

**Draft Minutes of Meeting:** PLANNING COMMITTEE  
**Date and Time:** Wednesday 1<sup>st</sup> May 2019 7.00pm  
**Venue:** The Old Courthouse, Burgage, Southwell.

**Present:** Councillors Gregory (Chairman), Scorer, Brock, Ashworth, L Harris, Jeffrey, Prentice, Martin and Reynolds  
**In Attendance:** L Wright (Planning Clerk), Karen Green (Assistant Clerk).  
**8 members of the public**

**1 Apologies for absence – None**

**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.

6.8 Cllrs Martin and Gregory – known to applicant

6.6 & 6.7 Cllr Martin– known to applicant

6.13 Cllr Ashworth– known to applicant

6.1 – Cllr Jeffrey – known to applicant

**3 Minutes of previous meetings:**

**AGREED** Proposed, Cllr Martin, seconded Cllr Jeffrey  
To approve the minutes dated 3 April 2019  
Unanimous of those present at the meeting

**3.2 Matters arising –None**

**4 Future Developments at Brackenhurst** – presentation given by Brackenhurst

**5 Break for questions from Members of the Public** -The Clerk to contact NSDC planning regarding the drainage on Newark Road.

**6 Planning applications –**

**AGREED** Proposed Cllr Martin, seconded Cllr Prentice  
To suspend standing orders and enter into public session and move agenda items 6.9 & 6.10 before 6.1  
Unanimous

Members of the public passed comments on Agenda 6.9 & 6.10, which were entered in the response to NSDC

The meeting entered council session after Agenda item 6.10

STC Ref	NSDC ref	Location	Details	STC decision	Observations
6.1	19/00601/FUL	24 Newark Road	Householder application to remove existing hedge and replace with 2m fence	Object Proposed Cllr Martin Seconded Cllr Scorer	Southwell Town Council reconsidered application 19/00601/FUL 24 Newark Road and agreed by majority to object to this application as it is out of keeping with the street -scape
6.2	19/00649/FUL	98 Lower Kirklington Road	Householder application for single storey extension to rear of dwelling	Object Proposed Cllr Martin	Southwell Town Council reconsidered application 19/00649/FUL 98 Lower Kirklington Road and agreed unanimously to

				Seconded Cllr Scorer	object to this application for the following reasons: The development substantially increases the area of the house and therefore the potential water run off in a flood sensitive area. The plans indicate that a soak away is to be used, but there is no back up if this solution does not work.
6.3	19/00556/FUL	2 Lees Field Southwell NG25 OLJ	Householder application for erection of detached garage	No objection  Proposed Cllr Ashworth Seconded Cllr Brook	Southwell Town Council considered application 19/00556/FUL 2 Lees Field Southwell and agreed by majority to a decision of no objection to this application
6.4	19/00645/ADV	The Workhouse Upton Road	2no. entrance signs (S1), 1no. reception orientation sign (S2), 1no. double admission sign (S3), 1no. deliveries and office orientation sign (S4), and 1no. Easthorpe facing road-side sign (S5), in order to assist visitor arrival and orientation at The Workhouse	No objection  Proposed Cllr Jeffrey Seconded Cllr Scorer	Southwell Town Council considered application 19/00645/ADV The Workhouse Upton Road and agreed unanimously to a decision of no objection to this application and defer to the conservation officers comments
6.5	19/00702/FUL	Old Farm Cottage The Holme	Demolition of existing extensions, front porch and garage. Erection of two storey side extension and single storey side extension. New oak framed Porch to front elevation and rendering to existing building.	No objection  Proposed Cllr Scorer Seconded Cllr Reynolds	Southwell Town Council considered application 19/00702/FUL Old Farm Cottage The Holme and agreed unanimously to a decision of no objection to this application
6.6	19/00675/FUL	41 Church Street	Householder application for single storey rear extension / new rooflight to the first floor/new chimney stack	No objection  Proposed Cllr Reynolds Seconded Cllr Jeffrey	Southwell Town Council considered application 19/00675/FUL 41 Church Street and agreed by majority to a decision of no objection to this application and defer to the conservation officers comments
6.7	19/00676/LBC	41 Church Street	Householder application for single storey rear extension / new rooflight to the first floor/new chimney stack	No objection  Proposed Cllr Reynolds Seconded Cllr Jeffrey	Southwell Town Council considered application 19/00676/LBC 41 Church Street and agreed by majority to a decision of no objection to this application and defer to the conservation officers comments
6.8	19/00691/LBC	The Reindeer Public House 26 Westgate	Convert garage to a bedroom with ensuite. Remove the existing garage door and replace it with an external double door with windows. Replace existing shed with a new timber shed.	Support Proposed Cllr Reynolds Seconded Cllr Martin	Southwell Town Council considered application 19/00691/LBC The Reindeer Public House 26 Westgate and agreed unanimously to support this application
6.9	19/00689/FUL	Springfield	Application for variation of	Objection	Southwell Town Council

