

The Old Courthouse

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**Minutes of Meeting: PLANNING COMMITTEE**

**Date and Time: Wednesday 3rd July 2019 7.00pm**

**Venue: The Old Courthouse, Burgage, Southwell.**

**Present: Councillors P Scorer (Chairman), D Martin,M Brock, L Harris, M Jeffrey, K Roberts and Reynolds**

**In Attendance: L Wright (Planning Clerk), Tracey Broughton (Clerk)**

1. **members of the public**

**1 Apologies for absence –, S Perry**

 **AGREED Proposed Cllr Jeffrey, seconded Cllr Roberts**

 **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.**

 5.1 Cllr Martin – known to applicant

**3****Minutes of previous meetings:**

 **AGREED Proposed, Cllr Jeffrey, seconded Cllr Harris**

 **To approve the minutes dated 1 May2019 Unanimous of those present at the meeting**.

**3.2** **Matters arising** – Cllr Martin reported that Application 18/01363/FULM Land off Lower Kirklington Rd was objected to and Planning Applications 19/00689/FUL and 19/00779/FULM Springfield Bungalow was deferred by NSDC planning committee

**4 Break for questions from Members of the Public** *–* None

**5 Planning applications –**

**AGREED Proposed Cllr Jeffrey, seconded Cllr Harris**

**To move Agenda item 5.10 before5.1 and suspend standing orders to allow members to the public to speak on Application 5.10**

