

Minutes of the Planning Committee Meeting

held at The Beeches Community Centre, Birch Court, Tuxford on Thursday 07 September 2023 commencing 6:05pm

PRESENT: Cllrs D Gray, J Moorhouse, S Richardson (Chair), K Rutherford, and R Walker.

IN ATTENDANCE: Office Manager and RFO (CF) and 1 member of the public

P001 Apologies for Absence

Cllr GF and Cllr RP – Reasons for absence were given and approved.

P002 Declarations of Interest

Cllr SR declared an interest in item – Ashvale Road Crossing and consultation work he is providing for the Mine of Information.

P003 To approve the minutes of the previous meeting held on 06 July 2023
(folio ref: 2023/029-030)

RESOLVED: Proposed by Cllr JM, seconded by Cllr KR, all in favour, that the minutes of the meetings held above, having been circulated prior to the meeting, were taken as read, approved, and signed by the chairman as an accurate record.

P004 To ratify the decision made by the clerk on behalf of the Council on the following Planning Applications:

23/00799/HSE – 87 Lincoln Road, Tuxford, Nottinghamshire

23/00804/HSE – 89 Lincoln Road, Tuxford, Nottinghamshire

23/00898/FUL – Brickyard Cottage, Great North Road, Tuxford

23/00899/CAT – 64 Newcastle Street, Tuxford, Nottinghamshire

RESOLVED: Proposed by Cllr JM, seconded by Cllr DG, all in favour, that the decisions made and submitted by the clerk are true and accurate.

P005 To consider the following Planning Applications:

- 23/00946/OUT – Land North of Ollerton Road, Tuxford

RESOLVED: Proposed by Cllr KR, seconded by Cllr DG all in favour to support this planning application, with considerations to reflect the pre-existing and future plans of growth housing – to bring employment opportunities and but the impact of additional HGV traffic on the town centre and the conservation area should be addressed

ACTION: Clerk to submit comments to the Bassetlaw District Council Planning Portal.

P006 – Ashvale Road Crossing

Cllr SR read out a report by the Principal Officer for Highways, Mr Martin Green where he made observations of the planning application of the co-op site, being as follows:

Parking provisions are adequate for the store, yet no account has been made for parking demands for the adjacent recreation ground and access to the former village hall, which will likely increase parking demand.

They also relay the safety concerns of the town council in respect to the speed of traffic exiting the A1 and the proximity of the pedestrian refuge on Ashvale Road. To mitigate the town council's concerns the proposal include the provision of additional road markings with the plan, reference 01N. However, the refuge would remain narrow and most likely to make pedestrians feel vulnerable.

The highway authority would expect to see an significant increase in footfall crossing at this point, it would therefore require widening to a minimum 2.51mtr to comfortably accommodate parents, prams, mobility scooters and cyclists. A minimum lane width must remain at 3.25ltrs to provide adequate separation of vehicles, this will require road widening, with a gradient of site access should not exceed 4 degrees at the first 10ltrs but should be confirmed on the revised plan.

There are also likely to be pedestrians using the recreation ground, pedestrian and cycle access should therefore be provided directly from the recreation ground.

RESOLVED: Councillors would like to have a site meeting with the Principal Officer for Highways, with County Councillor Ogle consulted.

ACTION: CF to request a site meeting with Martin Green, Cllr Ogle, Planning Committee Members, and Cllr ECA

P007 To receive items for information and future agenda items.

To note planning application decisions.

Cllr RW advised members that he has received the draft document back on design codes and is currently working through it with Cllr KR. He asked members to decide on picture to use in the document on derelict buildings in a conservation area, members decided on a property on Ollerton Road.

ACTION: Cllr RW to email document to all members of the planning committee.

The town council need to respond to the revised Bassetlaw District Council Local Plan by 03 October 2023. Cllr RW asked for this to be included on the Full Council agenda for 21 September 2023 for all members to vote on the amendments to the plan. He also suggested that another NP questionnaire be conducted for business within Tuxford (what their constraints and limitations are)

ACTION: CF to add to Full Council agenda.

Items for future agenda:

Neighbourhood Plan – Design Coding (Cllr RW)

Employment Land (Cllr SR) – **Action:** Cllr SR to obtain drone images prior to meeting.

Ollerton Road – proposed housing development (Cllr JM)

P008 Next Meeting: Thursday 05 October 2023 at 6:00pm.

There being no further business the meeting closed at 7:15pm.

CHAIRMAN'S SIGNATURE.....

DATE.....