

# RUDDINGTON PARISH COUNCIL

## Minutes of the Parish Council Planning Meeting

Held at St Peter's Rooms on Tuesday 25<sup>th</sup> August 2015 at 7.30 p.m.

Action

### Membership

Councillors		W A Wood	Chairman
	A	K S Piggott	Vice-Chairman
		Mrs A Auckland	
		G Ellison	
		D J Hall	
		Mrs J Hallam	
	A	Mrs H G Hurman	
	A	Mrs S Kaur Samra	
		S Kirby	
		J Noble	
		Mrs M Pell	
	A	Mrs M Robinson	
		A J Scott	
		N J Tegerdine	
	A	M Walsh	

PCO =  
Parish  
Council  
Office

PCG =  
Parish  
Council  
Ground  
staff

Persons absent are marked 'A'

Persons representing the Parish Council on other business are marked 'O'

### Also in Attendance

G D Long	Clerk to the Council
Borough Councillor	Mrs J Greenwood
8 members of the public	

### C. 15/08/05 Apologies for Absence

Apologies for absence were received from Councillors Mrs H G Hurman (work), Mrs S Kaur Samra (previous engagement), K S Piggott (previous engagement), Mrs M Robinson (holiday), and M Walsh.

### C. 15/08/06 Declaration of Members' Interests

There were no declarations of members' interests.

### C. 15/08/07 Public Comments

**Resolved that:** The Council adjourns to allow the members of the public present to make statements on agenda items.

A number of people spoke regarding the planning application at St. Peter's Rest Home.

Claire Bramley Fletcher said that she objected on the following grounds:

- It is on conservation land and is not in keeping with the area,
- It will block the view of residents of St. Peter's Crescent,



- It will be overbearing for residents of St. Peter's Crescent particularly in view of the small gardens and the fact that the land level is lower on St. Peter's Crescent,
- Although there is an increase in parking provided it is insufficient and will increase the parking problems on Vicarage Lane, and
- The Design and Access statement refers to Vicarage Lane but has no mention of St. Peter's Crescent.

John Towndrow supported the above statements and added that this is a commercial development that , in his opinion, does not add value to the community, it changes the aspect of the back gardens in St. Peter's Crescent and there are inconsistencies in the documentation supporting the application.

Mark Swift endorsed the comments above.

Borough Councillor Jean Greenwood agreed with what had been said so far. She added that she needs to keep an open mind until the Borough Council Planning Meeting, however there are issues to be considered e.g. trade waste bins will take up some of the car parking spaces, the document states that the staff (of 8 – 10 at a time) will either walk or park at other premises owned by the company. It is a large development on a small site.

Mrs B Venes said that St. Peter's Crescent will be overlooked and there will be a loss of privacy. The parking will impact on Vicarage Lane and the building is in the conservation area.

#### C. 15/08/08 Development - New Applications

**Resolved that:** The observations contained in Planning Schedule 748 are adopted.

The meeting closed at 7.47 p.m.

*A Wood*  
Chairman

RUDDINGTON PARISH COUNCIL

DEVELOPMENT: New Applications

Schedule Date:	18th August 2015	Schedule No. 748
Meeting Date:	25th August 2015	Minute No: C. 15/08/08
Application Ref. No.	Proposed Development	Parish Council Observations
15/00339/FUL <b>Comments by</b> 27th August 2015	Land North of Gamston Lings Bar Road And East of Melton Road, Edwalton Erection of 271 dwellings; construction of new access, open space, play area, landscaping, surface water attenuation area, internal roads and associated infrastructure Barratt Homes North Midlands <i>Revised documents: Planning Layout (Rev D), Tracking Layout and Materials Layout (Rev A), revised house type, garage and boundary drawings</i> <b>Adjacent Parish Council</b>	<b>DO NOT OBJECT</b> Concerns about extra traffic generated along Landmere Lane & Old Loughborough Road, Ruddington.
15/01471/FUL <b>Comments by</b> 27th August 2015	St Peters Rest Home, Vicarage Lane Extensions and alterations to existing nursing home to increase it to 35 beds Mr Paul Hearn	<b>OBJECT</b> See below

15 01471 FUL Objection St Peters Rest Home

The development is in the conservation area and is not in keeping with the area. The proposed 5m tall building is overbearing for the neighbours in St. Peter's Crescent. This is exacerbated by the fact that the land levels are lower on St. Peter's Crescent. The development is over intensive for the site. Although additional parking has been created it is inadequate for the extra traffic that will be generated. Some of the car parking, in addition, is taken up by trade waste bins. The statement that staff will either walk or park at another of the Company's premises is not credible. There will be extra roadside parking generated on Vicarage Lane, which is already crowded. Indeed the Design and Access statement states that the road is at capacity for roadside parking. The waste lorries cannot get to the Cemetery at the end of Vicarage Lane at certain times of day because of this - it is the only available route. There will be access issues for contractors during construction. The proposal to increase the height of the boundary between the Home & St. Peter's Crescent (whilst reducing the overlooking) will negatively impact on the back garden's in St. Peter's Crescent and reduce the light, as will the height of the proposed building. The Design & Access Statement refers to Vicarage Lane but takes no account of St. Peter's Crescent.