

Minutes of Meeting: PLANNING & HIGHWAYS COMMITTEE -

Date and Time: Wednesday 1 December 2021 19.00

Venue: The Old Courthouse Burgage Southwell NG25 0EP

Present : **Councillors D Martin,(Chairman), P Scorer M Brock, K Roberts, S Perry**

In Attendance: L Wright (Town Clerk), A Brackenbury (Admin Assistant), 3 members of public

PH21/11/077 **Apologies for absence –** Cllrs L Harris, S Reynolds, and M Jeffrey

PH21/11/078 **To receive any declarations of interest**

Members are hereby reminded of sections 26-34 and Schedule 4 of the Localism Act 2011,
- none

PH21/11/079 **Approval of Minutes of previous meetings:**

79.1 Planning Committee Minutes 3rd November 2021

AGREED **Proposal to accept the Minutes**

Proposed Cllr Scorer

Seconded Cllr Brock

Unanimous by those present at the meeting

79.2 Matters arising – for information only.

PH21/11/080 **Planning applications**

To suspend standing orders and subsequently reinstate for members of the public to speak

Proposed P Scorer

Seconded K Roberts

Agreed Unanimously

A representative from Sainsburys gave a short update on the changes to planning application 21/02043

STC Ref	NSDC ref	Location	Details	Decision	Observations
80.1	21/02043 /FULM	Land Off Nottingham Road	Erection of a new foodstore (Use Class E) and associated new access, parking, servicing, drainage, landscaping and highway works.	Object Proposed P Scorer Seconded Roberts Majority 1 no vote	See attached comments
80.2	21/01214 /FUL	No 48 Beauty 48 Westgate	Change of use of beauty	Object Proposed P Scorer	Southwell Town Council considered application 21/01214/FUL No 48 Beauty 48 Westgate and agreed by majority to object

			rooms (mixed use sui generis and A1) to bakery (use E(a)). Installation of external flue (retrospective).	Seconded D Martin Majority 1 no vote	to this application for the following reasons: Loss of amenity to the neighbours support the comments of the environmental officer on the noise levels and agree further investigation is required
80.3	21/02363/HOUSE	11 Adams Row	Single storey rear extension following demolition of existing and alterations	Object Proposed D Martin Seconded M Brock	Southwell Town Council considered application 21/02363/HOUSE 11 Adams Row and agreed by unanimously to object to this application for the following reasons: It contravenes the neighbourhood plan policy E1 – Flood Risk Assessments and Mitigation -Over intensification of area
80.4	21/02305/LBC	Admiral Rodney Hotel	Proposed internal alterations to form an access ramp and a fully accessible WC.	No Objection Proposed K Roberts Seconded S Perry	Southwell Town Council considered application 21/02305/LBC Admiral Rodney Hotel and agreed by unanimously no objection to this application
80.5	21/02390/HOUSE	9 Ridgeway	Proposed first floor front extension	No Objection Proposed P Scorer Seconded D Martin	Southwell Town Council considered application 21/02390/HOUSE 9 Ridgeway and agreed by unanimously no objection to this application
80.6	21/02328/LBC	32 Easthorpe	Replacement front door	No Objection Proposed D Martin Seconded P Scorer	Southwell Town Council considered application 21/02328/LBC 32 Easthorpe and agreed by unanimously no objection to this application
80.7	21/02371/FUL	The Hay Barn	Proposed single storey extension and change of access	No Objection Proposed M Brock Seconded K Roberts	Southwell Town Council considered application 21/02371/FUL The Hay Barn and agreed by unanimously no objection to this application

80.8	21/02410/FUL	Community Hall Easthorpe	Change of Use of Community Hall to One Dwelling including the erection of an extension and external alterations	No Objection Proposed P Scorer Seconded D Martin	Southwell Town Council considered application 21/02410/FUL Community Hall Easthorpe and agreed by majority to no objection to this application
80.9	21/02427/HOUSE	1 Becketts Field	Proposed Garden Room	No Objection Proposed P Scorer Seconded K Roberts	Southwell Town Council considered application 21/02427/HOUSE 1 Becketts Field and agreed unanimously to no objection to this application
80.10	21/02425/LBC	1 Westgate	Creation of external doorways to replace existing windows. Internal alteration	Object Proposed D Martin Seconded P Scorer	Southwell Town Council considered application 21/02425/LBC 1 Westgate and agreed unanimously to object to this application as it changes the character of an important listed building close to the town centre
80.11	21/02227/FUL	Units 3, 4 And 5 Southwell Business Centre Crew Lane	Change of use to personal training gym with internal alteration	No Objection Proposed D Martin Seconded K Roberts	Southwell Town Council considered application 21/02227/FUL Units 3, 4 And 5 Southwell Business Centre Crew Lane agreed by majority to no object to this application
80.12	21/02474/HOUSE	22 Trinity Road Southwell NG25 ONP	Demolish outbuilding. Single and double storey rear extension.	No Objection Proposed D Martin Seconded P Scorer	Southwell Town Council considered application 21/02474/HOUSE 22 Trinity Road and agreed unanimously to no objection to this application with the proviso that all flood mitigation measures are met

