



PLANNING COMMITTEE

Town Hall
Sherwood Drive
New Ollerton
NEWARK
Notts
NG22 9PP
Tel: 01623 860811
Email: office@ollerton-tc.gov.uk

Clerk: Karen Wakefield

The minutes of the ordinary meeting of the Planning Committee held on **Tuesday 30th January 2018** at **6.30pm** in the Council Chamber of the Town Hall, Sherwood Drive, New Ollerton

Present: Cllrs B Wells (Chair), R Allwood, D Batey, E Bentley, P Hancock, R Murray, M Pringle, R Shilling (**arrived after discussions for item 18.06/A.1**), T Spratley, J Spry

K Wakefield (Clerk)

1. **Apologies were received from:** Cllrs D Cumberlidge & M Staley, for personal reasons and Cllrs C Ford, L Shilling, M Staley, C Ward due to work commitments.

Resolved: that these apologies be accepted

2. **Declarations of interest:** Item 17/00595/FUL – Cllr M Pringle for Prejudicial reasons

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

Plan/18/05 To approve the Minutes of the Planning Committee meeting held on Tuesday 2nd January 2018, enclosed.

Plan/18/06 Planning Consultation:

A. Applications:

Cllr M Pringle left the meeting at this point

1. Application: 17/00595/FULM
Proposal: Residential development of 305 no 2, 3 & 4 bed dwellings and associated open space and ancillary works
Location: Land north of Petersmith Drive, Ollerton, Nottinghamshire
Resolved: Object to Application on the following grounds:

1. Highways - Access

Despite the addition of a second access this does not address the original concerns and in fact causes additional problems.

Both access routes lead 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 additional access will cause further disruption to traffic flow on Forest Road and result in an increase in vehicles turning on to Forest Road from busy junctions at Beech Avenue and Walesby Lane close to the roundabout.

The main route to the site accesses 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 number 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 still 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.

Noise, pollution, access/traffic issues, health and safety regards will have a cumulative effect on the existing residents of the town

Cllr M Pringle returned to the meeting at this point

Cllr R Shilling entered the meeting at this point

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| 2. | Application: 17/01951/FUL
Proposal: Variation of condition 14 attached to planning permission 09/00680/FUL to amend the approved plans.
Location: Land adjacent The Firs, Wellow Road, Ollerton, Nottinghamshire
Resolved: Support Application |
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| 3. | Application: 17/02169/FUL
Proposal: Regulation 3: Demolition of existing garages and the development of x2 2 bed dwellings
Location: Former Garage Site, Beech Avenue, Ollerton, Nottinghamshire
Resolved: Support Application |

B. Decisions:

The following decisions were noted:

1. Application: 1701865/FUL
Proposal: Householder application to remove existing brick built out/coal house and replace with integral utility room approx 4m length and 2.6m wide. Utility will consist of brick face to match existing and uPVC door and window.
Location: 11 Whitewater Road, Ollerton, NG22 9XF
Decision: Application Permitted Full Planning Permission
2. Application: 17/01916/OUT
Proposal: Outline Application for 2no Dwellings
Location: Prospect House, Main Road, Boughton, NG22 9JJ
Decision: Application Permitted Outline Planning Permission
3. Application: 17/02022/FUL
Proposal: Householder application for single storey infill kitchen extension.
Location: Copper Beech, Station Road, NG22 9BW
Decision: Application Permitted Full Planning Permission
4. Application: 17/02035/FUL
Proposal: Householder application for single storey side extension, new gable to existing rear extension and associated internal modifications
Location: 14 Hawkhill Close, Ollerton, NG22 9AW
Decision: Application Permitted Full Planning Permission
5. Application: 17/02265/FUL
Proposal: Courtyard extension to form breakfast club
Location: St Josephs RC Primary and Nursery School, Main Road, Boughton, Nottinghamshire, NG22 9JE
Decision: Application Permitted Full Planning Permission

Plan/18/07 Correspondence:

None

Plan/18/08 Date of next meeting – Tuesday 27th February 2018 at 6.30pm