

Balderton Parish Council

Minutes of the Planning Committee meeting held in the Village Centre on March 20th 2023 at 12.00 noon

PRESENT Councillors Mrs Hurst (Chairman), Mrs Brooks, Mrs Buxton and Mrs Lee, with three members of the public and the Clerk

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

0635 **Apologies**

Apologies were received from Cllrs Lynch, Mallard and Mrs White (Vice Chairman).

0636 **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.

0637 **Public Participation**

The meeting was closed to take public comments. Residents raised their concerns about the applications for a gypsy/traveller site of 19 pitches at Chestnut Lodge, Barnby Road, and for a residential development of 151 dwellings on land off Lowfield Lane.

The meeting was re-opened.

0638 **Planning Applications**

The following planning application was considered and approved:

22/01924/HOUSE Replace brick wall with new wall and railings 105 Main Street

The following planning application was considered and objected to with the following comments:

22/02375/FULM Demolish cottage, erect 151 dwellings & access Lowfield Lane

There were concerns about the impact on the drainage system. This area of the village is low lying land (it is after all called 'Lowfield'). Manners Road estate already regularly experiences problems during heavy rainfall, with sewage often present in the flooded surface water drainage system. The existing pumping station system for the estate is not adequate. The adjacent Mount Road Cemetery which is run by this Council has in the past couple of years experienced a change in the water table there, making double depth burials no longer possible (indeed there are occasions when single depth burials prove problematic) . This is resulting in extra land being used so the Cemetery will reach maximum capacity earlier than anticipated, with additional costs to bereaved families who have to choose to purchase two plots. Further development so close to the Cemetery can only add to this problem from the additional run off created, and reduced amount of grassland there able to help soak up the rainfall.

Members considered that this is genuinely one of the last open green space left in the village, with a wealth of flora and fauna, providing a valuable feeding and nesting site for wildlife. There are also indications of a Medieval field system being on the site. Coupled with the agreed residential development on the former Flowserve site this additional development would mean an almost continuous residential sprawl from Balderton, Middlebeck, through to the south of Newark. An in-depth ecological impact survey at the very least should be undertaken to fully assess the considerable potential impact of this proposal.

23/00058 Change use to gypsy caravan site, new house & access Chestnut Lodge
Barnby Road

Members considered that this fails to provide a safe means for pedestrians and cyclists to link with footways or cycleways to the village amenities. Coddington Road is a very busy, narrow road with no pavement or cycle track.

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

Chestnut Lodge is not a designated gypsy/traveller site and members would prefer alternative options to be explored such as the Bowbridge Lane Ironworks location. The presence of the gas line running through the site poses a safety concern should the site be developed further as proposed.

23/00400/FUL Demolish store and erect building for commercial letting 33 Main St
Members asked to defer this application for later consideration to allow additional information to be obtained about the nature of the commercial letting.

0639 **Planning Decisions**

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

0004 Demolish dwelling, erect new dwelling, gates and wall	Pear Close Barnby Rd
01566 Works to trees subject to Preservation Orders	Highfields School
2027 Side extension and convert garage to garden room/office	191A London Road
2053 Two storey side and rear extension, demolish garage	26 Bullpit Road
2097 Single and first storey extension	227 London Road
2098 Demolish building, erect rear extension	35 Macaulay Drive
2286 Single storey extension, demolish outbuildings & garage	86A Main Street
2394 Change land to residential, erect two storey extension	Barnby Road
2400 Two storey extension, alterations and replace windows	56 Bullpit Road
2411 Remove storage unit, erect side extension.	Field View Barnby Rd

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

1291 Side extension and roof alterations 185 London Road
1640 Side and rear extension, balcony enclosure 88 Main Street

0640 **Correspondence/Information**

No items of correspondence/information had been received for noting.

The meeting was closed at approximately 1.10pm