



SOUTHWELL

TOWN COUNCIL

The Old Courthouse
Burgage, Southwell,
Nottinghamshire NG25 0EP
Tel: (01636) 816103

Minutes of Meeting: PLANNING COMMITTEE

Date and Time: Wednesday 2nd May 2018 7.00pm

Venue: The Old Courthouse, Burgage, Southwell.

Present: Cllrs D Martin, A Gregory, P Scorer, B Prentice, L Harris, K Ashworth, and M Jeffrey,

In Attendance: L Wright (Deputy Clerk), K Green (Assistant Clerk) , 1 member of the public

1 Apologies for absence: Cllrs M Brock, S Rodgers S Reynolds, P Harris (Personal)

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.
None

3 Minutes of previous meetings:

3.1 Planning Committee Minutes 4th April **2018** (previously circulated)

3.2 Matters arising – It was noted that Riperian Ownership discussion had been omitted from the agenda

AGREED

Proposed, Cllr Jeffrey, seconded Scorer

To approve the minutes dated 4th April 2018, with the amended wording of 'acceptable massing', as a true record

Unanimous of those present at the meeting

4 Break for questions from Members of the Public- None

5 Planning applications - decisions recorded on table below

AGREED

Proposed Cllr Gregory, seconded Cllr Martin

To suspend standing orders and enter into public session

Unanimous

A member of the public passed comments on Agenda 5.1 and 5.2. The meeting then entered council session

STC Ref	NSDC ref	Location	Details	STC decision	Observations
5.1	18/00670/LBC	Bechers Cottage Bechers Walk	Erection of single storey pitched roof extension to the north of Bechers Cottage (Resubmission of 17/02137/LBC)	Object	<p>Southwell Town Council considered application 18/00670/LBC Bechers Cottage, Bechers Walk Southwell and agreed unanimously to object to the application and asked that Cllr Penny Rainbow call in this application for the following reasons:</p> <p>The committee noted that the potential extension had been moved slightly further south and the roofline dropped in certain places. They agreed that the development will still negatively impact on the spaces and relationship between listed buildings, eg: Hill House and the other properties within the area. NP Policy DH3 Historic Environment pg 48</p> <p>It will have an overbearing and adverse effect on the area within the conservation area.</p> <p>Previous planning history- similar applications have been through an appeal and objections upheld. It was noted during these appeals that Massing has a detrimental effect on this sensitive area.</p>
5.2	18/00669/FUL	Bechers Cottage Bechers Walk	Householder application for a single storey pitched roof extension to the north of Bechers Cottage (Resubmission of 17/01787/FUL)	Object	<p>Southwell Town Council considered application 18/00669/FUL Bechers Cottage, Bechers Walk Southwell and agreed unanimously to object to the application and asked that Cllr Penny Rainbow call in this application for the following reasons:</p> <p>The committee noted that the potential extension had been moved slightly further south and the roofline dropped in certain places. They agreed that the development will still negatively impact on the spaces and relationship between listed buildings, eg: Hill House and the</p>

					<p>other properties within the area.</p> <p>NP Policy DH3 Historic Environment pg 48</p> <p>It will have an overbearing and adverse effect on the area within the conservation area.</p> <p>Previous planning history- similar applications have been through an appeal and objections upheld.</p> <p>It was noted during these appeals that Massing has a detrimental effect on this sensitive area.</p>
5.3	18/00709/FUL	Land At Springfield House 145 Lower Kirklington Road	Erection of a dormer bungalow and associated access arrangements	Support	<p>Southwell Town Council considered application 18/00709/FUL Land At Springfield House 145 Lower Kirklington Road and agreed unanimously to support this proposal.</p> <p>The town council request, that as this development is within a risk flood area and will create a significant increase in surface water area, a plan for the treatment of this excess water should be submitted</p>
5.4	18/00661/FUL	Yew Tree Cottage Westhorpe	Resubmission of 17/00238/FUL - Householder application for erection of a single storey	Support	<p>Southwell Town Council considered application 18/00661/FUL Yew Tree Cottage Westhorpe and agreed unanimously to support this proposal.</p> <p>The committee concur with the conservation officers comments regarding the position and colour of the external flue</p>
5.5	18/00167/OUTM	The Orchards Golf Course	Application to remove condition 11 Use of Clubhouse and function room; and condition 13 Register of lodge occupiers; and vary condition 12 in respect of the occupation of the lodges (see supporting letter) of planning permission 16/02154/OUTM	Support	<p>Southwell Town Council considered application 18/00167/OUTM The Orchards Golf Course and agreed unanimously to support this proposal.</p>

