

Minutes of the Planning Committee Meeting held at 6:30pm on Tuesday 12th April 2022.

The meeting was held in the Lower Hall of the Village Centre

Present: Strawson (Chairman), K Clarke, Selby, Puddephatt and Purcicoe
Cllr Strawson took the minutes of the meeting in the absence of the Clerk

- 22.4.1 Apologies for absence
None
- 22.4.2 Declarations of interest
None
- 22.4.3 Ten minutes for members of the public to comment on agenda items
No members of the public were present.
- 22.4.4 Approval of draft minutes of 22nd March 2022.
The committee resolved to accept the draft minutes as accurate.
- 22.3.5 22/00622/TWCA Hall Farm, Main Street, Farnsfield.
Fell two Leylandii
Having considered the application, the Committee resolved there was no comment to submit.
- 22.3.6 22/00620/HOUSE Wood View, Station Lane, Farnsfield
Proposed two storey side extension
Having considered the application in detail, the Committee resolved to submit a comment of 'no comment'.
- 22.3.9 Planning Decisions – please see attached document, FPC All Planning Applications.
The Committee noted any update to planning decisions

Minutes of the Planning Committee Meeting held at 6:40pm on Tuesday 10th May 2022

The meeting was held in the Lower Hall of the Village Centre

Present: K Clarke, Selby, Puddephatt and Purcicoe

Also present: Vikki Arkell (Clerk & RFO)

22.5.1 To elect a Chairman of the Planning Committee

The Chairman of the Planning Committee must be agreed by Full Council. The Committee voted for Cllr Purcicoe to chair the meeting in the absence of a chairman

22.5.2 Apologies for absence

None

22.5.3 Declarations of interest

None

22.5.4 Time for members of the public to comment on agenda items

There were no members of the public present

22.5.5 Approval of draft minutes of 12th April 2022

The Committee accepted the minutes of 12th April as accurate

22.5.6 22/00844/ HOUSE 6 Trail View, Farnsfield

Proposed Rear Extension

Having considered the application, the Committee resolved there was no comment to submit

Minutes of the informal meeting of Farnsfield Parish Council Planning Committee to be held at 6:30pm on Tuesday 31st May 2022. The meeting was held online

Present: K Clarke (Chairman), Selby and I Clarke
Also Present: V Arkell (Clerk & RFO)

22.5.7 [22/00880/HOUSE](#), Ridgeway Cottage, Main Street - Demolition of single storey outbuilding and formation of new single storey rear and side extension

Having considered the application, the Committee felt there was no comment to submit

22.5.8 [22/00883/FUL](#), 1 The Cottages Tippings Lane - Proposed electric gates. Widening of vehicular access. Replacement boundary fence and area of hard standing

Having considered the application, the Committee felt there was no comment to submit

22.5.9 [22/00914/HOUSE](#), 5 Yates Croft - Proposed driveway extension on the front garden, erection of a retaining wall

The Committee has concern about the ownership of the land. Having considered the application, the Committee requested that the Clerk and Planning Chair highlight the ownership concern to NSDC however the Committee had no comment regarding the proposal of the erecting of the retaining wall

22.5.10 [22/00990/TWCA](#) - Burgess House, Main Street - T1 - Remove epicormic growth and reduce to provide 2m clearance from house, T2 - Laburnum – Fell, T3 - Remove uprights from middle of tree to give more space to main canopy, remove dead or dying branches, T4 - Remove epicormic growth and deadwood, T5 – Fell, T6 – Fell

Having considered the application, the Committee felt there was no comment to submit

22.5.11 To note - [22/00959/DISCON](#), The Bee Hive Coach House, Request for confirmation to discharge condition 5 (Method of salvage and reuse) attached to planning permission 22/00403/HOUSE Single storey side and rear extension

The Committee noted the change

**Minutes of the Planning Committee's Meeting held on
Tuesday 28th June 2022 at 6:30pm**
The meeting was held in the Lower Hall of the Village Centre

Present: K Clarke (Chairman), Selby and I Clarke
Also Present: V Arkell (Clerk & RFO)