**Unanimous**

**Standing orders were re-instated after agenda item 5.10**

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| **STC Ref** | **NSDC ref** | **Location** | **Details** | **STC decision** | **Observations** |
| 5.1 | 19/00798/ADV | The Old Coach House 69 Easthorpe | Erection of illuminated and non-illuminated signs to the exterior of the building | Object ProposedCllr JeffreySeconded Cllr Harris | Southwell Town Council reconsidered application 19/00798/ADVThe Old Coach House 69 Easthorpe and agreed by majority to object to this application as it is an over intensification of advertising and the excessive flood lighting. The council particularly object to C1 & G on the plans and defer to the conservation officers comments  |
| 5.2 | 19/00940/FUL | 24A The Ropewalk | Change of use from of first floor apartment from residential to commercial use (fitness assessment centre (NOT a gym), (in connection with 24B the Ropewalk) | SupportProposedCllr HarrisSeconded Cllr Reynolds | Southwell Town Council considered application 19/00940/FUL24A The Ropewalk and agreed unanimously to support this application |
| 5.3 | 19/00801/FUL | Bishops Manor Bishops Drive | Construction of a new garden room building with front paved area, extension of a garden gravel path and a new mains electrical supply cable from the Bishops Manor to the new garden building. | SupportProposedCllr HarrisSeconded Cllr Reynolds | Southwell Town Council considered application 19/00801/FUL Bishops Manor Bishops Drive and agreed unanimously to support this application and defer to the Historic Environment officers comments |
| 5.4 | 19/00802/LBC | Bishops Manor Bishops Drive | Construction of a new garden room building with front paved area, extension of a garden gravel path and a new mains electrical supply cable from the Bishops Manor to the new garden building. | SupportProposedCllr HarrisSeconded Cllr Reynolds | Southwell Town Council considered application 19/00802/LBCBishops Manor Bishops Drive and agreed unanimously to support this application and defer to the Historic Environment officers comments |
| 5.5 | 19/00844/FUL | 1 Riverside | Change of use from residential to mixed residential and dog grooming business operating from existing conservatory | SupportProposedCllr BrookSeconded Cllr Reynolds | Southwell Town Council considered application 19/00844/FUL 1 Riverside and agreed by majority to support this application |
| 5.6 | 19/00818/LBC | Brackenhurst Campus  | Undertake works to the Main Hall due to subsidence;  | SupportProposedCllr JeffreySeconded Cllr Reynolds | Southwell Town Council considered application 19/00818/LBC Brackenhurst Campus and agreed unanimously to support this application |
| 5.7 | 19/00871/FULM | Brackenhurst Campus | Variation of condition 2 attached to planning permission 17/02259/FULM to vary the approved plans for external lighting and security layout | SupportProposedCllr JeffreySeconded Cllr Harris | Southwell Town Council considered application 19/00871/FULMBrackenhurst Campus and agreed unanimously to support this application |
| 5.8 | 19/00857/ADV | Handicentre 5 - 7 Queen Street | Replace existing signage with new signage | SupportProposedCllr HarrisSeconded Cllr Reynolds | Southwell Town Council considered application 19/00857/ADVHandicentre 5 - 7 Queen Street and agreed unanimously to support this application |
| 5.9 | 19/00586/FUL | 19 Raysmith Close | Householder application for erection of a single storey rear extension | SupportProposedCllr JeffreySeconded Cllr Reynolds | Southwell Town Council considered application 19/00586/FUL 19 Raysmith Close and agreed unanimously to support this application on the proviso that suitable measures are for the treatment of surface water are implemented  |
| 5.10 | 19/00890/FULM | The Orchards Golf Course Brinkley | Change of use of part of the golf course for the siting of 35 holiday lodges and reception lodge (fabricated off-site) (an additional 29 Lodges over the 6 already permitted under 16/02154/OUTM | ObjectProposedCllr JeffreySeconded Cllr Harris | Southwell Town Council considered application 19/00890/FULMThe Orchards Golf Course Brinkley and agreed unanimously to object this application and call in to the district councillor for the following reasons:It is in contravention of the neighbourhood plan:Policy E2 Flood Resilient Design pg 29 –development proposals requiring a flood risk assessment must be designed to avoid increasing the risk of flooding both on and off the site - there are no comments on the treatment of surface water and fowl sewage. While this area is not a high risk, the area to the southeast, according to the Environment Agency at high/ medium risk of flooding from surface water.Design Guide – Appendix 2 Built From pg 102 – Developments inappropriate or uncharacteristic with the context of Southwell in its design should be avoided. Proposal for development should demonstrate their compliance with the existing characteristics of the area. The Hamlet of Brinkley has 4 houses and these lodges will disproportionately increase the population of the area, also they will have a high visual impact on the area, in particular those positioned close to the road.TA1 , T2 & T3 Transport and Access pgs.’ 52-53 – new developments must demonstrate how account has been taken to improve the pedestrian and cycle network with the town – this proposed development is situated on an unlit, unrestricted road with no pavements and an irregular bus service (which is at risk of closure). The increased level of traffic on this road is unacceptable as most journeys to and from the site would be via motor vehicle.The visual impact on the area will be unacceptable as the lodges positioned close to the road will not be screened in the winter months.This development will also cause unacceptable increased light and noise pollution in this rural location |
| 5.11 | APP/B3030/D/19/3225439 | Kingfisher Cottage 67E Church Street | Householder application for extension to existing dwelling to form additional bedroom, en-suite, utility room, and living room | No Comment |  |

**7 Ongoing and outstanding planning applications update: Noted**

**8 Agenda Item: Planning Decisions and Notifications STC Decision**

 **8.1 Applications approved:**

19/00431/FUL 7 Appletree Close Object

 19/00496/FUL Southwell Minster Support

 19/00556/FUL 2 Lees Field No Objection

 19/00595/FUL Pear Tree Cottage Object

 19/00548/FUL Mayflower, 1 Byron Gardens Object

 19/00949/FUL 98 Lower Kirklington Road Object

 19/00787/FUL 8 Byron Gardens Support

 **Tree work approved:**

19/00631/TWCA Southwell Minster

 19/00693/TWCA 54 Westhorpe

 19/00719/TWCA Beechwood House

 19/00729/TWCA Burgage Paddock, Burgage

**8.2** **Applications refused:** none

**8.3** **Late Planning Decisions:**

 19/00702/FUL Old Holme Cottage No objection 19/00601/FUL 24 Newark Road Object

 19/00418/FULM Southwell Minster Support

**8.4** **Applications for Tree Works:** none

**9 Correspondence -** NSDC Planning Agenda 4th June

**10**  **Issues for Communication –** NSDC planning decisions

**11 Date of next meeting:** Wednesday 3rd July 2019

**12 Items for discussion at next meeting** - None

**Meeting Closed at 8.15 pm**

**Signed…………………………………………………………..Date……………………**

**Chairman, Planning Committee**