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Dear Councillor

**FULL COUNCIL - TUESDAY, 11TH DECEMBER, 2018**

I now enclose the following reports that were unavailable when the agenda was published.

**Agenda No    Item**

- 16.    Questions from Members of the Council (Pages 2 - 3)
  
- 17    a)    Policy & Finance Committee - 29 November 2018 (Pages 4 - 17)
- k)    Planning Committee - 4 December 2018 (Pages 18 - 27)

## Question to Council from Councillor Celia Brooks

At the Full Council Meeting held on 10th April 2018 the following motion was carried unanimously:

*“Newark and Sherwood District Council as a waste collecting authority:*

- *Support the growing national campaign to highlight the dangers of single use plastics to our environment especially our oceans;*
- *That we commit to work with our waste management partners, Nottinghamshire County Council and Veolia, to maximise the amount of plastic and other materials which can be recycled;*
- *We review and reduce our reliance on single use plastics throughout the Council’s services and encourage others to do the same and to use alternative materials wherever possible;*
- *Agrees that a paper is brought to the Council’s Leisure and Environment Committee on how we progress these objectives.”*

Could we have a report on what measures have been taken to action the above and what progress, if any, has been made against each of these objectives?

Full Council – 11 December 2018

Response to question from Councillor Mrs Celia Brooks, from Councillor Jackson.

The Council issued a press release to all local media in April of this year on the motion adopted by this authority to maximise the amount of plastic and other materials which can be recycled and to work and support the growing national campaign to highlight the dangers of single use plastics to our environment, especially our oceans. This was also communicated internally to all our staff and our companies, Newark and Sherwood Homes and Active4Today.

We have further utilised the reach of social media, namely Facebook and Twitter, to emphasise messages around the subject and constantly look for opportunities to convey these messages to our customers and residents. Recently, the Council provided information to every household in Newark and Sherwood to further increase the understanding of the importance of household recycling, and to reduce bin contamination and improve recycling rates, including plastics. Such messages have also been put on all our website and through the publication of our residents' magazine, the Voice.

Working with the County Council, we supplied a joint response to HM Treasury's consultation on single use plastics and 'on the go' plastic waste. Off the back of this consultation, it was announced in the budget that the Packaging Recovery Note (PRN) system is to be reviewed as well as a tax to be implemented on single use plastics containing less than 30% recycled plastic.

It is important that we lobby for food and carton manufacturers to use only recyclable, reusable or compostable materials in their products, as some manufacturers are doing after public pressure.

In relation to the relationship with Nottinghamshire County Council, who are the waste disposal authority, and Veolia, we are unfortunately tied to the contract NCC has with Veolia, which runs until 2032. Unless the National Waste Strategy, which is due to be published imminently by the Department for Environment, Food and Rural Affairs, provides a significant incentive for change, it is unlikely that this input specification will be altered. We have been working with NCC, Veolia and other Nottinghamshire authorities to increase the participation rate in our existing recycling services. The new household guidance, delivered as part of the Cleaner, Safer and Greener campaign, details what can be recycled and encourages the recycling of commonly missed items such as shampoo bottles.

Internally, recycling facilities are available throughout Castle House and the Brunel Drive Depot, whilst multiple water fountains are available for employees to encourage the use of re-fillable bottles. Through the Council's contract procedure rules, procurement policy and guide to sustainable procurement, officers are required to consider the social, economic and environmental impacts when procuring goods, services and works on behalf of the Council.

A report was brought to the November meeting of the Leisure and Environment Committee updating members on the work to date on the Cleaner, Safer and Greener campaign. As well as updating members on a number of issues contained in this reply, the report was also noted that almost 33 per cent of the 45,000 tonnes of waste collected by the Council is recycled. This is up four percentage points from 2015/16 and is the highest figure achieved by the Council.

## NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Policy & Finance Committee** held in the Civic Suite, Castle House, Great North Road, Newark, Notts NG24 1BY on Thursday, 29 November 2018 at 6.00 pm.

PRESENT: Councillor D Lloyd (Chairman)

Councillor R Jackson, Councillor B Laughton, Councillor P Peacock, Councillor D Staples, Councillor T Wendels and Councillor R Blaney (substitute for Councillor Girling)

IN ATTENDANCE: Councillor Mrs I Brown, Councillor M Cope, Councillor B Crowe, Councillor Mrs R Crowe, Councillor Mrs G Dawn, Councillor Mrs M Dobson, Councillor P Duncan, Councillor D Payne and Councillor Mrs P Rainbow

APOLOGIES FOR ABSENCE: Councillor K Girling (Vice-Chairman)

47 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS AND AS TO THE PARTY WHIP

There were no declarations of interest.

