

Notice of Meeting: PLANNING & HIGHWAYS COMMITTEE -
Date and Time: Wednesday 1st September 2021 19.00
Venue: The Old Courthouse/Members of the Public via zoom Link:

Present: Cllr D Martin (Chair), Cllrs M Brock, S Perry, Roberts & Jeffrey
In Attendance : L Wright (Clerk), 5 members of the public, 2 via zoom

Questions and planning responses from Members of the Public- none

AGENDA

PH21/09/047 Apologies for absence: Cllr Scorer, L Harris & Reynolds – personal

PH21/09/048 **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, - None. Cllr Brock to make no contribution to Agenda item 50.00

PH21/09/049 **Approval of Minutes of previous meetings:**
49.1 Planning Committee Minutes 4th August 2021
Agreed **Proposal to approve the Minutes**
Proposed Cllr Brock Seconded Cllr Perry
Unanimous by those present at meeting
49.2 Matters arising – for information only.

- Street Collection Application – agreed by delegated decision
- Open Spaces Policy
- Conservation Area Consultation

PH21/09/050 **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
50.1	21/01797/HOUSE	15 Farthingate	Proposed demolition of existing flat roof garage. Proposed two-storey side extension and change of facing material	No objection Proposed S Perry Seconded K Roberts	Southwell Town Council considered application 21/01797/HOUSE 15 Farthingate and agreed unanimously to no objection to this application
50.2	21/01771/FUL	Land at Bath Lane	Erection of an 'L' shaped stable range and foaling box building, tack room, store building and associated development	No objection Proposed M Jeffrey Seconded K Roberts	Southwell Town Council considered application 21/01771/FUL Land at Bath Lane and agreed by majority to no objection to this application

50.3	21/00535/FUL	Land at Coghill Court	Application to discharge conditions 3 (Materials) and 4 (Technical Details) of planning permission 21/00535/FUL - Erection of four two bed semi-detached bungalows	No objection Proposed M Jeffrey Seconded S Perry	Southwell Town Council considered application 21/00535/FUL Land at Coghill Court and agreed by majority to no objection to this application. The committee believe that NSDC should be taking the lead in sustainability and should consider Solar panels, EV charging points, rain water harvesting and the loss of parking provision
50.4	21/01747/LBC	71 Church Street	Augment 3 existing piers in brick garden wall with raking buttresses, to stabilise leaning wall and prevent further movement and potential collapse.	No objection Proposed M Jeffrey Seconded S Perry	Southwell Town Council considered application 21/01747/LBC 71 Church Street and agreed unanimously to no objection to this application
50.5	21/01738/LDC	6 Burgage Lane	Certificate of Lawfulness for proposed works to change the existing rotten wooden sash windows to UPVC foiled wood look in the same style and same colour as the existing ones and replacement doors	Object Proposed K Roberts Seconded M Brock	Southwell Town Council considered application 21/01738/LDC 6 Burgage Lane and agreed unanimously object to this application as it is within the conservation area and it contravenes the Southwell Neighbourhood Plan design guide p109 Windows and Doors - the use of UPVC windows
50.6	21/01740/LBC	25 Westgate	Replacement of sash windows on the front elevation with ultra slim double glazing of the same design	No objection Proposed M Jeffrey Seconded M Brock	Southwell Town Council considered application 21/01740/LBC 25 Westgate and agreed by unanimously to no objection to this application. The committee noted that the horns on the sash mid rail are not in keeping with the time period
50.7	21/01683/DISCON 20/01883/FUL	71 Easthorpe	Application to request permission to discharge Conditions 03 and 04 from planning application 20/01883/FUL: Single storey front extension to create annexe and link, and	No objection Proposed M Jeffrey Seconded S Perry	Southwell Town Council considered application 21/01683/DISCON 20/01883/FUL 71 Easthorpe and agreed by unanimously to no objection to this application subject to the conservation officers comments

