

Balderton Parish Council

Minutes of the Planning Committee meeting held in the Balderton Village Centre on Monday July 16th 2018 at 10.30am

PRESENT Councillors Mrs Hurst (Chairman), Rouse (Vice Chairman), Mrs Brooks, Green, Mrs Lee and Scott with Cllr Allen and the Clerk.

0449 **Apologies**

Apologies were received from Cllr Ms White.

0450 **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.

0451 **Public Participation**

There were no members of the public present at the meeting.

0452 **Planning Applications**

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

1093 Install a new dust filter to calcination process	BPB Formula, Bowbridge Lane
1188 Demolish conservatory, side extension	Field House Farm, Coddington Road
1219 Detached garage/garden store	192 Wolfit Avenue
1246 Demolish conservatory, erect rear extension	17 Hawton Lane

The following planning applications were considered and objected to with the comments detailed below:

0792 Construct 4 houses on garden land (amended plans)	188 London Road
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Members did not object in principle to the original application (though some concerns were submitted) but afterwards it was highlighted that the plans were incorrect as they did not show the garage on the site which will require demolition to enable access past the side of the bungalow. Since the first application was considered neighbouring residents have approached the Council, making members aware of previously unknown factors; these caused the committee to object to the application on the following grounds:

1. The three storey dwellings at the bottom of the plot will directly look down into the gardens of 186 & 188 London Road, thereby creating an overlook situation with loss of privacy.
2. Highways issues; concerns about extra traffic generation at such a busy stretch of London Road next to a garage and very close to a primary school and residential care home.
3. Impact on physical infrastructure; more dwellings will only add to the burden of Balderton's sewage system which has not been extended despite such a need being identified some years ago.
4. Impact on nature conservation; there is a very large pond in the garden of 188 London Road which must be a valued habitat for a whole host of wildlife.

1241 Conversion to an additional dwelling Working Men's Club Main Street
This is an additional property to the original planning brief approved for converting the whole site and is considered to be over intensive development of the former Club and grounds which are located in the Conservation Area. Just one parking space is also considered to be inadequate for a two bedroomed property.

1235 Demolish building, divert culvert, form a pond Flowserve, Hawton Lane
Members considered that further details about diverting the culvert were needed before they could respond to this application – enquiries will be made with the agents and a site meeting requested.

0453 **Planning Decisions**

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

0083 Erect a wooden fence (retrospective)	2 Balderton House, 69 Main Street
0357 Erect 4 x 1.5 storey dwellings with garages	Rear of 90 Main Street
0687 Demolish workshop, erect 2 storey extension	1 Sykes Lane
0877 Single storey rear extension	4 Mead Way
0961 Front rear and side extensions	8 Goldsmith Road
1055 Remove a Lime tree subject to a TPO	Highfields School, London Road

0454 **Correspondence/Information**

The following item of correspondence/information had been received and was noted:

- a) Notification that the two appeal hearings for Highfields School are due to be heard at Castle House in Newark on September 18th and 19th 2018.

The meeting was closed at approximately 11.20am