

## Minutes of Meeting: PLANNING & HIGHWAYS COMMITTEE -

**Date and Time:** Wednesday 7<sup>th</sup> April 2021 19.00

**Venue:** Remote video link via zoom **Link:**

**Present:** Cllrs: P Scorer, D Martin, L Harris, S Perry, K Roberts, M Jeffrey, S Reynolds

**Also in attendance:** Clerk L Wright, Tourism, Events and Communications officer H Dunkley, Assistant Clerk K Green and 5 members of the public

## Questions and planning responses from Members of the Public

### Minutes

**1 Apologies for absence- Cllr M Brock**

**2 To receive any declarations of interest- item 4.5 known by Cllr Scorer item 4.21 Known by Cllrs Martin, Harris, Perry 4.11 known by Cllr Martin**

*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.*

**3 Approval of Minutes of previous meetings:**

3.1 Planning Committee Minutes 3<sup>rd</sup> March 2021

3.2 Matters arising – for information only.

**AGREED Proposal to accept the Minutes**  
**Proposed Cllr Jeffrey Seconded Cllr Reynolds**  
**Unanimous**

**4 Planning applications –**  
**click to the NSDC ref below and it will link to the relevant application**

ST C Ref	NSDC ref	Location	Details	STC decision	Observations
4.1	<a href="#">21/00379/FULM</a>	Bankwood Farm Oxtan Road	Residential redevelopment of farm complex comprising 5no. new dwellings and the residential conversion of a traditional stone barn (Resubmission of 19/00746/FULM)	Object Proposed Cllr Jeffrey Seconded Cllr Roberts	Southwell Town Council considered application 21/00379/FULM Bankwood Farm Oxtan and agreed by majority to object to this application, for the following reasons: They concur with the highways and conservation officers comments . The access is inadequate for the development
4.2	<a href="#">21/00449/HOUSE</a>	11A Hillcrest	Loft conversion with front dormer and single storey rear extension	No objection Proposed Cllr Jeffrey Seconded Cllr Reynolds	Southwell Town Council considered application 21/00449/House 11 Hillcrest and agreed unanimously to no objection to this application,

4.3	<a href="#">21/00471/HOUSE</a>	27 Kirkby Close	Single storey rear and two storey front extensions. New dormer and new roof to front elevation and new external chimney	Object Proposed Cllr Scorer Seconded Cllr Jeffrey	Southwell Town Council considered application 21/00471/House 27 Kirkby Close and agreed by majority to a object to this application, for the following reason: It contravenes the Southwell Neighbourhood Plan Design Guide Windows & Doors - Aluminium, UPVC and tropical hardwood windows and doors should be avoided.
4.4	<a href="#">21/00466/FUL</a>	Woodland cottage	Replacement dwelling with associated landscaping. Partial demolition of existing building and conversion to garaging and workshop	Support Proposed Cllr Martin Seconded Cllr Jeffrey	Southwell Town Council considered application 21/00466/FUL Woodland cottage and unanimously agreed to support this application,
4.5	<a href="#">21/00507/HOUSE</a>	100 Westgate	Repairs to coping and wall, reposition entrance pillar and replace driveway surface	No objection Proposed Cllr Reynolds Seconded Cllr Reynolds	Southwell Town Council considered application 21/00507/House 100 Westgate and agreed unanimously to no objection to this application,
4.6	<a href="#">21/00503/HOUSE</a>	Orchard Barn LKR	Installation of one rooflight to act as escape window to east elevation of loft room (Resubmission of 21/00056/HOUSE)		Previously Approved
4.7	<a href="#">21/000569/FUL</a>	Norwood Hill Halam Rd	Erection of annex and related access and landscaping works	No objection Cllr Scorer Seconded Cllr Reynolds	Southwell Town Council considered application 21/00569/House Norwood Hill and agreed unanimously to no objection to this application
4.8	<a href="#">21/00555/HOUSE</a>	15 Metcalfe Close	Single storey extension to link former garage to dwelling	No objection Proposed Cllr Jeffrey Seconded Cllr Reynolds	Southwell Town Council considered application 21/00555/15 Metcalfe and agreed unanimously to no objection to this application
4.9	<a href="#">21/00082/HOUSE</a>	9 Ridgeway	Two storey side/rear & front extension	No objection Proposed Cllr Jeffrey Seconded Cllr Martin	Southwell Town Council considered application 21/00082/House 9 Ridgeway and agreed unanimously to no objection to this application
4.10	<a href="#">21/00460/LBC</a>	9 Westgate	Replace iron railings on either side of the wrought iron gates & posts at	No objection Proposed Cllr Jeffrey Seconded	Southwell Town Council considered application 21/000460/House 9 Westgate and agreed unanimously to no objection to this application and defer to the conservation officers comments

