

Balderton Parish Council

Minutes of the Planning Committee meeting held in the Balderton Village Centre on Tuesday January 17th 2017 at 10.00am.

PRESENT Councillors Mrs Hurst (Chairman), Rouse (Vice Chairman), Mrs Brooks, Major Mortimore, Scott and Ms White with the Clerk

APOLOGIES were received from Councillor Walker.

DECLARATIONS OF INTEREST

Cllrs Mrs Brooks and Mrs Hurst, as serving members of Newark & Sherwood District Council declared a personal interest to any issue relating to the District Council.

0388 **Public Participation**

No members of the public were present.

0389 **Planning Applications**

The following planning applications were considered and approved subject to any comments detailed below:

2120 Install 173 properties (reserved matters) Land south of Bowbridge Lane
Members re-iterated that Balderton's sewage works cannot cope with any further capacity without substantial upgrading; it is hoped that Severn Trent Water will refer to this issue when consulted about the application.

2181-2190/94 Remove sections of hedgerow Various sites BarnbyRd, Bullpit Rd
to construct twin trunk water mains Fen Lane & Staple Lane
Members considered that a condition of planning approval should be that all removed hedging must be immediately replanted with like for like species.

The following planning application was considered and objected to with the following comments:

1134 Amendment re. noise report for 89 dwellings Highfields School, Balderton
Members did not consider that the additional information submitted addresses the concerns and objections originally submitted by this Council, nor does it address all of the Planning Inspector's comments, essentially that it 'would harm the living conditions of some neighbouring residents'. The following objections based on material planning considerations will therefore be submitted:

1. **Planning Policies**

Members consider that it contravenes Planning Policy SP8 (Protection of school playing fields). The area was also designated as an 'unsuitable site' in the Allocations and Development Management Options Report in October 2011.

2. **Emerging Plans**

The proposed route by Network Rail through part of the site which was included in the planned closure of level crossings may have been shelved, but only until 2019. If this site is developed the option of building an alternative route for traffic via a new bridge from Barnby Road will not be possible, further adding to the acknowledged traffic problems in the Newark and Balderton area. A road through from the site to Barnby Road would ease some of the traffic congestion.

3. Highways Issues

Traffic generated from the site is a concern, along with the vehicular access which is so close to the bridge. The model used for assessing traffic along London Road was not a true reflection; a real survey taken on a Friday afternoon or a weekday peak-time morning would be more representative of the real situation. This would still not take into account the traffic generated from the *thousands* of properties being built south of this site in Fernwood and Balderton.

4. Capacity of Physical Infrastructure

This would have yet more impact on the surface water drainage system. Balderton's sewage works require substantial upgrading (as highlighted in a report commissioned by N&SDC in 2009); these have not yet been undertaken.

5. Deficiencies in Social Facilities

The existing village schools are already at capacity.

6. Loss of Privacy

Several existing properties will suffer from a lack of privacy and will, in turn be able to look directly into some of the dwellings.

7. Layout and density of Building Design

The inclusion of an apartment block that effectively fronts the site is not in keeping with that vicinity of London Road.

Additional Comments

Members are also concerned about the M.U.G.A. facility; if it is to be open for public use, will it be locked at dusk (and by whom?) or will it be open at all times, thus creating a potential hideaway area which may be misused? Are there any lights on the facility?

With regard to the ambient noise level as demonstrated in the Avant Homes report – what modelling was this based on? The Parish Council owns and manages two M.U.G.A.s and our experience is that they can be very noisy facilities from footballs being constantly kicked against them, young people shouting etc.

0390 Planning Decisions

The following planning applications have received conditional approval by the District Council and were noted:

1104 Reserved matters for phase 1 spine road	South of Bowbridge Lane
1645 Convert redundant service area to apartment	1 Warwick Court
1713 Construct amenity and café building	Coronation Street Playing Field
1721 First floor side extension	11 Granby Drive
1800 Single storey rear extension	7 Spring Lane
2021 Illuminated signs on store & 1 freestanding	Lidl, Lakeside Shopping Centre

0391 Correspondence/Information

The following item of correspondence and information has been received and was noted: Notification of the District Council's consultation paper on the "Preferred Approach – Sites and Settlements, Town Centres & Retail Consultation". It had not been possible to download the document from the website but further enquiries will be made with the organisation and a copy obtained for circulating. Any consultation comments are to be submitted by February 27th 2017.

The meeting was closed at approximately 11.10am