- 22.6.1 Apologies for absence
None – Full Attendance
- 22.6.2 Declarations of interest
None
- 22.6.3 Time for members of the public to comment on agenda items
There were no members of the public present
- 22.6.4 Approval of draft minutes from the meetings held on 10th May and 31st May
The Committee resolved to accept the minutes of the 10th May and 31st May
- 22.6.5 To discuss correspondence received
The Committee discussed the complaint received about parking outside of the rustic crust. The complaint was regarding cars being parked on single lines in front of their property window with the engine of the cars running. The Committee asked for this complaint to be filed for when the takeaway licence is again up for discussion
- 22.6.6 To discuss changes to planning application processes at Newark and Sherwood District Council
The Committee resolved that the Clerk and Chairman request that any application that the Committee has commented on, be looked at by the Planning Committee rather than be decided by delegation
- 22.6.7 [22/01153/HOUSE](#) - Afton Tippings Lane, Farnsfield
Proposed first floor extension and internal alterations. Conversion of garage to habitable room
Having considered the application, the Committee felt there was no comment to submit
- 22.6.8 [22/01066/HOUSE](#) - The Priors Mansfield Road, Farnsfield
Replacement decking works to upper garden level (retrospective)
Having considered the application, the Farnsfield Parish Council Planning Committee are concerned that the raised decking may mean that the property owners may be able to see inside the windows of the neighbours' houses.

If this is the case, this would contradict planning guidelines that state there should be no adverse impact on neighbouring properties, and distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable loss of privacy, or overbearing impact.

As the Committee were unable to identify from street level if this raised decking will have an impact on the neighbouring property, the Committee resolved to request that the planning department inspect the build from a standing point on the decking, within the garden, to determine if the decking create loss of privacy or is intrusive to the neighbouring properties.



- 22.6.9 [22/01063/LDC](#) - 59 The Ridgeway Farnsfield
Application for lawful development certificate for proposed side dormer
Having considered the application, the Committee felt there was no comment to submit
- 22.6.10 [22/01061/TWCA](#) - Long Acre Main Street Farnsfield
Fell 1 - Horse Chestnut Tree
Having considered the application, the Committee felt there was no comment to submit
- 22.6.11 [22/01142/TWCA](#) - The White House, Main Street, Farnsfield
Removal of 3 No. trees, T1 - Fir Tree, T2 - Yew Tree and T3 - Fir Tree
Having considered the application, the Committee felt there was no comment to submit
- 22.6.12 To note: Amended plans for [21/02680/OUT](#) - Broadlands, Southwell Road, Farnsfield
Outline application with all matters reserved (except for the means of access) for erection of 3 dwellings following the demolition of Broadlands; includes amendment to existing vehicular access and associated works
This application has been granted permission by delegation before the meeting. The Committee requested that the Clerk input a written complaint on how this was handled

**Minutes of the Planning Committee's Meeting held on
Tuesday 26th July 2022 at 6:40pm**

The meeting was held in the Lower Hall of the Village Centre

Present: K Clarke (Chairman), Selby and I Clarke

Also Present: V Arkell (Clerk & RFO)

22.7.1 Apologies for absence

None – Full Attendance

22.7.2 Declarations of interest

None

22.7.3 Time for members of the public to comment on agenda items

There were no members of the public present

22.7.4 Approval of draft minutes from the meetings held on the 28th of June 2022

The Committee resolved to accept the minutes of the 28th June 2022

22.7.5 [22/01235/HOUSE](#) The Limes Chapel Lane, Farnsfield

Repair/rebuild of boundary wall. Alterations/landscaping works within the garden area.
Works to trees

Having considered the application, the Committee felt there was no comment to submit

22.7.6 [22/01355/TWCA](#) Long Acre Main Street, Farnsfield

T1 - Horse Chestnut - Reduce canopy all round by 2m

The Committee noted the Tree works and felt there was no comment to submit

**Minutes of the Planning Committee's Meeting held on
Tuesday 18th October 2022 at 6:40pm**
The meeting was held in the Lower Hall of the Village Centre

Present: K Clarke (Chairman), I Clarke and D Purcicoe

- 22.10.1 Apologies for absence
None – Full attendance
In absence of the Clerk, Cllr K Clarke took notes to be transcribe into minutes on the Clerks return
- 22.10.2 Declarations of interest
None
- 22.10.3 Time for members of the public to comment on agenda items
There were no members of the public present
- 22.10.4 Approval of draft minutes from the meetings held on the 26th July 2022
The Committee resolved to accept the minutes as accurate
- 22.10.5 [22/01926/HOUSE](#) – 26 Powell Court, Farnsfield
Single storey side extension
Having considered the application, the Committee felt there was no comment to submit
- 22.10.6 [22/01908/HOUSE](#) - Wood View, Station Lane, Farnsfield
Single storey side and rear extensions to form link to proposed partial conversion of existing detached garage
Having considered the application, the Committee felt there was no comment to submit
- 22.10.7 [22/01661/TWCA](#) - 3 Church Side Farnsfield
T1 Rowan - all-round reduction of up to 1.5m to remove brittle/dead branches; crown thin of approximately 10%: crown lift of approximately 0.5m
The Committee noted the TWCA