48 DECLARATIONS OF INTENTION TO RECORD THE MEETING

The Chairman advised that the proceedings were being audio recorded by the Council.

49 MINUTES OF THE PREVIOUS MEETING

The minutes from the meeting held on 20 September 2018 were agreed as a correct record and signed by the Chairman.

50 FORWARD PLAN OF POLICY & FINANCE ITEMS

The Committee noted the Forward Plan items to be considered by the Committee over the next 12 months.

51 APPOINTMENT OF INDEPENDENT PERSONS TO THE COUNCIL

The Deputy Chief Executive presented a report which sought to approve the appointment process for two Independent Persons to the Council. At the meeting held on 8 March 2019 the Council resolved to renew the appointments of the two Independent Persons until the Annual Council Meeting scheduled for 21 May 2019. The report set out the proposed recruitment process for the appointment including a proposed timetable. It was suggested that the Independent Persons be appointed for a four year term.

The report also invited Members to consider the remuneration attached to the role. The current level of remuneration was £2,160 together with reimbursement of travel and subsistence expenses. It was considered that this could be reduced as many

authorities offered a lower level of remuneration however it was acknowledged that the duties and responsibilities could potentially be onerous, particularly in the event of an Independent Panel being convened to deal with a disciplinary matter. It was accordingly recommended that the remuneration be reduced to £1,500 per annum, which was to be fixed for the four year term of appointment.

The Committee also referred to CIPFA guidance which recommended that an independent person be appointed on council audit committees. It was suggested that officers explore the feasibility of incorporating this role into these Independent Person posts, albeit there was an acknowledgement that there may be a different skill set required for the two roles.

AGREED (unanimously) that:

- (a) the Council appoint two Independent Persons for a four year term commencing immediately following the May 2019 Annual Meeting of the Council at a fixed remuneration of £1,500 per annum for the four year term together with reimbursement of reasonable travel and subsistence expenses in accordance with the Council's approved policies, with the recruitment process to follow the indicative timetable set out in the body of the report;
- (b) the Monitoring Officer and Deputy Monitoring Officer be given delegated authority to draw up a shortlist of potential candidates;
- (c) an Interview Panel be constituted to interview shortlisted candidates to comprise the Chairman and Vice-Chairman of the Policy & Finance Committee (or their nominees) together with a representative from the major opposition group, together with the Monitoring Officer and Deputy Monitoring Officer to select their two preferred candidates;
- (d) the recommendations of the Interview Panel as to the appointment of two Independent Persons to the Council be submitted to the Council Meeting on or before the May 2019 Annual Meeting of the Council for formal approval; and
- (e) an indicative date be identified in March 2019 for the Interview Panel to meet to interview shortlisted candidates and that this date be included in the advertisement for the role.

#### Reason for Decision

To agree a recruitment process for the appointment of two Independent Persons to the Council from May 2019.

The Business Manager – Strategic Housing and the Director – Safety presented a report which provided an update on the masterplan proposals developed for the Yorke Drive Estate and the Lincoln Road Playing Fields in Bridge Ward which had been brought about using funding from the Ministry of Housing, Communities and Local Government’s Estate Regeneration Programme.

The Members considered the detail and outcomes of the consultation exercises undertaken with residents by Campbell Tickell who had been appointed by the Council to project manage the process of community consultation, developing a masterplan, undertaking viability modelling, securing a planning consent and advising on development delivery options.

The resulting masterplan layout was based on 4 phases and was shown at Appendix A to the report. Overall, the scheme provided 325 new homes with a net gain of 195 new homes given that 130 homes would be demolished. 13 of the properties to be demolished were privately owned and would need to be acquired by the Council. The phases had been geared to facilitate decanting of residents based on the household survey outcome which indicated that 80% of residents wanted to stay in the area. The resulting mix continued to assume a base 30% rent and 70% sale tenure split, although this could be flexed if it turned out that more tenants wanted to remain on the estate.

