

**Minutes of Meeting: PLANNING & HIGHWAYS COMMITTEE**  
**Date and Time: Wednesday 5<sup>th</sup> April 2023 19.00**  
**Venue: The Old Courthouse Burgage Southwell NG25 0EP**

**Questions and planning responses from Members of the Public – none**

**Present: Councillors D Martin, M Jeffrey, K Roberts, S Perry, M Brock**

**In Attendance: L Wright – Clerk. 3 members of public, 1 member of the press**

**PH22/04/112 Apologies for absence- Cllr S Reynolds, L Harris & P Scorer**

**PH22/04/113 To receive any declarations of interest.**  
*Members are hereby reminded of sections 26-34 and Schedule 4 of the Localism Act 2001*  
Cllr M Brock no vote on item 1, 10 & 14

**PH22/04/114 Approval of Minutes of previous meetings:**  
114.1 Planning Committee Minutes 1 March 2023  
**Proposed M Jeffrey Seconded S Perry**  
With the addition of the Double-Glazing letter  
**Agreed Unanimously**  
114.2 Matters arising – none

**PH22/04/115 Planning applications – click to the NSDC ref below and it will link to the relevant application.**

STC Ref	NSDC ref	Location	Details	Decision	Observations
115.1	<a href="#">23/00312/FULM</a>	Land At High Gables Lower Kirklington Road	Demolition of a property known as 'High Gables' and the erection of 56 residential dwellings with associated access, landscaping and infrastructure (resubmission)	Objection Proposed M Jeffrey Seconded S Perry	See attachment below
115.2	<a href="#">23/00402/HOUSE</a>	6 Nursery End	Single storey rear extension and single storey replacement of existing garage to create ground floor bedroom. Installation of solar panels timber pergola to rear	No Objection Proposed M Jeffrey Seconded S Perry	Southwell Town Council considered 23/00402/HOUSE 6 Nursery End and agreed unanimously to no objection to this application on the condition that the potential flooding issue is addressed and the new surface on the driveway is porous
115.3	<a href="#">23/00387/HOUSE</a>	37 Silvey Avenue	Demolition of existing garage, new single storey side extension, loft conversion with 4 No. rooflights, detached garage and boundary wall	No Objection Proposed M Jeffrey Seconded M Brock	Southwell Town Council considered 23/0038 37 Silvey Avenue and agreed unanimously to no objection to this application on the condition that the potential flooding issue is addressed and the new surface on the driveway is porous

115.4	<a href="#">23/00422/FUL</a>	Mobile Classroom Brackenhurst Campus Hicking Lane	Relocation of existing timber single-storey building to create new classroom.	No objection Proposed D Martin Seconded K Roberts	Southwell Town Council considered application 23/00422 Mobile Classroom Brackenhurst and agreed by majority to no objection to this application
115.5	<a href="#">23/00355/AGR</a>	Thorney Abbey Farm, Oxton Road	Application to determine if prior approval required for proposed internal farm road.	No comment	
115.6	<a href="#">23/00118/FUL</a>	17 And 19 Newark Road	Alterations to 2 drop kerbs and associated tarmac.	No objection Proposed K Roberts Seconded M Jeffrey	Southwell Town Council considered application 23/00118/FUL 17 And 19 Newark Road and agreed unanimously to no objection to this application
115.7	<a href="#">23/00299/CPRIOR</a>	Weldon Farm Pollards Lane	Notification for Prior Approval for a proposed change of use of one agricultural building to one dwelling house and for associated operational development.	No objection Proposed M Brock Seconded S Perry	Southwell Town Council considered application 23/00299/CPRIOR Weldon Farm Pollards Lane and agreed unanimously to no objection to this application
115.8	<a href="#">23/00457/HOUSE</a>	1 Dudley Doy Road	Single storey rear extension	No objection Proposed S Perry Seconded M Brock	Southwell Town Council considered application 23/00457/HOUSE 1 Dudley Doy Road and agreed unanimously to no objection to this application
115.9	<a href="#">23/00453/HOUSE</a>	1 Norwood Gardens	Proposed two storey rear extension	No objection Proposed S Perry Seconded M Jeffrey	Southwell Town Council considered application 23/00453/HOUSE 1 Norwood Gardens and agreed unanimously to no objection to this application
115.10	<a href="#">23/00393/DISCON</a>	Land at Coghill Court	Request for confirmation to discharge condition 10 (hard and soft landscaping) attached to planning permission 21/00535/FUL Erection of four two bed semi-detached bungalows	No comment	
115.11	<a href="#">23/00463/ADV</a>	Well Pharmacy, King Street	New fascia and hanging signage	Objection Proposed D Martin Seconded K Roberts	Southwell Town Council considered application 23/00463/ADV Well Pharmacy, King Street and agreed unanimously to object to this application for the following reasons : does not comply with NSDC Shopfront and Advertisements SPD..... -Illuminated box signs are inappropriate in Conservation areas and on listed buildings" -Fascia illumination will normally be resisted. -Internally illuminated signs are always inappropriate".