PH21/11/081

Agenda Item: Planning Decisions and Notifications – Noted

81.1 Applications Approved

21/01953/HOUSE 62 Lower Kirklington Road
21/02083/HOUSE 40 Lower Kirklington Road
21/01301/FUL BP Southwell Green

STC Decision

No objection
No objection
No objection

81.2 Applications Refused**STC Decision**

None

81.3 Tree works:

21/00550/TWCA 21 Church Street

21/02129/TWCA Land To The Rear Of Warrands Close

PH21/11/082**Chairman's Notices - none****PH21/11/083****To review Highway's report – noted**

Cllr Roberts asked for an update on the survey carried out on Halloughton Road, Clerk to write to VIA on the standards to which they maintain the roads, Clerk to write to NCC for an update on the Traffic Management Plan

PH21/11/084**Date of next meeting: 12 January 2022****PH21/11/085****Items for discussion at next meeting**

Halloughton Road

Southwell Traffic Management Plan

Via Road Standards

Double glazing letter

Meeting Closed**20.40****Signed****Chair of Planning****Date****21/02043/FULM Land Off Nottingham Road**

Southwell Town Council considered application 21/02043/FULM Land Off Nottingham Road and agreed by majority to object to this application for the following reasons:

1. Need

Do we need it? Southwell has a population of only 7500 and we already have a similar sized supermarket (the Coop) near the centre of town and five other convenience stores in various well suited locations. Whilst it is an often-repeated comment that the Coop supermarket could be a lot better, this is not a justifiable reason for building a second similar store in the town.

In addition, there is the Saturday market, the Saturday specialty market in the WI Hall and visiting fish suppliers on Wednesday Thursday and Friday and Saturday

There are also two high quality butchers and two bakers in the town and there is also going to be an increasing percentage of online shopping from the out-of-town suppliers.

This proposed store is therefore likely to have a substantial negative impact on the footfall in the central shopping area and this will have a consequent effect on the vibrancy and the strength of the existing shopping scene, and as this is part of the heart of Southwell, it needs to be protected.

2 Recent Planning History

In recent history, there have been two applications covering this land (in 2013 and 2014) and both were for two houses with flood attenuation. They were both rejected for the following reasons

a) It is not on allocated land and is outside of the town envelope and therefore in what is classified as open countryside. As a result, it does Not Need to be developed and indeed there has to be a very strong community justification to build on land which is in the open countryside. Such a community justification would be a school, or a medical centre and a commercial building does not constitute such a special justification there are alternative locations

b) The proposal would have resulted in encroachment on the open countryside thus adversely impacting on the rural landscape

In 2017 the SHLAA (Strategic Housing Land Availability Assessment) land assessment deemed that the site was unsuitable for development, and nothing has changed since then.

3 Position

The proposed site is on the southern edge of town, and it is therefore not convenient for pedestrian access from much of the town on the other side of the centre. We anticipate that the vast majority of visits will be by car and therefore contrary to maintaining policies regarding climate change and a reduction in car usage.

Further the site is on what is the most important gateway into the town with a protected view from the Brackenhurst area. Gateway sites are recognised as very important in maintaining the ambience and historical context of the town. At a recent appeal on a housing site at the gateway entrance on Lower Kirklington Rd, the inspector made it very clear that the transition zones into this historic town have to be very carefully protected. Positioning a supermarket in this very sensitive transition area with the extra traffic, commercial use, light, and large intrusive signs will have a serious negative impact on this most important of Gateways.

The application Contravenes Local and National Planning Policies and is for a commercial building which would lie outside the Urban Boundary as defined in the NSDC Allocations DPD and the Southwell Neighbourhood Plan. To allow the application would be to set an unfortunate precedent. The site was deemed unsuitable for housing and retail in the 2017 SHLAA as it was contrary to NSDC Policies SP3 and DM8 and because part of the site was subject to flooding. The hedge on the north side of the site is designated as important landscape vegetation in both the NSDC Allocations DPD and the Southwell NP. The application proposes removal of this hedge. Southwell NP Design guide states Wherever possible buffer strips, landscape screening, amenity, ecologically and historically valuable vegetation (including hedges and trees) must be retained on and adjoining development. Core strategy Policy So/AP1 states Protect and enhance the retail offer of the town by designating a town centre boundary and primary shopping frontages and encouraging retail and other town centre uses within it. Southwell NP policy DH1 states All new developments, in terms of scale, mass and overall mix of use, should reinforce the Town Centre for commercial and retail use, and not seek to create alternative centres.