The revised scheme was presented to the Residents Panel and was the basis of the scheme for which an outline planning application was sought. The overall timetable for the project was to obtain planning approval by March 2019 and reserved matters approval for Phase 1 by March 2020, with a start on site by November 2020. On this basis the first homes would be completed by 2022 and the whole project would take until 2028 to complete, at this stage the project timetable was very much indicative and subject to change.

The report also provided details of an opportunity to purchase one of the owner occupied properties within the area of the Yorke Drive estate proposed for demolition. This could be funded by the site acquisition fund within the HRA. The report also provided details of the key principles of the ‘Residents Offer’ which would provide rehousing and compensation options for owners and occupants of properties which were required for demolition should the scheme go ahead.

It was noted that the project had a current funding gap, the extent of which would only be know once the planning application had been approved, development delivery structures had been identified and the Council had selected a development partner. The current financial modelling for the project was detailed in an exempt appendix.

AGREED (unanimously) that:

- (a) the progress made with the masterplan proposals for the regeneration and development of the Yorke Drive Estate and the Lincoln Road Playing Fields in Bridge Ward, using funding from the Ministry of Housing, Communities and Local Government’s Estate Regeneration Programme be noted;

- (b) the submission of an outline planning application on the basis of the masterplan proposals set out at Appendix A be approved, with delegated authority being given to the Director – Safety to agree any minor amendments;
- (c) the Principles of the “Residents Offer” as outlined in the report be approved and authorisation be given for the development of more detailed rehousing and compensation policies for households affected by demolition to be submitted to a future meeting of the Committee for final consideration and approval;
- (d) initial Demolition Notices be issued to tenants whose properties have been identified for demolition as part of the scheme, accompanied by an explanatory letter to those affected residents;
- (e) the acquisition of a non-resident owner property affected by the demolition, which has become available for sale, be approved, to be financed from the already allocated and approved HRA acquisition fund; and
- (f) the funding position of the scheme covered in the Exempt Item at Appendix B and the next steps in identifying a private developer partner to assist in taking the project forward, be noted.

#### Reason for Decision

To progress the ‘transformational project’, focussing on the regeneration of the Yorke Drive estate and Lincoln Road playing fields.

(Councillor Mrs I. Brown left the meeting during consideration of this item).

#### 53 REVIEW OF HOUSING MANAGEMENT ARRANGEMENTS FOR THE COUNCIL'S HOUSING STOCK

The Director - Safety presented a report concerning reviewing the housing management arrangements for the Council’s housing stock. In 2003 the Council set up Newark & Sherwood Homes (NASH) to secure funding to deliver the decent homes programme and manage the Council’s housing stock. The creation of NASH saw the delivery of a £49 million investment programme to bring the housing stock up to the Decent Homes Standard, which was completed on budget and by the target date of March 2010. At this time the Council then agreed to extend the management agreement with NASH for a further two years, whilst undertaking a stock options appraisal. The conclusion of the appraisal in 2012/13 resulted in the Council’s decision to continue the arrangement of NASH managing and maintaining the Council’s housing stock and also saw a refreshed management agreement being drawn up in 2013 covering a period of 30 years with 5 year break clauses.

As part of the Council’s duty to manage and maintain a sustainable HRA it was prudent to continually review the costs of operation, particularly in view of the

current economic climate and the strategic direction of the Council. Such a review included an assessment as to whether bringing the housing service back in-house would release funding that could be reinvested in the service, meeting both tenant priorities and the strategic priorities of the Council.

It was proposed that the Council commence a review of its housing management arrangements to determine how future housing services will be provided. There were four principal reasons why it was considered timely now for the Council to conduct such a review which were detailed in the report. It was proposed to use the existing Strategic Housing Liaison Panel to progress the review work with a view to reporting back in January / February 2019. It was suggested that the membership of the Panel be extended to include the Leader of the Independent Group to ensure cross party representation.

AGREED (unanimously) that:

- (a) a review of the housing management arrangements for the Council's housing stock as outlined in the report be initiated;
- (b) the current membership of the Strategic Housing Liaison Panel be amended to include the Leader of the Independent Group, Councillor Mrs Dawn, for the period and purpose for which the Panel is undertaking the review of the options for the future provision of housing management and not for any other matters within the Panel's remit; and
- (c) the remit of the Strategic Housing Liaison Panel be amended to include "to review the future options for the provision of housing management of the Council's housing stock" and that it be requested to report back to the January and/or February 2019 meetings of the Policy & Finance Committee with recommendations.

