

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Planning Committee** broadcast from the Civic Suite, Castle House, Great North Road, Newark, Notts, NG24 1BY on Tuesday, 30 June 2020 at 2.00 pm.

PRESENT: Councillor R Blaney (Chairman)
Councillor I Walker (Vice-Chairman)

Councillor L Brazier, Councillor M Brock, Councillor M Brown,
Councillor L Dales, Councillor L Goff, Councillor R Holloway, Councillor
Mrs P Rainbow, Councillor M Skinner, Councillor T Smith, Councillor
K Walker and Councillor Mrs Y Woodhead

APOLOGIES FOR ABSENCE: Councillor Mrs M Dobson (Committee Member) and Councillor J Lee
(Committee Member)

208 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillors L Dales and I Walker declared personal interests as they were Council's appointed representatives on the Trent Valley Internal Drainage Board.

Councillor R Holloway declared a personal interest as she was a Member of Bilsthope Parish Council, but took no part in the decision making at parish level.

209 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

The Chairman informed the Committee that the Council was undertaking an audio recording of the meeting which was to be webcast.

210 MINUTES OF THE MEETING HELD ON 2 JUNE 2020

AGREED that the minutes of the meeting held on 2 June 2020 were approved as a correct record of the meeting, to be signed by the Chairman.

211 LAND OFF OLDBRIDGE WAY, BILSTHORPE 20/00642/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought full planning permission for the residential development of the site for 120 two storey dwellings, including 2, 3 and 4 bed dwellings and ancillary works. This application was a re-submission of application 19/01858/FULM. Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from Nottinghamshire County Council Libraries; the Planning Case Officer; and additional drawings of the proposed housing.

Members considered the application and it was commented that the application was contrary to Policy DM8 – principle of development in the open countryside. The

houses were considered undersized offering a dingy atmosphere with inadequate car parking, therefore not a good example of what could be built. Condition 19 - integral garages should be kept available for parking at all times was questioned regarding how that could be monitored and enforced. Other Members welcomed the 30% affordable houses and commented that if the houses were considered not large enough then they would not be sold. Clarification was sought regarding the existing footpath network that ran through the proposed site. It was confirmed that the existing footpath would remain and would be kept accessible. A Member sought clarification regarding the loss of the one bedroom unit, the Business Manager – Planning Development confirmed that the needs survey had indicated that one bed units were not required, larger units were required for the community within this area.

AGREED (with 8 votes For and 5 votes Against) that planning permission be approved, subject to the following:

- (i) the conditions and reasons contained within the report, with delegated powers granted to Officers to amend the implementation condition (no1) in line with any new legislation arising from the planning bill currently going through Parliament;
- (ii) subject to amendment to library contribution as outlined on the schedule of communication; and
- (iii) the applicant entering in to a legal agreement to secure the contributions outlined in Appendix 1 to the report (subject to (ii) above).

Councillor	Vote
R. Blaney	For
L. Brazier	Against
M. Brock	For
M. Brown	Against
L. Dales	For
M. Dobson	Apologies for absence
L. Goff	Against
R. Holloway	Against
J. Lee	Apology for absence
P. Rainbow	For
M. Skinner	For
T. Smith	Against
I. Walker	For
K. Walker	For
Y. Woodhead	For

212 GROVE BUNGALOW, BARNBY ROAD, NEWARK-ON-TRENT 19/02158/OUTM

The application was withdrawn from the agenda.

213 FORMER STABLES, ROLLESTON MILL, ROLLESTON, NEWARK 19/01022/FUL

The Committee considered the report of the Business Manager – Planning

Development, which sought planning permission to undertake work to the historic stable building in order to convert it to a residential dwelling. The proposal included the removal of the existing modern timber stable block and reconstruction of an extension in its place that would be linked to the historic stable building with a glazed link. Access would be provided to the site across the unmanned level crossing to the south of the site. Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development.

Members considered the application and the Chairman commented that he welcomed the report, the application had been deferred from the September 2019 Planning Committee to enable the applicant to undertake a viability appraisal of the previously approved application and discuss this application with the Case Officer in consultation with the Conservation Officer to come to a satisfactory conclusion in terms of conservation of a historic building. Members confirmed that they approved the new layout which was sympathetic to the building.

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

Councillor	Vote
R. Blaney	For
L. Brazier	For
M. Brock	For
M. Brown	For
L. Dales	For
M. Dobson	Apology for absence
L. Goff	For
R. Holloway	For
J. Lee	Apology for absence
P. Rainbow	For
M. Skinner	For
T. Smith	For
I. Walker	For
K. Walker	For
Y. Woodhead	For

214 FRIARY FIELDS RESIDENTIAL NURSING HOME, 21 FRIARY ROAD, NEWARK ON TRENT 20/00579/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought permission for the change of use of the building from a Residential Institution (Use Class C2) to Large House in Multiple Occupation (Use Class Sui-Generis) (HMO). Members considered the presentation from the Senior Planning Officer, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from Neighbours/Interested parties; Councillor Mrs G Dawn – Local Ward Member; and the Planning Case Officer.

