

Minutes of Meeting: PLANNING COMMITTEE
Date and Time: Wednesday 2nd October 2019 7.00pm
Venue: The Old Courthouse, Burgage, Southwell.

Present: Councillors P Scorer (Chairman), M Brock, M Jeffrey, L Harris, Perry, Reynolds and K Roberts
In Attendance: L Wright (Planning Clerk), T Broughton (Clerk)

- 1 Apologies for absence – D Martin**
AGREED Proposed Cllr Brock, seconded Cllr Harris
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.

5.7 – Cllr Reynolds – known to applicant

- 3 Minutes of previous meetings:**
AGREED Proposed, Cllr Jeffrey, seconded Cllr Martin
To approve the minutes dated 4th September 2019
Unanimous of those present at previous meeting

- 3.2 Matters arising** – Revised Plans have been submitted for 19/01771/FULM LKR to be deferred to Full Council
- The Traffic management plan to be sent to all councillors and discussed at next Planning Meeting and the Councils priorities to be agreed.

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

5 Planning applications –

STC Ref	NSDC ref	Location	Details	STC decision	Observations
5.1	APP/b330/w/19/3234 470	Springfield Bungalow 19/00779/ FULM	Application for variation of condition 11 to allow new access junction to be constructed wholly within highway land owned by applicant	Object Proposed Cllr Brock Seconded Cllr Jeffrey	No further comments NSDC reply to be tabled at next Full Council
5.2	APP/b330/w/19/3234 471	Springfield Bungalow 19/00689/ FUL	Application for variation of condition 2,3,4,5 to allow new access junction to be constructed wholly within highway land owned by applicant	Object Proposed Cllr Brock Seconded Cllr Jeffrey	No further comments NSDC reply to be tabled at next Full Council
5.3	19/01615/ RMA	Brooklyn, Lower Kirklington Road	Reserved matters application for erection of 3 dwellings seeking	Object Proposed Cllr Jeffrey Seconded Cllr	Southwell Town Council considered application 19/01615/RMA Brooklyn Lower Kirklington Road and agreed unanimously to object to this application for the following reasons:

			approval of appearance, landscaping; layout and scale(17/00383/OUT)	Harris	<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: The conditions of appeal must be applied in particular the treatment of foul and surface must be submitted and approved in writing. Policy E1 Flood Risk Assessments and Mitigation and Policy E2 Flood Resilience Design- The data used in the Flood Risk assessment is out of date. 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. 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. The designs increase the Massing edge of the town. The view of the planning inspectorate should be observed regarding the information required</p>
5.4	19/01685/LBC	1-4 Sunnyside	Improvements for fire safety and means of escape, regularisation of unauthorised works and general works including replacement windows and repairs to roof, general repointing, repairs and rebuilding of boundary wall as submitted schedule(part retrospective)	No Objection Proposed Cllr Perry Seconded Cllr Reynolds	Southwell Town Council considered application 19/01685/LBC 1-4 Sunnyside and agreed unanimously to 'no objection' to this application and defer to the conservation officer comments
5.5	19/01572/FUL	14 Orchard Close	Application for proposed front, side, rear extensions	No Objection Proposed Cllr Jeffrey Seconded Cllr Reynolds	Southwell Town Council considered application 19/01572/FUL 14 Orchard Close and agreed unanimously to 'no objection' to this application
5.6	19/01464/FUL	71 Easthorpe	Application for single storey front extension and new front boundary wall	No Objection Proposed Cllr Jeffrey Seconded Cllr Brock	Southwell Town Council considered application 19/01464/FUL 71 Easthorpe and agreed by majority to 'no objection' to this application
5.7	19/01547/FUL	3 The Riddings	Application for proposed open bay timer frame double garage	Object Proposed Cllr Brock Seconded Cllr Jeffrey	<p>Southwell Town Council considered application 19/01547/FUL 3 The Riddings and agreed by majority to object to this application for the following reasons:</p> <ul style="list-style-type: none"> -The proximity to the road and hedge - contravention of the Neighbourhood Plan Appendix 1 pg 98 Buffer Strips – there should be a buffer of a minimum of 8 metres of land
5.8	19/01648/FUL	7 Allenby Road	Erection of single storey side extension,	No Objection Proposed	Southwell Town Council considered application 19/01648/FUL 7 Allenby Road and agreed

			installation of drop kerb and erect new pedestrian gate to side	Cllr Scorer Seconded Cllr Jeffery	unanimously to 'no objection' to this application
5.9	19/01434/ FUL	Trinity Cottage 20 Westhorpe	Installation of 6 drop kerbs to the front of the property	Object Proposed Cllr Brock Seconded Cllr Jeffrey	Southwell Town Council considered application 19/01434/FUL Trinity Cottage 20 Westhorpe and agreed unanimously to object to this application for the following reasons: The committee query the need for a dropped kerb if no vehicular access is required, as stated in the application
5.10	19/01668/ FUL	19 Springfield Rd	Application for proposed side and rear extensions and revised access arrangement	No Objection Proposed Cllr Jeffery Seconded Cllr Brock	Southwell Town Council considered application 19/01668/FUL 19 Springfield Rd and agreed unanimously to 'no objection' to this application
5.11	19/01757/ FUL	Kingfisher Cottage 67E Church Street	Application for single storey front extension and single storey side extension to form garage	No Objection Proposed Cllr Jeffery Seconded Cllr Harris	Southwell Town Council considered application 19/01757/FUL Kingfisher Cottage 67E Church Street and agreed unanimously to 'no objection' to this application

6 Land to the West of Allenby Road- The committee agreed for Cllrs Scorer and Martin to attend the meeting and pass on the observation of the committee

7 Tree Preservation Order Approval – In front of 1-7 Glenfields - noted

8 Highway matters –Highway and Footways Report – noted and adapted to include comments from residents

9 Ongoing and outstanding planning applications update: noted

10 Agenda Item: Planning Decisions and Notifications

STC Decision

10.1 Applications approved:

19/01401/FUL 22 Honing Drive
19/01265/LBC The Old Rectory Church st
19/01207/FUL Hill House Cottage

no objection
Support
no objection

Tree work approved: 19/01655/TWCA Burgage Green adj The Old Coach house
19/01530/TWCA Hardwick House Queen st
19/01584/TWCA High view 21 Church st

10.2 Applications refused:

10.3 Late Planning Decisions: to be tabled

10.4 Applications for Tree Works: none to date

11 Correspondence – Main Open Area to the South of Lower Burgage from NSDC - noted
- Resident's email - noted

12 Issues for Communication - None

13 Date of next meeting: Wednesday 6th November 2019

14 Items for discussion at next meeting – The traffic management plan

Meeting Closed at 8.25pm

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