			increase height of front boundary wall		
50.8	21/01620/HOUSE	4 Farthingate	Replacement entrance porch / modest single storey rear extension / rear dormer	No objection Proposed M Brock Seconded S Perry	Southwell Town Council considered application 21/01620/HOUSE 4 Farthingate and agreed unanimously to no objection to this application
50.9	21/01442/HOUSE	Fra Mar, Norwood Gardens	Build a 1.80m high fence in front of property extending an existing hedge.	Object Proposed S Perry Seconded K Roberts	Southwell Town Council considered application 21/01442/HOUSE Fra Mar, Norwood Gardens and agreed by unanimously object to this application for the following reason: The height of the fence is above the statutory height of 1 metre for a front garden
50.10	21/01419/HOUSE	9 Tatham's Orchard	Proposed replacement rear garden room extension (part-retrospective)	Object Proposed M Brock Seconded S Perry	Southwell Town Council considered application 21/01419/HOUSE 9 Tatham's Orchard and agreed by unanimously object to this application for the following reasons The use a flat roof is out of keeping and unsympathetic to surroundings The committee also supports the comments of the of the neighbours -
50.11	20/01242/FULM	Cotmoor Solar Farm	Comments on additional information – ONLY	Object Proposed D Martin Seconded K Roberts	See attached
50.12	21/01774/DISCON	Home Farm House, The Threshing Barn Corkhill Lane Normanton Southwell NG25 0PR	Request for confirmation to discharge conditions 3 (materials) and 4 (features specifications) attached to planning permission	No objection Proposed D Martin Seconded K Roberts	Southwell Town Council considered application 21/01774/DISCON Home Farm House, The Threshing Barn and agreed by unanimously to no objection to this application
50.13	21/01848/HOUSE	15 Metcalfe Close	Single-storey extension to link former garage to dwelling (Resubmission of 21/00555/HOUSE)	No objection Proposed M Jeffrey Seconded M Brock	Southwell Town Council considered application 21/01848/HOUSE 15 Metcalfe Close and agreed unanimously to no objection to this application

PH21/09/051

Agenda Item: Planning Decisions and Notifications

51.1 Applications Approved

21/00633/FUL
21/00759/FUL
21/01089/LBC
20/02459/LBC
21/01245/HOUSE

STC Decision

No objection
Object
Object
No objection
No objection

51.2 Applications Refused

21/01351/FUL
21/00932/HOUSE

STC Decision

Object
No objection

51.3 Tree works:

21/01772/TWCA
21/01570/TWCA

STC Decision

No objection

Noted

PH21/09/052

Chairman's Notices – the Chairman advised that a meeting had taken place between the Flood Forum and the Sainsburys Developers. A planning application is expected in the Autumn.

To suspend standing orders which were subsequently re-instated after item 53

Proposed M Brock Seconded K Roberts

Agreed – unanimously

PH21/09/053

To review Highway's report - noted. No response has been received regarding the Southwell Traffic Management Plan

- **Letter to NCC re rewilding road verges**

To support the above letter be to send to NSDC

Proposed D Martin Seconded K Roberts

Unanimous

PH21/09/054

Date of next meeting: 6th October 2021

PH21/09/055

Items for discussion at next meeting –the Sainsbury's development, depending on when the planning application is received

Meeting Closed 20.00

Signed.....

Date

Chair Planning & Highways

Agenda item 50.11

Amendment objections application 20/01242/FULM

Southwell Town Council considered application 20/01242/FULM Land North Of Halloughton amendments and agreed by majority to strongly object to this

application for the following reasons in addition to the previously submitted objections: -

The loss of one field has no significant change on the impact development will have on the area. Overall the surface area covered by the development is approximately 40-50% of the area of Southwell, and this makes it of industrial proportions and unsuitable for a rural area.

The rewilding from the Northeast corner will only replace the natural area which is wild already, and has been for many years.

Because of the shading of the sunlight and rain, the reinstatement of the land after 40 years will take a long time to get the land back to good quality.

Previous comments are below:

There are no substantive changes to the previous application and this development is using prime 3B agricultural land. Such developments should be reserved for brownfield sites.

The council reiterate their previous comments below:

Overall size, the proposed site is too large at 260 acres. They prefer to see a much smaller site.

Loss of over 100 hectares of Grade 3 (according to the DEFRA maps and local evidence)

agricultural land in a rolling landscape, (Govt policy to prefer flat landscapes for Solar Farms) -

Lack of an adequate archaeological report, a full report is required as this area is of archaeological interest -

Intrusive nature of the fencing and CCTV cameras, there are 138 three metre high CCTV poles around the fencing, this height should be reduced, and could it be confirmed that these are infra-red cameras to reduce any risk of light pollution? -

There will be loss of amenity to well used public footpaths around and through the site also the loss of views and hedging and footpaths -

Loss of amenity to the people of Halloughton from both the panels and the siting of the access road within the conservation area.

Many of the shielding features of Woodland and hedges are on other people's land and the removal of any of these would have a dramatic visual impact on the area and is out of the developer's control. Inadequate flood mitigation measures especially in the Halloughton catchment. Also there seems to be no account taken of the probable silting of the attenuation pond -

Height of the panel arrays -It goes against Southwell Neighbourhood Plan in E4,

E5 and in particular policy E6 which states: it should not 'impact negatively on the local landscape Character.'

There will be loss of amenity to well used public footpaths around and through the site.

The area around Westhorpe Dumble will be significantly impacted and there will be significant loss of established wildlife corridors