

**Minutes of Meeting:** **PLANNING & HIGHWAYS COMMITTEE**  
**Date and Time:** **Wednesday 06<sup>th</sup> March 2024 19.00**  
**Venue:** **The Old Courthouse Burgage Southwell NG25 0EP**

**Present:** Councillors J Berridge (Chair), M Brock, R Blaney (left meeting at 20.05), G Adams, S Perry, C Marshall, S Perry, J Lightwood

**In Attendance:** Abi Brackenbury – Deputy Clerk

10 members of public present.  
2 members of Speed Watch Present  
1 member of the Press present

**PH24/03/001** **Apologies for absence**  
Cllr J Bostock

**PH24/03/002** **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 declared an interest for item 6.1*

**PH24/03/003** **Approval of Minutes of previous meetings:**  
3.1 Planning Committee Minutes 07<sup>th</sup> February 2024 Approval  
Proposed M Brock Seconded R Blaney - Unanimous  
3.2 Matters arising  
S Perry asked why the Bishops Drive request had been formally dropped – As it was never a request for DYL. R Blaney confirmed it had been agreed to investigate putting a foot path Bishops Drive side. SP Agreed he would pursue an alternative solution due being too narrow for pavement.

**PH24/03/004** **Opportunity to hear questions or statements from members of the public.**

Standing orders were suspended to hear comments from members of the public.

Several residents raised their concerns against the planning application for the Vineries, these were related to Flooding, Hedgerows & ecology, Design and layout and highways. It was very apparent that the outline planning permission granted has been significantly changed in the reserve matters application. They request STC make a clear and detailed statement for the reasons for objections to NSDC and in particular mentioning the plots 33 and 37.

A resident spoke of their concerns regarding proposed “retrospective” changing of use permission for a potentially dangerous dog exercise field. And associated events.

Concerns were drawn to attention by LandownerS as to the updated NP and the P&H July and October 2023 Minutes have not been published. Also concern raised that the landowners had not had any formal correspondence back for any of the emails sent to STC.

**PH24/03/005** **Planning Application [23/01836/RMAM](#) – The Vineries** - previously circulated

STC Ref	NSDC ref	Location	Details	Decision	Observations
6.1	<a href="#">24/00246/HOUSE</a>	7 Lowes Wong Southwell NG25 OJS	Proposed first floor rear extension with new cladding and white render.	No Objection Proposed S Perry Seconded J Lightwood 4 for 2 against 1 abstain	Southwell Town Council considered application <a href="#">24/00246/HOUSE</a> and agreed to no objection but Request the planning officer looks at the overlooking and privacy issue
6.2	<a href="#">23/01758/FULM</a>	Field Reference Number 6072 Oxton Road Southwell	Change of use of land for dog training and exercise.	Objection Proposed G Adams Seconded p Barron UNANIMOUS	Southwell Town Council considered application <a href="#">23/01758/FULM AND</a> UNANIMOUSLY : agreed to strongly oppose the application on the basis that it was inappropriate having regard to its location in a quiet rural area and that the application was incomplete and lacking detail.
6.3	<a href="#">24/00198/LBC</a>	15 Westgate Southwell NG25 OJN	Install a window in an existing opening to the cellar in the front elevation, damp proofing works to existing cellar.	No Objection Proposed J Berridge Seconded M Brock UNANIMOUS	Southwell Town Council considered application <a href="#">24/00198/LBC</a> and agreed to no objection
6.4	<a href="#">24/00338/LBC</a>	1 Westgate Southwell NG25 OJN	Remove wall between kitchen and restaurant and block up unused door in rear elevation of the building.	No Objection Proposed C Marshall Seconded J Lightwood UNANIMOUS	Southwell Town Council considered application <a href="#">24/00338/LBC</a> and agreed to no objection
6.5	<a href="#">23/01836/RMAM</a>	Land Rear Of The Vineries Lower Kirklington Road Southwell	Reserved Matters application (layout, scale, appearance, landscaping) pursuant to outline consent 20/01190/OUTM;	Objection Proposed R Blaney	Southwell Town Council considered application

