



PLANNING COMMITTEE

Town Hall
Sherwood Drive
New Ollerton
NEWARK
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Clerk: Karen Wakefield

The minutes of the ordinary meeting of the Planning Committee held on **Tuesday 25th April 2017 at 6.30pm** in the Council Chamber of the Town Hall, Sherwood Drive, New Ollerton

Present: Cllrs B Wells (Chair), D Batey, M Chapman, P Hancock, R Murray, M Pringle, T Spratley, J Spry, M Staley and C Ward

Mrs K Wakefield – Town Clerk

Mrs J Fletcher – Deputy Town Clerk

1. **Apologies were received from:** Cllrs R Allwood who was at work, Cllrs E Bentley, L Shilling and R Shilling due to personal reasons

Resolved: that these apologies be accepted

2. **Declarations of interest:**

Cllr D Batey declared a personal interest in application number 17/00689/FUL

Cllr C Ward declared a personal interest in application number 17/00595/FULM

3. **Declarations of any intentions to record the meeting – None**

Plan/17/13 To approve the Minutes of the Planning Committee meeting held on Tuesday 28th March 2017, enclosed.

Resolved: That the minutes, having been previously circulated be accepted as a true and correct record

Plan/17/14 Planning Consultation:

A. **Applications:**

Under instruction from the Chair item 3 was brought forward.

3. Application: 17/00595/FULM
Proposal: Residential Development of 305no 2, 3, and 4 bed dwellings and associated open space and ancillary works.
Location: Land North of Petersmith Drive, Ollerton, Nottinghamshire

Standing Orders were suspended to allow members of the public to speak at this point.

Cllr A Truswell (NSDC) had been appointed as spokesperson for members of the public in attendance and raised the following concerns:

- Planning permission has already been granted for an additional 800+ houses to be constructed in Edwinstowe

- Current congestion issues at Ollerton roundabout on the A614. An upgrade is required to address the additional volume of traffic
- Environmental issues, flood plain and risk to wildlife
- Provision required for more school accommodation
- Provision for additional health services; doctors; dentist, to cope with greater numbers of residents
- A resident had also made reference to the Human Rights Act in their comments to Cllr Truswell

Standing Orders were resumed for an in-depth discussion to take place by members of the Planning Committee, following which it was:

Resolved: Objection to the proposal due to the following concerns:

1. Highways – Access

The only access to this large development is from a small road which is already in a state of disrepair.

There could be in excess of 500 vehicles regularly accessing & exiting the site.

The main route to the site access is along a busy residential road which already has speed humps and passes two schools.

The alternative route is through a large estate where the bus service has already been cancelled as buses and also emergency vehicles struggle to get through due to the amount of parked cars.

The third route is from the A614 and uses a small bridge and would require a right turn at a dangerous junction. In addition there is no footpath on this route which puts pedestrians at risk.

2. Environmental issues

The development is on a flood plain and members were concerned that the issue of flood risk has not been addressed. This would put both existing dwellings and the new properties at risk.

Due to the over development of the site wildlife has been put at risk. Previous investment of time and funding to enhance a footpath through the countryside would now be wasted.

3. Infrastructure

Ollerton roundabout is already at full capacity and the addition of 500+ cars regularly travelling to and from the development would cause further strain at this busy junction.

The original Allocation was for approximately 200 dwellings and not the proposed 300+ properties causing over intensification of the site.

Members also felt that levels of unemployment would be affected as the increase in residential development is not reflected in the provision of local jobs.

4. Services

Members were of the opinion that as the local Primary and Senior schools are already at full capacity, with the introduction of more families to the area this would be detrimental to the children's education.

The small GP surgery is currently struggling to cope with the number of existing patients. Other services such as the dentist etc are also oversubscribed. There appears to be no mention of contributions to address these problems. It was felt that an additional GP Surgery offering other healthcare provision plus measures to increase educational facilities should be considered as a priority.

1. Application: 17/00581/FUL
Proposal: Householder application for single and double storey extension to rear of existing dwelling.
Location: 11 Forest Road, Ollerton, NG22 9QH
Resolved: Support proposal
2. Application: 17/00585/FUL
Proposal: Householder application for rear two storey bedroom extension
Location: 29 Sycamore Road, Ollerton, NG22 9PS
Resolved: Support proposal

Item 3 discussed earlier in the meeting.

4. Application: 17/00664/FUL
Proposal: Householder application for proposed single and two storey extension to the rear of the property.
Location: 37 Whinney Lane, Ollerton, Nottinghamshire, NG22 9QA
Resolved: Support proposal
5. Application: 17/00689/FUL
Proposal: Householder application for erection of a single storey rear extension, associated internal works and landscaping. Along with an extended drop kerb for the driveway and the construction of a timber garage.
Location: 10 Main Road, Boughton, Nottinghamshire, NG22 9HS
Resolved: Support proposal

B. Decisions:

The Following Decisions were noted:

1. Application: 17/00125/LBC
Proposal: Replacement felt and pan tiles
Location: 8 Church Lane, Boughton, Nottinghamshire
Decision: Application Permitted Listed Building Consent
2. Application: 17/00304/FUL
Proposal: Householder Application for single storey side extension and internal alterations.
Location: 14 Hawkhill Close, Ollerton, Nottinghamshire, NG22 9AW
Decision: Application Permitted Full Planning Permission
3. Application: 16/02114/FULM
Proposal: Phase 3 care block
Location: Pathfinders Neurological Care Centre, Darwin Drive, Sherwood Energy Village, Ollerton, NG22 9GW
Decision: Application Permitted Full Planning Permission
4. Application: 17/00206/FUL
Proposal: Householder application for single storey rear shower room extension

Location: Sherwood Lodge, Sherwood Drive, Ollerton, Nottinghamshire, NG22 9PP
Decision: Application Permitted Full Planning Permission

5. Application: 17/00077/FUL
Proposal: Rear extension to ground floor for the purpose of storage and improved retail space. Insert larger obscure glazed window to west elevation at first floor level.
Location: Boole General Store, 14 Tuxford Road, Boughton, Nottinghamshire, NG22 9TA
Decision: Application Permitted Full Planning Permission
6. Application: 17/00268/ADV
Proposal: Three signs measuring same height and width installed on the roundabout, one facing each entrance point to the roundabout.
Location: Edison Rise, Ollerton, Nottinghamshire
Decision: Application Permitted Advertisement Consent
7. Application: 17/00312/ADV
Proposal: Display of 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign
Location: Former Superdrug Unit, Forest Road, Ollerton, Nottinghamshire
Decision: Application Permitted Advertisement Consent
8. Application: 17/00339/FUL
Proposal: Householder Application to demolish existing garage, construct two storey side extension and single storey rear extension. Construct Garden Room.
Location: 39 Hazel Road, Boughton, Nottinghamshire, NG22 9TF
Decision: Application Permitted Full Planning Permission

C. Nomination for an Asset of Community Value

1. Ref: 17/0005/ACV – Harrow Inn, Tuxford Road, Boughton, Nottinghamshire
Resolved: That the Clerk be instructed to contact NSDC Licencing for further information.

Plan/17/15 Correspondence:

The following correspondence was noted:

1. From NSDC re street naming at Sherwood Energy Village

The Clerk reported that the Town Council's suggestion that the streets follow the original theme of using the names of scientists had been adopted. Members were also pleased to note that recognition had been given to the late Cllr Stan Crawford.

Plan/17/16 Date of next meeting

Tuesday 30th May 2017 at 6.30pm
(papers available for inspection from 6pm)