

Southwell Civic Society

Minutes of Planning Meeting held at 4 Lees Field, Southwell. 12th November 2014

Declarations of interest: Vanessa Johnston - Neighbour to the owners of the property in item 4.

Applications considered:-

1. Create a new vehicular access to proposed allotments with associated gate and fencing. Land off Lower Kirklington Road, Southwell, Nottinghamshire. Ref. No: 14/01237/FUL.

We object to this application. We support the creation of new allotments. However we are concerned that the proposed entrance is too close to the junction of Lower Kirklington Road and Kirklington Road. We also object to the removal of the existing mature hedge. The gate should be set back ten metres or so from the edge of the carriageway so that allotment tenants can pull off the road whilst they open the proposed gate. We are also concerned that there is nothing to demonstrate that adequate parking provision has been provided.

2. Householder Application for Ground Floor, First Floor, Side and Rear Extensions. 40 Byron Gardens, Southwell, Nottinghamshire, NG25 0DW. Ref. No: 14/01916/FUL.

We object to this application. There appears to be some confusion with this application. The drawing submitted is numbered CC13/45/02E. Drawing revision "E" was submitted in Application 14/02264 and refused. We note that the application form refers to revision "C". However this has not been placed on the website.

On the basis of the drawing submitted we object to the large area of zinc cladding, which is inappropriate in this situation.

We also object to the rear and side elevations. The increased flat roof to the second storey at the rear is unacceptable. The two storey section will be overbearing and cause loss of light and overshadowing to the neighbouring property contrary to recommendations in clauses 4.2 and 4.3 of Supplementary Planning Document - Extensions to Dwellings. Clause 4.2 states that two storey extensions should protrude no further than two metres beyond the adjacent neighbouring property.

We also note that the Quality Assurance and overall professional management of the drawings is lacking. There should be clear indication of the amendments made between one revision and the next.

3 One new dwelling. 11 Vicarage Road, Southwell, Nottinghamshire, NG25 0NN. Ref. No: 14/01842/FUL.

We strongly object to this application. The proposal is totally out of keeping with the rest of the houses on this estate. The prominent position will be an eyesore and destroy the "Garden Suburb" concept of this classic estate of public housing.

The original house has already been extensively extended to the full limit of the plot. The proposal to build right up to the boundary on this corner plot is totally unacceptable. The proposed house will be overbearing to the existing and future owners of the existing property on the site. The gable wall of the proposal will be only one metre away from an existing window.

Both the block plan and the location plan are inaccurate and show the existing house in its un-extended form. The site plan also shows the ownership to include the public footpath thus exaggerating the size of the plot.

4. Householder Application for Proposed two storey extension to dwelling. Brandreth, Crink Lane, Southwell, Nottinghamshire, NG25 0TJ. Ref. No: 14/01835/FUL

We have no objection to this application.

5. Householder application for two storey extension to provide garage and bedroom (Resubmission of 14/01523/FUL). 57 Lower Kirklington Road, Southwell, Nottinghamshire, NG25 0BH. Ref. No: 14/02007/FUL.

We have no objection to this application. However, we do raise concerns that the drawing for this application has the same number as the previous application. There is no revision number or explanation as to the changes. If no revision numbers are stated there will be no accurate record of which drawing was finally approved.