#### Reason for Decision

To enable the Council to review the most appropriate means of delivery of the Housing Management Services for its Council housing.

#### 54 GENERAL FUND AND CAPITAL PROJECTED OUTTURN REPORT TO 31 MARCH 2019 AS AT 30 SEPTEMBER 2018

The Business Manager – Financial Services presented a report which compared the Revised Budgets for with the Projected Outturn forecast for the period to 31 March 2019. The forecast to the year end was based on the six months performance to 30 September 2018 on the Council's revenue and capital budgets. The accounts showed a projected favourable variance against the revised budget of £0.168m on service budgets, with an overall favourable variance of £0.123m. The variances projected in service areas and other budgets were summarised in Appendix A. The level of underspending on service budgets managed by Business Managers was £0.168m which represented a 1.21% of the total service budgets. Non-Service expenditure was expected to be overspent against the revised budget by £0.045m. This was due to

the corporate savings target of £0.084m which the Council's Commercial Project Team were looking to achieve.

The report also summarised the first six months position for the Capital Programme. Additions and amendments to the Programme were detailed in Appendix B to the report. If approved the variations would increase the revised budget to £32.482m.

AGREED (unanimously) that:

- (a) the General Fund projected favourable outturn variance of £0.123m be noted;
- (b) the variations to the Capital Programme at Appendix B, totalling £0.073m, be approved; and
- (c) the Capital Programme projected outturn and financing of £32.482m be noted.

Reason for Decision

To advise Members of the projected outturn monitored against service budgets for the period ending 31 March 2019, as at 30 September 2018.

55 ARMED FORCES COVENANT UPDATE

The Committee considered the report of the Director- Resources which advised Members of the signature of the Armed Forces Covenant at the 'Great War Commemoration Service and Armed Forces Covenant Signing' event and the updated 'Armed Forces Covenant Action Plan'.

Nottinghamshire County Council hosted the 'Great War Commemoration Service and Armed Forces Covenant Signing' on 6 November 2018 at Southwell Minster. A revised version of the 'Armed Forces Covenant' was also signed on the day by every local authority in Nottinghamshire to reaffirm Nottinghamshire's commitment to the Armed Forces Community. In light of this the 'Armed Forces Covenant Action Plan' had been refreshed. This Action Plan would be used to focus work across the district and would be reviewed and updated annually. The action plan would be shared with the Nottinghamshire Civil and Military Partnership Board to aid the creation of a county wide action plan.

AGREED (unanimously) that:

- (a) the revised Armed Forces Covenant signed on 6 November 2018 be noted; and
- (b) the updated Newark & Sherwood Armed Forces Action Plan be noted.

Reason for Decision

To fulfil the Council's commitment to the Armed Forces community.

56 URGENCY ITEM - RESIDENT AND STAKEHOLDER CONSULTATION SURVEY

The Committee noted the decision to approve expenditure of around £30,000 for printing and postage costs for a resident survey.

AGREED (unanimously) that the urgency item be noted.

Reason for Decision

To inform future priority setting for the Council.

57 URGENCY ITEM - INFORMATION TECHNOLOGY INVESTMENT

The Committee noted the decision to approve an increase in the current Capital Programme by £18,000 in respect of the Information Technology Programme.

AGREED (unanimously) that the urgency item be noted.

Reason for Decision

To improve performance in relation the Council's firewall.

58 EXCLUSION OF THE PRESS AND PUBLIC

That, under section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraphs 1, 3 and 4 of part 1 of Schedule 12A of the Act.

59 UPDATE REGARDING PAY AND GRADING ARRANGEMENTS 2019 FOR EMPLOYEES ON NJC TERMS AND CONDITIONS OF SERVICE

The Committee considered the exempt report from the Business Manager - HR, OD & Legal, regarding the pay and grading arrangements 2019.

(Summary provided in accordance with 100C(2) of the Local Government Act 1972).

60 LAND ON THE SOUTH SIDE OF MOOR LANE, SOUTH CLIFTON

The Committee considered the exempt report from the Deputy Chief Executive/Director – Resources and the Business Manager, Growth & Resources regarding land on the south side of Moor Lane, South Clifton.

(Summary provided in accordance with 100C(2) of the Local Government Act 1972).

