

Balderton Parish Council Planning Committee

Minutes of meeting held on Thursday 26th October 2023 at 7pm

Attendees:

Balderton Parish Councillors: Vanessa Bracegirdle, Karen Callingham, Mandie Elson, Simon Forde, Jean Hall and Debbie Moore

Staff: Marion Fox Goddard - Parish Clerk

1. Declarations to record the meeting

The clerk recorded the meeting.

2. Election of chairman of the planning committee

Members unanimously agreed to elect Councillor Forde as chairman.

3. Apologies for absence

Apologies were received from Councillors Buxton, Fairbairn, Marshall and Sellars.

4. Declarations of interest

Simon Forde and Jean Hall – District Councillors. Debbie Moore – spouse on N&SDC's planning committee.

5. Public Open Forum

No residents attended the meeting.

6. Consideration of planning applications

(The committee switched the order of consideration of the 2 applications).

- b. [23/01609/HOUSE](#) - Remove existing single storey flat roof garden room to rear elevation and replace with a proposed single storey rear extension. (3 Theresa Court Balderton)

The committee looked at the application and agreed an approval/rejection was not necessary on this occasion

- a. [23/01755/RMAM](#) - Submission of Reserved Matters (layout, scale, appearance, landscaping) for Phase 2 of 19/00854/OUTM for 309 dwellings

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including details to discharge Conditions 5, 12, 14 (in part), 16, 17 (in part) and 22. (Flowserve site).

The committee had a long discussion regarding this application and unanimously agreed to object to it for the following reasons:

- i. The access arrangements for the site. The committee was most concerned regarding:
 - a. Highway safety during the construction period, particularly during peak times.
 - b. Highway safety at the Hawton Lane junction once built.
 - c. Lack of public transport to reduce the number of cars in the area.
- ii. Loss of footpath 11 and potential loss of connectivity to the Sustrans route that leads from Newark to Cotham and safety for path users in the area. Improved ease of use and accessibility for cyclists and pedestrians is required. See appendix 1.
- iii. Trees and Landscaping – Full consideration for retained trees' long term maturity is crucial and ensuring new landscaping allows species to grow to full maturity without affecting properties in future. More suitable planting for residential areas is essential. Balderton Parish Council referred to the comments of N&SDC' Tree and Landscape officer regarding the trees and landscaping and believe it is essential the issues raised (uploaded to planning portal 20/10/23) are addressed.
- iv. There is no detail for the play area. The parish council would like to be able to see the plan and be assured the needs of disabled children will be considered.
- v. The layout needs to be fit for purpose for services such as refuse collection vehicles and the presentation of 2 bins for collection on the same day.

7. Planning decisions made by Newark and Sherwood District Council - noted.

- a. [23/01472/HOUSE](#) Single storey rear extension - Granted Householder Application
- b. [23/00963/FULM](#) Proposed change of use to residential caravan site for gypsy/travellers - Granted Full Planning Permission Major.

8. Items of correspondence and information – noted.

- a. Town Centre Masterplan invite. Councillors Callingham and Moore had attended a meeting regarding this and gave a brief overview.

The meeting closed at 8.20pm.

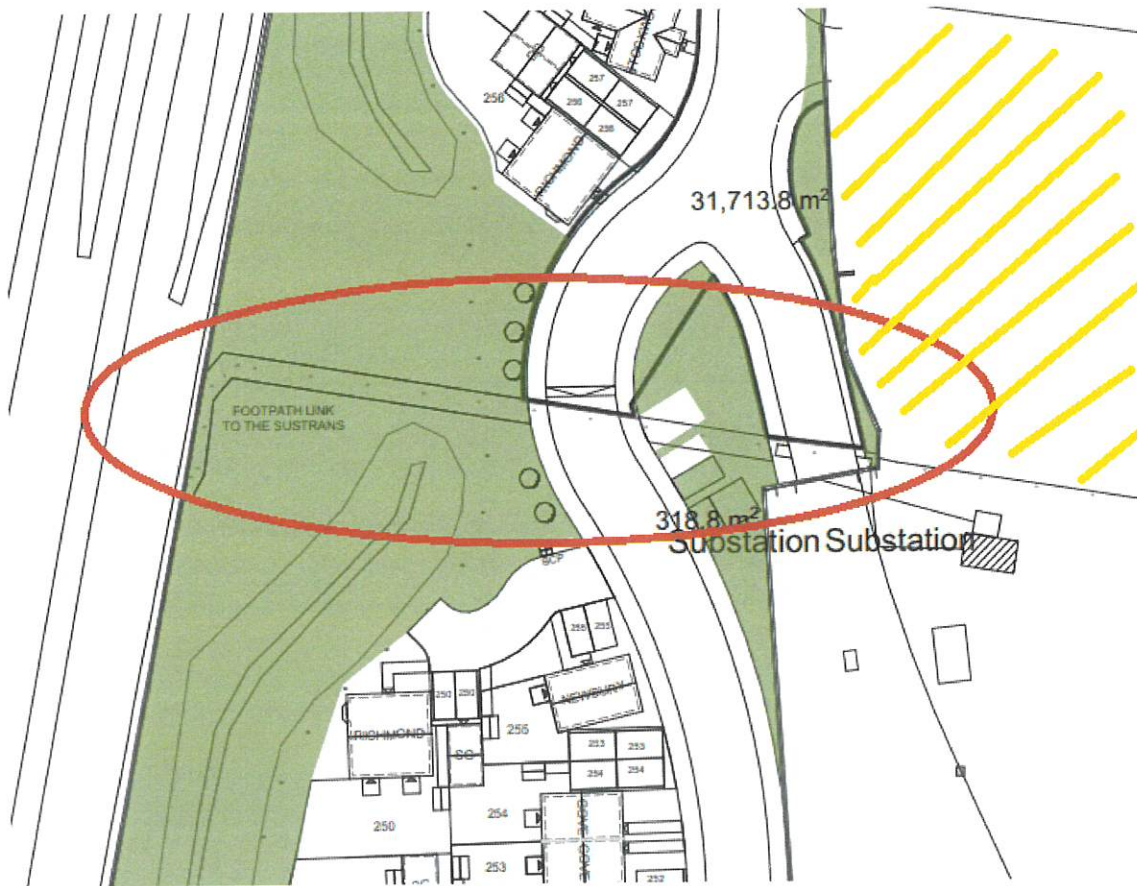
Future parish council meetings – open to the public

Full Council Meeting: Wednesday 8th November, 7pm

Amenities Committee Meeting: Wednesday 29th November, 7pm



Appendix 1 – Footpath link to Sustrans



Members of the committee have concerns regarding the safety of pedestrian access using the footpath link to the Sustrans track indicated on the map above. The proximity of this footpath link to 2 roads will make using the link less amenable to pedestrians and cyclists.

Members suggested this application should consider installing a bridleway linking the Sustrans path to the disused playing field (marked with yellow stripes) on the map above. Whilst the plans for the playing field are unknown at present, the long term connectivity of it to the Sustrans route should be considered.

18/3/24

John

