

Balderton Parish Council

Minutes of the Planning Committee meeting held in the Village Centre on February 28th 2022 at 2.00pm

PRESENT Councillors Mrs Hurst (Chairman), Mrs Brooks (Vice Chairman), Allen, Mrs Lee, Lynch, Mallard and Ms White

with six members of the public and the Clerk.

0595 Apologies

Apologies were received from Cllrs Gloster, Green and Scott.

0596 Declarations of Interest

Cllrs Mrs Brooks, 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.

0597 Public Participation

The meeting was closed to take public comments. Residents raised concerns about an application to build 117 dwellings around the Highfield School site off London Road. Their concerns included inadequate provision for surface water run-off, over-intensification of the site, creation of extra traffic at an already busy location, and loss of mature trees along with habitat for wildlife and amphibians.

The public were thanked for their attendance and the meeting resumed at approximately 2.15pm

0598 Planning Applications

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

22/00208/FUL Demolish existing garage and erect dwelling 33 Main Street
Members considered that the proposed dwelling would be over-intensive use of the land and will add to existing drainage and flooding issues in that vicinity.

22/00281/FULM Residential development of 117 dwellings Highfields School
Members considered that the proposed development will have an adverse impact on the neighbouring properties at The Woodwards and Glebe Park, resulting in a loss of privacy and it will be out of keeping with the character of those adjoining properties. The access and egress arrangements are inadequate; queues already form at the start and end of the school day without such a high number of residents using the same one access. The scheme is considered to be over-intensive and will result in a loss of mature trees, many of which are subject to Preservation Orders. Concerns were also expressed regarding a potential deterioration of air quality from this and the many other substantial residential developments in and around the village, and regarding the inaccuracy of several statements contained within supportive documents, particularly regarding play provision in surrounding areas.

The members of the public left the meeting.

The following applications were considered and approved with the following comments:
22/00263/FUL Erect 5 x 2 bedroom dwellings Land off Main Street
Though supportive in principle, members suggested that the extent of the land ownership should be clarified as it is understood that some of the land shown on the plan is the property of Nottinghamshire County Council.

22/00323 Demolish outhouses, erect extension 76 London Rd
22/00244/HOUSE Two storey side & single storey rear extension 27 Browning Road

0599 **Planning Decisions**

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

00013 Branding to new silo	British Gypsum
00038 Vary conditions for roof and windows	88b Main Street
02399 Single storey rear extension	133 London Road
02421 Single storey extension and convert garage	11 Tennyson Road
02499 Single storey rear extension	19 Centenary Close
02524 Erect 2 silos (retrospective)	British Gypsum
02610 Crown reduction to a Birch Tree subject to a TPO	4 The Woodwards

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

01258 Outline permission for two dwellings	Opposite 31 Spring Lane
02526 Remove garage, erect 2 dwellings	Rear of 32 Smith Street
02547 Demolish garage, construct bungalow	30 Spring Lane

0600 **Correspondence/Information**

The following items of correspondence/information were noted:0

- a) The District Council's Enforcement Department is collating information regarding the take-away food outlet on Waltham Close to determine whether planning permission is required for the level of business activity.
- b) The Draft Nottinghamshire and Nottingham Waste Local Plan is currently open for consultation until April 4th 2022; details can be found at www.Nottinghamshire.gov.uk/waste
- c) The District Council has been consulting about the non-designated Heritage Asset Criteria for its local Heritage List. Details can be found at www.Conservation@newark-sherwooddc.gov.uk The closing date for comments is March 11th 2022.
- d) The District Council has made a provisional Tree Preservation Order for the trees on land to the east of Gamage Close.
- e) A further letter was sent to Robert Jenrick M.P. regarding the non-payment of a Community Infrastructure Levy or a Section 106 agreement for the residential development Flowserve.

The meeting was closed at approximately 2.55pm