

Minutes of Meeting: PLANNING & HIGHWAYS COMMITTEE -

Date and Time: Wednesday 19th May 2021 19.00

Venue: The Old Courthouse /Members of the Public via zoom Link:

In attendance : Cllr D Martin (Chairman), Cllr S Reynolds, Cllr L Harris, Cllr K Roberts , Cllr S Perry

No questions from members of the public

PH21/05/001Apologies for absence Cllrs P Scorer, M Jeffrey, & M Brock – personal

PH21/05/002To receive any declarations of interest

Cllr D Martin – 4.12 & 4.7 – known to applicant

Cllr S Reynolds – 4.9 – known to applicant

PH2105/003 Approval of Minutes of previous meetings:

3.1 **Agreed** Proposed, Cllr Martin, seconded Cllr Reynolds

Unanimous of those present at previous meeting

3.2Matters arising – none

PH21/05/004Planning applications –

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

STC Ref	NSDC ref	Location	Details	STC decision	Observations
4.1	21/01012/FUL	Moorfield Court	Conversion of vacant day centre to provide 4 no. extra care units and communal floorspace within existing extra care facility with minor external alterations.	No objection Proposed Cllr Perry Seconded Cllr Reynolds	Southwell Town Council considered application 21/01012FUL Moorfield Court and agreed unanimously to no objection to this application
4.2	21/00792/HOUSE	55 The Ropewalk	Single-storey rear flat roof extension with parapets and roof lights	Object Proposed Cllr Martin Seconded Cllr Reynolds	Southwell Town Council considered application 21/00792/HOUSE 55 The Ropewalk and agreed unanimously to object to this application- Due to the lack of flood mitigation measures which in contrary to the Neighbourhood Plan Policy E1 Flood Assessment and Mitigation
4.3	21/00805/HOUSE	1 Hopewell Rise	To retain existing sales office as an office with car port to front elevation	Object Proposed Cllr Reynolds Seconded Cllr Martin	Southwell Town Council considered application 21/00805 /HOUSE 1 Hopewell Rise and agreed unanimously to object to this application The committee has no objection to the office, but the car port is out of keeping with the character of area
4.4	21/01017/FUL	The Minster Centre	New security fencing to the southeast and southwest	Object Proposed Cllr Reynolds Seconded Cllr	Southwell Town Council considered application 21/01017/FUL The Minster Centre and agreed unanimously to object to this application as it contravenes the neighbourhood plan Policy DH3 Historic

			boundaries of the lower Minster gardens known as the paddock.	Roberts	Environment - Development proposals within the historic town centre must not negatively impact on the spaces, links or relationships between listed buildings, particularly those associated with the Minster where the aim is to maintain a sense of place within and around its precinct -the fence will create an urban feel to Memorial Drive, in a heritage area -loss of visual amenity -restrictive wildfire corridors
4.5	21/00642/HOUSE	12 Farthingate	Erection of a two storey side extension and single storey front extension	No objection Proposed Cllr Harris Seconded Cllr Reynolds	Southwell Town Council considered application 21/00642/HOUSE 12 Farthingate and agreed unanimously to no objection to this application with the proviso the excess surface water is managed effectively
4.6	21/00813/FUL	42 Lower Kirklington road	Removal of garage, creation of shared driveway and erection of bungalow and 2 No. garages (one for each dwelling) (Revised application of 18/00394/FUL)	Object Proposed Cllr Reynolds Seconded Cllr Perry	Southwell Town Council considered application 21/00813/FUL 42 Lower Kirklington road and agreed unanimously to object to this application for the following reasons It contravenes Southwell Neighbourhood Plan policies: E1 Flood Assessment and Mitigation E2 Flood Resilience Design , This is an area is classed as an area of medium risk in the Environment Agencies website and the path of any surface water area leads to a high-risk area further downstream It is over intensification of the area and a backland development The paved parking area on the plans is very large for the size of the property, which could potentially add to the impact on flooding within the area. The removal of several mature trees is unacceptable, but the felling of these trees will exacerbate the risk of flooding. The additional vehicle movements will cause problems on the narrow access and noise levels will increase
4.7	21/00898/HOUSE	Platts Orchard 39 Church st	First Floor extension into roof space over existing lounge to create additional bedroom and en-suite	No objection Proposed Cllr Reynolds Seconded Cllr Perry	Southwell Town Council considered application 21/00898/HOUSE Platts Orchard 39 Church St and agreed unanimously to no objection to this application
4.8	21/00633/FUL	Land at Brackenhurst	Re-provision of existing main car park including	No objection Proposed Cllr Perry Seconded	Southwell Town Council considered application 21/00633/FUL Land at Brackenhurst and agreed unanimously to no objection to this

