

Balderton Parish Council

Minutes of the Planning Committee meeting held in the Balderton Village Centre on Tuesday March 14th 2017 at 10.00am.

PRESENT Councillors Mrs Hurst (Chairman), Rouse (Vice Chairman), Mrs Brooks, Green, Walker and Ms White with fourteen parishioners and the Clerk

APOLOGIES were received from District Cllr Lee.

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, and he also declared a personal interest to minute reference 0401 – application relating to the Highfields School.

0400 **Public Participation**

The meeting was closed to take public comments. Parishioners expressed their concerns and objections to the further application to build 95 dwellings on the Highfields School site. These were namely extra traffic generation and increased vehicular hazards at a busy stretch of London Road so close the bridge, loss of privacy to certain neighbouring properties, loss of open green space and high number of trees subject to Preservation Orders, out of keeping with properties on Glebe Park and The Woodwards, lack of amenity land for young people and surface water drainage issues. They were thanked for their information and the meeting resumed at approximately 10.50am

0401 **Planning Applications**

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

0357 Residential development of 95 dwellings Highfields School, London Rd (District Cllr Lee joined the meeting during the discussion of this item). The Parish Council's opposition to developing the Highfields School site has been well documented but is again highlighted below (in italics) for information. However, in addition to the previous comments which are still considered very relevant, members asked that the following comments be submitted regarding this latest application; these are all material planning considerations:

1. **Physical Infrastructure** - the impact upon 'Fletchers' pond which is to take the surface water from the development. Concerns are expressed about the capacity of this natural pond to take the surface water for such an extensive amount of properties, and who will be responsible for maintaining the pumping system in the future?
2. **Nature Conservation** - the loss of an attractive open area that has so many mature trees that are subject to Preservation Orders (TPO's). What is the point of having such TPO's if they can be so easily removed 'en masse' for residential development?
3. **Highways Issues** - once again the new Transport Plan (which is full of detail errors, and therefore difficult to accept for accuracy) makes no mention of either the planned extensive residential growth of the Newark Urban Area or the new Lidl supermarket which is located a short distance away along London Road.

Previously submitted comments:

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*.

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.

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.*

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.

Deficiencies in Social Facilities

The existing village schools are already at capacity.

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.

The parishioners were thanked for their attendance and they left the meeting.

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

0139 First floor extension	42 Milton Street
0196 Development 3x 2 bed bungalows (amended plans)	Land opposite 40-46 Wolfit Ave

Members still trust that the new dwellings will not affect access for emergency vehicles to neighbouring/adjacent properties, particularly Everest Court.

0353 Front extension	8 Wetsyke Lane
0387 Raise and pitch garage roof for shower room	24 Brooke Close
0441 Single storey rear extension	7 Glebe Park
0443 Single storey front extension	1 Sykes Lane
0449 Extend front porch	23 Wordsworth Drive
0453 Demolish garage, erect two storey extension	45 Lacey Green

0402 Planning Decisions

The following planning application has received conditional approval by the District Council and was noted:

0195 Replace 14 garages with 3 x 2 bed dwellings	Land to the rear of 12-22 Wolfit Ave
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0403 Correspondence/Information

The following item of correspondence and information had been received for noting:

1. A public exhibition of the plan for 350 new homes south of Fernwood by Larkfleet Homes on Thursday March 20th between 3pm and 7pm at Fernwood Village Hall.

The meeting was closed at approximately 11.45am.