4. Highways, Access and Road Safety

This junction on Nottingham Rd is complex in that within 50 metres there are the junction's with Halloughton Rd, Park Lane and very soon the access to the Reach/ Springfield bungalow site which is soon to be constructed. Not in the immediate vicinity but still close are the entrance to the Becketts Field Development and the Minster School which creates high traffic density at peak times

Constructing a safe junction here with the requirements of pedestrians crossing to the food store is going to be difficult given that Nottingham Road is very busy and is renowned for speeding traffic both in and out of the town (this has been proven by recent several operations by the Speedwatch Group, which showed speeds of up to 47 mph). It is unlikely that a simple crossing will be sufficient, particularly as many of the users will be elderly (possibly slow) and some will be in wheelchairs and mobility scooters. In addition, there will certainly be mothers with prams pushchairs or buggies.

It should be noted that the swept path analyses of delivery vehicles show them blocking Park Lane as they enter and exit the site. It is not clear what would happen if there were cars trying to enter or exit Park Lane in the opposite direction at the same time. Moreover, when exiting the site and turning to the south, the lorries have to cross over to the opposite side of the road before regaining the correct side. With traffic speeding down the hill from Brackenhurst, irrespective of the speed limit, this is likely to be a serious safety matter. Traffic Volumes The publication Building Sustainable Transport into New Developments (DfT 2008) defines walking Neighbourhoods as having a range of facilities within 10 minutes walking distance (800m). Above 800m it is evidenced that people are likely to use their cars rather than walk. That would be especially true if carrying shopping. The 800m Isocrone from the proposed store entrance extends to Sacrista Prebend on Westgate to the east and to Trinity Road on Westgate to the west. It includes Halloughton Road, Becketts Field, Hillside Drive, some of Lowes Wong and Dunham Close but nowhere beyond that. This is at odds with paragraph 4.3 of the transport assessment which suggests that the site is well

located to encourage journeys to be undertaken on foot. It also contradicts evidence in the following paragraphs. Not only that but plan 4 suggests a walking catchment from up to 2km away. Given the demograph of Southwell and the need to carry heavy shopping this seems most unlikely

Exiting from the store (even with the proposed splays) will be difficult because of the bend in the road creating limited views towards the town. This difficulty will be exacerbated by the speed of vehicles leaving town and will also make the problem of HGV lorries leaving the site very difficult. In addition to the above there is also going to be an increase in traffic from the eastern side of town, Fiskerton and Morton and most of this will travel along Crink Lane to access the store. Crink Lane is a very narrow (occasionally one car wide) winding road with high hedges and any significant increase in traffic will certainly reduce the safety of other users. It should be noted that this is a very popular route for walkers with their children and dogs as well as equestrian users. It is also used by tractors and agricultural machinery

5 Flooding

The proposed site is subject to flooding and contributes to the problems in Nottingham Road which has flooded six times since the July 2013 event. This flooding is sufficiently severe at times to cause the road to be closed to traffic. This area is crucial in intercepting the water coming into the town from the surrounding hills and affords a natural and large capacity for surface water storage. This will be partially lost if the plan to build goes ahead, since the Sainsburys proposal is to install a 600 cubic metre tank under the car park as an attenuation pond. This pond has been designed to cope with the rain falling on the car park and site alone and does not take into account the water arriving from the surrounding fields as mentioned above.

The council have grave concerns about the efficacy of both permeable block paving and permavoid storage over time. Moss grows in the joints between block pavers increasing run off rates to the extent that the surface may no longer be considered permeable in heavy rain. Permavoid storage can silt up, thus reducing capacity. I also have concerns about the calculations for surface water run off. The final page of Appendix C of the Flood Risk Assessment (Storage Calculation) uses the run-off from the hard surfaces only and uses run-off coefficients of 0.75 (summer) and 0.84 (winter). The Wallingford Modified Rational Method allows for only hard surfaces to be used. However, it states that for heavy soils (as we have here) the run-off coefficient used should be 90%. An alternative method is given in Sewers for Adoption v7. This requires the run-off from hard surfaces to be calculated at a rate of 100% if soft surfaces are not considered. Thus, run off flows appear to have been underestimated.

The council is also concerned with the proposed plan for the treatment of sewage. The nearest foul sewer is around 120 metres distant from their site, so they have proposed to install an onsite sewage treatment plant. It is not entirely clear how this will behave and treat the sewage in extreme storm situations or indeed what measurements will be in place to cope with failure of the plant. Will we be seeing raw sewage in the Potwell Dyke?