61 THE FORMER ROBIN HOOD HOTEL - PROPOSED JOINT VENTURE WITH MF STRAWSON LTD

The Committee considered the exempt report presented by the Deputy Chief Executive relating to the former Robin Hood Hotel.

(Summary provided in accordance with 100C(2) of the Local Government Act 1972).

62 MODULAR POOL AT THE DUKERIES LEISURE CENTRE

The Committee considered the exempt report presented by the Director - Customers regarding a proposed modular pool at the Dukeries Leisure Centre.

(Summary provided in accordance with 100C(2) of the Local Government Act 1972).

63 THE BUTTERMARKEt, NEWARK

The Committee considered the exempt report presented by the Chief Executive regarding the Buttermarket, Newark.

(Summary provided in accordance with 100C(2) of the Local Government Act 1972).

Meeting closed at 8.25 pm.

Chairman

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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## NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Planning Committee** held in the Civic Suite, Castle House, Great North Road, Newark, Notts, NG24 1BY on Tuesday, 4 December 2018 at 4.00 pm.

PRESENT: Councillor D Payne (Chairman)  
Councillor P Handley (Vice-Chairman)

Councillor R Blaney, Councillor B Crowe, Councillor Mrs M Dobson,  
Councillor P Duncan, Councillor J Lee, Councillor Mrs P Rainbow,  
Councillor Mrs L Tift, Councillor I Walker, Councillor B Wells and  
Councillor Mrs Y Woodhead

APOLOGIES FOR ABSENCE: Councillor Mrs K Arnold, Councillor Mrs C Brooks and Councillor F Taylor

### 140 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor D.R. Payne, I. Walker and B. Wells declared Personal Interests in Agenda Item No.7 – Land off Allenby Road, Southwell (18/01645/RMAM) as they were Members of the Trent Valley Internal Drainage Board.

Councillors P.C. Duncan and D.R. Payne declared Personal Interests in Agenda Item No. 11 – Land at Main Road, Boughton (18/01499/FULM) as they were Directors of Newark and Sherwood Homes.

Councillor Mrs M. Dobson declared a Personal Interest in agenda Item No. 14 – Land to the Rear of 112-118 High Street, Collingham (18/01863/FUL) as she was known to the parents of the applicant.

### 141 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

The Chairman informed the Committee that the Council was undertaking an audio recording of the meeting.

### 142 MINUTES OF THE PREVIOUS MEETING

The Committee considered the minutes of the meeting held on 20 November 2018 and proposed an amendment to Minute No. 133 – Green park, Tolney Lane, Newark. The minute should include delegated authority be granted to the Business Manager Growth & Regeneration to amend the wording of the conditions.

AGREED (unanimously) that subject to the above amendment the minutes of the meeting held on 20 November 2018 be approved as a correct record and signed by the Chairman.

### 143 THE OLD MALTINGS, MAIN STREET, FISKERTON, NOTTINGHAMSHIRE (18/01678/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought planning permission, part retrospective - amendment to approved application 17/01793/FUL to change the

existing ancillary annexe to individual dwelling use class c3(a), the addition of two dormer windows and set in own private amenity space with separate access and parking, site access by partial removal of Ileylandii hedge.

Members considered the application acceptable.

AGREED (unanimously) that full planning permission is approved, subject to the conditions contained within the report.

144 9 CHURCH STREET, SOUTHWELL (18/00664/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought full planning permission for the material change of use from A2 to A3.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from local residents.

Councillor David Martin representing Southwell Town Council spoke against the application in accordance with the views of Southwell Town Council.

Councillor Bruce Laughton Local Ward Member for Southwell also spoke against the application and commented on the considerable impact this change of use would have on the residents of the flat above. The bedroom located to the rear of the flat would be overlooked when seated in the restaurant below. The access to the side of the property was narrow and any deliveries would have to be made at the kerb side potentially on the zig zag area of the road. The noise element would increase due to bottles being thrown into containers to the rear of the property. There would be a security issue to the rear of the property as the public would have access. A substantial tree had also been felled which had affected the amenity value of the residents. All the services for the previous bank ran through the centre of the flats, including the water tanks for the building. If an air conditioning unit was installed, that would be to the side of the lounge in the flat and the noise impact would be unacceptable for the residents.