			resurfacing, sustainable drainage, space and circulation demarcation, low glare lighting,	Cllr Roberts	application with the proviso the lighting is low level and on a timer to restrict light pollution
4.9	21/00788/HOUSE	1 Farthingate	Single Storey rear extension, modify existing dormer to pitched roof, increase existing rear extension.	No objection Proposed Cllr Reynolds Seconded Cllr Perry	Southwell Town Council considered application 21/00788/HOUSE 1 Farthingate and agreed unanimously to no objection to this application with the proviso the excess surface water is managed effectively
4.10	21/00944/ADV	Admiral Rodney	Proposed new signage	No objection Proposed Cllr Perry Seconded Cllr Roberts	Southwell Town Council considered application 21/00944/ADV Admiral Rodney and agreed unanimously to no objection to this application
4.11	21/00965/HOUSE	1 Byron Gardens	Proposed single storey rear and side extension	No objection Proposed Cllr Reynolds Seconded Cllr Roberts	Southwell Town Council considered application 21/00965/HOUSE 1 Byron Gardens and agreed unanimously to no objection to this application with the proviso the excess surface water is managed effectively and there provision for is off road parking
4.12	21/00894/HOUSE	15a Westgate	Amend the existing carport into enclosed storage space and installation of electric wooden gates	No objection Proposed Cllr Reynolds Seconded Cllr Roberts	Southwell Town Council considered application 21/00894/HOUSE 15a Westgate and agreed unanimously to no objection to this application
4.13	21/00981/HOUSE	Brinkley Hill Farm	Single-story extension with balcony and two-story extension.	No objection Proposed Cllr Perry Seconded Cllr Roberts	Southwell Town Council considered application 21/00981/HOUSE Brinkley Hill Farm and agreed unanimously to no objection to this application
4.14	21/01010/HOUSE	63 Westhorpe	Single-storey rear extension, single-storey glazed porch to rear side, ground floor hall extension beneath existing covered area to front,	No objection Proposed Cllr Reynolds Seconded Cllr Roberts	Southwell Town Council considered application 21/01010/HOUSE 63 Westhorpe and agreed by majority to no objection to this application, the committee are disappointed at the use of UPVC windows replacing wooden windows as it contravenes the Neighbourhood Plan design guide and the councils environmental policy.

4.15	21/00978/HOUSE	7 Woodland Drive	Single storey side extension and new boundary fencing	Object Proposed Cllr Harris Seconded Cllr Perry	Southwell Town Council considered application 21/00978/HOUSE 7 Woodland Drive and agreed unanimously to object to this application due to the high of the fence which is contrary to the character of the area
4.16	21/01024/HOUSE	Home Farm House, Threshing Barn	Construct detached garage and store	No objection Proposed Cllr Reynolds Seconded Cllr Roberts	Southwell Town Council considered application 21/01024/HOUSE Home Farm House, Threshing Barn and agreed unanimously to no objection to this application
4.17	21/00999/HOUSE	71 - 73 King Street	Replacement of windows, external doors and remedial works to external brickwork and roof	No objection Proposed Cllr Reynolds Seconded Cllr Harris	Southwell Town Council considered application 21/00999/HOUSE 71 - 73 King Street and agreed unanimously to no objection to this application and note that the replacement is like for like wood. Defer to conservation officer
4.18	21/01000/LBC	71 - 73 King Street	Replacement of windows, external doors and remedial works to external brickwork and roof	No objection Proposed Cllr Reynolds Seconded Cllr Harris	Southwell Town Council considered application 21/01000/LBC 71 - 73 King Street and agreed unanimously to no objection to this application and note that the replacement is like for like wood. Defer to conservation officer
4.19	21/01101/HOUSE	Baytree House 188 Norwood Gardens	Replacement Conservatory Roof	No objection Proposed Cllr Reynolds Seconded Cllr Roberts	Southwell Town Council considered application 21/01101/HOUSE Baytree House 188 Norwood Gardens and agreed unanimously to no objection to this application
4.20	21/01096/HOUSE	11 Allenby Road	Two Storey Rear Extension	No objection Proposed Cllr Roberts Seconded Cllr Harris	Southwell Town Council considered application 21/01096/HOUSE 11 Allenby Road and agreed unanimously to no objection to this application

