

## Balderton Parish Council

Minutes of the Planning Committee meeting held in the Village Centre on November 28<sup>th</sup> 2022 at 2.45pm

PRESENT Councillors Mrs Hurst (Chairman), Mrs Lee, and Ms White  
with one member of the public and the Clerk

The Chairman advised all present that the meeting was being recorded.

0628 **Apologies**

Apologies were received from Mrs Brooks, Lynch, Mallard and Scott

0629 **Declarations of Interest**

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

0630 **Public Participation**

The meeting was closed to take public comments but those present did not wish to speak. The meeting was re-opened.

0631 **Planning Applications**

The following planning applications were considered and approved:

22/01640/HOUSE	2 storey side and rear extension, replace gate	88 Main Street
22/02027/HOUSE	Single storey side ext. garage conversion	191A London Road
22/02053/HOUSE	2 storey side and rear ext. remove garage	26 Bullpit Road
22/02097/HOUSE	Single storey rear and 1 <sup>st</sup> floor extension	227 London Road
22/02098/FUL	Demolition and reconstruction with rear ext.	35 Macaulay Drive

Adequate drainage measures should be used on the new build rather than soakaways as the adjacent land floods.

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

22/01241/RMAM Amended information for 309 dwellings Flowserve  
There are still concerns about the impact of additional traffic to the immediate area from this development. Members consider that the one access onto Hawton Lane is neither adequate or safe, being located so close to the bridge and concerns were expressed about the visibility splays. The emergency vehicle route through to Lowfield Lane is also considered to be a concern. The layout design is cramped compared to neighbouring properties and it does not appear to readily link with the local amenities of Public Footpath routes and the Sustrans cycle track.

0632 **District Council's Allocation & Development Management Development Plan**

Members noted the above consultation document which invites comments up to December 30<sup>th</sup> 2022. The document sets out allocations of land for development up to 2033 and housing policies (including Gypsy/Roma/Traveller allocations). The one site allocated within Balderton is for 170 dwellings on land north of Lowfield Lane; this is subject to a transport assessment including improvements to the Manners Road/London Road junction.

0633 **Planning Decisions**

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

01672 Change of business use	24 Main Street
01681 Proposed garden room	80 Main Street
01770 Variation of condition 2, land at rear	Tarmac off Hawton Lane
01786 Single story front extension	13 Coleridge Road
01828 Removal and install new antennas x3	Greenhill Farm
01843 Single story rear extension	1Barkstone Close
01954 Fell 1 diseased silver birch tree	93c Main Street

The following application has been refused by the District Council and was noted:

01590 Erect railings and gates to property	218 London Road
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0634 **Correspondence/Information**

The following items of correspondence/information were noted:

1. Two appeals have been lodged against the District Council planning refusals for Railings and Gates at 218 London Road, and for a two-storey extension at 5 Sheridan Close.
2. County Cllr Smith has asked the authority to withdraw from the agreement with the Highfields School developer if the existing planning application is rejected by the District Council.
3. A joint letter from three Lakeside residents again asking the Council to consider a Neighbourhood Plan. A reply will be sent explaining the Council's stance to this that it essentially would not be of any real benefit to Balderton compared to the considerable amount of time and work involved to produce a Plan. The vast majority of major development in the area is located in Fernwood and Newark, particularly since the last parish boundary review when the now 'Middlebeck' area of the village became part of Newark.
4. Cllr Ms White advised that the Woodland Trust is inviting suggested sites for tree planting areas and the Manners Road estate 'green belt verges' could be suitable for the scheme. The area around the 'pumping station' to the rear of Barkstone Close/Harby Close is another possible site. Enquiries will be made with the Trust.

The meeting was closed at approximately 3.30pm