**Minutes of the Planning Committee's Meeting held on
Tuesday 15th November at 6:40pm**

The meeting was held in the Lower Hall of the Village Centre

Present: Cllrs. K Clarke (Chairman), Selby, I Clarke and D Purcicoe

Also Present: V Arkell (Clerk & RFO)

- 22.11.1 Apologies for absence
None – Full attendance
- 22.11.2 Declarations of interest
There were no declarations made
- 22.11.3 Time for members of the public to comment on agenda items
There were no members of the public present
- 22.11.4 Approval of draft minutes from the meetings held on the 18th October 2022
The Committee resolved to accept the minutes as accurate
- 22.11.5 [22/02025/FUL](#) – Farnsfield Bowling Club , New Hill, Farnsfield
Installation of replacement fencing
Having considered the application, the Committee felt there was no comment to submit
- 22.11.6 [22/02058/S73](#) - The Rustic Crust Pizzeria, Main Street, Farnsfield
Application for variation of condition 11 to remove the 12-month restriction for the takeaway use attached to planning permission 21/02396/S73; Application to remove condition 8 of planning permission 19/00208/FUL to allow the takeaway of hot food
The Committee discussed the application and the previous request that the temporary take away licence be extended so it could be monitored. The Clerk explained that only one piece of correspondence had been received from a resident complaining about parking specifically relating to the Rustic Crust Pizzeria.
The Committee did still have concerns in regard to vehicles parking in front of the nearby residences however also discussed the need for Farnsfield to have a thriving high street and facilities for its residents.
After a lengthy consideration, the Committee resolved to make “no comment” on the application
- 22.11.7 a. [22/02106/TWCA](#) - Kentmere, Quaker Lane, Farnsfield
Birch Tree - Remove the over extending limb that has been struck by a vehicle back to suitable regrowth point. Crown lift over neighbours driveway to 3.5m and 3m over the clients garden (from ground level). Prune to give 1m clearance from the property as it is making contact
Having considered the TWCA, the Committee felt there was no comment to submit
b. [22/02119/TWCA](#) - 2 Eaton Close, Farnsfield
Cherry tree - Reduce by a maximum of 3m all around
Having considered the TWCA, the Committee felt there was no comment to submit
c. [22/01967/TWCA](#) – Burleigh Cottage, New Hill, Farnsfield
Undertake re-pollard (5m in height) of Poplar Tree
Having considered the TWCA, the Committee felt there was no comment to submit
d. [22/01966/TWCA](#) - Grange Cottage, Main Street, Farnsfield
Fell 1 No. Weeping Willow Tree



Having considered the TWCA, the Committee felt there was no comment to submit

**Minutes of the Planning Committee's Meeting held on
Tuesday 13th December at 6:40pm**

The meeting was held in the Lower Hall of the Village Centre

Present: Cllrs. K Clarke (Chairman), Selby, Clarke and Purcicoe

Also Present: V Arkell (Clerk & RFO)

22.12.1 Apologies for absence
None

22.12.2 Declarations of interest
None

22.12.3 Time for members of the public to comment on agenda items
There were no members of the public present

22.12.4 Approval of draft minutes from the meetings held on the 15th November 2022
The Committee resolved to accept the minutes as accurate

22.12.5 22/02282/HOUSE | Replacement of fence with brick wall | Hall Farm Main Street Farnsfield Nottinghamshire NG22 8EY
Having considered the application, the Committee feel that the gate is not in keeping with the conservation area. The Clerk to contact NSDC planning department to request for them to have a closer look at the application.

22.11.6 22/02260/HOUSE | Single storey side and rear extension, new front porch, external render & outbuilding to rear. | Radley Far Back Lane Farnsfield NG22 8JX
Having considered the application, the Committee felt there was no comment to submit

22.11.7 To note TWCA's
a. 22/02293/TWCA | 1 No. Rowan tree - fell due to disease | 5 Church Side Farnsfield NG22 8ET
The Committee noted the TWCA's

Minutes of the Planning Committee Meeting held at 6:40pm on Tuesday 10th January 2023.