115.12	<a href="#">23/00458/DISCON</a>	110 Westgate	Request for confirmation of discharge of conditions 03 (Materials), 04 (Sample Panel) and 06 (Tree Protection) attached to planning permission 22/01576/HOUSE; Single storey rear extension, replacement windows and door to rear of house.	No comment	
115.13	<a href="#">23/00353/LBC</a>	Brackenhurst College	Removal of Mart Glasshouse to external perimeter of Victorian walled garden.	No objection Proposed K Roberts Seconded M Jeffrey	Southwell Town Council considered application 23/00353/ Brackenhurst College and agreed unanimously to no objection to this application and look forward to a planning application for a similar replacement building
115.14	<a href="#">23/00464/OUT</a>	188 Norwood Gardens	Detached dwelling with new access and amenity space.	No objection Proposed D Martin Seconded K Roberts	Southwell Town Council considered application 23/00464/OUT 188 Norwood Gardens and agreed by majority to no objection to this application
115.15	<a href="#">23/00545/HPRIOR</a>	3 Riverside	Householder prior approval for proposed single storey rear extension The length that the extension extends beyond the rear wall of the original house	No objection Proposed M Brock Seconded K Roberts	Southwell Town Council considered application 23/00545/HPRIOR 3 Riverside and agreed unanimously to no objection to this application

## PH22/04/116

### Planning Applications Decided

<b>116.1</b>	<b>Applications Approved</b>	<b>STC Decision</b>
	23/00535/FUL – Land at Coghill Court	Objection
	23/00066/HOUSE – Popely’s Piece, Bishops Drive	
	23/00141/LDCP – Badgers, Fiskerton Road	No Objection
	23/00094/DISCON – 90 Kirklington Road	
	23/00013/LBC – 63 King Street	
	22/02254/FUL – Holy Trinity School	No Objection
	23/00196/LDCP – Rowan View Home Farm	
	23/00206/HOUSE – Oak Tree Cottage	No Objection

<b>116.2</b>	<b>Applications Refused</b>	<b>STC Decision</b>
	23/00163/LDCP – 23 Woodland Drive	
	23/00001/LDCP – 4 Burgage Lane	
	23/00189/FUL – 17 Market Place	No Objection
	22/02381/HOUSE – 32 Riverside	
	21/02043/FULM – Land off Nottingham Road	Objection

### 116.3 Tree Works Applications - noted

<a href="#">23/00378/TWCA</a>	Bishops Manor, Bishops Drive	Removal of deadwood from 1 no. cedar tree		
<a href="#">23/00359/TPO</a>	Hardwick House, Queen Street	Undertake works to trees protected by TPO N267 T1: Fell 1 no. sycamore tree		
<a href="#">23/00405/TWCA</a>	The Minster Refectory	Remove stem at source to give clearance from building		
<a href="#">23/00477/TWCA</a>	Cedar Lodge, Burgage Lane	T1 Sycamore, Shortening of laterals by 2m to reduce overhang T2 Ash, Shortening of laterals by 2m to		

