

Southwell Civic Society

Minutes of Planning Meeting held at 4 Lees Field, Southwell. 9th October 2014

Declarations of interest: Katy Todd - Item 4.9, friend of applicant.
Applications considered.

1. Householder application for alterations to windows and doors, conversion of a garage to habitable room, installation of boundary gate, demolition of section garden wall in a conservation area. Burgage Mews, Burgage Lane, Southwell, Nottinghamshire, NG25 0ER. Ref. No: 14/01339/FUL.

We have no objection to this application.

2. Installation of conservation roof window to rear elevation and associated loft conversion to form second bedroom. Apartment 8, The Old Silk Mill Apartments, Maythorne, Southwell, Nottinghamshire, NG25 0RS. Ref. No: 14/01534/LBC.

We have no objection to this application.

3. Repair bulge in west wall, install window in west wall, and reinstate railings. 71 Church Street, Southwell, Nottinghamshire, NG25 0HQ. Ref. No: 14/01527/FUL and Ref. No: 14/01510/LBC.

We have no objection to this application.

4. Householder Application for Garage with Bedroom Above. 57 Lower Kirklington Road, Southwell, Nottinghamshire, NG25 0BH. Ref. No: 14/01523/FUL.

We have no objection to this application.

5. Householder Application for Two Storey and Single Storey Extension to Rear. 30 Beaumont Avenue, Southwell, Nottinghamshire, NG25 0BB. Ref. No: 14/01500/FUL.

We have no objection to this application.

6. Rear single storey extension to form covered area between main dwelling and outbuildings. 56 King Street, Southwell, Nottinghamshire, NG25 0EN. Ref. No: 14/01392/LBC and 14/01391/FUL.

We have no objection to this application.

7. Householder application for single storey extensions to existing single storey bungalow. 20 Fern Close, Southwell, Nottinghamshire, NG25 0DB. Ref. No: 14/01313/FUL.

We have no objection to this application.

8. Re-building a section of garden wall like for like. Natwest, 9 Church Street, Southwell, Nottinghamshire, NG25 0HW. 14/01547/LBC.

We have no objection to this application.

9. Change of Use to Dog Grooming Parlour. Hannah Townsend Acupuncturist, 7A Church Street, Southwell, Nottinghamshire, NG25 0HQ. Ref. No: 14/01579/FUL.

We have no objection to this application.

10. Prior Approval for Change of use of an agricultural building to a dwelling (use class 3). Conversion of existing Dutch barn into residential dwelling to include building operations reasonably necessary to convert the building. Hall Farm, Westhorpe, Southwell, Nottinghamshire, NG25 0NG. Ref. No: 14/01460/CPRIOR

We object to this application. The Dutch barn is not a building in the normal sense of the word. It is simply a rain-proof canopy of corrugated steel sheeting supported on rusting steel columns.

The barn is in a conservation area and conversion will not preserve or enhance the conservation area's character or appearance. The construction of walls will create a building of considerable bulk and overwhelm the adjacent low level residential barn conversions.

We refer to the NSDC Draft Conversion of Traditional Rural Buildings Supplementary Planning Document Clauses 3.1 and 3.2. The "building" does not possess any architectural or historic value or make a positive contribution to townscape, or provide value in the landscape. Nor has the applicant established that the "building" has any architectural, historic, townscape or scenic qualities.

The previous proposal to convert this barn into a residential property was refused on Appeal.

11. Householder Application for proposed rear single storey extension and two storey extension. Demolish existing porch and build new porch to front elevation. Demolish existing garage and build new garage. 127 Westgate, Southwell, Nottinghamshire, NG25 0LS. Ref. No: 14/01446/FUL.

We object to this application. The rear extension is overbearing. Although the two storey section lies exactly on the 45 degree angle from the centre of the neighbouring window quoted in Clause 8.4 of the NSDC "Draft Householder Development Supplementary Planning Document". The additional effect of the single storey extension on the property boundary will create an overall feeling of overbearing.

12. Addition of 4 balconies and covered entrance porch and reconfiguration of external elevations. Racecourse Way, Racecourse Road, Southwell, Nottinghamshire, NG250FT. Ref. No: 14/01390/FUL.

We object to this application. The applicant has not supplied a design and access statement explaining the reasons for these alterations.

The works will require the introduction of new full height windows and the enlarging of existing windows. This will destroy the symmetry of the existing fenestration, which is contrary to the original design concept to reflect the setting of The Workhouse.

13. Householder application for the removal of existing conservatory and creation of new single storey rear extension. 29 Riverside, Southwell, Nottinghamshire, NG25 0HA. Ref. No: 14/01597/FUL.

We object to this application. The use of timber cladding, zinc sheeted roofing and PPC aluminium roofing is incompatible with this brick building. In addition the applicant has not supplied any colour scheme for these materials.