			Outline planning application for 45 dwellings	Seconded M Brock UNANIMOUS	<a href="#">23/01836/RMAM</a> and Unanimously agreed to object based on the significant differences from the outline planning to the reserve matters application.
6.6	<a href="#">23/02158/LDCE</a>	8 Burgage Lane Southwell NG25 0ER	Certificate of Lawfulness for existing erection of a single storey side extension	Already Decided No Comment No Vote	
6.7	<a href="#">24/00217/HOUSE</a>	5 Farthingate Southwell NG25 0HT	Demolition of attached garage and the construction of a two-storey side extension with two new dormer windows to existing roof.	No Objection Proposed C Marshall Seconded S Perry 4 for 3 Abstain	Southwell Town Council considered application <a href="#">24/00217/HOUSE</a> And agreed to no objection but passed with reservations regarding the lack of off road parking
6.8	<a href="#">24/00208/FUL</a>	39 Kings Court Southwell NG25 0EL	Convert existing first floor flat into two 1-bedroom flats	No objection Proposal M Brock Seconded C Marshall UNANIMOUS	Southwell Town Council considered application <a href="#">24/00208/FUL</a> And agreed to no objection but passed with reservations regarding the lack of off road parking

**PH24/03/007**

**Chairmans Notices**

Cllr Berridge advised he was on holiday from 08/03/24 for a week.

**PH24/03/008**

**Planning Applications Decided**

**8.1**

**Applications Approved**

24/00058/LBC 1 South Muskham Prebend  
23/02285/LBC 15a Westgate  
23/01997/FUL Southwell Fire Station  
23/01907/S73 12 Templemans Way

**STC Decision**

Approved  
Approved  
Approved  
Approved

<b>8.2</b>	<b>Applications Refused</b> None
<b>8.3</b>	<b>Tree Works Orders Approved</b> 24/00291/TPO The Gables Halam Road 24/00168/TWCA Southwell Minster 24/00093/TWCA Beechdale Shady Lane 24/00090/TWCA 123 Westgate 24/00051/TWCA War Memorial Recreation Ground 24/00044/TWCA Sacrista Prebend Westgate 24/00040/TWCA 11 Farthingate Close Southwell 24/0019/TWCA Burgage Villa 24/00016/TWCA 9A Westgate 24/0004/TWCA Westhorpe Hall 24/0003/TWCA The Gables Halam Road
<b>PH24/03/009</b>	<b>Via meeting update</b> – noted M Brock gave brief update that the Proposed closure on a Saturday morning of King St and NCC would be more accommodating if it were a more “permanent” closure, M Brock will continue to pursue but will be requesting some “direction” from NCC
<b>PH24/03/010</b>	<b>Highways Report</b> – noted Speed watch requested a set date and time for the upcoming meetings with NCC/VIA to be published and when will the TMP and Survey monkey results be published.
<b>PH24/03/011</b>	<b>Speeding Halam Road</b> – AB to take to Cllr R Jackson for consideration at the highways meeting and inform resident.
<b>PH24/03/012</b>	<b>20 MPH Update</b> – AB to chase response.
<b>PH24/03/013</b>	<b>Biodiversity Net Gain Habitat Banks – Call for Sites Expressions of Interest</b> – Referred to Town Environment.
<b>PH24/03/014</b>	<b>Planning Application <a href="#">23/01333/FULM</a></b> - Concerns raised that this scheme is an unmanned site but as this was not a formal application for STC to be formally consulted on therefore it was agreed to not discuss further, however noted.
<b>PH24/03/015</b>	<b>Land West OF Allenby Road</b> -this was not a formal application, and the land is not currently allocated, therefore it was agreed to not discuss further.
<b>PH24/03/016</b>	<b>Neighbourhood Plan Update</b> – Verbal update by R Blaney R Blaney gave assurance that the Landowners will not be disappointed. The current iteration decision is subject to final approval and reinstate the final design guide rather than the code. This should come to FC in April for approval. The recent acceleration of the process should avoid delay by 6 months, the final consultation and responses will be sent to FC.
<b>PH24/03/017</b>	<b>Date of next meeting:</b> 03 April 2024
<b>PH24/03/018</b>	<b>Items for discussion at next meeting</b>

Signed by Cllr J Berridge Chair of P&H.....