

# **Agenda of the Environment Committee for Breaston Parish Council which will be held on Monday 10<sup>th</sup> of October 2022 at 9.00am at the Parish Council Meeting Rooms, Blind Lane Breaston.**

## **1. Dear Councillors**

You are summoned to attend the Environment Committee Meeting of Breaston Parish Council which will be held on Monday 10<sup>th</sup> October 2022

Yours sincerely

**Nicala O'Leary**

**Clerk of the Council**

## **2. Public Session –**

at the start of the meeting a period of not more than 15 minutes will be made available for members of the public to ask questions about Parish Council matters. Whilst the public are permitted to remain during the Council session, they may take no part in the proceedings.

## **3. Apologies:**

## **4. Declaration of Members Interests –**

To enable any Councillors to indicate any items on the agenda in which they have a personal or pecuniary interest in accordance with the Parish Council's Code of Conduct –

## **5. Dispensations –**

To report on and consider any requests for dispensation in accordance with s31 of the Localism Act 2011

## **6. Village Improvement Programme –**

to RESOLVE to note the information.

## **7. Flood Issues–**

### **a) Longmoor Lane Flooding**

to RESOLVE to note the information.

## **8. Applications –**

See attached list.

## **9. Decisions –**

See attached list.

## **10. Climate Change – Marches Energy Agency – Energy Efficiency Advice-**

### **a)Pavilion**

### **b)Parish Council Meeting Rooms**

to RESOLVE to note the information.

## **11. Appeals/Enforcement Issues:**

### **a) Unauthorised Air Conditioning Units 38 Risley Lane – ENF/114357-**

To RESOLVE to note the information.

## **12. Councillor's Reports Feedback -**

### **a) Cllr Mills Provision of an electric car charging point in the village –**

To RESOLVE to note the information.

### **b) Garage Forecourt Drainage Wilsthorpe Road – Cllr Elliott –**

to RESOLVE to note the information.

**c) Litho Factory – Cllr Mounsey**

to RESOLVE to note the information.

**13. NALC Climate Change Report**

**a)Footpath map**

To RESOLVE to note the information and on any further action that can be taken.

**14. Octopus Energy Fan Club Scheme – Cllr Elliott**

To RESOLVE to note the information and on any action that can be taken.

**15. Councillor’s Reports –**

Date	App No	Address	Proposed Development	BPC Decision	EBC Decision
04.07.2022	ERE0722/0006	Memorial Gardens Blind Lane Breaston Derbyshire	Works to 2 No. protected trees: Silver birch (T37) & Sycamore (T38) - Cut back crown of both trees to leave 2m clearance to adjacent building	Parish Council/Canopy Tree Services Application	
13.07.2022	ERE/0722/0024	4 The Crescent	Construction of a rear extension to the existing dwelling	<b>No Consultation received</b>	
12.07.2022	ERE/0722/0015	17 Stevenson Avenue	Construction of a single storey rear extension, dormer to the rear and a pitched roof to the existing single storey flat roof	The Parish Council have no objections in principle however concerns were raised in relation to some overshadowing, loss of outlook and privacy from the balcony of the dormer for number 15 Stevenson Avenue and whether the rendering was in keeping with the street scene. A reminder to the applicant of their responsibilities under the party wall act.	
20.07.2022	ERE/0722/0031	Orchard Cottage, 37 Orchard Close	Proposed detached garage	The Parish Council has no objection to the application with a reminder to the applicant of their responsibilities under the party wall act.	
29.07.2022	ERE/0722/0046	29 The Crescent	Single and two storey rear extension	The Parish Council has no objection in principle but with the following concerns – <ul style="list-style-type: none"> <li>• Some loss of sunlight, overshadowing and outlook on No 30.</li> <li>• Some overlooking and loss of privacy to No.1 Belvoir Close from the bedroom windows.</li> <li>• Reminder of the Party Wall Act regarding the boundary with No.30.</li> </ul>	
15.08.2022	ERE/0822/0021	4c Mount Street	Two storey rear extension to accommodate a disabled lift	The Parish Council has no objection to the application.	

