



Dear Councillors Buxton, Bracegirdle, Callingham, Elson, Fairbairn, Hall, Moore, Scott and Sellars,

You are summoned to attend the next meeting of the **Planning Committee** to be held on **Monday 18th March 2024, commencing at 7pm**. This meeting will be in the large hall of Balderton Village Centre.

Members of the public and press are entitled to be at the following meeting Public Bodies (Admission to Meeting) Act 1960 Section 1 extended by the Local Government Act 1972 Section 100 unless precluded by the Parish Council by resolution during whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the beginning of the meeting (public comment).

Marion Fox Goddard, Balderton Parish Clerk, Tuesday 12th March 2024

AGENDA

11. Declarations of any intentions to record the meeting.
12. To accept apologies for absence.
13. Declarations of interests.
14. To take any public comments in accordance with Council Standing Orders; *please note that this committee is for planning related issues only.*
15. To approve the minutes of the following planning committee meetings:
 - a. October 26th
 - b. January 15th
16. To consider the following planning applications (Balderton Parish Council is a consultee. Newark and Sherwood District Council is the planning authority):
 - a. [23/01755/RMAM](#) - Amended Reserve Matters Planning Application for housing development at - Flowserve Pump Division, Hawton Lane, Balderton
 - b. [24/00449/HOUSE](#) - Single storey rear extension, alterations to existing house, and new pitched roof to existing garage - 8 Sykes Lane, Balderton NG24 3LT
17. To receive any items of correspondence and information including any enforcement issues:
 - a. Submission of the Nottinghamshire and Nottingham Waste Local Plan

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.

1. Election of chairman of the planning committee

Members unanimously agreed to elect Councillor Forde as chairman.

2. Apologies for absence

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

3. Declarations of interest

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

4. Public Open Forum

No residents attended the meeting.

5. Consideration of planning applications

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

- a. [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

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

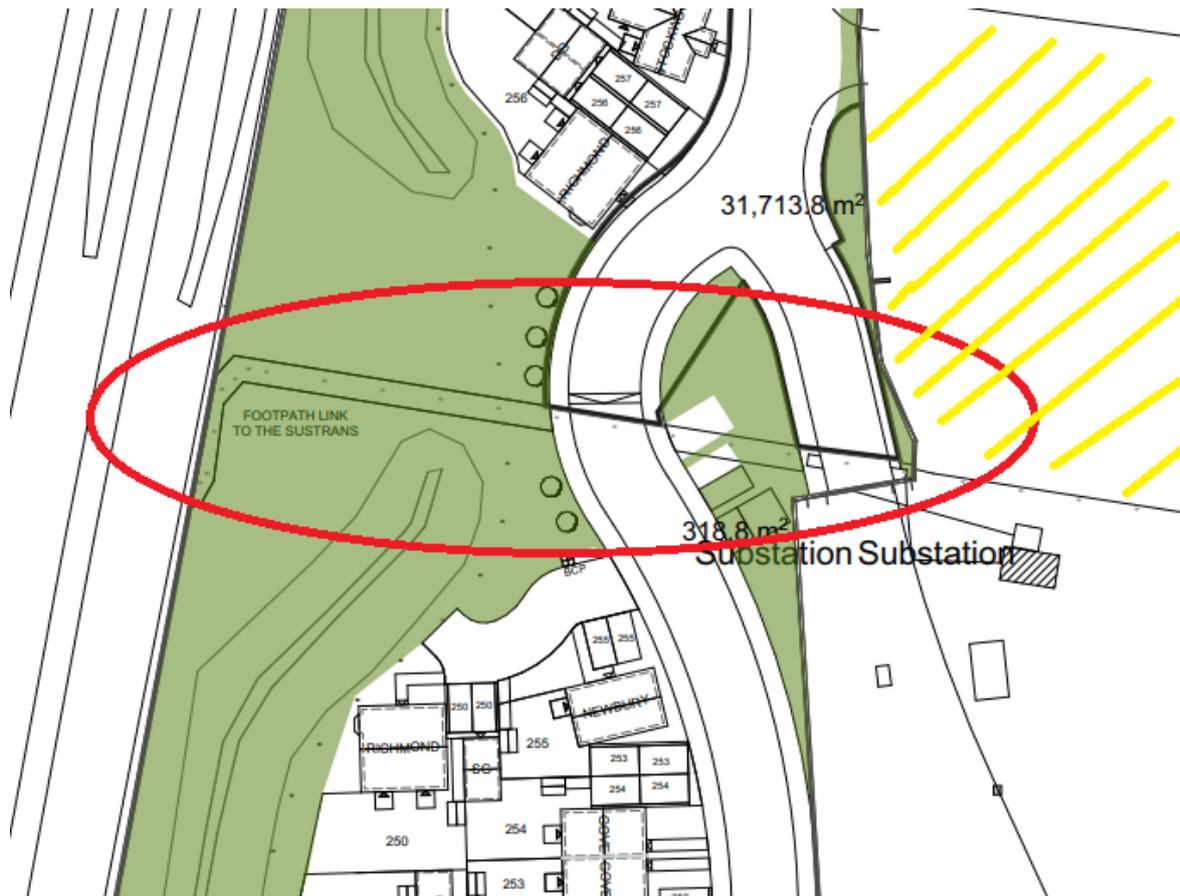
- a. Town Centre Masterplan invite. Councillors Callingham and Moore had attended a meeting regarding this and gave a brief overview.