			the front of the house	Cllr Reynolds	
4.11	<a href="#">21/00584/HOUSE</a>	9 Westgate	To reinstate wrought iron railings at the front of the house	No objection Proposed Cllr Jeffrey Seconded Cllr Reynolds	Southwell Town Council considered application 21/000584/House 9 Westgate and agreed unanimously to no objection to this application and defer to the conservation officers comments
4.12	<a href="#">21/00582/HOUSE</a>	47 Lower Kirklington Road	Proposed front Porch and bay window	No Objection Proposed Cllr Reynolds Seconded Cllr Scorer	Southwell Town Council considered application 21/00582/House 47 lower Kirklington Rd and agreed unanimously to no objection to this application
4.13	<a href="#">21/00535/FUL</a>	Land at Coghill Court	Erection of four two-bed semi-detached bungalows	Object Proposed Cllr Reynolds Seconded Cllr Martin	Southwell Town Council considered application 21/00535/FUL Land to Coghill Court and agreed by majority to a object to this application, for the following reasons: It contravenes the Southwell Neighbourhood Plan Policy DH2 7.5 Public Realm -Space between buildings lver intensification of the land in front of the existing flats, loss of parking spaces, urbanising the rural aspect of the Potwell Dyke, out of keeping in the conservation area of Holy Trinity Church loss of amenity space positioned in an area which flooded in 2013 No public consultation pre the application
4.14	<a href="#">21/00474/FUL</a>	46 Lower Kirklington Road	New single storey ground floor extension and new first floor extension with internal alterations, replacement of existing windows with new White UPVC windows. New vehicular access to existing parking	Object Proposed Cllr Martin Seconded Cllr Roberts Unanimous	Southwell Town Council considered application 21/00474/FUL 46 Kirklington Close and agreed unanimously to a object to this application, for the following reason: It contravenes the Southwell Neighbourhood Plan: Policy E1 Flood Risk Assessment and Mitigation- this is a medium flood risk area and there is no statement on the treatment of the increased water surface area Design Guide Windows & Doors - Aluminium, UPVC and tropical hardwood windows and doors should be avoided.
4.15	<a href="#">21/00626/FUL</a>	Pear Tree Cottage Lower Kirklington Road	Erection of new family dwelling on land to rear of existing house. Relocation of garage to existing house, and alterations to access and drive	Object Proposed Cllr Martin Seconded Cllr Roberts	Southwell Town Council considered application 21/00605/FUL Pear Tree Cottage LKR and agreed unanimously to a object to this application, for the following reason: It contravenes the Southwell Neighbourhood Plan: Policy E1 Flood Risk Assessment and Mitigation- this is a medium flood risk area and there is no statement on the treatment of the increased water surface area Backland development in a rural area
4.16	<a href="#">21/00605/FUL</a>	Centenary Sports Ground	Installation of air source	No objection Proposed	Southwell Town Council considered application 21/00605/FUL Centenary Sports Ground and agreed unanimously to no objection to this application

			heatpump (retrospective)	Cllr Reynolds Seconded Cllr Roberts	
4.17	<a href="#">21/00745/HOUSE</a>	6 Nursery end	Single storey rear extension, single storey front extension. Render and construct new garage	No objection Proposed Cllr Scorer Seconded Cllr Martin	Southwell Town Council considered application 21/00745/FUL 6 Nursery End and agreed unanimously to no objection to this application
4.18	<a href="#">21/00603/FUL</a>	The Burgage	Construction of a timber treehouse under the canopy of 4 adjacent trees	No objection Proposed Cllr Roberts Seconded Cllr Reynolds	Southwell Town Council considered application 21/00603/FUL The Burgage and agreed unanimously to no objection to this application
4.19	<a href="#">21/00604/LBC</a>	The Burgage	Construction of a timber treehouse under the canopy of 4 adjacent trees	No objection Proposed Cllr Roberts Seconded Cllr Reynolds	Southwell Town Council considered application 21/00604 LBC The Burgage and agreed unanimously to no objection to this application
4.20	<a href="#">21/00304/FUL</a>	65 Westhorpe	Demolition of single storey side extension, garage and carport. Construction of two storey side extension, single storey garage and single storey front extension, oak framed porch, render to existing brickwork and other alterations. Amended	Object Proposed Cllr Martin Seconded Cllr Jeffrey	Southwell Town Council considered application 21/00304/FUL 65 Westhorpe and agreed by majority to object for the following reason: It contravenes the Southwell Neighbourhood Plan: Design Guide Windows & Doors - Aluminium, UPVC and tropical hardwood windows and doors should be avoided. It is obtrusive and overbearing to neighbouring properties The committee concur with the Conservation Officers comments
4.21	<a href="#">APP/B30/30/W/21/3270426</a>	Garage off Bull yard	Appeal 20/00886 /FUL Replace existing garage with a self-contained unit to provide additional guest accommodation	Object Proposed Cllr Scorer Seconded Cllr Jeffrey Agree 5 Abstain 2	Southwell Town Council considered this appeal and agreed to submit the previous objection with the addition of -The application will cause additional vehicles already in a congested area with a right of way

