

## Balderton Parish Council

Minutes of the Planning Committee meeting held in the Village Centre on April 17<sup>th</sup> 2023 at 12:30pm

**PRESENT** Councillors Mrs Hurst (Chairman), Mrs Brooks, Mrs Buxton and Mrs Lee with Cllr Allen, County Councillor Lee, one member of the public and the Clerk

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

**0641 Apologies**

Apologies were received from Cllr Ms White (Vice Chairman).

**0642 Declarations of Interest**

Cllr Mrs Brooks and Ms Hurst, as serving members of Newark & Sherwood District Council, declared a personal interest to any issue relating to the District Council.

**0643 Public Participation**

The meeting was closed to take public comments and County & District Cllr Lee spoke regarding both his own concerns and County Council issues relating to the planning application for Change of use to gypsy/traveller site at Chestnut Lodge on Barnby Road.

A member of the public also spoke against the same planning application, informing that previous owners of the site had been refused permission to build there.

County Cllr Lee and the member of the public were thanked for their comments and the meeting re-opened.

**0644 Planning Applications**

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

22/01726/FULM Amended application for 88 dwellings Highfields School  
Members again objected to the application for the same material planning considerations as previously submitted, namely that the proposal is still considered to be over-intensive for the site and out of keeping with the style of properties which surround the school grounds. The additional traffic that this development will create coming out onto London Road is a concern, along with the entrance/exit being so close to the bridge. It would have an adverse impact on neighbouring properties caused by lack of privacy. There will be a loss of green space and mature trees, some of which are subject to Preservation Orders.

23/00058/FULM Change use to gypsy site & erect new dwelling Chestnut Lodge  
(amended plans) Barnby Road

Members were still concerned about a number of issues relating to the proposal, namely that it fails to provide a safe means for pedestrians and cyclists to link with footways or cycle tracks to the village amenities including schools.

Coddington Road (the most direct road into Balderton from the site) is a very busy, narrow road with no pavement or cycle track, nor does the only other alternative route into the village (Barnby Road).

The site falls within the open countryside and the proposed development is considered to be out of keeping, creating a detrimental impact upon neighbouring dwellings.

Why is an additional dwelling even considered necessary as part of the proposal when the current owner/resident of Chestnut Lodge itself advises that he will manage the caravan site?

Chestnut Lodge is not a designated gypsy/traveller site and members would prefer alternative options to be explored; this Council has previously stated that the Bowbridge Lane Ironworks location is the preferred alternative.

The presence of the gas line running through the site still poses a safety concern should the site be developed further as proposed.

It is understood that the question of child places for school allocations from the site is still awaited from the County Council, and notwithstanding the objections to the proposal, members suggested that the application at least be deferred until the outcome of this is known.

The following planning applications were considered and approved:

23/00552/HOUSE Single storey extn. to front & rear elevations	86A Main Street
23/00556/HOUSE Two storey extn. to side & rear, new gates	88 Main Street

#### 0645 **Planning Decision**

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

00110 Replace conservatory roof with red clay pantiles	77 Main Street
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The following application has been refused by the District Council and was noted:

00400 Demolish outbuilding, erect commercial building	33 Main Street
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#### 0646 **Correspondence/Information**

The following items of correspondence/information have been received and were noted:

1. A meeting of the District Council planning committee meeting is scheduled to take place on Thursday April 20<sup>th</sup> where the application for Chestnut Lodge as discussed earlier, is scheduled for consideration. Cllr Mrs Lee had offered to attend and speak at the meeting.
2. Following receipt of a government consultation paper on proposed changes to the Infrastructure Levy, members asked that enquiries be made with the District Council to ascertain if someone was available to address them about this subject before a response is considered.

The meeting was closed at approximately 1.15pm