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.

Minutes of meeting held on Monday 15th January 2024 at 7pm

Attendees:

Balderton Parish Councillors: Jane Buxton (Vice Chair), Karen Callingham, Simon Forde (Chair), Jean Hall, Debbie Moore, Roy Fairbairn, and Joy Sellars

Staff: Marion Fox Goddard - Parish Clerk

Public: two people. One person from Saint Gobain and one Balderton resident

2. Declarations to record the meeting

The clerk recorded the meeting.

6. Apologies for absence

Apologies were received from Councillors Bracegirdle and Elson.

7. Committee members

It was noted that Cllr Marshall has stepped down from this committee.

8. Election of Chair for future meetings

It was noted that after this meeting Cllr Forde will also step down from this committee. Cllr Hall was unanimously elected as chair for the planning committee for future meetings.

9. Declarations of interest

Simon Forde and Jean Hall – District Councillors. Debbie Moore – spouse on N&SDC's planning committee. Joy Sellars – family business supplies Saint Gobain¹

10. Public Open Forum

A resident of Balderton told the committee that he fully supports Saint Gobain's application 23/02020/FULM.

A representative of Saint Gobain introduced himself and said he would be happy to answer any questions the committee had.

Questions were raised regarding noise, the height of the building, sewerage, traffic, jobs, ways to disguise the building, whether it would impact on part of the site being changed to park land. – See appendix 1- response summary.

11. Consideration of planning applications

- a. [23/02020/FULM](#) - Saint Gobain Formula Jericho Works, Bowbridge Lane, Balderton, NG24 3BZ - New mixing and packing facility and internal access changes to create new area of hardstanding – The committee unanimously² supported the application.
- b. [23/02144/HOUSE](#) - 87 Milton Street, Balderton - Installation of Photovoltaic cells on garage roof - The committee unanimously supported the application.
- c. [23/02186/HOUSE](#) - 6 The Oaks, Balderton - Single storey side extension – The committee made no comments as the application had already been approved by N&SDC.
- d. [23/02175/HOUSE](#) - 30 Goldsmith Road, Balderton - Porch and garage extension and

¹ Councillor Sellars did not take part in the conversation regarding 23/02020/FULM, St. Gobain and did not vote on this application.

² Item 7a - Six councillors voted. Councillor Sellars did not take part in the decision.

new pitched roof to porch, garage and kitchen to replace existing flat roof -The committee unanimously supported the application.

- e. [22/01924/FUL](#) - 105 Main Street, Balderton - Replace existing brick wall and fencing with brick wall and railings, alterations to dropped kerb - The committee unanimously supported the application.

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

- a. 23/02186/HOUSE - 6 The Oaks, Balderton - Single storey side extension - Grant Householder Application.
- b. 23/01957/HOUSE – 68 Hawton Lane, Balderton - Removal of rear conservatory and erect single storey rear extension - Grant Householder Application.

10. Items of correspondence and information.

- b. Councillor Fairbairn reported that three new dwellings are being built opposite the dental surgery on Hawton Lane. Planning permission was granted for these years ago.
- c. The clerk detailed that there will be a licensing application and small planning applications on the next full council agenda.