		Bungalow Nottingham Road	conditions 02, 03, 04 and 05 of planning permission 16/01369/FUL to allow the new access junction to be constructed wholly within highway land or that owned by the applicant	Proposed Cllr Jeffery Seconded Cllr Martin	reconsidered application 19/00689/FUL Springfield Bungalow Nottingham Road and agreed unanimously to object to this application and to ask a district councillor to call in to NSDC for the following reasons: High Way and Pedestrian Safety - The conditions in the initial application have not been met. -The completed visibility splays do not meet the national and local highway safety standards and the conditions of the original decision. The constructed splays are in fact only 32mtrs to the East and 26mtrs to the West. These are unsafe for the 30mph road. The new access and pavements are in contravention of Southwell Neighbourhood Plan policy TA8.1 Pg 52 Cycle and pedestrian routes - The pavements constructed at the access to the site are not suitable for disabled and wheelchairs users, as the camber and gradient of the pavement are too high and too close to an existing dropped kerb. The construction of the access does not allow for larger vehicles to safely enter the site without swinging across to the other side Halloughton road, therefore causing a potential a traffic hazard. The entrance itself is very narrow for vehicles to pass. This site is in a high flood risk area with many natural springs. There is insufficient drainage plans in place with the proposed drain on the southern, northern and west boundary destroying some of the hedgerow, which in turn will reduce the required buffer strip as required the Southwell Neighbourhood Plan
6.10	19/00779/FUL M	Springfield Bungalow Nottingham Road	Application for variation of condition 11 of planning permission 15/01295/FULM to allow the new access junction to be constructed wholly within highway land or that owned by the applicant	Objection Proposed Cllr Jeffery Seconded Cllr Martin	As Above
6.11	19/00723/FUL	58 King Street Southwell	Householder application to demolish existing rear single storey lean-to extensions, build new rear single storey lean-to	Objection Proposed Cllr Martin Seconded Cllr Jeffrey	Southwell Town Council considered application 19/00723/FUL 58 King Street Southwell and agreed unanimously to object this application. They agree with the

			extension, demolish and rebuild boundary wall with materials to match existing		application in principal but defer to the conservation officers comments regarding the powder coated aluminium doors
6.12	19/00724/LBC	58 King Street Southwell	Householder application to demolish existing rear single storey lean-to extensions, build new rear single storey lean-to extension, demolish and rebuild boundary wall with materials to match existing	Objection Proposed Cllr Martin Seconded Cllr Jeffrey	Southwell Town Council considered application 19/00724/LBC 58 King Street Southwell and agreed unanimously to object this application. They agree with the application in principal but defer to the conservation officers comments regarding the powder coated aluminium
6.13	19/00746/FUL M	Bankwood Farm Oxton Road	Residential redevelopment of former farm complex comprising 5no. self-build plots and the residential conversion of a traditional stone barn Resubmission of 18/00071/FUL	No Comment	Southwell Town Council considered application 19/00746/FULM Bankwood Farm Oxton Road and defer to the parish where to development is located
6.14	19/00787/FUL	8 Byron Gardens	Application for proposed new entrance porch	Support Proposed Cllr Jeffrey Seconded Cllr Harris	Southwell Town Council considered application 19/00787/FUL 8 Byron Gardens and agreed unanimously to support this application

**7 Chairman's Notices** - none

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

**9 Agenda Item: Planning Decisions and Notifications**

**STC Decision**

**9.1 Applications approved:**

19/00245/LBC Southwell Post Office

Support

19/00308/LBC Southwell Post Office

Support

19/00441/FUL 148 Westgate

Objection

19/00506/FUL 30 Silvey Avenue

No objection

19/00395/FUL Kerasia House

No objection

19/00417/FUL 5 Ridgeway

Support

**Tree work approved:**

19/00423/TWCA 45 The Holme Removal of 2 Hawthorne Trees

19/00596/TWCA Flat 1 Bishops Drive Mature Cedar reduce spread

19/00534/TWCA Holy Trinity Church Westgate

19/00680/TWCA Holy Trinity Church Westgate

19/00581/TWCA 123 Westgate Southwell

**9.2 Applications refused:** none

**9.3 Late Planning Decisions:** none

**9.4 Applications for Tree Works:** none

**10 Street collection Application-** Marie Curie - noted

**11 Correspondence** - Stakeholder Consultation Bulcote NP steering group - noted

**12 Issues for Communication** - none

**13 Date of next meeting:** Wednesday 5<sup>th</sup> June 2019

**14 Items for discussion at next meeting** - none

Meeting Closed at 9pm

Signed.....Date.....

Chairman, Planning Committee