Members considered the application and it was commented that although the application before Committee was for change of use from A2 to A3 – which was for restaurant and café, Members did not have any detail of the end user and it was questioned how the applicant knew that the business would be open from 7am until 11pm as there was no details of the business contained within the report. It was therefore felt that the application should be refused due to the proposal would result in an adverse impact on the amenity and privacy of adjoining and adjacent neighbouring dwellings by virtue of increase noise, odour and disturbance levels resulting from patrons entering and exiting the building and for the duration of their stay exacerbated by the lack of designated smoking area, extra lighting, background music and tables being sited in the front garden area which would encourage people to congregate.

Other Members commented that finding a use for old buildings was difficult and this building if approval was not granted may stand empty for some time. This building

was an opportunity for the hospitality trade, which could be enjoyed by many people if made available. The residents of the upstairs flat choose to live in the centre of a town where there was likely to be change. Other Members disagreed and felt that residents of the town should be taken into consideration.

AGREED (with 9 votes For and 3 votes Against) that contrary to Officer recommendation planning permission be refused on the grounds that the proposal would result in an unacceptably adverse impact on the amenity and privacy of adjoining and adjacent neighbouring dwellings by virtue of increased comings and goings and associated noise and disturbance levels resulting from patrons entering and exiting the building and for the duration of their stay exacerbated by the lack of designated smoking area, extra lighting, background music and tables being sited in the front garden area which would encourage people to congregate.

The Planning Committee Chairman asked the Business Manager Growth & Regeneration to address the concern raised by the Local Ward Member regarding the felling of the large tree to the rear of the property and ensure that the works undertaken were authorised.

In accordance with paragraph 12.5 of the Planning Protocol, as the motion was against Officer recommendation, a recorded vote was taken.

<b>Councillor</b>	<b>Vote</b>
Mrs K. Arnold	Absent
R.V. Blaney	Against
Mrs A.C. Brooks	Absent
R.A. Crowe	For
Mrs M. Dobson	For
P. Duncan	Against
G.P. Handley	For
J. Lee	For
D.R. Payne	For
Mrs P. Rainbow	For
F. Taylor	Absent
Mrs L.M.J. Tift	For
I. Walker	For
B. Wells	Against
Mrs Y. Woodhead	For

145 LAND OFF ALLENBY ROAD, SOUTHWELL (18/01645/RMAM)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought permission for reserved matters to allow the erection of 67 dwellings and associated public open space, landscaping and infrastructure works in line with the outline approval reference 16/02169/OUTM.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the Agent and

Southwell Civic Society.

Councillor David Martin representing Southwell Town Council spoke against the application in accordance with the views of Southwell Town Council.

Members considered the application and commented that the site was a prominent gateway to Southwell and was likely particularly during winter months that views of the dwellings rear gardens i.e. washing lines and other paraphernalia would be seen particularly at the pinch point of the buffer zone, in the North West corner of the site. It was suggested that the open space from the opposite corner be moved to this point and/or the dwellings be re positioned to front the road. Members therefore requested that the item be deferred in order for the Case Officer to seek improvements to the site layout.

AGREED (unanimously) that item be deferred in order for the Case Officer to seek improvements to the site layout. The site was a prominent gateway to Southwell and was likely particularly during winter months that views of the dwellings rear gardens i.e. washing lines and other paraphernalia would be seen particularly at the pinch point of the buffer zone, in the North West corner of the site. It was suggested that the open space from the opposite corner be moved to this point and/or the dwellings be re positioned to front the road.

146 LAND TO THE REAR OF THE RED LION, SOUTHWELL ROAD, THURGARTON (18/01907/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought planning permission for the erection of three dwelling houses with revised access arrangements.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the following: Neighbours; Nottinghamshire County Council Highway Authority; and Agent.

Councillor Roger Jackson Local Ward Member Dover Beck spoke in support of the application and informed the Committee that Thurgarton Parish Council had voted unanimously in support of the development. He commented on the long history of applications for this site going back to the 1990's. The plot had been granted planning permission for four bedroom bungalows, before it was designated a conservation village. The proposed development would tidy up this area of land and would provide three bedroom houses to encourage young people into the village and also provide homes for residents of the village to down size.

Members considered the application and felt that the development was too over developed and impacted on neighbouring properties. Due to the land levels Plot 7, the most northerly plot would be built on the public footpath and the rear window would overlook into the private amenity area of the neighbouring barn. Members felt that the design of the properties was acceptable; two properties would however be more amenable.

