



# SOUTHWELL TOWN COUNCIL

Tracey Broughton PSLCC Clerk to the Town Council

The Old Courthouse  
Burgage, Southwell,  
Nottinghamshire NG25 0EP  
Tel: (01636) 816103  
[admin@southwell-tc.gov.uk](mailto:admin@southwell-tc.gov.uk)  
<http://www.southwelltowncouncil.com>

**Minutes of Meeting:** PLANNING COMMITTEE  
**Date and Time:** Wednesday 1<sup>st</sup> August 2018 7.00pm  
**Venue:** The Old Courthouse, Burgage, Southwell.

**Present:** Councillors P Scorer (Vice Chairman), M Brock, M Jeffrey, K Ashworth, L Harris, S Rodgers, D Martin, S Reynolds & B Prentice

**In Attendance:** L Wright (Planning Clerk), K Green (Assistant Clerk), Councillors P Brooker, P Harris, P Rainbow. 19 members of the public, 1 member of the press

- 1 **Apologies for absence** Cllr A Gregory  
**AGREED** Proposed Cllr Jeffrey, seconded Cllr Prentice  
To accept the apologies as stated above.  
Unanimous

- 2 **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, 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.*  
Cllr L Harris Item 5.0 (personal)

### 3 Minutes of previous meetings:

#### 3.1 Planning Committee Minutes 4th July 2018 (previously circulated)

#### 3.2 Matters arising – None

**AGREED** Proposed, Cllr Prentice, seconded Cllr Jeffrey  
To approve the minutes dated 4th July 2018, as a true record  
Unanimous of those present at the meeting

### 4 Break for questions from Members of the Public

*(The positioning of this item may be varied to facilitate involvement of members of the public)*

### 5 Planning applications –

**AGREED** Proposed, Cllr Martin, seconded Cllr Ashworth  
To move agenda item 5.11 to after 5.0  
Unanimous

STC Ref	NSDC ref	Location	Details	STC decision	Observations
5.0	18/01363/FULM	Land off Lower Kirklington Rd	Proposed residential development for 105 dwellings	Object Proposed: Cllr Jeffrey Seconded Cllr Prentice	See Attached
5.1	18/01258/FUL	37-39 Halloughton Rd	Demolish 2 semi-detached properties. Replace with 2 detached dwellings with garages within original properties and garden boundaries	Object Proposed: Cllr Jeffrey Seconded Cllr Ashworth	Southwell Town Council considered application 18/01258/FUL 37-39 Halloughton Rd and agreed by majority to object to this application and to ask that Cllr Bruce Laughton call in this application for the following reasons: It is contrary to the Neighbourhood plan policies : SD1 Sustainable Development & HE1 House Type and Density -Over intensification of site, with the design of the proposed houses being dissimilar to other in the area. Increase in Massing

					<p>between 3 &amp; 4</p> <p>HE1-Loss of smaller bungalows</p> <p>The designs increase the Massing edge of the town.</p> <p>E2 &amp; E5 – Lack of 8mt buffer strip to the property and also the proposal to enclose the dumbie by the planting a hedge at the rear of the garden</p> <p>It was mentioned by a member of the public that the ownership certificate submitted is incorrect.</p>
5.2	18/01337/RMA	Brooklyn Lower Kirklington Rd	Reserved Matters for 3 dwellings 17/00383/OUT. Siting, scale, design, layout	Object Proposed Cllr Jeffrey Seconded Cllr Martin	<p>Southwell Town Council considered application 18/01337/RMA Brooklyn Lower Kirklington Rd and agreed by majority to object to this application for the following reasons:</p> <p>The conditions of appeal must be applied in particular the treatment of foul and surface must be submitted and approved in writing.</p> <p>Policy E1 Flood Risk Assessments and Mitigation and Policy E2 Flood Resilience Design- The data used in the Flood Risk assessment is out of date.</p> <p>There are no plans for the treatment of surface water and these must be submitted in writing and permission should not be granted without this, it should be remembered that this location can negatively impact on flooding downstream.</p> <p>In the original application (17/00383/OUT), there was an unjustified assumption that ground drainage was suitable despite the fact that no percolation tests had been carried out. These are essential for proving the case for ground drainage.</p> <p>The designs increase the Massing edge of the town.</p> <p>The view of the planning inspectorate should be observed regarding the information required</p>
5.3	18/00832/FUL	Land off Westgate	Development of a 3-bed bungalow and a 1-bed bungalow	Support Proposed Cllr Prentice Seconded Cllr Martin	<p>Southwell Town Council considered application 18/00832/FUL Land off Westgate and agreed by majority to support this application. The committee prefer the option with the bungalow built on the east side</p>
5.4	18/00785/FUL	22 Halloughton Rd	Demolish exiting dwelling, replace with 2-storey dwelling incorporating associated ancillary accommodation	Support Proposed Cllr Scorer Seconded Cllr L Harris	<p>Southwell Town Council considered application 18/00785/FUL 22 Halloughton Road and agreed by majority to support to this application, But resubmit the previous comments:</p> <p>to consider the loss of privacy on neighbouring properties and also the visual impact of the aluminium roof from the west of this application</p>
5.5	18/01144/FUL	55 Newark Rd	Erection of	Support	Southwell Town Council considered

