

# Balderton Parish Council

Minutes of the Planning Committee meeting held in the Balderton Village Centre on Thursday November 16<sup>th</sup> 2017 at 10.00am.

**PRESENT** Councillors Mrs Hurst (Chairman), Rouse (Vice Chairman), Mrs Brooks, Scott and Walker with the Clerk

**APOLOGIES** were received from Cllr Ms White.

## DECLARATIONS OF INTEREST

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

### 0422 **Public Participation**

No members of the public were present.

### 0423 **Planning Applications**

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

1923 Extend porch to include wc/shower room	17 Granby Drive
2028 Single storey front extension	46 Russell Avenue

The following planning applications were received, considered and approved, subject to any comments detailed below, during the Council's summer recess:

1141 Extensions and alterations	2 Swinburne Close
1212 Signage	Tesco, 56-58 Main Street
1201 Summer house	2 Old Cobham Orchard
1261 Extensions	21 Derwent Court
1288 New garage	38 Bullpit Road
1339 Vary conditions	Former Working Men's Club
1403 Brick built shed	2 Dryden Avenue
1478 Change of use to multi occupancy	The Maples, 66 London Road
1504 Two storey and side extensions	66 Catkin Way
1527 Erect shed	4 Simpson View
1672 Reserved matters for 64 units 'Phase 1'	Bowbridge Lane
1809 Rear extension, new bay window to front & pitch garage roof	7 Brooke Close

NCC Scoping options, extend quarry life by 3 years Bantycok Quarry

The following planning applications were received, considered and objected to during the Council's summer recess, with the comments detailed below:

0643 Six residential units	Land off Main Street
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Members considered that the entrance/exit to the site is very hazardous, so close to a busy junction. Concerns were also expressed that the development opposite the site, "Briidge Court" is not shown on any of the plans so District Planning Committee members were urged to carry out a site visit before making a decision.

1265 Erect detached bungalow

5 Sibcy Lane

Members considered that this would have an adverse impact upon neighbouring properties through loss of privacy and overlooking. It would result in a material adverse impact on the character and appearance of the site by virtue of the back land position and cramped appearance in relation to its boundaries.

1381 Erect five houses

Rear of 196 London Road

The site is located at the local school's crossing patrol point on Hawton Lane – a very busy road junction. The site is currently used to park vehicles from nearby motor repair business 'Grove Garage' on London Road which already leaves cars on the road, cycle track and pavement, so where would these extra cars be parked? The extensive development (Phase 1a, Land South of Newark ref. 16/02120/RMAM) currently being built at the bottom of Hawton Lane/Bowbridge Lane will increase traffic along this already congested road.

1441 Two storey extension

45 Lacy Green

Members considered that the layout of the building design creates a visual appearance that is out of keeping in the area. Referring to the previous application (17/00453/FUL) and subsequent Refusal Decision, members still consider that it will have an overbearing impact on neighbouring property no. 49 Lacey Green.

#### 0424 **Planning Decisions**

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

0736 Extensions	52 Queen Street
0768 Two storey extension	7 Sibcy Lane
0775 Bridle path link between Sustrans & Phase 1	Lowfield Lane
0821 Extensions	10 Sheridan Close
0824 Replacement front porch extension	23 Queen Street
0911 Erect 2 bungalows	Opposite 40-46 Wolfit Avenue
0912 Extensions	27 Wordsworth Drive
0920 Extensions	6 Hayside Avenue
0988 Extension	10 Pinfold Lane
1141 Extensions	2 Swinburne Close
1201 Summer house	2 Oldcobham Orchard
1212 Signage	Tesco, 56-58 Main Street
1261 Extension	21 Derwent Court
1288 Demolish outbuilding, construct garage	38 Bullpit Road
1381 Erect five houses	Rear of 196 London Road
1403 Brick built shed	2 Dryden Avenue
1478 Change of use to multi-occupancy	The Maples, 66 London Road
1504 First floor side extension	66 Catkin Way
1527 Erect a shed	4 Simpson View
NCC Relocate building, reduce operational hours	Skipit Ltd, Quarry Farm

The following planning applications have been refused by the District Council and were noted:

0357 Residential development of 95 dwellings	Highfields School
0643 Six new residential units	Land off Main Street
1134 Residential development of 89 dwellings	Highfields School
1265 Erect detached bungalow	Rear of 5 Sibcy Lane
1441 Demolish garage, two storey extension	45 Lacey Green

0425 **Grove House**

Members discussed Grove House which is owned by Nottinghamshire County Council and is located on the Grove site at the rear of the former leisure centre. The Victorian building was used by the Education Service but it has been empty for several years now and concerns have been expressed about it falling into disrepair. A letter will be drafted to the County Council asking what plans there are for the building to see if it can be protected for the future.

0426 **Correspondence/Information**

The following items of correspondence and information have been received and were noted:

- a) Notice of approved works to a number of trees which are subject to Preservation Orders at 2 Centenary Close, 77 Main Street, The Old Hall Main Street, 94 Main Street and Highfields School
- b) Notifications from the Planning Enforcement Department;
  1. Enquiries are ongoing in relation to a complaint about the height of the new fence at 81 London Road.
  2. A house of Multi Occupancy being operated without permission at 75 Grove Street – the authority has replied that permission is not required there.
  3. A breeze block wall which was installed close to a kitchen window at the rear of Manthorpe House - the authority stated that although the structure is not visually pleasing, action cannot be taken.
- c) The District Council's Notice of Removal of the former Working Men's Club's asset of community value listing.
- d) A complaint about the House of Batteries business on Main Street, reporting that large lorries are offloaded on the road rather than within the curtilage of the business. Forklift trucks reportedly cross and/or block the pavement to load and offload goods because the lorries are too large to get onto the site. Members had not noticed any of this reported activity but enquiries will be made with the business.

The meeting was closed at approximately 10.45pm.