

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

Present: Councillors P Scorer (Chairman), M Jeffrey (left at 9pm), L Harris, D Martin, Reynolds, Perry and Roberts
In Attendance: L Wright (Planning Clerk), T Broughton (Town Clerk)

- 1 Apologies for absence – M Brock,**
AGREED Proposed Cllr Martin, seconded Cllr Jeffrey
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. – None received

- 3 Minutes of previous meetings:**
3.1 Planning Committee Minutes 2nd October (previously circulated)
AGREED Proposed, Cllr Jeffrey, seconded Cllr Harris
To approve the minutes dated 2nd October 2019
Unanimous of those present at previous meeting

3.2 Matters arising – Clerk to write letter to NSDC requesting the hedge is re-instated at 3 The Riddings

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

- 5 Planning applications –**
AGREED Proposed, Cllr Martin, seconded Cllr Harris
To suspend standing order and reinstate after items 5.1, 2, 7,9,10,12, 13 & Item 9
Unanimous

STC Ref	NSDC ref	Location	Details	STC decision	Observations
5.1	19/01828 /FULM	Springfield Bungalow	Erection of 12 units of living accommodation for assisted living following the demolition of the existing bungalow	Support Proposed Cllr Jeffrey Seconded Cllr Reynolds	Southwell Town Council considered application 19/01828/FULM Springfield Bungalow and agreed by majority to support this application, but expressed the following concerns, which they wish to be noted <ol style="list-style-type: none"> 1. The limited number of car parking spaces 2. The significant potential flood issues in the area and from the adjoining development 3. Southwell NP Design Guide Appendix 1 Pg 98, Buffer Strips -The proximity of the building line to hedge line on the eastern boundary could cause have a detrimental effect , the council seek reassurance that the hedge will be replaced if required
5.2	19/01780 /FUL	32 King Street	Change of use from A1 Use to Mixed Use A1 and A4 (Retrospective)	Object Proposed Cllr Harris Seconded Cllr Reynolds	Southwell Town Council considered application 19/01780/FUL 32 King Street and agreed by majority to strongly object to this application due to noise issues with the existing licencing conditions

5.3	19/01693 /FUL	Land To The Rear Of 51 The Ropewalk	Construction of a four bedroomed dwelling with associated access arrangements and all other works (resubmission of 19/01003/FUL)	Object Proposed Cllr Scorer Seconded Cllr Reynolds	Southwell Town Council considered application 19/01693/FUL Land To The Rear Of 51 The Ropewalk and agreed unanimously to object to this application for the following reasons: It is in contravention of the neighbourhood plan E1 Flood Risk Assessments and Mitigation pg 24- this development is less than 200mts from a high risk area, therefore as a minimum a statement on the SUDS management should be included The creation of the splays will involve the removal on an unacceptable amount of hedgerow. NSDC Core Strategy DM5, para 4 -It is a back land development which overlooks surrounding properties
5.4	19/01807 /FUL	Brackenhurst Campus	Erection of single storey unit for use as lambing and grain store (Resubmission of 19/01154/FUL to amend access arrangements)	Support Proposed Cllr Reynolds Seconded Cllr Harris	Southwell Town Council considered application 19/01807/FUL Brackenhurst Campus and agreed by majority to support this application with the proviso that footpath 21 is retained and maintained
5.5	19/01797 /FUL	Brackenhurst Campus	Re-clad building and install flue, erection of fencing to form external plant/service area	Support Proposed Cllr Reynolds Seconded Cllr Martin	Southwell Town Council considered application 19/01797/FUL Brackenhurst Campus and agreed unanimously to support this application
5.6	18/02084 /LBC	Brackenhurst Campus	Replacement of the door and window sections required at the Orangery bar front entrance.	Object Proposed Cllr Scorer Seconded Cllr Harris	Southwell Town Council considered application 18/02084/LBC Brackenhurst Campus and agreed unanimously to object this application as it contravenes the Southwell NP Design Guide Appendix 2 Pg 109, Windows and Doors – the window and door are both aluminium
5.7	19/01824 /S73M	Southwell Racecourse Station Road	Application to vary conditions 4 and 5 attached to planning permission 17/01268/FULM to exclude the six lights serving the circulation areas that replaces the lights previously in place.	Object Proposed Cllr Scorer Seconded Cllr Martin	Southwell Town Council considered application 19/01824/S73 Southwell Racecourse Station Road and agreed by majority to object to this application due to increased and extensive light pollution
5.8	19/01758 /LDC	24 Nottingham Road	Confirmation of lawful commencement of existing works under planning permission 09/00672/FUL - Erection of detached dwelling	No comment	Southwell Town Council considered application 19/01758/LDC 24 Nottingham Road and agreed unanimously to 'no comment', but the council request that flood mitigation measures are taken into consideration