		reduce overhang T3 Ash, shortening of laterals by 2m to reduce overhang		
<u>23/00530/TWCA</u>	Yew Tree Cottage, Westhorpe	G1 3no yews - Crown lift to 4m all around; remove deadwood over 20mm diameter T1 Sycamore - Reduce to give 2m clearance from phone line; remove deadwood over 20mm diameter H1 Leylandii - Remove to ground level G3 25no damson - remove 10 of the lesser specimens, selecting the specimens with poor form to thin out the group G4 2no self-set ash - remove		The committee ask why the crown lift is to 4 metres
<u>23/00544/TWCA</u>	54 Westhorpe	T£ Ash - Remove T4 Prunus - Remove TG1 Hazel Remove		

#### 116.4 Tree Works Approved - noted

<u>23/00344/TWCA</u>	32c Westgate	T1 Cypress dying and diseased require removal T2 Unidentified species totally dead require removal T3 Malus (Apple) crown reduction 1meter thin balance take dead wood T4 and T5 Cypressus Leylandii (conifers) Crown lift to maximum of 4meters, deadwood and target prune crown reduction and general balance no more than 2meters T6 Ilex (Holly) Crown reduction by two meters crown lift no more than 4meters thin and balance		No Objection
23/00194/TWCA	2 Farthingate	T1 Sorbus, Sectional fell to ground level due to proximity to highway. Planting condition to be favourable as client would like to replant.		No Objection
23/00133/TWCA	112 Westgate	T1 Prunus Species - All round reduction of 4m; 10% crown thin T2 Prunus Species - All round reduction of 1.5m; Crown lift to give 2m clearance above ground level; Crown thin of 30%		No Objection
23/00042/TWCA	24 Nottingham Road	Reduce 2no Cherry Trees by approximately 2m all round.		No Objection
23/00210/TWCA	45 Westgate	Removal of mixed Conifers - Impinging on neighbours outbuilding and over shadowing.		No Objection
23/00197/TWCA	The Coach House, Church Street	Removal of limb from conifer		No Objection
23/00294/TWCA	Burgage Manor	T1 Yew - Re-trim all round by 20cm H1 Laurel - Reduce height by no more than 3ft and trim garden side by 30cm T2 Holme Oak - Trim all round by 60cm T3 Holme Oak - Trim all round by 50cm T4 - Crataegus Species - Fell T5 - Prunus - Reduce from street light to give 1.5m clearance and no more than 4m clearance above neighbouring properties T6 - Acer Species - remove limb back to main union as shown in photograph		No Objection

23/00378 /TWCA	Bishops Manor	Removal of deadwood from 1no cedar tree		No Objection
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**PH22/04/117**                      **Highways Report** – Clerk to write to Cllr Jackson re the 20 to plenty speed signs. Clerk confirmed that the reply to the STMP had been sent to Via and a meeting is to be set up.

**PH22/04/118**                      **Speeding on Halam Road-** To be included in the next meeting with Via. The interactive signs on Halam Road need to be moved nearer the edge to the town.

**PH22/04/119**                      **Neighbourhood Plan update - noted**

**PH22/04/120**                      **Date of next meeting: 3 May 2023**

**PH22/04/121**                      **Items for discussion at next meeting-** UPVC double glazing letter

**Meeting Closed**                      **20.15**

**Signed**

**Chair of Planning**

**Date**

**Southwell Town Council considered application 23/00312/FULM Land at High Gables Lower Kirklington Road and agreed unanimously to object to this application for the following reasons:**

It is not compliant with the Southwell Neighbourhood Plan as follows:

**Layout.**

The layout is still very regimented with straight roads and a straight row of houses with similar roofs is presented to the NW facing boundary, albeit fairly well inside the site and shorter than before. It would give a very suburban feel to the development which is a gateway site between a rural environment and the town.

There is no evidence that Southwell Design guide SD1 and DH1 have been considered,

It doesn't retain the "important landscape feature" of the hedge in the centre of the site.