5.6	18/00414/FUL	Southwell Baptist Church	Form new external door; erect new fence within the garden to form private garden area	Support	Southwell Town Council considered application 18/00414/FUL Southwell Baptist Church and agreed unanimously to support this proposal. The committee refer to the conservation officers comments
5.7	18/00415/LBC	Southwell Baptist Church	Form new external door; erect new fence within the garden to form private garden area.	Support	Southwell Town Council considered application 18/00415/LBC Southwell Baptist Church and agreed unanimously to support this proposal. The committee refer to the conservation officers comments
5.8	18/00564/LBC	The Grey House Burgage	Removal of internal walls forming the pantry to create a larger kitchen; reforming original layout of dining room	Support	Southwell Town Council considered application 18/00564/LBC The Grey House and agreed unanimously to support this proposal. The committee refer to the conservation officers comments
5.9	18/00573/LBC	64 Church Street	Ground floor extension to east facing side of existing dwelling house plus alterations (Revised Application)	Support	Southwell Town Council considered application 18/00573/LBC 64 Church Street and agreed unanimously to support this proposal.
5.10	18/00613/FUL	Brooklyn Lower Kirklington Road	Householder application for Proposed detached double garage	Support	Southwell Town Council considered application 18/00613/FUL Brooklyn Lower Kirklington Road and agreed unanimously to support this proposal. The town council request, that as this development is within a risk flood area and will create a significant increase in surface water area, a plan for the treatment of this excess water should be submitted
5.11	18/00628/FUL	7A Church Street	Change of use from dog grooming parlour to use as a taxi/private hire operator base	Support	Southwell Town Council considered application 18/00628/FUL 7A Church Street and agreed unanimously to support this proposal.

6 **Chairman's notices** – A compliant regarding the removal of a hedge at 20 Kirklington Road has been received, this has been passed on the enforcement
After a meeting at the Higgons Mead Land, a piece of land has been identified, which is potentially still under the management of NCC. This is to be investigated.

7 **Ongoing and outstanding planning applications update:** See attached

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

STC Decision

8.1 **Applications approved:**

18/00426/FUL 27 Crafts Way	No objection
18/00277/FUL 44 Kirklington Road	No objection
18/00227/FUL Wengen, Lower Kirklington Road	No objection
17/02205/FUL Smithfield Cottage, Crink Lane	No objection
18/00041/FUL Brackenhurst Cricket Club	No objection
18/00240/FUL40 Kirklington Road	No objection
18/00033/FUL Town House 20A Easthorpe	No objection
18/00329/FUL 3 Station Road	No objection

Tree work approved:

18/00712/TWCA The Great Hall

18/00668/TWCA The Great Hall

8.2 **Applications refused:** 17/02136/FUL 7 Landseer Road

Support

8.3 **Late Planning Decisions: Approved**

17/02259/FULM Brackenhurst – Six Residential blocks

Support

18/00442/LBC Saracens Head – general improvements

Support

18/00428/FUL Riverside Church

Support

8.4 **Applications for Tree Works:** None

9 **Correspondence- NSDC Planning Meeting 3rd April 2018**

10 **Illumination of shop signs in the Conservation Area**

A meeting with Amy from NSDC has taken place, which was very informative and supportive. The report is still to be received. Amy is referring the relevant finding to the enforcement officer

11 **Discussion on vacant commercial property in the town**

The only properties vacant at the moment are The Dumbles and NatWest

12 **Issues for Communication -None**

13 **To Resolve on whether the Council will move into closed session in accordance with the Public Bodies (admission to meetings) Act 1960 as amended by Section 100 of the Local Government Act 1972**

for the following confidential item relating to Pre Application Planning Applications – No members of the public present at this time

14 **Pre Planning Applications** – 2 pre-planning applications have been received and the applicants visited and advised by the Cllr Martin, Scorer and Deputy Clerk. Planning applications are to follow

15 **Date of next meeting: Wednesday 6th June 2018**

16 **Items for discussion at next meeting - None**

Meeting closed at 20.10pm

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

Chairman, Planning Committee