5.9	19/01799/LBC	The Threshing Barn Corkhill Lane	Conversion of threshing barn and conversion of stable block with new glazed link to form single dwelling (Resubmission of 18/01479/LBC)	Support Proposed Cllr Perry Seconded Cllr Reynolds	Southwell Town Council considered application 19/01799/LBC The Threshing Barn Corkhill Lane and agreed unanimously to support this application
5.10	19/01798/FUL	The Threshing Barn Corkhill Lane	Conversion of threshing barn and conversion of stable block with new glazed link to form single dwelling (Resubmission of 18/01478/FUL)	Support Proposed Cllr Perry Seconded Cllr Reynolds	Southwell Town Council considered application 19/01798/FUL The Threshing Barn Corkhill Lane and agreed unanimously to support this application
5.11	19/01751/FUL	148 Westgate	Householder application for single storey front extension and single storey side extension to form garage	Object Proposed Cllr Scorer Seconded Cllr Jeffrey	Southwell Town Council considered application 19/01751/FUL and agreed unanimously to object this application for the following reasons: It is in contravention of the neighbourhood plan which states that facades should be in keeping with the surrounding street scape and unaligned facades should be avoided. This development it over intensification and with a very different design from the surrounding houses. It is in a very prominent position and visible from the conservation area.
5.12	19/01739/LBC	The Threshing Barn Corkhill Lane	Install External Air Source Heat Pump unit	Support Proposed Cllr Martin Seconded Cllr Reynolds	Southwell Town Council considered application 19/01739/LBC The Threshing Barn Corkhill Lane and agreed unanimously to support this application
5.13	19/01738/FUL	The Threshing Barn Corkhill Lane	Install External Air Source Heat Pump unit	Support Proposed Cllr Martin Seconded Cllr Reynolds	Southwell Town Council considered application 19/01738/FUL The Threshing Barn Corkhill Lane and agreed unanimously to support this application
5.14	19/01730/FUL	50 Kirklington Road	Householder application for the construction of a first floor rear extension and single storey front extension, rendering, window replacement and internal alterations	No Objection Proposed Cllr Jeffrey Seconded Cllr Harris	Southwell Town Council considered application 19/01730/FUL 50 Kirklington Road and agreed unanimously to 'no objection' to this application, but requested that there is attenuated drainage to the off street parking
5.15	19/01703/FUL	Advanex Europe Ltd Mill Park	Convert a lawned area to a car park area	Object Proposed Cllr Jeffrey Seconded Cllr Martin	Southwell Town Council considered application 19/01703/FUL Advanex Europe Ltd Mill Park and agreed unanimously to object to this application for the following reason: It contravenes the Neighbourhood Plan E2 Flood Resistance Design pg 29 – there is insufficient information on the flood risk assessment in this medium risk area More information is required on the turning Radii and tree screening.

5.1 6	19/01917 /FUL	5 Meadow View	Householder application for single storey side extension	Support Proposed Cllr Reynolds Seconded Cllr Harris	Southwell Town Council considered application 19/01917/FUL 5 Meadow View and agreed unanimously to support this application
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AGREED Proposed, Cllr Perry, seconded Cllr Harris

To suspend standing orders at 9pm to allow the meeting to complete the remaining business on the
agenda
Unanimous

6 Chairman's Notices - None

7 Highway matters –Highway and Footways Report – noted.

AGREED Proposed, Cllr Scorer, seconded Cllr Harris

The Clerk to write to highways and ask if the 20mph signs near Holy Trinity School be left on until after
school clubs have finished at 5pm.
Unanimous

8 Ongoing and outstanding planning applications update: Noted

**9 Proposal: To consider the Southwell Traffic Management Plan previously circulated and to identify priorities
(any or all) to forward to the County Council as a request for Action. In addition to note priorities previously
submitted to Notts County Council by the authors of the plan– the plan was discussed with the committee and
the authors**

AGREED Proposed, Cllr Perry, seconded Cllr Harris

The Town Clerk to write to highways and request a monthly update on the priorities highlighted
Unanimous

10 Agenda Item: Planning Decisions and Notifications

STC Decision

10.1 Applications approved:

19/01306/LBC Land Adjacent To the Old Rectory
19/01305/FUL Land Adjacent To the Old Rectory
19/01648/FUL 7 Allenby Road
19/01446/LBC Normanton Hall
19/01546/FUL Southwell Leisure Centre
19/01443/LBC Brackenhurst Farmhouse
19/01355/FUL 1 Palace View
19/00818/LBC Brackenhurst Campus

Support
Support
No objection
Support
Support
No comment
No objection
Support

Tree work approved:

19/01455/TWCA Burgage Green

10.2 Applications refused:

19/01547/FUL 3 The Riddings

Object

10.3 Late Planning Decisions: none

10.4 Applications for Tree Works: none

11 Correspondence – NSDC Planning Meeting 5th November, Enforcement Letter - noted

12 Issues for Communication

13 Date of next meeting: Wednesday 4th December 2019

14 Items for discussion at next meeting -None

Meeting Closed at 9.15pm

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

Chairman, Planning Committee