

**MINUTES OF KEYWORTH PARISH COUNCIL PLANNING MEETING
IN THE CENTENARY LOUNGE ON MONDAY 10th JANUARY 2022 AT 7.30PM**

PRESENT:

Chair Cllr Tuttey

Vice Chair Cllr Wells

Committee Cllrs Armour, Butler, Grice, Oakley.

STAFF: Michelle Law, (Clerk) who minuted the meeting.

OTHER COUNCILLORS:

Borough Councillor - Cllr Edyvean

ALSO PRESENT:

One member of the public

22/3218 APOLOGIES

Apologies were received from Cllr Clarke and the reasons for absence were **ACCEPTED**.
Apologies were received from Cllr Kemp and the reasons for absence were **ACCEPTED**.

22/3219 DECLARATIONS OF INTEREST

Cllr Tuttey declared non-pecuniary interest in planning item b.

22/3220 MINUTES

The minutes of the meeting on 29th November 2021 were **APPROVED**, to be signed by Cllr Tuttey as a true record.

22/3221 MATTERS ARISING

There were not matters arising.

22/3222 CORRESPONDENCE

- a. Planning in Conservation Areas within Rushcliffe Borough – **Discussed and Noted**
- b. 46 Ashley Road Keyworth 21/03032/FUL – **Discussed and Noted**
- c. South Wolds Academy - Proposed Bus Park – **Discussed and Noted**
- d. Platt Lane (please see question two on the email) – **Discussed and agreed to add to the Full Council agenda on the 24th January 2022**

a. 21/02766/VAR

Treeline Dental Care First Floor 13 Main Street Keyworth Nottinghamshire
Variation of condition 2 (Operating hours) of planning application 15/00713/FUL.

Resolved – No objection, with the following conditions

- **The Party Wall is sound insulated.**
- **And / or the room against the Party Wall is not used during the extended hours.**

b. 21/03086/VAR

Land south of Barnfield Farm Nicker Hill Keyworth Nottinghamshire
Variation of Conditions 1 (Approved plans) of application 20/00428/REM to amend the approved floor levels, to as built levels to plots 13- 17.

Resolved – Object

- **There is a condition in place that requires approval before any alterations.**
- **No approval was sought from any parties before the alteration took place.**

c. 21/03032/FUL

46 Ashley Road Keyworth Nottinghamshire NG12 5FJ
Erection of 2 storey dwelling with parking and associated works.

Resolved – Object

- **Previous planning application objections still stand.**
- **No difference in the plans that resolves the previous objections.**

ITEMS F AND G WERE MOVED TO AFTER THIS ITEM SO THAT ITEMS D AND E COULD BE DISCUSSED TOGETHER AT THE END OF THE MEETING.

f. 21/03212/FUL

29 Church Drive Keyworth Nottinghamshire NG12 5FG
Single storey rear extension and exterior alterations include application of render to all elevations.

Resolved – No objection

g. 22/00006/FUL

70 Wolds Drive Keyworth Nottinghamshire NG12 5FX
Two storey side extension.

Resolved – No objection

d. 21/03160/RELDDEM

2 Bunny Lane Keyworth Nottinghamshire NG12 5JW
Demolition of existing building.

Resolved – No objection

e. 21/03159/FUL

2 Bunny Lane Keyworth Nottinghamshire NG12 5JW

Demolition of existing building and the erection of a mixed-use development including commercial uses (use class E retail & office space), 37no. one-bedroom apartments with below ground car parking and external landscaping.

Resolved – Object

Whilst we welcome the move to develop the derelict site at 2 Bunny Lane, we find the proposal in its current form totally inappropriate for the site. Further we are extremely disappointed that following a meeting with members of Keyworth Parish Council, it appears that other than potentially considering the option of a car pool to overcome the shortfall in parking provision, the developers have not taken on board any of the concerns raised at this meeting and it appears that this meeting was simply to tick the box regarding having met with us, rather than to genuinely consult and modify the plans following the consultation. Our major concern remains the fact that the current proposal is completely out of keeping with the surrounding area. Given that it sits in the Conservation Area of the village, which is obviously a location that requires extremely sensitive consideration and planning to ensure new buildings are appropriate, we cannot support the plans in their current form. Specifically:

The height of the proposed building is excessive. It is overbearing and out of keeping with neighbouring buildings and would totally dominate the street scene.

As above, there is insufficient parking for the number of units and currently no proposal as to how that might be mitigated.

The building line comes right up to the road around the entire corner dominating the conserved Hall next door and the Rectory across the road, as well as being out of keeping with the existing shops which are set back from the road and contribute to the current open feel of the Village Square.

The proposed height is excessive, it is a floor higher than all surrounding buildings and the rationale for this is purely financial. There is no need for the building to be this high. In the Conservation Area it is totally inappropriate.

22/3224

PLANNING DECISIONS

a. 21/01555/FUL

82 Wolds Drive Keyworth Nottinghamshire NG12 5FS

Single storey rear extension. Two Storey side extension and single storey front extension.

GRANT PLANNING PERMISSION

b. 21/01801/VAR

Church Of St Mary Magdalene The Square Keyworth Nottinghamshire NG12 5AL

Removal of condition 4 and 5 of planning permission 20/01887/FUL due to practical, financial and legal difficulties of displaying the door and request for level 2 recording.

GRANT PLANNING PERMISSION

c. 21/02444/FUL

11 Fairway Keyworth Nottinghamshire NG12 5DW

Two storey side and single storey rear extension

GRANT PLANNING PERMISSION

d. 20/02670/FUL

Land At Hillside Farm Bunny Lane Keyworth Nottinghamshire NG12 5LP

Erection of 77 dwellings with landscaping, public open space, and associated infrastructure (revised scheme)

REFUSE PERMISSION

e. 21/01590/FUL

36 Debdale Lane Keyworth Nottinghamshire NG12 5HZ

Increase in eaves and ridge height so as to facilitate first floor accommodation (in part within the roof); single storey front extension; part basement single storey front garage extension with sedum roof, associated alterations to driveway level; render and timber cladding to property. (Amended Description)

GRANT PLANNING PERMISSION

There being no further business, the Chair closed the meeting at approximately 8.50 pm.

DRAFT