## 5 Agenda Item: Planning Decisions and Notifications

### 5.1 Applications approved: 20/02495 7 Fern Close

20/02552/HOUSE Brinkley Hall Farm

21/00056/HOUSE Orchard Bard LKR

20/02537/HOUSE 18 Kirkby Close

## STC Decision

No objection

No objection

No objection

No objection

20/1919/FUL 25 Woodland View	No objection
21/00065/HOUSE 7 Ridgeway	No objection
21/00094/FUL 6 Warrands Close	No objection
21/00278/HOUSE 9 Tathams Orchard	No objection
20/02083/HOUSE Maythorne Farm	No objection
20/02084/LBC Maythorne Farm	No objection
21/00199/HOUSE 2 Ridgeway	No objection
21/00340/PRIOR 9 Manor Close – Prior approval not required	

**5.2 Applications refused:** 20/001242/FULM Halloughton Solar farm      Object

**5.3 Tree works:**

21/00085/TWCA 27 Church street	
21/00170/TWCA 3 Harveys Field	
21/00166/TWCA The Burgage	
21/00176/TWCA Woodland Cottage Westhorpe	
21/00195/TWCA Stone stacks Newark rd	
21/00235/TWCA 7 Westhorpe	
21/00254/TWCA Rutland Burgage Lane	
21/00321/TWCA Burgage Paddock Burgage Lane	
21/00338/TWCA Burgage Cottage Burgage Lane	<b>Noted</b>

**6 Chairman's Notices – none**

**7 Comment on proposed premises License Gate to Southwell Festival -previously circulated**

**AGREED**      **Proposal to support the application**  
**Proposed Cllr Roberts Seconded Cllr Reynolds**  
**Unanimous**

**8 Review of notice of new club premises certificate application -previously circulated**

**AGREED**      **Proposal to support the application**  
**Proposed Cllr Scorer                      Seconded Cllr Jeffrey**  
**Unanimous**

**9 Consultation on Draft Local Validation Checklist – replies by 12<sup>th</sup> April**  
<https://www.newark-sherwooddc.gov.uk/validationchecklistconsultation/>

**AGREED**      **Proposal to comment that: Part 3 – section 4 error in the Archeology section – refers to Air quality info Section 6 – welcome the requirement for superfast broadband. Welcome the requirement for SW drainage design as part of the process rather than part of the conditions – Suggest the following is added: "If a town/village is known to have suffered flooding in the past, the local community/council/flood action group should be included in pre-planning discussions to fully assess the impact of developments on flood risk at local level."**

**Welcome the need to provide a Hedgerow removal notice – this needs publicity as it's too late once removed**

**Proposed Cllr Jeffrey                      Seconded Cllr Martin**  
**Unanimous**

**10 NSDC Review of Housing Needs Survey -for information - noted**  
<https://www.newark-sherwooddc.gov.uk/housingneeds/>

**11 Local Minerals Plan issued 10<sup>th</sup> March 2021 – to note- noted**  
<https://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/examination>

**12 Highway Matters – discussion on Highways Way forward – previously circulated**

**AGREED**      **Proposal to move forward with item 3 of the suggestions - Residents Paul MacIntosh and Thomas Whitmore have volunteered to prepare monthly reports to be agreed with the Chair and Vice Chair and to go out with the agenda – items requiring discussion to be highlighted. (See papers attached – Proposed Monthly Report-format and Example Report)**

**Proposed Cllr Jeffrey                      Seconded Cllr Martin**  
**Unanimous**

**Cllr Jeffrey left the meeting**

**13 Highways issues report – previously circulated -discussed and noted**

**14 Report on the progress of the submitted Traffic improvement plan**

**AGREED      Proposal to reminder email to action the plan**  
**Proposed Cllr Scorer      Seconded Cllr Reynolds**  
**Unanimous**

**15 Verbal Report from the Neighbourhood Working Party-** work is ongoing the next actions are to formulate the collation of the report and identify consultees

**16 Date of next meeting: May Date to be confirmed**

**17 Items for discussion at next meeting – Planning Policies**

**Meeting closed at 20.45**

**I declare that the above is a true record of the meeting**

**Signed**  
**Chair**

**Date**