

Minutes of Meeting: PLANNING COMMITTEE
Date and Time: Wednesday 6th February 2019 7.00pm
Venue: The Old Courthouse, Burgage, Southwell.

Present: Councillors Gregory (Chairman), Scorer, Brock, Ashworth, Jeffrey and Martin
In Attendance: L Wright (Planning Clerk), Karen Green (Assistant Clerk). Cllr P Handley (left at 7.45pm)
8 members of the public

- 1 Apologies for absence Cllr Reynolds, Prentice and L Harris –Personal**
AGREED Proposed Cllr Jeffrey, seconded Cllr Martin
To accept the apologies as stated above.
Unanimous

- 2 To receive any declarations of interest**
Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011,
a member with a Disclosable pecuniary interest of which they are aware in a matter who attends a meeting of the
council at which the matter is considered must disclose to that meeting the existence and nature of that interest at
the commencement of that consideration, or when the interest becomes apparent.

Item 5.12 Cllrs Ashworth, Gregory and Martin - known to applicant

- 3 Minutes of previous meetings:**
AGREED Proposed, Cllr Jeffrey, seconded Cllr Martin
To approve the minutes dated 9 January 2019
Unanimous of those present at the meeting

3.2 Matters arising – None

- 4 Break for questions from Members of the Public –**
There was concern from residents as to where and when the agenda for meetings is displayed – this was explained to the residents.
The residents were informed that the opening of racecourse access road is with the lawyers at the moment and the council are still waiting a decision
Concern was express regarding the safety of children near to Lowes Wong School and Chatsworth avenue junction, the need for double lines on various roads in the town and also lack of lights on various footpaths. The resident was asked to send the information to Councillor Jeffrey who will refer it to the Highways Committee.

AGREED Proposed, Cllr Martin, Seconded Cllr Scorer
To suspend standing orders
Unanimous.

Standing orders were suspended and subsequently reinstated to - move item 5.12 before 5.1 and item 9 before 5.5

5 Planning applications –

STC Ref	NSDC ref	Location	Details	STC decision	Observations
5.1	18/01363/FULM	Land Off Lower Kirklington Road	Proposed residential development for 80 dwellings.	Object Proposed Cllr Jeffrey Seconded Cllr Martin	<p>Southwell Town Council considered application 18/01363/FULM Land Off Lower Kirklington Road and agreed unanimously to object to this application and to ask Councillor Bruce Laughton to 'call in' to NSDC for the following reasons:</p> <p>It is in contravention of the neighbourhood plan:</p> <p>HE1 – Housing Type and Density. The number of houses has been reduced from the original application but as this development is only using 70% of the allocated site then the numbers of houses is still too high. The proportion of social housing is very welcome, but the council objects to the affordable housing being sited in one area which is also contrary of NSDC policy. This approach does not help to create a sense of community and in fact creates a separation and isolation between the two styles. It is totally contradictory to British society in the 21st Century. No Bungalows are in the housing mix</p> <p>TA3 – Highways Impact. This development has an unsustainable location that is way beyond the 800m/10 minute walk isochrone beyond which D of T research shows that most people would drive a car especially if carrying shopping. It will therefore generate a lot more car journeys thus increasing congestion and parking issues in the town centre.</p> <p>E2 – Flood Resilient Design. The flood and sewage issue around Hopkiln and Maltkiln Cottages have still</p>

					<p>not been resolved. The approach to Flood Resilience that is being proposed is the most acceptable however because some of the assumptions stated in the Analysis are erroneous it is essential that the figures used are confirmed by the NCC Flood Department HE3 – Open Space and New Residential Developments. The overall streetscape needs to be improved to generate in sense of place. The play area is very small and situated in a high risk area at the end of a long stretch of road. It is also positioned at the opposite end of the development from the affordable housing with no direct route between the two. The town council supports and police and highway objections regarding the parking court and access. The town council are concerned that they have not been involved in any application discussions and would welcome future involvement.</p>
5.2	19/00084/RMA	Brooklyn Lower Kirklington Road	Reserved matters application for The Erection of 3 Dwelling (Resubmission)	Object Proposed Cllr Martin Seconded Cllr Jeffrey	<p>Southwell Town Council considered application 19/00084/RMA Brooklyn Lower Kirklington Road and agreed unanimously to object to this application for the following reasons:</p> <p>The houses are marginally smaller but there are still no plans for the treatment of the surface water.</p> <p>The previous comments still apply, as below:</p> <p>The conditions of appeal must be applied in particular the treatment of foul and surface must be submitted and approved in writing.</p> <p>Policy E1 Flood Risk Assessments and Mitigation and Policy E2</p>

					<p>Flood Resilience Design- The data used in the Flood Risk assessment is out of date.</p> <p>There are no plans for the treatment of surface water and these must be submitted in writing and permission should not be granted without this, it should be remembered that this location can negatively impact on flooding downstream.</p> <p>In the original application (17/00383/OUT), there was an unjustified assumption that ground drainage was suitable despite the fact that no percolation tests had been carried out. These are essential for proving the case for ground drainage.</p> <p>The designs increase the Massing edge of the town.</p> <p>The view of the planning inspectorate should be observed regarding the information required</p>
5.3	18/02163/ADV	Co Op Store The Ropewalk	<p>1 x internally illuminated Fascia; only the Co-op logo illuminates</p> <p>13 x Non illuminated wall and post mounted flat ali panels</p> <p>14 x Non illuminated vinyls</p> <p>1 X Non Illuminated 2M Co-op Totem</p> <p>1 X Non Illuminated Wall Mounted Membership Banner Sign</p>	<p>Object</p> <p>Proposed Cllr Martin</p> <p>Seconded Cllr Jeffrey</p>	<p>Southwell Town Council considered application 18/02163/ADV Co Op Store The Ropewalk and agreed unanimously to object to this application for the following reason: There is still an over proliferation of signs around the car park. The committee suggests that only the current signage is updated .</p>
5.4	19/00021/FUL	Treetops Ash Tree Close	Householder application for proposed rear ground floor extension, porch extension, front dormer window and boundary fence and internal alterations.	<p>Support</p> <p>Proposed Cllr Jeffrey</p> <p>Seconded Cllr Martin</p>	<p>Southwell Town Council considered application 19/00021/FUL Treetops Ash Tree Close and agreed unanimously to support this application.</p> <p>The large tarmac area should be constructed of permeable materials if greater than 5sq metres.</p>
5.5	19/00039/FUL	Kerasia House	Householder application for detached double garage	<p>No Objection</p> <p>Proposed Cllr Brock</p> <p>Seconded</p>	<p>Southwell Town Council considered application 19/00039/FUL Kerasia House and agreed unanimously to a</p>