PH21/05/005

Agenda Item: Planning Decisions and Notifications

5.1 Applications Approved

20/02472/FUL Norwood Park
 21/00163/FUL 12 Monckton Drive
 21/00327/HOUSE Elmfield House
 21/00328/LBC Elmfield House
 21/00503/HOUSE Orchard Barn
 21/00082/HOUSE 9 Ridgeway
 21/00116/FUL 6 and 6a Norwood Villas
 21/00304/HOUSE 65 Westhorpe
 21/00317/HOUSE The Cottage Westgate
 21/00366/HOUSE 42 Pinewood Close
 20/02417/HOUSE Peasbloom Crewe Lane
 21/00449/HOUSE 11a Hillcrest
 21/00460/LBC 9 Westgate
 21/00584/HOUSE 9 Westgate
 21/00605/FUL Centenary Sports Ground
 21/00143/S73M UCD Crew Lane

STC Decision

Object
 No objection
 Defer
 Defer
 No objection
 No objection
 Object
 No objection
 Object
 No objection
 No objection
 No objection
 No objection
 No objection
 No objection
 No objection

21/00471/HOUSE 27 Kirby Close
21/00507/HOUSE Century House
21/00582/HOUSE 47 Lower Kirklington Road

Object
No objection
No objection

5.2 Applications refused: 21/00150/HOUSE Pear Tree Barn Brinkley

Object

5.3 Tree works: 21/00403/TWCA Elmfield House
21/00550/TWCA 21 Church st
21/00571/TWCA The Burgage
21/00756/TWCA 6 Westgate
21/00785/TWCA Carpark Church st

PH21/05/006 Chairman's Notices – none

PH21/05/007 Comment on proposed street collection by
7.1 The Lions - noted
7.2 Macmillan -noted
It was agreed to start a calendar of street collections

PH2105/008 Review of the new NSDC Scheme of Delegation, deferred to the next meeting in Cllr Brock's absence

PH2105/009 To review Highway's report -noted It was agreed to discuss in greater detail at the June meeting and to start the Traffic Management plan proposal for 22/23
It was agreed to enter reference numbers on the Roads & Footpath reports when the office is fully staffed. Cllr Perry also commented on amount of litter around the town and requested to see the litter picking policy of NCC. The committee also thanked the letters pickers who are active in the town. Cllr Martin to get an update on the Brackenhurst Footpath to the Leisure centre

PH2105/010 Report on the progress of the submitted Traffic improvement plan - awaiting further information from Via

PH2105/011 Verbal Report from the Neighbourhood Working Party- at the recent meeting on 11th May which discussed the likely impact of the Planning System and the allocation of Open/Green Spaces. Outstanding work includes flood matters, additional evidence base and listing consultees. Next meeting 8th June

PH/2105/012 Date of next meeting: 2nd June 2021

PH/2105/013 Items for discussion at next meeting
-Highways report and traffic management plan
-discuss strategic comments in line with the STC environmental plan

Meeting Closed at 20.30

Signed

Chairman of Planning & Highway

Date