			single-storey extension to rear and first floor extension to master bedroom	Proposed Cllr L Harris Seconded Cllr Reynolds	application 18/01144/FUL 55 Newark Rd and agreed unanimously to support this application.
5.6	18/01140/FUL	Hill House Cottage Burgage Lane	Proposed single-storey timber Orangery to replace existing and alteration to listed wall	Support Proposed Cllr Martin Seconded Cllr Brock	Southwell Town Council considered application 18/01140/FUL Hill House Cottage Burgage Lane and agreed unanimously to support this application and defer to conservation officers comments
5.7	18/01141/LBC	Hill House Cottage Burgage Lane	Proposed single-storey timber Orangery to replace existing and alteration to listed wall	Support Proposed Cllr Martin Seconded Cllr Brock	Southwell Town Council considered application 18/01141/LBC Hill House Cottage Burgage Lane and agreed unanimously to support to this application and defer to conservation officers comments
5.8	18/00755/FUL	Units 3&4 Southwell Business Centre Crewe lane	Convert offices to light industrial and gym. Demolish offices under flat roof provide storage areas, porta cabins and foul sewage treatment plant. Adjust parking and new cycle shelter	Support Proposed Cllr Martin Seconded Cllr Jeffrey	Southwell Town Council considered application 18/00755/FUL Units 3&4 Southwell Business Centre Crewe lane and agreed unanimously to support this application
5.9	18/00836/FUL	75-77 Church St	Convert to student accom. Including an accessible suite, requiring external rear extensions for toilet area.	Support Proposed Cllr Prentice Seconded Cllr Martin	Southwell Town Council considered application 18/00836/FUL 75-77 Church St and agreed unanimously to support this application
5.10	18/01277/FUL	208 Norwood Gardens	Demolish single-storey outbuilding, erect 2-storey extension	Support Proposed Cllr Martin Seconded Cllr Prentice	Southwell Town Council considered application 18/01277/FUL 208 Norwood Gardens and agreed unanimously to support to this application
5.11	18/01234/FUL	14 Chatsworth Ave	Demolish garage to side of property to allow for a Full width side extension. New roof design for habitual living	Support Proposed Cllr Rogers Seconded Cllr Martin	Southwell Town Council considered application 18/01234/FUL 14 Chatsworth Ave and agreed unanimously to support this application
5.12	18/01242FUL	9 Lowes Wong	Dorma Roof to east elevation. Replace windows, doors and cladding	Support Proposed Cllr Prentice Seconded Cllr Jeffrey	Southwell Town Council considered application 18/01242FUL 9 Lowes Wong and agreed unanimously to support this application
5.13	18/01317/FUL	The Poplars Upton Rd	Change of use of field for 6 Glamping pods, with new access rd, footpath and parking	Support Proposed Cllr Martin Seconded Cllr Jeffery	Southwell Town Council considered application 18/01317/FUL The Poplars Upton Rd and agreed unanimously to support this application
5.14	18/01365/LBC	1-4 Sunnyside	Replace windows. Repair, re-putty existing windows and doors. Install	Support Proposed Cllr Rogers Seconded	Southwell Town Council considered application 18/01365/LBC 1-4 Sunnyside and agreed unanimously to support this application and defer to the conservation

			aluminium frame secondary glazing	Cllr Jeffrey	officers comments
5.15	18/01350/LBC	24,26,28 Westhorpe	Replace windows. Repair, re-putty existing windows and doors. Install aluminium frame secondary glazing	Support Proposed Cllr Rogers Seconded Cllr Jeffery	Southwell Town Council considered application 18/01350/LBC 24,26,28 Westhorpe and agreed unanimously to support this application and defer to the conservation officers comments
5.16	18/01386/FUL	24b The Ropewalk	Change of use ground floor property only to commercial use fitness assessment centre with treatment rooms	Support Proposed Cllr Reynolds Seconded Cllr Prentice	Southwell Town Council considered application 18/01386/FUL 24b The Ropewalk and agreed unanimously to support this application

- 6 Chairman's Notices** –Letter of request relating to the Notification of Footpath 69 diversion down shady lane  
**AGREED Proposed, Cllr Martin, seconded Jeffrey**  
 With the wording to include 'field' not garden  
**Unanimous**

- 7 Ongoing and outstanding planning applications update:** amended application received regarding 9 Church Street

**8 Agenda Item: Planning Decisions and Notifications**

**STC Decision**

**8.1 Applications approved:**

18/00941/FUL	Nottingham Trent University Single storey animal store	Support
18/01091/FUL	58 King St replace lean to extension and boundary wall	Support
18/01092/LBC	58 King St replace lean to extension and boundary wall	Support
18/00861/FUL	The Lawns Hill House Burgage Lane, replacement window and infill	No Objection
18/00825/FUL	Wesley manse Nottingham Rd, erect sunroom remove carport	Support
18/00654/FUL	Ryefield Oxtan Rd, New Vehicular access, carport, entrance lobby	No Objection
18/00879/FUL	28 Ridgeway, front, side and rear extension	No Objection
3/17/02301/CWA	Lowes Wong School Retain Mobile classrooms	

**Tree work approved:**

- 18/01218/TWCA **Baptise** Manse Nottingham Rd. Remove 1 Leylandii Conifer, overgrown Neighbours boundary wall and causing damage.  
 18/01159/TWCA Church St carpark, Fell False Acacia, which is dying

**8.2 Applications refused:** none

**8.3 Late Planning Decisions:** none

**8.4 Applications for Tree Works:** none

**9 Correspondence-** none

**10 Review and decide whether to take Action:** Report on alleged non-disclosure of Great Crested Newts' habitats at Brackenhurst Campus by NTU when applying for planning permissions. Prepared for Southwell Civic Society

**AGREED Proposed Cllr Martin, seconded Jeffrey**

Clerk to write to NSDC

**Unanimous**

**11 Pre Planning Applications** – Cllr Martin to contact NSDC regarding pre planning application advise, Clerk to draft an initial internal pre applications policy

**12 Issues for Communication – Brackenhurst and Preplanning**

**13 Date of next meeting:** Wednesday 5<sup>th</sup> September 2018

**14 Items for discussion at next meeting**

Meeting closed at 21.30 pm

Signed.....Date.....

Chairman, Planning Committee