

Notice of Meeting: **PLANNING COMMITTEE**
Date and Time: **Wednesday 3rd June 2020 7.00pm**
Venue: **Remote video link via zoom Link: .**

Present Councillors Scorer (Chairman), M Brock (20.00), D Martin, K Roberts, S Reynolds, and S Perry (from 19.15)
In Attendance, L Wright (Planning Clerk), T Broughton (Town Clerk), 7 members of public

1 Apologies for absence – Councillors L Harris & Jeffrey - personal

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.

P Scorer, D Martin 5.3 & 5.4– known to applicant

3.1 Planning Committee Minutes

AGREED **Proposed, Cllr Roberts, seconded Cllr Reynolds**
4 March,
Unanimous of those present at previous meeting
1 April & 6 May 2020 to be approved at next meeting

3.2 Matter arising – none

4 Break for questions from Members of the Public –

AGREED **Proposed, Cllr Scorer, seconded Cllr Martin**
To suspend standing orders and reinstate after Agenda item 4 & 9
Unanimous

An action plan for the Southwell Traffic Management have been submitted by 2 members of the public and are to be discussed at the next planning. It was explained they are to help the Planning Committee and the Council to co-ordinate all issues into one set of notes and to formulate a plan of priorities for the next year. Timing are an important factor as improvement operate on rolling of cycle ideas from Aug/Sept starts Cllr Scorer, on behalf of all the committee thanked for the hard work that they have done for the council and have noticed new slow sign on Hallam Road had already been installed. The 2 members of the public stated they were happy to continue to help

Cllr Roberts mentioned the issue of speeding outside Holy Trinity Scholl, the members of the public were happy to look at this as part of the traffic management plan

5 Planning applications –

click to the NSDC ref below and it will link to the relevant application

STC Ref	NSDC ref	Location	Details	STC decision	Observations
5.1	20/00748/S73	Land To The Rear Of 51 The Ropewalk	Variation of conditions 02, 05 and 06 to include amended site layout drawing attached to planning permission 19/01693/FUL; Construction of a four bedroomed dwelling	Objection Proposed Cllr Martin Seconded Cllr Roberts	Southwell Town Council considered application 20/00748/S73 Land To The Rear Of 51 The Ropewalk and agreed by majority to object to this application for the following reasons:

			with associated access arrangements and all other works (resubmission of 19/01003/FUL		-the new alignment will jeopardise the tree close to the boundary of the neighbouring property as shown on the site plan, the tree roots are likely to be damaged by the work to the driveway -the 2.4x43m vision splays should be shown on the site plan and the council express disappointment that our comments on flood mitigation were not made conditions in the approval notice.
5.2	20/00682/FUL	Dale Cottage Crew Lane	Householder application for proposed new detached timber cart shed, additional height to existing workshop.	No objection Proposed Cllr Scorer Seconded Cllr Martin	Southwell Town Council considered application 20/00682/FUL Dale Cottage agreed unanimously to a decision of 'no objection'
5.3	20/00707/S73	Land Adjacent To The Old Rectory Church Street	Application to vary condition 1 attached to planning permission 20/00096/FUL - Retrospective demolition of barn building and the proposed erection of a new dwelling - to vary approved plans to revise the fenestration of the south elevation of the approved dwelling	No objection Proposed Cllr Scorer Seconded Cllr Roberts	Southwell Town Council considered application 20/00707/S73 Land Adjacent To The Old Rectory agreed unanimously a decision of 'no objection' and defer to the conservation officer
5.4	20/00720/LBC	Land Adjacent To The Old Rectory Church Street	Retrospective demolition of barn building and the proposed erection of a new dwelling	No objection Proposed Cllr Scorer Seconded Cllr Roberts	Southwell Town Council considered application 20/00720/LBC Land Adjacent To The Old Rectory agreed unanimously a decision of 'no objection' and defer to the conservation officer
5.5	20/00742/FUL	The Old Rectory Church Street	Householder application for construction of an oak-framed outbuilding	No objection Proposed Cllr Scorer Seconded Cllr Martin	Southwell Town Council considered application 20/00742/FUL The Old Rectory agreed unanimously a decision of 'no objection' and defer to the conservation officer
5.6	20/00809/FUL	Land off Lowes Wong	Erect 4 bedroom detached house with annexe, detached double garage and new boundary wall and vehicular gates	No objection Proposed Cllr Scorer Seconded Cllr Perry	Southwell Town Council considered application 20/00809/FUL Land off Lowes Wong agreed by majority to a decision of 'no objection' in principle but express concern that the trial trench evaluation requested in the Archaeological report does not form part of the Heritage Statement and the vision splays at the access.
5.7	20/00856/S73	Rutland Burgage Lane	Variation of condition 2 attached to planning permission 19/01891/FUL to allow the relocation of access driveway	No objection Proposed Cllr Roberts Seconded Cllr Martin	Southwell Town Council considered application 20/00856/S73 Rutland and agreed unanimously a decision of 'no objection' and defer to the conservation officer

