



Dear Councillors Buxton, Callingham, Hall, Moore, Scott and Sellars,

You are summoned to attend the next meeting of the **Planning Committee** to be held on **Friday 11th October, commencing at 2pm**. This meeting will be in the small 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 comments item).

Marion Fox Goddard, Balderton Parish Clerk, Monday 7th October 2024

AGENDA

33. To receive declarations of any intentions to record the meeting.
34. To accept apologies for absence.
35. To receive declarations of interests.
36. To take any public comments in accordance with Council Standing Orders; *please note that this committee is for planning related issues only.*
37. To approve the minutes of the planning committee meeting held on June 17th, 2024.
38. To consider the following planning applications (Balderton Parish Council is a consultee. Newark and Sherwood District Council is the planning authority):
 - a. [24/01479/OUT](#) - New dwelling and associated access - Land To The East Of Gamage Close Balderton
 - b. [24/01606/ADV](#) - Replacement signage to entrances and branding to buildings - Saint Gobain Formula, Jericho Works, Bowbridge Lane, Balderton
 - c. [24/01672/RMAM](#) - Reserved matters application relating to appearance, landscaping, layout and scale for 430 dwellings with associated wider infrastructure - Land At Fernwood South Claypole Lane Fernwood
 - d. [24/01716/HOUSE](#) - Erection of a new front porch - 8 Grove Street, Balderton NG24 3AZ
39. To consider the following consultations:
 - a. [Notice of Public Consultation on the Nottinghamshire County Council Draft Biodiversity Net Gain Supplementary Planning Document - End Date 8th November 2024](#)
40. To receive any items of correspondence and information including any enforcement issues.

Balderton Parish Council Planning Committee

Minutes of meeting held on Monday 17th June 2024 at 7pm

Attendees:

Balderton Parish Councillors: Jane Buxton, Karen Callingham, Jean Hall (Chair), Debbie Moore and Joy Sellars

Staff: Marion Fox Goddard - Parish Clerk

Public: 7 residents

1. Declarations to record the meeting

The clerk recorded the meeting.

2. Apologies for absence

Apologies were received from Councillor Scott.

3. Declarations of interest

Jean Hall – District Councillor.

4. Election of Chair and Vice Chair

A nomination was received, seconded and it was unanimously agreed for Cllr Hall to be Chair. A nomination was received, seconded and it was unanimously agreed for Cllr Scott to be Vice Chair.

5. Public Open Forum

Nine residents came to the meeting to raise their concerns regarding the planning application for development down Lowfield Lane. Their concerns included the effect the applications would have on wildlife, traffic, surface water run-off and flooding, the reports supporting the application being inaccurate and insufficient.

6. Approval of the minutes of the planning committee meeting on May 20th, 2024

The minutes were unanimously approved (by the members who had attended the meeting) as an accurate record and were signed by Cllr Hall.

7. Consideration of planning applications

- a. [24/00282/FULM](#) - Gypsy and Traveller site including 15 pitches, hard standings for mobile home and caravans, amenity buildings and improvement of access to highway - Land to the rear of Lowfield Cottages, Bowbridge Lane, Balderton – The committee unanimously objected to this application as the issues raised in Balderton Parish Council's previous objection (29/2/24) had not been dealt with.
- b. [22/02375/FULM](#) - Demolition of existing cottage. Residential development of 151 new dwellings and creation of new accesses - Land adjacent Hayside Cottage, Lowfield Lane, Balderton. The committee objected to this application (4 Against, 0 For, 1 abstained (Cllr Hall due to her declaration of interest)). Reasons included impact on nature conservation, effect on trees, traffic generation, lack physical infrastructure (for surface water drainage leading to flooding), education provision, effect on cemetery, the combined impact of all planned development in the area.
- c. [24/00365/HOUSE](#) - Removal of existing garage and porch. Single storey side, rear and front extension – 14 Tennyson Road, Balderton – The committee had no comments regarding this application.

8. The following decision (N&SDC¹) was noted.

- a. **Grant Full Planning Permission Major:** [23/02020/FULM](#) - New mixing and packing facility and internal access changes to create new area of hardstanding - Saint Gobain Formula, Jericho Works, Bowbridge Lane, Balderton.

9. To receive any items of correspondence and information including any enforcement issues.

The clerk informed members that the council has been sent a consultation letter regarding its own [application](#) for lighting and CCTV at Heron Way car park. (Balderton Parish Council will not respond to this consultation).

The meeting closed at 7.45pm.

¹ Newark and Sherwood District Council – Planning authority

From: REDACTED@nottscc.gov.uk>

Sent: 27 September 2024 11:44

Subject: Notice of Public Consultation on the Nottinghamshire County Council Draft Biodiversity Net Gain Supplementary Planning Document - End Date 8th November 2024

Good Morning

- I am writing to invite you to participate in the online consultation for the Biodiversity Net Gain (BNG) Supplementary Planning Document (SPD) prepared by Nottinghamshire County Council. This consultation is an essential part of our commitment to enhancing biodiversity and ensuring sustainable development within our local communities.
- The purpose of the BNG SPD is to provide clear guidance on how development proposals can deliver the new statutory requirement for a minimum 10% biodiversity net gain. Once adopted, the SPD will form part of the local development framework and will be used in the decision-making process for planning applications to ensure that biodiversity is enhanced as part of new developments.
- The consultation will be open from **Friday 27th September to Friday 8th November 2024**, and your views are crucial in shaping this document. We encourage you to access the online consultation via our website at where the document and further details of the consultation can be found. <https://consult.nottinghamshire.gov.uk/planning/biodiversity-net-gain/>
- Your participation will help us assess the BNG SPD's effectiveness and we seek your feedback on whether the document provides clear and effective guidance for planning applications determined by the County Council regarding biodiversity net gain.
- We encourage you to submit your comments directly through our online consultation system, as this will ensure your feedback is easily integrated into our review process. Alternatively, you can submit responses to planning.policy@nottscc.gov.uk.
- If you have any questions, or if you anticipate any difficulty meeting the consultation deadline, please do not hesitate to get in touch with us at planning.policy@nottscc.gov.uk.
- Thank you for your continued engagement in this important process. Your insights will play a vital role in our efforts to promote biodiversity in Nottinghamshire.

Yours faithfully