The meeting was held in the Lower Hall of the Village Centre

Present: K Clarke (Chairman), Selby, I Clarke and Purcicoe

- 23.1.1 Apologies for absence
None

- 23.1.2 Declarations of interest
None

- 23.1.3 Time for members of the public to comment on agenda items
Members of the public were given the opportunity to make comment on the planning applications
Residents requested that the Committee remind the planning authority that there is a bus stop attached to Old Manor Farm Barn which creates a high pedestrian footfall across the drive of the proposed development, this bus stop is also valued and should not be relocated

- 23.1.4 Approval of the minutes from the meetings held on the 13th December 2022
The Committee accepted the minutes as accurate

- 23.1.5 22/02459/FUL and 22/02460/LBC | Change of Use of Former Threshing Barn to Form a Dwelling and Conversion of Adjacent (rear) Barn into an Annex to the Threshing Barn Dwelling | Old Manor Farm Barn Main Street Farnsfield Nottinghamshire NG22 8EA
The Committee discussed both applications and had concerns regarding the removal of T4 and T6 trees. The Committee resolved to object to the removal of these trees.

- 23.1.6 22/02469/RMA | Reserved matters application pursuant to application 21/02680/OUT for erection of 3 dwellings following the demolition of Broadlands; includes amendment to existing vehicular access and associated works | Broadlands Southwell Road Farnsfield NG22 8EB
The Committee discussed the application, the Committee's previous concerns submitted to the planning department have not been satisfactorily resolved. The Committee resolved to submit the same comments with extended explanations

- 23.1.7 23/00003/HOUSE | Extensions to front and rear elevations including new dormer. New bay window. Replacement garage roof. | Back Acre Far Back Lane Farnsfield NG22 8JX
Having considered the application, the Committee resolved to make "no comment"

- 23.1.8 To note TWCA's
22/02377/TWCA | T3 - Leylandii - trim and reduce in height to 1.8m to maintain as a manageable hedge T4 and T5 - 2 x Lime - Repollard both trees to previous points T6 - 2 x Holly - Crown lift by 75cm and reduce in height by approx 1.5m, reduce any long branches by approx 60cm to maintain shape | Field End 1 Station Lane Farnsfield NG22 8LA
Having considered the application, the Committee resolved to make "no comment"

Minutes of the Planning Committee Meeting held at 6:40pm on Tuesday 24th January 2023.

The meeting was held in the Lower Hall of the Village Centre

Present: K Clarke (Chairman), Selby, I Clarke and Purcicoe

- 23.1.9 Apologies for absence
None
- 23.1.10 Declarations of interest
None
- 23.1.11 Time for members of the public to comment on agenda items
None
- 23.1.12 Approval of the minutes from the meetings held on the 10th of January 2023
The Committee accepted the minutes as accurate
- 23.1.13 Revisit of: 23/00003/HOUSE | Extensions to front and rear elevations including new dormer. New bay window. Replacement garage roof. | Back Acre Far Back Lane Farnsfield NG22 8JX
This application was revisited as it transpired that not all documents were available to all Councillors at the time of the last meeting.
Having considered the application, the Committee resolved to make “no comment”
- 23.1.14 23/00034/HOUSE | Proposed two storey side extension, single storey rear extension, raising of the eaves and ridge and erection of detached garage. | Briarcroft Chapel Lane Farnsfield NG22 8JP
Having considered the application, the Committee resolved to make “no comment”
- 23.1.15 22/02387/FUL | Demolish garage. Two storey side extension and extension to existing dropped kerb | 46 Alexander Road Farnsfield NG22 8LJ
Having considered the application, the Committee resolved to make “no comment”

Minutes of the Planning Committee Meeting held at 6:40pm on Tuesday 28th February 2023.

The meeting was held in the Lower Hall of the Village Centre

Present: K Clarke (Chairman), Selby and I Clarke

- 23.2.1 Apologies for absence
None – Full attendance
- 23.2.2 Declarations of interest
Cllr K Clarke declared an interest in 23.2.7 due to the close friendship with the applicant and stated that she would not be voting on the application
- 23.2.3 Time for members of the public to comment on agenda items
No members of the public choose to speak
- 23.2.4 Correspondence received
Correspondence was previous circulated to the planning committee from a resident who was concerned about a breach of planning with the parish. The Clerk has passed on the contact details of both planning and the rights of way team at Newark and Sherwood District Council and had also suggested that Cllr Laughton may be able to help with the resident's concern
- 23.2.5 Approval of the minutes from the meetings held on the 24th January 2023
The Committee resolved to accept the minutes as accurate
- 23.2.6 23/00208/HOUSE | Single-storey rear extension and internal alterations | Fern Lodge Brickyard Lane Farnsfield NG22 8JS
Having considered the application, the Committee resolved to make “no comment”
- 23.2.7 23/00107/FUL | Replacement dwelling and office (including stores) with associated works including demolition of existing dwelling. | Forest Farm House Mansfield Road Farnsfield NG22 8JB
**Having considered the application, the Committee resolved to make “no comment”
Cllr K Clarke abstained from voting**
- 23.2.8 To note tree works:
a. 23/00281/TWCA | T1 Oak - Reduce overall canopy by 1.5m | Farnsfield Lodge Main Street Farnsfield Nottinghamshire NG22 8EF
The committee noted the application

b. 23/00166/TWCA | 4 No. Beech Trees - Crown lift to a height of approx 4-5 metres above ground level, and crown thinning to a maximum of 30%. | Limes Lodge Chapel Lane Farnsfield NG22 8JW
The committee noted the application

Minutes of the Planning Committee Meeting held at 6:40pm on Tuesday 14th March 2023.