AGREED (unanimously) that planning permission be refused for the reasons contained within the report.

147 ACACIA VILLAS, 7 MAIN STREET, GUNTHORPE, NOTTINGHAMSHIRE (18/01357/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought planning permission for a two-storey extension to the side of an existing dwelling and the formation of a new vehicle/pedestrian access along Main Street with the hard surfacing of the forecourt.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the Agent.

Councillor Roger Jackson Local Ward Member Dover Beck spoke in support of the application. The proposed extension would enhance the look of the property. The current housing arrangement means that the surrounding houses were all overlooked, however obscure glazing could be used to prevent and further overlooking. The neighbouring properties were in support of the development.

Members considered the application and whilst taking into account the potential overlooking issue they felt that the proposed extension was sympathetic to the design of the current property and would enhance the property and make good use of the available land. It was suggested to prevent any further overlooking that the window over the back door be obscure glazed.

AGREED (with 10 votes For, 1 vote Against and 1 Abstention) that contrary to Officer recommendation full planning permission be approved, subject to reasonable conditions as delegated to Officers.

In accordance with paragraph 12.5 of the Planning Protocol, as the motion was against Officer recommendation, a recorded vote was taken.

<b>Councillor</b>	<b>Vote</b>
Mrs K. Arnold	Absent
R.V. Blaney	For
Mrs A.C. Brooks	Absent
R.A. Crowe	For
Mrs M. Dobson	Against
P. Duncan	For
G.P. Handley	Abstention
J. Lee	For
D.R. Payne	For
Mrs P. Rainbow	For
F. Taylor	Absent
Mrs L.M.J. Tift	For
I. Walker	For
B. Wells	For
Mrs Y. Woodhead	For

(18/01795/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought full planning permission for the erection of a pair of semi-detached houses.

Members considered the application and felt that the application had a detrimental effect on two sets of houses and was such a small parcel of land.

AGREED (with 11 votes For and 1 Abstention) that full planning permission be refused for the reasons contained within the report.

149 LAND AT MAIN ROAD, BOUGHTON (18/01499/FULM)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought planning permission for the proposed extra-care residential development for the elderly, consisting of 30 one bedroom flats, 10 two bedroom bungalows and associated shared facilities.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from Severn Trent which suggested an additional condition, reason and informative as follows:

“Condition - The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason –To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Suggested Informative

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.”

Members considered the application and whilst Members welcomed this development concern was raised regarding car parking. It was suggested that an informative note be included to provide signage for visitor parking. Members also requested softer boundary screening rather than the two metre fencing, to create a softer relaxation space.

AGREED (unanimously) that planning permission be approved subject to the following:

- (i) the conditions contained within the report,
- (ii) the additional condition, reason and informative, as proposed by Severn Trent, as above;
- (iii) the information to the applicant regarding car parking visitor signage; and
- (iv) the softer boundary screening.

150 LAND OFF MAIN STREET, CODDINGTON (18/00799/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought full planning permission for the erection of nine dwellings; six of the dwellings would have detached garages.

Councillor David Armstrong representing Coddington Parish Council spoke against the application in accordance with the views of Coddington Parish Council as contained within the report.

Members considered the application and felt that the proposed development was not right for the site. The proposals created overlooking for existing neighbours due to the land levels, plot 1 should be a bungalow, plot 4 sat in isolation and plot 5 was tucked away with poor outlook. It was also commented that the Arms Houses had significant heritage value and should be protected.

AGREED (unanimously) that the item be deferred in order for Officers to negotiate a reduction in the size and scale of the scheme more in line with Coddington Parish Councils suggestions.

151 WHARF COTTAGE, CARLTON FERRY LANE, COLLINGHAM (18/01688/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought planning permission for the erection of a garage building with a residential annexe above.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the Agent.

The Committee was informed that reason No.2 would not be sustained at appeal and should be removed from the reasons for refusal.

The Committee considered the application and felt that as the footprint for the annex was larger than that of the hoist dwelling it was considered that the development was too large for the plot.

Councillor J. Lee left the meeting during the Officers presentation and took no part in the vote on his return.

AGREED (unanimously) that planning permission be refused for reason 1 contained within the report.

