MEETING OF THE PLANNING COMMITTEE

6pm Wednesday July 30th 2025
Main Hall, Old School Building, Main Street, Burton Joyce

Present: Cllrs H Chadbourne-Doyle (Chair) R Fife (Vice Chair) T Hazard and L King
In Attendance: J Sherrin (Clerk CEO) and 5 member of the public

MINUTES

PL25/1217 **Apologies for absence** – Cllr H Gregory

PL25/1218 **Council members' declaration of interests for items on the agenda** - None

PL25/1219 **Minutes of meeting held on Tuesday 10th June 2025** – Approved as a true record and signed by the Chair

PL25/1220 **Gedling Local Development Plan** – To consider Parish Council's response to consultation, for ratification at Extraordinary Meeting of the Full Council
https://gedling.inconsult.uk/GLDPIO

Members of the public were given the opportunity to speak in advance of the committee considering its own response. Concern was raised about the proposed site off Bridle Road in particular, stating that it was neither suitable, available nor deliverable. Specifically:

- Lack of accessibility to the site - Bridle Road is unadopted and privately owned; to go through the necessary procedures would prohibitively long.
- Flooding – there would be a risk of flooding for properties below the site from water run-off, as has been experienced in the village at other such sites.
- Erosion of green-belt and village identity. On Burton Joyce's Neighbourhood Plan this particular location is identified as being one of several view points (VP5) which should be preserved.

The request was made for guidance on which questions to focus on in responding to the consultation of the 111 page document published by GBC, noting that it was too unwieldy to make a response easy for members of the public. It was also noted that the timing appeared to be deliberately in the 6-week summer break when fewer people would be available to respond. Agreed that the specific questions identified by the committee would be shared to assist in this matter. It was emphasised that **each individual needs to respond to the consultation**, as the number of responses matters in showing strength of local opinion. Posters and printed consultation response forms

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were shared with those present. Noted that the community should be encouraged to take the time to respond as this is a key phase in the planning process.

Members of the public left at 6:45pm

There was acceptance that some housing needs to be build to meet the national targets, but where these were located should be on the edges of existing developments and not in green belt. Councillors considered a response to the following questions identified as being key:

HOU14 – Object to all 3 smaller developments to the north of the village situated on the hill (Glebe Farm, Bridle Road and Orchard Close). Specifically due to:

- Flood Risk – To houses below the development from building on green space and losing natural permeability. The Orchard Close site has already caused significant flooding to houses below, as had been identified in objections to the original development. Further development of this site would exacerbate the problem.
- Accessibility of services – The roads and access are not suitable for further developments and would negatively impact the rural nature of the area.
- Wildlife – Building on greenbelt will have a negative impact on wildlife
- Traffic – Increased traffic on quiet roads will make them unsafe

HOU15 – Limited development on the A612 is supported in light of the statutory requirement for further housing in the borough. Particularly supported if it includes the provision of improved medical services and improved cycle routes. Would need to reflect the housing mix identified in section 16 of the Neighbourhood Plan – smaller 2-3 bedroom dwellings (to cater for the identified need for started homes and for smaller homes for older people wishing to down-size). The further increase in traffic volume on the A612 would need to be mitigated with improved traffic flow measures as there are already growing difficulties in accessing / exiting the village onto this road.

CC6 – No, there should not be exemptions. High flood risk areas should not be considered for development unless mitigations were mandatorily put in place *before* any development takes place. Lessons learnt from the Orchard Close development.

CC7 – Yes, from Orchard Close experience

CC8 – Flood prevention and mitigation must be of highest priority

SS – Definition of small scale – number and size of houses to be considered – needs further thought re definition. To be discussed further at Extraordinary Meeting of Full Council.

DES 1 – Yes
DES 2 – Would request for 20 houses per hectare to be the *maximum*, not the minimum in a rural village location such as Burton Joyce.
DES 3 – Yes
DES 4 – Yes
DES 5 – View points. The Bridle Road development would adversely affect the skyline. Viewpoint 5 identified in the Neighbourhood Plan, overlooking the river Trent would

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be lost through housing development and should be preserved to maintain the rural identity of the village.

SERV 1 – Medical centre provision and cycle track on AA612
TRA 2 – A 612 cycle route
TRA 3 – Transport connecting Burton Joyce and Stoke Bardolph
TRA 5 Integrated transport – improved parking for Burton Joyce train station. Better connectivity for Burton Joyce and Bulcote.

Date of Extraordinary Meeting of the Full Council to ratify the proposed consultation responses to be held on **Monday 18th August at 6pm**.

PL25/1221 **2025/0547 9 Padleys Lane Burton Joyce -** Alterations to front porch, conservatory and bedroom extension – No objections

PL25/1222 **2025/0508 119 Lambley Lane Burton Joyce -** New build single storey 3-bedroom residential house and landscaping located in the garden of 119 Lambley Lane – No objections

PL25/1223 **Information update (for items not requiring a decision)** - None

PL25/1224 **Date of next meeting** – Tuesday 9th September 2025

Meeting closed 7:30pm

Signed:_____ **Date:_____**
Chair of Planning Committee

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