planning application of this site was considered by the Parish Council in Planning meetings in May, July, September and again in November. This is the fourth time this matter has come before the Parish Council and despite the comments made previously and details of the objections made, these issues do not appear to have been addressed. The Parish Council strongly affirm and repeat in principle that the previous comments continue to apply. The Parish Council wish to place on record the objections raised as follows:

1. 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").
2. Increased surface water runoff compounding flooding already experienced in the area. Recent heavy rains have resulted in heavy flooding of the area.
3. Traffic safety on the single-track access road for other residents with concerns over increased traffic and access to Lambley Lane.
4. 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
5. Concerns over scale and design not in keeping to the area.
6. 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 are totally disproportionate to the surrounding existing houses.

We specifically note that the issues of Badger set have not been addressed and it appears the 30-meter clearance has been reduced to 20 meters.

- PL23/1021 Planning Application 2023/0702 - Glebe Farm Glebe Drive** Replacement Farmhouse and erection of dwelling: Concerns have been noted by the Parish Council and Burton Joyce & Bulcote Local History Society regarding the proposed demolition of this building and the historic value of the old farmhouse.
- PL23/1022 Planning Application 2023/0501 47 Main Street Road Burton Joyce** Install a 10m cabinet style galvanised column together with a 2m antennae extension and a concrete base for a CCTV camera - No objection to the placement of the CCTV camera and column, but can consideration be given to the appearance and material used of the mast to blend in with the area.
- PL23/1023 Planning Application 2023/0805 106 Bridle Road Burton Joyce**
Replace existing dormer on front elevation with larger dormer; construct balcony on front elevation (resubmission of application 2023/0564) - No comment
- PL23/1024 Planning Application 2023/0686TPO 19 St Helens Grove Burton Joyce** 3 Lime trees (T34, T38 and T41) to be reduced in size due to large size / re-pollarded. 2 Horse Chestnuts (T35 and T38) to be re-pollarded. 1 Horse Chestnut (T39) to be removed because it is dead & a large piece has recently fallen off.
No objections
- PL23/1025 Information update: None**
- PL23/1026 Date of next meeting:** Tuesday 12th December 2023

Signed: _____ **Date:** _____
Chair of Planning Burton Joyce Parish Council