15.08.2022	ERE/0822/0022	71 Belmont Avenue	Single storey front/side extension	The Parish Council has no objection in principle however concerns were raised that there may be some loss of outlook/overshadowing to the neighbouring property. With a reminder to the applicant of their responsibilities in line with the Party Wall Act.	
26.08.2022	ERE/0822/0048	83 Holmes Road	Single storey side and rear extension to the dwelling and single storey side and rear extension to the detached garage	The Parish Council has no objection in principle however there is some concern that the extension to the garage will create some loss of outlook and overshadowing to the neighbouring house. With a reminder to the applicant of their responsibilities in line with the Party Wall Act.	
30.08.2022	ERE/0822/0061	108 Wilsthorpe Road	Demolition of conservatory and construction of a single storey extension with a flat roof and a gabled roof. Balcony to perimeter of flat roof. Raised patio to rear. Rendering front and rear of dwelling. New doors, windows and timber detailing to front elevation.	The Parish Council has no objection in principle however there was slight concern that the balcony may be an issue of overlooking/loss of privacy to neighbouring gardens. With a reminder to the applicant of their responsibilities in line with the Party Wall Act.	
02.09.2022	ERE/0822/0071	17 Albert Road	Removal of chimney stack /flue, installation of 2 rooflights to front, erect single storey rear extension, addition of dormer to rear and loft conversion	The Parish Council has no objection in principle, but concerns were raised regarding the possible loss of privacy and overlooking caused by the dormer to neighbours at no.15, and loss of outlook and overshadowing caused by the rear extension. With a reminder to the applicant of their responsibilities in line with the Party Wall Act.	
07.09.2022	ERE/0922/0005	17 Stevenson Avenue	Proposed 2 bed dormer bungalow	The Parish Council raises the following objections: <ul style="list-style-type: none"> <li>the rendered finish is not in keeping with the street scene.</li> </ul>	

				<ul style="list-style-type: none"> <li>• There will be some loss of outlook and overshadowing to the neighbouring property and loss of sunlight to the garden.</li> <li>• Concerns regarding the potential flood risk in relation to the watercourses on nearby land.</li> <li>• Approval of this proposal would set a precedent for overdevelopment on the estate.</li> </ul>	
20.09.2022	ERE/0922/0028	25 Stevens Lane	Alterations and extensions to bungalow and construct two new residential dwellings		
22.09.2022	ERE/0221/0020 APP/N1025/W/22/3297991	Land north of Duffield House, Stevens Lane	APPEAL Erection of a new dwelling	<p><b>Original comments:</b> Recommend Refusal on the basis of: The development would be overbearing, and dominant in the street scene. The proposed house is too large for the plot leaving insufficient garden space and would cause loss of light and over shadowing to the neighbouring property. Concerns were raised regarding the sight lines for the access onto the highway being insufficient and also no explanation is given for how the roots of trees on the site will be protected during construction.</p> <p><b>Amended plans comments</b> The changes appear to have resolved some of the Parish Council's concerns, however we are still unsure that the trees are safe and the no dig driveway, construction of the access onto the highway and the foundations of the dwelling in some areas, still present a serious threat to the tree roots.</p>	
22.09.2022	ERE/0922/0030	15 Stevens Lane	Proposed extension to existing garage to form store, alterations to windows and application of render to front		

			elevation of house, new flue for wood burning stove		
29.09.2022	ERE/0922/0048	7 Manor Court	Removal of existing conservatory to rear, erection of single storey side and rear extension		
03.10.2022	ERE/0922/0057	Land rear of 170 & 172 Longmoor Lane	Proposed erection of a new dwelling		
<b>EREWASH DECISIONS</b>					
13.07.2022	ERE/0722/0024	4 The Crescent	Construction of a rear extension to the existing dwelling	<b>No Consultation received</b>	Approved delegated 17.08.2022
12.07.2022	ERE/0722/0015	17 Stevenson Avenue	Construction of a single storey rear extension, dormer to the rear and a pitched roof to the existing single storey flat roof	The Parish Council have no objections in principle however concerns were raised in relation to some overshadowing, loss of outlook and privacy from the balcony of the dormer for number 15 Stevenson Avenue and whether the rendering was in keeping with the street scene. A reminder to the applicant of their responsibilities under the party wall act.	Approved with conditions 23.08.2022
04.07.2022	ERE0722/0006	Memorial Gardens Blind Lane Breaston Derbyshire	Works to 2 No. protected trees: Silver birch (T37) & Sycamore (T38) - Cut back crown of both trees to leave 2m clearance to adjacent building	Parish Council/Canopy Tree Services Application	Approved 29.07.22
5.07.22	ERE/0622/0063	30 Wilsthorpe Road	Single storey rear extension. New gateposts and gates to vehicular entrance	No objections	Approved with conditions 17.08.2022
14.06.22	ERE/0622/0023	Church Wilne Treatment Works	Lawful development certificate for operational equipment associated with existing water treatment works	Consultation not required for information only	Approved 29.07.2022

		Draycott Road Sawley Derbyshire NG10 3AZ			
07.07.22	ERE/0622/0004	Land to the West of The Navigation Inn, Risley Lane,	Erection of a new detached dwelling (re-submission of ERE/0322/0073)	The most recent amendment of plans had not been previously seen and it was agreed that it did not alter the Parish Council's response to the application.	Approved with conditions 21.07.2022
26.5.22	ERE/0522/0056	7 Firfield Avenue	Erection of a garden shed and gazebo to the rear garden with solar pv panels on the roof	No objections	Approved with conditions 19.07.2022
15.08.2022	ERE/0822/0021	4c Mount Street	Two storey rear extension to accommodate a disabled lift	The Parish Council has no objection to the application.	Approved with conditions 04.10.22

Colour Coding Key	
	August Applications
	September Applications/Decisions
	October Applications/Decisions