The Senior Planning Officer read out the Local Ward Members comments.

Councillor L Geary on behalf of Newark Town Council spoke against the application in accordance with the views of Newark Town Council, as contained within the report.

Members considered the application and it was commented that the car parking provision was wholly inadequate, with thirteen car parking places for thirty-three proposed bedrooms. The inadequate car parking could displace parking to areas already suffering from congestion as a result of the over-intensification of the site. The loss of trees which are beneficial to the street-scene was also commented upon and the impact arising from overlooking from the windows along northern boundary causing a loss of privacy. Concerns were also raised regarding the sharing of bathroom facilities and it was felt that en-suite facilities should have been included.

The Senior Planning Officer confirmed that the privacy to windows to the North of the site could be conditioned requiring obscure glazing. Members felt that any condition to obscure glaze any windows would be detrimental as they would be bedroom windows and not bathroom windows

A vote was taken to approve planning permission, which was unanimously lost.

AGREED (unanimously) that contrary to Officer recommendation planning permission be refused on the grounds of wholly inadequate car parking provision which could displace parking to areas already suffering from congestion as a result of the over-intensification of the site, loss of trees which are beneficial to the street-scene and impact arising from overlooking from windows along northern boundary causing a loss of privacy.

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

Councillor	Vote
R. Blaney	For
L. Brazier	For
M. Brock	For
M. Brown	For
L. Dales	For
M. Dobson	Apology for absence
L. Goff	For
R. Holloway	For
J. Lee	Apology for absence
P. Rainbow	For
M. Skinner	For
T. Smith	For
I. Walker	For
K. Walker	For
Y. Woodhead	For

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for the replacement of the existing bungalow with a two storey 5 bedroom dwelling, with a connected annex and attached triple bay garage. Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the Planning Case Officer recommending an additional condition. Condition 9 to read:

The attached annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the attached host dwelling.

Reason: To prevent the creation of a separate dwelling in a location where new residential development would not normally be permitted.

Councillor A Price on behalf of Fiskerton Parish Council spoke against the application in accordance with the views of Fiskerton Parish Council, as contained within the report.

Members considered the application and it was commented that the proposed dwelling would have an adverse impact upon the character and appearance of the area, including its landscaping setting which together with adjacent development would compound and cumulatively would have a demonstrable harmful impact contrary to policies SP3, DM5 and FCM5(g) of the adopted neighbourhood plan.

Councillor M Skinner informed the Committee that he had not been present for the entire Officer presentation and took no part in the vote.

A vote was taken to approve planning permission, which was unanimously lost.

AGREED (unanimously) that contrary to Officer recommendation planning permission be refused on the following grounds:

- (i) the replacement dwelling by virtue of its height, scale, form and massing would have an adverse impact upon the character and appearance of the area, including its landscaping setting which together with adjacent development would compound and cumulatively would have a demonstrable harmful impact contrary to policies SP3, DM5 and FCM5(g) of the adopted neighbourhood plan.
- (ii) the proposed replacement 1.5 storey dwelling would, by virtue of its significant increase in scale, mass, form and layout compared to the existing single storey bungalow, represent an incongruous development that would fail to reflect the established character and setting of the

streetscene and edge of countryside area in which it is located. The development would be highly prominent when travelling towards Fiskerton from the south along Main Street representing an inappropriate transition between the countryside and the village. The development at the adjoining site is not considered to represent an appropriate material consideration that supports this proposal. Overall the proposal is considered to be contrary to the National Planning Policy Framework, policies SP3 (Rural Areas) of the Newark and Sherwood Amended Core Strategy 2019, DM5 (Design) and DM8 (Development in the Countryside) of the Allocations and Development Management Development Plan Document 2013 and FCM5 of the Fiskerton Cum Morton Neighbourhood Plan 2019 which together form the up-to-date and adopted Development Plan.

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

Councillor	Vote
R. Blaney	For
L. Brazier	For
M. Brock	For
M. Brown	For
L. Dales	For
M. Dobson	Apology for absence
L. Goff	For
R. Holloway	For
J. Lee	Apology for absence
P. Rainbow	For
M. Skinner	Took no part in the vote
T. Smith	For
I. Walker	For
K. Walker	For
Y. Woodhead	For

216 APPEALS LODGED

AGREED that the report be noted.

217 APPEALS DETERMINED

AGREED that the report be noted.

Meeting closed at 4.17 pm.
Chairman