

Southwell Civic Society

Minutes of Planning Meeting held at 4 Lees Field, Southwell on 27th February 2014

Declarations of interest - Mr M Struggles in item 4 - Friend of occupant of neighbouring property. All committee in Item 9 - The Society's own application. No comments made.

Applications considered:-

1. Householder Application for Side and Rear Single Storey Extensions to Existing Dwelling, and Rear Extension to Adjacent Detached Building, and all associated external works. Elmfield Cottage, Burgage, Southwell, NG25 0EP. Ref. No: 14/00310/FUL

We have no objection to this application

2. Erection of Single Storey Feed Store/Barn and Change of Use of Existing Stable to Two Stables to Provide a Maximum of Four Liveries. OS Field 4600 (Part), Crink Lane, Southwell, Ref. No: 14/00276/FUL

We have no objection to this application

3. Take down existing single storey conservatory, erect single storey larger extension. 30 Trinity Road, Southwell, NG25 0NP. Ref. No: 14/00295/HPRIOR

We have no objection to this application

4. Householder application to extend dwelling to create it into a two storey dwelling (Resubmission of 13/01466/FUL). 40 Byron Gardens, Southwell, NG25 0DW. Ref. No: 14/00264/FUL

We continue to object to this application.

The resubmission has not removed any of our previous objections and continues to be contrary to the Council's own policies. The need for small two bedded properties in Southwell is clearly stated in The Allocations and Development DPD Policy So/HN/1 Southwell Housing Need. The conversion of this two bedroomed bungalow into a four bedroomed house is contrary to this policy. The application is described as an extension. Contrary to the Supplementary Planning Document - Extensions to Dwellings, the proposal does dominate the existing building and is not an obvious addition. This is de-facto a new property. Whilst we do not object in general to the front elevation, however we are unhappy with the difference in roof heights creating an unfortunate detail. We do 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.

5. Lawful Development Certificate for Existing Ancillary residential uses of barn to west of house including garage and garden store, workshop, studios. Use of land within approved application site, but beyond 'green line' curtilage as garden. Garden house construction and use. Little Durdham Farm, Pollards Lane, Southwell, NG25 0TN. Ref. No: 14/00220/LDC

We have no objection to this application

6. Householder application to demolish part of existing barn providing ancillary residential accommodation and erect a two storey extension to the existing dwelling house. Little Durdham Farm, Pollards Lane, Southwell, NG25 0TN. Ref. No: 14/00217/FUL

We have no objection to this application

7. Alterations to Previously Approved Scheme (Planning Permission 12/01190/LBC) including Windows to Front and In-Fill Section to Rear. Southwell Diocesan Board of Finance, Dunham House, 8 Westgate, Southwell, NG25 0JL Ref. No: 14/00192/LBC

We have no objection to this application

8. Householder Application for the erection of two storey rear extension, loft conversion, 1 No. additional

dormer window to front elevation, 2 No. dormer windows & 2 No. rooflights to rear elevation. 12 Beaumont Avenue, Southwell, NG25 0BB. Ref. No: 14/00148/FUL

We have no objection to this application

9. Demolish disintegrated Milestone at Saracens Head Hotel and replace with replica Milestone. Saracens Head Hotel, Market Place, Southwell, NG25 0HE. Ref. No: 14/00152/LBC

No comments made to NSDC regarding this application.

10. Householder Application for single storey rear extension to form garden room and kitchen extension together with loft conversion with new window and 2 No. rooflights. 71 Springfield Road, Southwell, NG25 0BS. Ref. No: 14/00008/FUL

We have no objection to this application

11. Householder Application for Single Storey Extension to Front, Remove Existing Flat Roof Extension at Rear and Replace with Larger Single Storey Extension. 43 Springfield Road, Southwell, NG25 0BS. Ref. No: 14/00009/FUL

We have no objection to this application

12. Householder application for Dormer window extension at first floor level and alterations to form bathroom, conversions of existing bathroom to bedroom and alterations to ground floor en suite bathroom to form shower room and utility. Dunham Lodge, Bishops Drive, Southwell, NG25 0JP. Ref. No: 14/00116/FUL

We have no objection to this application

13. Repairs to existing garden boundary wall - approximately 21 linear metres along eastern boundary. 25 Easthorpe, Southwell, NG25 0HY. Ref. No: 14/00089/LBC, Ref. No: 14/00088/FUL

We have no objection to this application

14. Construct replacement shopfront windows & doors. The Riverside Church Centre, King Street, Southwell, NG25 0EN. Ref. No: 14/00043/FUL

We object to this application.

The use of colour coated aluminium shopfronts and doors is inappropriate in a conservation area. The proposal does not comply with the requirements of the Newark and Sherwood Local Development Framework Supplementary Planning Document, Design Guide to Shopfronts and Advertisements. We refer to Design Principle 4 - Materials and Surface Treatments. *"The main frames of all new traditionally detailed shopfronts should normally be of timber sourced from sustainable suppliers. Most timber shopfronts should be painted."* *"Only materials which are appropriate to the period and style of the shopfront and building should be used."* Design Principle 7 states: *"In any scheme for new retail development or a replacement shopfront, good quality natural materials should normally be used. The use of uPVC is not acceptable within historic areas."* The aluminium colour will be permanent and future painting will be difficult. Rebranding by the present and future owners will be limited to the present colour scheme. We also doubt that a true colour match can be made between the traditional paint and the coated aluminium.

Other Items:

1. A-boards: Katy Todd tabled a comprehensive list of the all the A-boards and plastic banners in the town. She also enclosed some photos of the worst offenders. After some discussion it was decided it was something that the Neighbourhood Plan could tackle. There seemed little chance with all the cutbacks of the County Council Highways or the planners at Newark having the time to police the problem.

2. AOB: Mike Struggles tabled a letter he had received from Peter Pay on behalf of the Neighbourhood Plan. It asked if the Society wished to make a contribution to the Plan, either in person or by letter. An answer was requested by 7th March. It was decided that Mike Struggles should reply in the affirmative, but state we would need time to put together a fully thought through submission so as to provide credible and practicable proposals.