The affordable housing is still not scattered in accordance with NSDC Affordable Housing SPD paragraphs 3.14-3.16.

The play area is now a linear feature on the NW side of the site. There is no central open space to give a "sense of Place" to the development. (Policies DH1 & SS5 (ix).)

The District Council criticised tandem parking in the previous developer's application and in this layout, we have triple banked parking if we include the garage. This is likely to lead to on-street parking which the Town Council hopes to avoid as much as possible.

The garages are not large enough to take additional bicycle storage in accordance with the NSDC Residential Cycle and Car Parking Standards SPD? NCC Highways comment that some are not even big enough to count as car parking!

There are no bin storage areas marked (Southwell Design Guide Section 4)?

Concur with some NCC Highways criticism of aspects of the layout although I think that a footpath on the side of the road alongside the play area seems to be unnecessary.

NB NCC Highways object to the current situation due to traffic speeds but suggest traffic calming measures as a solution.

Finally, the access to the site will be a narrow cutting between high fences, a most unpleasant arrival point.

### **Built form.**

#### House Sizes

Although the percentage of affordable housing is correct, the percentages of different house sizes does not conform to Neighbourhood Plan Policy HE1, *nor the more up to date NSDC HNA 2020.*

The comparison table is below. It is accepted that the Neighbourhood Plan policy HE1 was derived from a Housing Needs Assessment (HNA) completed in 2013. A new HNA has recently been done to inform the Review of the NP which is on-going. It is stressed that this is not yet agreed policy but is illustrated here for comparison purposes.

	Neighbourhood Plan	Redrow Proposal Market	Redrow Proposal Affordable	AECOM HNA 2022	NSDC HNA 2020 Market need	NSDC HNA 2020 Affordable need	NSDC HNA 2020 Intermediate need
1 or two bedrooms	40%	0%	14%	30%	6.6%	0%	6%
1 or 2 bedroom bungalows	20%	0%	3.6%		14.8%	23.6%	10.3%
3 Bedroom	15%	32% <b>(3.5%)</b>	12.5%	70%	48.5%	42.3%	35.8
4+ Bedroom	25%	37.5% <b>(66%)</b>	0%		24%	0%	35.8%

NCC Highways have identified that Harrogate and Cambridge 3 bed houses have a Home Office” upstairs. They are actually marketed as four bedroom houses on Redrow’s website so the above figures are incorrect. 3 bed “market houses” are actually 3.5% and 4+ bed are 66%

### **Flooding**

In the flood risk assessment, the planners have used the data from the Department of Environment River and Sea risk assessment, which reflects in a zone 1. However, Southwell is only flooded by surface water and this results in low to medium. but there is a flood path flowing right through the middle of this site. This means the flood risk assessment is to a large extent erroneous and does not reflect the reality of the situation.

The Council concur with the comment of E Walker who is a senior member of Southwell Flood Forum

### **Traffic**

The traffic assessment states the majority of trips from the development will be carried out by pedestrians and normally it is assumed that any distances by walking are up to 1000metres.

The problem is the distances quoted are erroneous by up to 60%, eg Lowes Wong claimed 1000 metes actual measurement 1450 mts. Town Centre (Kings ST) claimed 1000mts actual 1600 mts, Co-op stores actual is 1200 mts, in addition the Minster School and Leisure centre are in excess to 2000mts. These figures are used for traffic assumptions which are therefore inherently erroneous

The traffic assessment further states that the site is accessible by modes other than the car. This is true but the car will be the dominant mode for journeys to the town centre, schools and wider destinations

Any additional increase in the traffic around Southwell will be hugely detrimental and journeys to the south,( Nottingham etc ,) will use either Queen Street or Newark road/Church Street . Both of these are problematical due to the already high volume of cars and buses and the parking on both sides of Church Street.

NCC highway say in their comments say that the traffic assessment does not address many issues raised on previous applications in particular access to and from Lower Kirklington Road and the speeds which are inherent in that area. This is a crucial as regards road safety, there need to be further discussion surrounding the access to and from the development.