



# SOUTHWELL

## TOWN COUNCIL

Tracey Broughton PSLCC Clerk to the Town Council

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**Notice of Meeting:** PLANNING COMMITTEE  
**Date and Time:** Wednesday 3<sup>rd</sup> October 2018 7.00pm  
**Venue:** The Old Courthouse, Burgage, Southwell.

### AGENDA

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

**In Attendance:** L Wright (Planning Clerk), Karen Green (Assistant Clerk), Cllr P Harris

- 1 **Apologies for absence** P Scorer, S Rodgers, & M Jeffrey  
**AGREED** **Proposed Cllr Prentice, seconded Cllr Ashworth**  
**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.*  
L Harris, P Harris 5.7 Personal

- 3 **3.1 Planning Committee Minutes 15<sup>th</sup> September (previously circulated)**  
**3.2 Matters arising – None**  
**AGREED** **Proposed, Cllr Ashworth, seconded Cllr Reynold**  
**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 - none**  
*(The positioning of this item may be varied to facilitate involvement of members of the public)*

- 5 **Planning applications –**

STC Ref	NSDC ref	Location	Details	STC decision	Observations
5.1	18/01645/RMAM	Land Off Allenby Road	Application for reserved matters to allow the erection of 67 dwellings and associated public open space, landscaping and infrastructure works in line with the outline approval reference 16/02169/OUTM	Object	Southwell Town Council considered Planning application 18/01645/RMAM Land off Allenby Road and agreed unanimously to object to this proposal. STC welcomed the change in the number of houses and also the change of layout and the introduction of a play space and affordable housing The objections were as follows: The boundary near to Allenby Road is only about 2 metre deep which is not in accordance with the requirement of an 8 metre buffer strip as recommended in the Neighbourhood Plan. Policy CF2 Pg 99 Para2. The play space and open space area are separate, with the play area being small and at the top end of the development which is not ideal for the safety of children. The council suggest that the play area is switched to with houses 3,4 & 5 , which will create a greater sense of place. There has been no engagement with the town on the type of play equipment to

					<p>be installed which could be noisy and potentially intrusive on neighbouring houses in particular those outside the development. The council also noted that 2 large mature trees have been felled, which on the original tree survey had a high retention value.</p> <p>When the Beaumont Avenue development was built, it was stated by the Newark &amp; Sherwood engineers that the balancing (Starkeys) pond was not a suitable long term solution for future development and it was recommended that the proposed by-pass be built to alleviate this and this could be funded by future developments such as this proposal.</p> <p>There are no proposals in this application as to how surface water is to be handled. There are no drainage plans or plans to get water into the balancing pond from the lower half of the development. Maybe the pond would be better situated at the lowest point of the development.</p> <p>Because of the flood history of this area and the potential to cause further flooding in other areas of this catchment area, the council is very concerned that a more detailed surface water treatment plan is created and that the mitigation plans of the Nottinghamshire County Council as the LFA are taken into account. It is essential that condition 6 in the approval of the outline planning application 16/02169OUTM is applied to this application.</p>
5.2	18/01664/FUL	148 Westgate	Householder application for a proposed render finished garage extension to the west elevation, the render being applied to the existing house. Internal alterations to the main house.	Object	<p>Southwell Town Council considered application 18/01664/FUL 148 Westgate and agreed by majority to object to this application for and to ask Cllr Bruce Laughton to call the application in to NSDC for the following reasons:</p> <p>The development is out of keeping with the area, the colour of the render is unacceptable. There is no provision for a vehicle access to the proposed garage</p>
5.3	18/01608/LBC	Burgage Cottage	Remove redundant chimney breast and stub stack from southeast corner of property. Re-site boiler and bathroom fittings. Reconfigure internal door into existing bathroom.	Support	<p>Southwell Town Council considered application 18/01608/LBC Burgage Cottage and agreed unanimously to support to this application. The conservation officers comments to be deferred to.</p>
5.4	18/01666/FUL	The Final Whistle Station Road	Retrospective application to amend existing timber doors to storage area with glazed doors with side panels, roller shutter and change of use from storage to A3.	Decision deferred pending more information	<p>The clerk to write to NSDC regarding the present licencing , before making a decision</p>
5.5	18/01673/FUL	22 Halloughton Road	Replacement Dwelling with detached garage	Support	<p>Southwell Town Council considered application 18/01673/FUL 22 Halloughton Road and agreed unanimously to support this</p>

					application.
5.6	18/01681/LBC	23B Easthorpe	New rear elevation door to replace window and velux roof window over dining room	Support	Southwell Town Council considered application 18/01681/LBC 23B Easthorpe and agreed unanimously to support this application.
5.7	18/01617/FUL	6 Hillside Drive	Householder application for proposed front ground floor extension	Support	Southwell Town Council considered application 18/01617/FUL 6 Hillside Drive and agreed unanimously to support this application.
5.8	18/01386/FUL	24B The Ropewalk	Change of use to of ground floor property (only) to commercial use (fitness assessment centre (NOT a gym), supported by treatment rooms for sports massage, nutrition etc)	Support	Southwell Town Council considered application 18/01386/FUL 24B The Ropewalk and agreed unanimously to support this application.
5.9	18/01711/FUL	Land At Rear Of Franklyn	Variation of condition 2 attached to the appeal decision APP/B3030/W/17/317963 for planning permission 17/00623/FUL to amend the proposed floor plans and elevations	Object	Southwell Town Council considered application 18/01711/FUL Land At Rear Of Franklyn and agreed unanimously to object to this application for and to ask Cllr Bruce Laughton to the call in to NSDC for the following reasons: The original plans were objected to and only passed at appeal with the condition that the house was built in accordance with approved plan: 514-01 Rev C, the house has an additional extra upstairs bedroom and ancillary rooms making it a four bedroomed house.

**6 Chairman's Notices – Bechers Cottage appeal - noted**

**7 Ongoing and outstanding planning applications update:** to be tabled

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

**STC Decision**

**8.1 Applications approved:**

18/00153/FUL Normanton Hall

Support

18/00154/LBC Normanton Hall

Support

18/0156/LBC Normanton Hall

Support

18/0155/FUL Normanton Hall

Support

18/01144/FUL 55 Newark Road

Support

18/01287/LBC Brinkley Hall Farm

No objection

18/01350/LBC 24,26 &28 Westhorpe

Support

18/01406/FUL 6 Marrison Way

Support

**Tree work approved:**

18/01635/TWCA The Residence, 1 Vicars Court

18/01438.TWCA Beechwood House

18/01603/TWCA 14 Westgate Mews

**8.2 Applications refused:** none to date

**8.3 Late Planning Decisions:** to be tabled

**8.4 Applications for Tree Works:** none to date

**9 Correspondence - Notice of NSDC Planning Meeting 2<sup>nd</sup> October - noted**

**10 Pre Planning Applications – To consider adopting the Southwell Town Council Draft Pre-Planning Application guideline document as a Council Policy.**

The policy was accepted with the agreed changes and it was recommended that it goes to full council for approval.

**11 Issues for Communication None**

**12 Date of next meeting:** Wednesday 7th November 2018

**13 Items for discussion at next meeting**

Meeting closed at 20.35 pm

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

Chairman, Planning Committee