

Southwell Civic Society

Minutes of Planning Meeting held at 4 Lees Field, Southwell on 15th January 2014

Declarations of interest: Mr B Haigh – Item 8. Member of Cathedral Council.
Mr M Struggles - Item 1. Friend of occupant of neighbouring property.

Applications considered:-

1. Householder application to extend dwelling to create it into a two storey dwelling. 40 Byron Gardens, Southwell, Nottinghamshire, NG25 0DW. Ref. No: 13/01466/FUL Amended Drawings. We note the amended drawing CC/13/45/02 and that the plans show that it is no.38 that is to be extended and not no.40

We continue to object to this application.

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.

2. Erection of Detached Dwelling with Integral Garage and External Works. Land Adjacent Benaiah, Lower Kirklington Road, Southwell, Nottinghamshire. Ref. No: 13/01885/FUL

We have no objection to this application

3. Householder Application for Demolition of Existing Conservatory, and Erection of Single Storey Extensions to Front, Side and Rear. 11 Allenby Road, Southwell, Nottinghamshire, NG25 0NL. Ref. No: 13/01815/FUL

We object to this application.

The front elevation although acceptable on a detached house is unacceptable on a semi-detached. This would totally upset the balance of the building as a whole and be out of keeping with the other properties in the road.

In respect of the rear extension it would be overbearing to the neighbours, and at 4.286 metres contravenes the NSDC – LDF Supplementary Planning Document – Extensions to Dwellings limit of 3.00 metres as stated in Section 4.2

4. Demolition of existing dwellings and erection of 4no. dwellings with parking. 85A Easthorpe, Southwell, Nottinghamshire, NG25 0HZ. Ref. No: 13/01809/FUL

We object to this application.

Although we have no objection to the buildings, we are concerned that the area of impermeable surfaces, both roofs and hardstandings, is significantly more than existing and in view of the recent flooding in the vicinity, the application should not be determined until the flood event of 23rd July 2013 is fully understood and agreed by the independent and appropriate statutory authorities.

5. Construct platform lift and lift building. Normanton Prebend, Church Street, Southwell, Nottinghamshire, NG25 0HQ. Ref. No: 13/01760/LBC and 13/01759/FUL

We have no objection to this application

6. Householder Application for First Floor Dormer Extension and Single Storey Extension to Side forming Wraparound Canopy to Rear (including Garage Conversion). 47 Kirklington Road, Southwell, Nottinghamshire, NG25 0AT. Ref. No: 14/00025/FUL

We have no objection to this application

7. Extension of Existing Footpath and Installation of 18No. Lighting Columns, with Dark Skies compliant LED Fittings. Nottingham Trent University, Brackenhurst Campus, Southwell,

Nottinghamshire. Ref. No: 13/01679/FUL

We object to this application which is contrary to NSDC Area Policy SoAP2 “Ensure that new development does not detrimentally affect the setting of the Campus or the town of Southwell.”

We have examined this proposal and can find no reference in the Abacus Lighting catalogue to Stradala AL6666 lanterns. However we note there is a Strada AL 6211 and assume this is the one proposed.

We are against street lighting of this type being installed. It is inappropriate in a rural situation. Not only will the columns be out of keeping but also we are also concerned that it will add to the light pollution emanating from the college, which has steadily increased over the last few years.

We would not object to low-level footpath lighting of the type that is typically used on a University Campus or indeed at Centre Parcs, for example “Abacus LED Quartz Bollard”. We believe it would be appropriate to restrict the hours of use or alternatively for the lighting to be initiated by movement sensors.

8. Change of Use of The Community of St. Laurence Building (within the curtilage of Sacrista Prebend) from Sui Generis use to part B1 (Office) and part D1 (Non-Residential Institution); Demolish Section of Existing Boundary Wall to Create New Pedestrian Access; Single storey extension to The Community of St. Laurence Building. Community of St. Laurence, 4 Westgate, Southwell, Nottinghamshire, NG25 0JH. Ref. No: 14/00029/LBC

We have no objection to this application

9. Householder Application for Rebuilding of Boundary Wall following Collapse During Flood. 47 Church Street, Southwell, Nottinghamshire, NG25 0HQ. Ref. No: 14/00010/FUL

We have no objection to this application

10. Householder application for the erection of single storey extension to the rear to replace existing conservatory. 78 Westgate, Southwell, Nottinghamshire, NG25 0JX. Ref. No: 13/01872/FUL

We have no objection to this application

Other agenda items

a) “A” boards. It was decided that we should identify as many “A” boards in Southwell and record them with a view of reporting them to the appropriate authorities.

b) Additional comments on application **13/00689/FUL Land at Nottingham Road, Erection of 40 dwellings** sent to NSDC on 9th January 2014 following an interim meeting were read out as follows:-

We wish to comment on the Amended Flood Risk Assessment prepared by Consulting Engineers BSP Consulting submitted in December and the latest amended site layout.

We have read through these documents and wish to comment as follows:-

In Appendix F “Potwell Dyke Hydraulic Modelling Study” undertaken by JBA Consulting we refer to the section entitled 2. “Fluvial Model Calibration Attempt”.

The Consultants have correctly plotted the extent of the flood on Nottingham Road which occurred on 23/07/13 and the flood levels on the footpath K and L. Unfortunately they admit they cannot reconcile these levels with their Hydraulic Model and have come to the conclusion that as the computer must be right then the flooding on the northern edge of the site must be due to surface water and not from the Potwell Dyke. Members of this Society witnessed the flood at first hand and indeed the photographs produced in the report were provided to the Environment Agency by one of our members.

The levels K and L were determined after the flood receded by the tidemarks left by the muddy floodwaters. The observers did not trespass off the footpath hence no mud levels are recorded in the field.

Whereas we cannot comment on how far the fluvial waters entered the field along most of the bank we are confident it did flood as far as points K and L. We are in no doubt the water encroached into the areas to be occupied at the very least by plots 33 to 36.

It may be an inconvenient truth but for whatever reason the site did flood and even if the applicant can prove it was from surface water no concrete proposals have yet been put forward to regulate the flow from the site into the Potwell Dyke.

We therefore continue to object to this development until the flood event of 23rd July 2013 is fully understood and agreed by the independent and appropriate statutory authorities.

The latest site plan should also be rejected for the same reason.