152 LAND TO THE REAR OF 112-118, HIGH STREET, COLLINGHAM (18/01863/FUL)

The application was deferred pending a site visit.

153 LAND WEST OF WATERFIELD WAY, CLIPSTONE (18/00509/FULM) (MAJOR)

The Committee considered the report of the Business Manager Growth & Regeneration, which sought full planning permission for the erection of 71 dwellings, structural landscaping, open space provision and access roads.

Members considered the application and felt that this was the final stage to complete this development.

A Member sought clarification as to whether there would be a Management Company responsible for this development and if so that the correct terminology be included within the planning conditions. The Business Manager Growth & Regeneration confirmed that a meeting had taken place with the Management Company and Member of Parliament for Sherwood last week which sought to control the nature of the management.

AGREED (unanimously) that full planning be approved subject to the conditions contained within the report and the completion and engrossment of a S106 Agreement to secure the required level of commuted sum payments and infrastructure provision on the wider site (as set out in the Phase 2 S106 requirements table contained within the report) and the inclusion of the terminology used for the Management Company in the Councils most recent S106 agreements (such as at Allenby Road) in the relevant condition.

154 1 TENTERS COTTAGE, TENTERS LANE, EAKRING (18/01965/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, which sought the variation of condition 3 attached to planning permission 16/00883/FUL to alter the rear window to a French door and install a Franklyn Juliet Balcony

Members considered the application acceptable.

AGREED (unanimously) that full planning permission be approved subject to the conditions and reasons contained within the report.

155 HIGHFIELDS SCHOOL, LONDON ROAD, BALDERTON, NEWARK ON TRENT (17/00357/FULM & 16/01134/FULM)

The Committee considered the report of the Business Manager Growth & Regeneration, which sought ratification to defend the Councils position regarding the appeal of the following schemes. Both planning applications were refused by the

Planning Committee, which was contrary to Officer recommendation:

- (a) Residential development comprising 95 no. dwellings and associated infrastructure, including the removal 26 No. TPO trees.
- (b) Residential development comprising 89 dwellings and associated infrastructure, including the relocation of the school access, car parking area and sports pitches, the provision of a Multi-Use Games Area (MUGA) and the removal of 8 TPO trees (Resubmission of 14/01964/FULM)

The Planning Committee were asked to answer the questions posed on the acceptability of each appeal set in paragraph 6.2 of the report and contained below:

Appeal A (95 unit scheme) – does a 15 % affordable offer, when balanced alongside all other material planning considerations, including identified harm by reason of ecology and tree loss, result in an acceptable scheme in planning terms? and

Appeal B (89 unit scheme) – does a 15 % affordable offer, when balanced alongside all other material planning considerations, including identified harm by reason of the impacts of the MUGA, result in an acceptable scheme in planning terms?

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the applicant/appellant and the Planning Case Officer.

AGREED (unanimously) that:

- (a) the Council should defend the position set out in Appendix A included in the report, for both appeals at the appeal hearing in January 2019; and
- (b) the Planning Committee answered Yes to both questions posed on the acceptability of each appeal set out in paragraph 6.2 of the report and as above.

156 APPEALS LODGED

AGREED that the report be noted.

157 APPEALS DETERMINED

AGREED that the report be noted.

158 BURTON JOYCE CAR CENTRE, OLD MAIN ROAD, BULCOTE (17/01729/FULM)

The Committee considered the urgent report of the Business Manager Growth & Regeneration, which sought Committee approval for delegated authority to be granted to the Business Manager Growth & Regeneration, to frame the pre-

commencement conditions (namely No.3 materials, No.10 surface water and No.16 piling risk assessment) to allow demolition and site preparation works to take place at the site prior to the submission of a formal discharge of condition application.

The reason for the urgency item was to ensure there was no delay in issuing a decision.

The Committee was also provided with an update regarding the viability appraisal, planning officers and the viability consultant had met with the applicants for the scheme to discuss the contributions towards planning obligations. The outcome of the meeting was that following clarification over land acquisition costs, the agreed amount of £200,000 for planning considerations quoted within the committee report was justified and accurate, which meant that the viability conclusions presented to Members were sound.

AGREED (unanimously) that the wording to secure the trigger point for a discharge of conditions application be delegated to the Business Manager Growth & Regeneration.

159 EXCLUSION OF THE PRESS AND PUBLIC

There were none.

Meeting closed at 7.28 pm.

Chairman