



MEETING OF THE PLANNING COMMITTEE

6:00pm Thursday 20th June 2024

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

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

In Attendance: 1 member of the public & Jayne Savage (Deputy Clerk)

MINUTES

PL24/1099 **Apologies for absence - None**

PL24/1100 **Council members' declaration of interests for items on the agenda - None**

PL24/1101 **To approve minutes of previous meeting held on Tuesday 21st May 2024** - Approved as a true record and signed by the Chair.

PL24/1102 **2024/0269 - Land At Burton Wood Farm Spring Lane - Proposed Battery Energy Storage System (BESS) and associated infrastructure. Amended ecology report, plan showing location of substations and further information regarding grid connection**

The committee agreed to object to the proposed plans on the following basis and referencing Gedling Borough Councils Local Planning Document:

Policy LPD 3 - Managing Flood Risk - The development proposal will need to consider all potential sources of flooding including from rivers, ordinary watercourses and surface water especially in areas with critical drainage problems.

Policy LPD 4 - Surface Water Management - Will be increased from the development of additional surface water run-off. Recent severe weather events, likely to become more frequent, demonstrates the need to reduce local flood risk wherever possible and this proposal would worsen it.

Policy LPD 10 -Pollution - An unacceptable level of pollution or is likely to result in exposure to sources of pollution or risks to safety.

Policy LPD 32 - Policy LPD 32 - Amenity - Overshadowing, Overbearing, Overlooking - Overall, the proposed development is out of scale.

It was also agreed for the objections of Lambley Parish Council should be supported.

PL24/1103 **2024/0347 - 6A Station Road Burton Joyce** - Two storey side extension and associated alterations
No objections

PL24/1104 **2024/0324 - 2 Farnsfield Avenue Burton Joyce** - Two storey side and single storey rear extension
No objections

PL24/1105 **2024/0120 - 44 Lambley Lane Burton Joyce** – Replacement property access gates and gate posts
Minuted By Chair – it was agreed to refer to the previous minutes on 9th April 2024 (as below):

Inaccurate description on planning application as ‘replacement gates’ as the installation is for flood defences. This will result in pushing any flood water from 44 Lambley Lane towards Brookside Cottages. Significant and regular problem with flooding whenever it rains, with water and sewage entering the residents’ gardens and garage area regularly. If the water is pushed from 44 Lambley Lane it will result in the water, sludge, and sewerage with a danger of breaching into the internal area of the cottages. The plans submitted are not a true representation of the potential damage this installation will cause.

Residents requested appropriate authorities be more responsible by taking relevant action. NCC Highways appears to have no plans to alleviate surface water run-off for Lambley Lane. Residents have written to GBC planning and highways with objections.

The Parish Council expressed concern in the proposed works from surface water being redirected onto other properties and seek for GBC to collaborate with Highways to formulate a holistic plan to mitigate flood water and protect all properties.

PL24/1106 **Information update** - Comprehensive correspondence received from residents regarding Glebe Farm development. The resident has requested for the Parish Councils assistance. This request to be added to next Full Council agenda for consideration.
A member of the public asked for an update on 2 Lee Road and if an approval had been given. Deputy Clerk to review GBC planning portal and advise.

PL24/1107 **Date of next meeting:** TBC

Signed: _____
Chair of Planning Committee

Date: _____