The meeting closed at 7.50pm.

Future parish council meetings – open to the public

Full Council Meeting: Wednesday 24th January, 7pm

Amenities Committee Meeting: Wednesday 14th February, 7pm

Planning Committee Meeting: Monday 19th February, 7pm

Appendix 1 – Summary of questions regarding Saint Gobain Application

Question	Response
Concerns have been raised about noise from the proposed building.	All compressors will be on the ground floor. Fans will be a varying height, but acoustic panels will be installed to reduce the sound from these.
Concerns have been raised about the height of the building	The height will allow Saint Gobain to use gravity to move the product. It should reduce energy consumption and dust.
The Environment Agency (EA) have concerns about sewerage.	Saint Gobain went back to the EA. Three onsite digesters. Water is treated and discharge removed by tankers so nothing will be sent to sewerage.
Concerns about traffic. Will there be more traffic during construction.	Long time before ready to start. Looked at ECL's plans (delivering Southern Relief Road) for the roads- due to finish 14/11/24. Saint Gobain do not foresee construction traffic coming to site before the end of 2024 and this will not be a massive amount.
Will the development lead to more jobs?	Currently 110 jobs. Large investment in the area.
St Gobain had previously said they will look at how to disguise the building.	St Gobain has produced colour mock ups that can be considered.
Will this application impact on the plans to make the adjacent quarry into parkland after extraction has been completed	No.

From: >

Sent: Friday, March 8, 2024 3:38 PM

To: Balderton Parish Council <office@baldertonparishcouncil.gov.uk>

Subject: Submission of the Nottinghamshire and Nottingham Waste Local Plan

Dear Mrs Marion Fox- Goddard, Clerk to the Parish Council,

Nottinghamshire County Council and Nottingham City Council have been developing a joint new Waste Local Plan which will be the blueprint for future waste facilities in the area up to 2038.

Following consultation on the Pre-Submission Draft, between August and October 2023, the Councils submitted the Pre-Submission Draft version of the Nottinghamshire and Nottingham Waste Local Plan to the Secretary of State for public examination on the 5th of March 2024.

The following documents alongside the Pre-Submission version of the Plan have been submitted for examination:

- Sustainability Appraisal Pre-Submission Draft Report
- Consultation Statement (Regulation 22)
- Representations Received on the Pre-Submission Plan
- Duty to co-operate Statement, with Statements of Common Ground
- Supporting documents relevant to the production of the Waste Local Plan

Copies of the documentation submitted can be viewed online at: [Nottinghamshire and Nottingham Waste Local Plan \(localplanservices.co.uk\)](https://www.localplanservices.co.uk) or in hard copy at:

Location	Address	Opening times
County Hall	Loughborough Road West Bridgford Nottingham NG2 7QP	Monday- Thursday 8.30am-5pm Friday 8.30am- 4.30pm
Loxley House	Station Street Nottingham NG2 3NG	Monday- Friday 9am- 5pm
Nottingham Central Library	1 Carrington Street Nottingham NG1 7FH	Mon, Tue, Thur, Fri 9am- 6pm Wednesday 9am- 7pm Saturday 9am- 4pm

What happens next?

An independent Planning Inspector will now be appointed and will examine the Plan for its soundness and compliance with legal requirements. The Inspectors will review representations previously made on the document and will consider local evidence.

As part of this examination, if the Inspector holds public hearings, either in person or virtually, you will be notified at least six weeks prior to its commencement. It is possible that a Pre-Hearing meeting may be held at which the Inspector will set out detailed arrangements for the hearing.

Programme Officer

An independent Programme Officer has been appointed to facilitate the Public Examination. If you have any queries about the examination process, you should contact the Programme Officer for the public examination using the contact details below:

Redacted

Redacted will be writing to those who have made representations on the Pre-Submission Waste Local Plan in due to course to provide details of the hearings once further information is known.

All information relating to the examination of the Waste Local Plan will be made available on the [examination webpage](#), including correspondence between the Councils and the Planning Inspector.

Contact us

If you have any general queries about the Waste Local Plan, or no longer wish to receive any further correspondence regarding the Waste Local Plan, please email us at planning.policy@nottscc.gov.uk

Yours faithfully

REDACTED
Principal Planning Officer
Nottinghamshire County Council