The meeting was held in the Lower Hall of the Village Centre

Present: K Clarke (Chairman), Selby, I Clarke and Purcicoe

Also present: Vikki Arkell (Clerk & RFO)

- 23.3.1 Apologies for absence
None – Full attendance
- 23.3.2 Declarations of interest
Cllr Clarke declared and interest in 23.3.6 due to the resident being an acquaintance
- 23.3.3 Time for members of the public to comment on agenda items
No members of the public choose to speak
- 23.3.4 Approval of the minutes from the meetings held on the 28th February 2023
The Committee resolved to accept the minutes as accurate
- 23.3.5 23/00271/FUL | Conversion of existing garage into an annexe. Remove garage door and replace with window. | Farnsfield House, Mansfield Road, Farnsfield, NG22 8HH
Having considered the application, the Committee resolved to make “no comment”
- 23.3.6 23/00366/HOUSE | Construction of a new single storey rear extension (resubmission) | 7 Yates Croft, Farnsfield, NG22 8WL
Having considered the application, the Committee resolved to make “no comment”
- 23.3.7 23/00313/AGR | Proposed extension to the current portal framed building | Land Adjacent Combs Farm Business Site, Longland Lane, Farnsfield
This application was refused before the Committee could discuss the application
- 23.3.8 To note amended plans:
a. 22/02460/LBC | Change of Use of Former Threshing Barn to Form a Dwelling and Conversion of Adjacent (rear) Barn into an Annex to the Threshing Barn Dwelling | Old Manor Farm Barn Main Street Farnsfield Nottinghamshire NG22 8EA
The Committee reviewed the amendments and felt that the previous comments and Concerns submitted by Farnsfield Parish Council Planning Committee had not been resolved.
- 23.3.9 To note tree works:
b. 23/00336/TWCA | Prune/pollard Lime tree to previous existing pollarding levels/points | Jaywood Station Lane Farnsfield NG22 8LA
The Committee noted the application

c. 23/00278/TPO | Works to 2 No. Lime trees protected by TPO N348 identified as T1 and T3 within Order T1 pollard to end height of approximately 8-10 metres (to suitable unions) T3 pollard to end height of approximately 8-10 metres (to suitable unions) | Fosse Way Station Lane Farnsfield NG22 8LA
The Committee noted the application

(complete)

Minutes of the Planning Committee Meeting held at 6:40pm on Tuesday 28th March 2023.

The meeting was held in the Lower Hall of the Village Centre

Present: K Clarke (Chairman), Selby and I Clarke

- 23.3.10 Apologies for absence
None
- 23.3.11 Declarations of interest
Cllr L Selby – 23.3.16a as a neighbour of the applicant
- 23.3.12 Time for members of the public to comment on agenda items
Members of the public were given the opportunity to make representations regarding the items on the agenda
- 23.3.13 Approval of the minutes from the meetings held on the 14th March 2023
The Committee resolved to accept the minutes of the meeting held on the 14th March
- 23.3.14 23/00228/HOUSE | Demolish existing garage and coal store. Two storey side extension. Single storey rear extension. Single storey first floor extension over existing attached garage. | The Homestead, Cotton Mill, Lane Farnsfield NG22 8EJ
Having considered the application, the Committee resolved to make “no comment”
- 23.3.15 23/00291/HOUSE | Demolish existing side extension. Replace with new single storey side extension | 24 Station Lane Farnsfield NG22 8LA
Having considered the application, the Committee resolved to make “no comment”
- 23.3.16 To note tree works:
a. 23/00437/TWCA | Fell Deodora Tree at rear of house, Yew Tree at rear of house and Christmas tree at front of house | Hawthorne Cottage Quaker Lane Farnsfield NG22 8EE
Having considered the application, the Committee resolved to make “no comment”

b. 23/00446/TWCA | Fell 4 No. Beech trees | Limes Lodge Chapel Lane Farnsfield NG22 8JW
Having considered the application, the Committee resolved to make “no comment”