				Cllr Ashworth	decision of no objection to this application.
5.6	19/00047/FUL	The Cottage Westhorpe	Householder application for demolition of existing conservatory, and erection of two-storey rear extension	Support Proposed Cllr Scorer Seconded Cllr Ashworth	Southwell Town Council considered application 19/00047/FUL The Cottage Westhorpe and agreed unanimously to support this application.
5.7	19/00056/FUL	Kingfisher Cottage 67E Church Street	Householder application for extension to existing dwelling to form additional bedroom, en-suite, utility room, and living room	Support Proposed Cllr Scorer Seconded Cllr Martin	Southwell Town Council considered application 19/00056/FUL Kingfisher Cottage 67E Church Street and agreed unanimously to support this application.
5.8	19/00063/FUL	61 Halloughton Road	Householder application for erection of a front and rear extensions with internal alterations	No Objection Proposed Cllr Scorer Seconded Cllr Ashworth	Southwell Town Council considered application 19/00063/FUL 61 Halloughton Road and agreed unanimously to a decision of no objection to this application.
5.9	19/00064/FUL	The Old Rectory	Householder application for removal of gatepost situated to right-hand driveway of the property and relocation of the gate to the gateway between the driveway and garden. Restoration of 4 gates; Replacement of Living room fireplace.	No Decision	Southwell Town Council considered application 19/00064/FUL The Old Rectory and due to planning history defer this application the conservation officer
5.10	19/00065/LBC	The Old Rectory Church	As above	No Decision	Southwell Town Council considered application 19/00065/LBC The Old Rectory and due to planning history defer this application the conservation officer
5.11	19/00118/FUL	79 Church Street	Householder application for demolition of existing garage structure and rebuild. The double door opening will move to the rear and the side window will now be brickwork.	No Objection Proposed Cllr Scorer Seconded Cllr Ashworth	Southwell Town Council considered application 19/00118/FUL 79 Church Street and agreed unanimously to a decision of no objection to this application.
5.12	19/00102/FUL	16 Westgate Mews	Householder application for erection of a new single storey garden room to the rear	Support Proposed Cllr Martin Seconded Cllr Scorer	Southwell Town Council considered application 19/00102/FUL 16 Westgate Mews and agreed unanimously to support this application.
5.13	19/00111/FUL	47 Norwood Gardens	Householder application for garage demolition and proposed single storey rear extension	No Objection Proposed Cllr Jeffrey Seconded Cllr Scorer	Southwell Town Council considered application 19/00111/FUL 47 Norwood Gardens and agreed unanimously to a decision of no objection to this application.
5.14	17/00771/FUL	Land To The	Erection of 1No detached		Southwell Town Council

	APP/B3030/W/18/3217711	Rear Of 37 And 39 Halloughton Road	dwelling with attached garage		considered application 17/00771/FUL APP/B3030/W/18/3217711 Land To The Rear Of 37 And 39 Halloughton Road and reiterate their previous comments of this being an infill, back land development. They strongly support the highways comments. In addition they are concerned that a hedge is to be planted in the channel of the Dumble, which is an acceptable flooding risk.
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6. **Notification of Fiskerton Neighbourhood Plan** – previously circulated. The council expressed their support for the neighbourhood plan
7. **Request form NSDC for the Street Naming of Land off Halam Road** – Hopewell Rise has been accepted by the developers. The clerk to write and correct the battle mentioned to Zeebrugge
8. **Applications for street collection** – 2 received – noted
9. **Application for Licence Amendment** – McCarrolls Barbers – the clerk to submit the council comments to NSDC
10. **Chairman's Notices** - None
11. **Ongoing and outstanding planning applications update:** tabled
12. **Agenda Item: Planning Decisions and Notifications** **STC Decision**
 - 12.1 **Applications approved:**
 - 18/02124/FUL 108 Westgate Support
 - 18/00836/FUL 75 - 77 Church Street Support
 - 18/01645/RMAM Land Off Allenby Road Object
 - 18/02223/FUL Land To The Rear Of Home Farm Bungalow Support
 - 18/02293/FUL 12 Glenfields Support
 - Tree work approved:
 - 19/00016/TWCA** Easthorpe Lodge 20 Easthorpe
 - 18/02324/TWCA** 35A Halloughton Road
 - 12.2 **Applications refused:** None
 - 12.3 **Late Planning Decisions:** to be tabled
 - 12.4 **Applications for Tree Works:** none to date
13. **Correspondence** - None
14. **Issues for Communication** - None
15. **Date of next meeting:** Wednesday 6th March 2019
16. **Items for discussion at next meeting** - None

Meeting closed at 20.50 pm

Signed.....Date.....
Chairman, Planning Committee