

MEETING OF THE PLANNING COMMITTEE

6:00pm Tuesday 12th September 2023

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

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

In attendance: J Savage (Deputy Clerk) & 5 members of the public

MINUTES

PL23/0995 **Apologies for absence** - Cllr T Hazard (holiday)

PL23/0996 **Council members' declaration of interests for items on the agenda** - None

PL23/0997 **To approve minutes of previous meeting held on Tuesday 11th July 2023** - approved as a true record and signed by the Chair.

PL23/0998 **Planning Application 2023/0212 75 Lambley Lane Burton Joyce** Erection of dwelling:

Objection: A planning application of this site was considered by the Parish Council in Planning meetings in May, July and again September. This is the third 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.
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.

- PL23/0999** **Planning Application 2023/0075 Burton Joyce Community Church Meadow Lane** Application for change of use from Class F1(f) (Local Community Class) to use Class E (Commercial Service and Business):
No comment - save that the Parish Council reserve the right to be consulted for any planning application which would be required for that class.
- PL23/1000** **Planning Application 2023/0516 Free Church Chesterfield Drive** Variation of Condition 2 (approved plans) attached to planning permission 2018/0531:
No comment
- PL23/1001** **Planning Application 2023/0564 106 Bridle Road Burton Joyce** Replace existing dormer on front elevation with larger dormer, construct balcony on front elevation:
No comment
- PL23/1002** **Planning Application 2023/0492TPO 129 Lambley Lane Burton Joyce** Remove dead wood and ivy of two oak trees and lower limb branch of oak 1:
No comment
- PL23/1003** **Planning Application 2023/0498TPO 50 Nottingham Road Burton Joyce** Cut Cherry Blossom above ground level leaving stump and replace with similar specimen:
No comment
- PL23/1004** **Planning Application 2023/0412 3 Foxhill Road Burton Joyce** Erection of 6ft high driveway gates, additional 6ft high pedestrian gate and a 6ft high side panel:
No comment
- PL23/1005** **Planning Application 2023/0329 39 Main Street Burton Joyce** Increase height of boundary wall
No objection
- PL23/1006** **Planning Application 2022/0781 Bel Air Whitworth Drive Burton Joyce** Proposed first floor extension to allow for additional bedrooms:
No comment
- PL23/1007** **Planning Application 2023/0215 153 Lambley Lane Burton Joyce** Side & rear extensions to dwelling and regularising outbuilding and decking:
No comment
- PL23/1008** **Information update:** The Notice of public consultation on the Nottinghamshire and Nottingham Waste Local Plan to be reviewed and completed by Cllrs D Yates and T Hazard. To be completed using template on website. To be considered by Planning Committee on Tuesday 10th October and returned to GBC by 11th October.
- PL23/1009** **Date of next meeting:** Tuesday 10th October – start time to be confirmed.

Meeting closed 7:10pm

Signed: _____ **Date:** _____

Chair of Planning Burton Joyce Parish Council