6 **Chairman's Notices** - none

7 **Verbal Report on Pegasus Solar Farm Meeting** - Cllr P Scorer reported a good meeting where all the council points were addressed. Cllr Roberts requested additional information regarding the foot path fencing which runs thorough the centre of the site, the Clerk to ask the developers

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|------------|---|---------------------|
| 8 | Agenda Item: Planning Decisions and Notifications | STC Decision |
| 8.1 | Applications approved: | |
| | 19/02246/FULM Centenary Sports Ground | |
| | 20/00355/FUL Pear Tree Cottage | No objection |
| | 20/00414/FUL The Pinfold | No objection |
| | 20/00419/FUL 20 Hillside Drive | No objection |
| | 20/00450/FUL 18 Trinity Drive | No objection |
| | 20/00467/FUL 14 Nottingham Road | No objection |
| | 20/00518/FUL 5 Farthingate | No objection |
| | 20/00205/FUL Peasbloom Crew Lane | Object |
| | 20/00710/TWCA Kings Street Car Park | |
| 8.2 | Applications refused: None to date | |
| 9 | Consultation letter for Land East of Lower Kirklington Road – previously circulated - comments required by 11th June 2020 | |

Fishergerman were present at the zoom meeting and the following points were discussed:

Concern was expressed that the area is a high flood risk area –the consultants are working with relevant authorities. The flood attenuation pond on south of site will hold water 1:100 plus 40% climate change and slowly release water at green field run off rates, the northern attenuation pond will feed off into the pipe under Kirklington road. As Southwell is sensitive to sudden downpours and surface water, it was asked that this be taken into consideration.

Cllr Scorer advised the consultants that that the local expertise would scrutinise the flood mitigation plan.

The layout of the site includes drainage ditches, at the lower point, which will hold water before going into the attenuation ponds

The children's play area is in centre of site, a focal point for the development. The Tree is to be retained as it is of high quality. The eastern site of site has many poor-quality trees; therefore, the committee will be interested to see the tree survey. Any features in red are of poor quality and the proposal is for them to be removed and new planting will be undertaken

Is the footpath on the development land and is the stream the boundary? This footpath will become very muddy in wet conditions, therefore will the developers take on responsibility to improve this. The consultant stated they will look into to this. Also, if the development owns the banks of the stream then clarification is required on who has the riparian ownership

The corner tight at the entrance, the consultant has written to highways and they are considering both accesses together.

Are houses going to include solar panels and charging points, this application is only outline therefore will not include this? The site will be sold to a developer and discussions will need to be with them

There is a possible Desire line for pedestrian access on south east corner of site for access to the shop towards Springfield Road

Sharing of leaflet of FB and Website, good idea but it is an information package, the Clerk to check with NSDC on their policy

10 **Issues for Communication** - response to consultation letter,

11 **Date of next meeting: Wednesday 1st July 2020 19.00**

12 **Items for discussion at next meeting – Highways matters also include a separate highways agenda item**

Meeting Closed at 20:15

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