

Balderton Parish Council

Minutes of the Planning Committee meeting held in the Village Centre on June 14th 2023 at 6:00pm

PRESENT Councillors Vanessa Bracegirdle, Jane Buxton, Karen Callingham, Mandie Elson, Robert Green, Gill Lee, Debbie Moore and Joy Sellars with the Clerk

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

0647 Committee Chairman

Cllr Gill Lee was unanimously elected as Committee Chairman.

0648 Committee Vice Chairman

Cllr Jane Buxton was unanimously elected as Committee Vice Chairman.

0649 Apologies

Apologies were received from Cllrs Roy Fairbairn, Simon Forde, Jean Hall, Mac Mallard and Marshall.

0650 Declarations of Interest

No Declarations of Interest were made.

0651 Public Participation

No members of the public were present.

0652 Planning Applications

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

22/01726/FULM 87 New dwellings (resubmission) Highfields School

Members considered that the amended proposal 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. Traffic concerns remain; 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 still considered to be over-intensive and will result in a loss of mature trees, many of which are subject to Preservation Orders. Surface water drainage management issues are also a concern – London Road already floods in that vicinity during heavy rainfall. 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. The proposed contribution for healthcare provision is also considered to be insufficient and will have little real benefit despite the extra strain that this development will place on local services.

23/00621/RMA New spine road for development Flowserve, Hawton Lane
It is still considered 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 local amenities and pedestrian/cycle routes.

The following planning application was considered and approved subject to any comments detailed below:

23/00930/HOUSE Single rear and two storey side extn. 27 Hawton Lane

0653 Planning Decision

The following application has been granted planning approval by the District Council and was noted:

00418 Variations to new annexe building	Balderton Methodist Church
00429 Single storey extension to front and rear	71 Macaulay Drive
00520 New Dwelling with car parking	70 Grove Street
00556 Two storey extension to side and rear	88 Main Street
00674 Single storey rear extension	25 Cottage Close

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

00058 Changes of use to residential caravan site	Chestnut Lodge Barnby Road
00377 Single storey rear extension	25 Cottage Close

0654 Correspondence/Information

The following items of correspondence/information has been received and was noted:

1. A revised planning application had been received after the published agenda, for a 19 place gypsy caravan site at Chestnut Lodge, Barnby Road. Members agreed to review this at a further committee meeting on Wednesday June 28th 2023, immediately before the Full Council meeting.

The meeting was closed at approximately 6.55pm