

NEWARK AND SHERWOOD DISTRICT COUNCIL

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

PRESENT: Councillor R Blaney (Chairman)

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

APOLOGIES FOR Councillor I Walker (Vice-Chairman)

ABSENCE:

The Planning Committee undertook a minutes silence in remembrance of a Planning Officer Tom Swan, who sadly passed away on the 17 November 2020.

The meeting was held remotely, in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

280 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor Mrs L Dales declared a personal interest as she was the Council's appointed representative on the Trent Valley Internal Drainage Board.

281 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 would be webcast.

282 MINUTES OF THE MEETING HELD ON 3 NOVEMBER 2020

AGREED that the minutes of the meeting held on 3 November 2020 were approved as a correct record of the meeting, to be signed by the Chairman.

283 LAND AT LATIMER WAY, OLLERTON 19/02279/OUTM

The Committee considered the report of the Business Manager – Planning Development, which sought outline planning permission for the change of use of an existing building from office use (Class B1(a)) to seventeen Apartments (Class C3) (Phase 1) and erection of an apartment block for up to a maximum of twenty-six Apartments (Phase 2) with all matters reserved.

Members considered the presentation from the Senior Planning Officer, which included photographs and plans of the proposed development. Members also considered the revisions to Condition 4 acceptable.

AGREED (unanimously) that the revision to Condition 4 be accepted and the application be approved otherwise in line with the original Officer recommendation, late items schedule and associated legal agreement.

284 SITE ADJACENT GOLDCREST LANE AND SKYLARK WAY, CLIPSTONE 20/00772/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for residential development of nine bungalows.

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 local neighbours.

Councillor M Brown – Local Ward Member (Edwinstowe and Clipstone) spoke against the application on the grounds of no amenities and facilities for the residents of the estate, which had been proposed at the start of the development but never came to fruition. The small parcel of land was considered too small for the proposed nine bungalows in an already high density estate.

Members considered the application and it was commented that there was no evidence provided in the report that the developer had undertaken a marketing exercise regarding the early year's provision. Members also felt that the site was tight for the proposed nine bungalows, but were advised that the number of dwellings had been reduced from ten bungalows to nine to allow for car parking. It was also confirmed that the density of the site accorded with the Council's local plan.

AGREED (with 10 votes For, 3 votes Against and 1 abstention) that planning permission be approved subject to:

- (a) the conditions and reasons contained in the report; and
- (b) a variation to the existing S106 legal agreement to remove the requirement to provide a children's nursery and to secure a commuted sum of £13,841 plus indexation and ensure the existing community facilities contributions are used towards the refurbishment of the Clipstone Welfare building.

285 BRIDGEFIELD FARM, WIGSLEY ROAD, THORNEY MOOR 20/00054/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought retrospective planning permission for the retention of mobile poultry units and access drive.

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 following: Neighbouring Parties; Parish Council; and Local Planning Authority Independent consultant. Members were also informed that Historic England had informed the Local Planning Authority before the meeting that they had no objection.

The Business Manager - Planning Development requested that an additional informative be added to the conditions, if the Committee were minded to approve the application, as follows:

Condition 8

The applicant should avoid arranging all of the arks in a single long row (e.g. a long row running south to north) as it may result in some “accumulations” of downwind odours if the wind picks up odours over a long fetch path of arks.

Members considered the application and concern was raised regarding the smell which was being emitted from the premises and the nuisance to residents of neighbouring properties. It was commented that a lot of Members concerns were environmental issues and not material planning matters. It was commented that the Council had commissioned an independent reports from the RSK, who had confirmed that the odour emissions were acceptable. For this reason Thorney Parish Council had removed their objection.

(Councillor M Skinner left the meeting during the debate).

AGREED (with 8 votes For, 4 votes Against and 1 abstention) that full planning permission be approved subject to the conditions and reasons contained in the report.

286 LAND AT HEALEY CLOSE, COLLINGHAM 20/01481/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for one, one-bed unit and associated landscaping and parking.

Members considered the presentation from the Senior Planning Officer, which included photographs and plans of the proposed development.

Councillor M Davies on behalf of Collingham Parish Council spoke against the application, in accordance with the views of Collingham Parish Council, as contained within the report.

Members considered the application and felt that the proposed house was not in keeping with the street scene and neighbouring properties as this plot of land was surrounded by bungalows. Members requested that the application be deferred in order for Officers to consider the possibility of a bungalow on site, utilising the whole site, whilst also retaining the additional six car parking spaces.

Councillor M Skinner entered the meeting during the debate and took no part in the vote.

AGREED (unanimously) that the application be deferred in order for Officers to explore whether a single storey dwelling was possible, still retaining the six car parking spaces.

287 LEGISLATIVE UPDATES TO GENERAL PERMITTED DEVELOPMENT ORDER

The Committee considered the report of the Director – Growth and Regeneration, which updated Members regarding a recently published Statutory Instrument (SI). SI 2020 No. 1243 - The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 3) Order 2020.

It was reported that this statutory instrument would have a significant impact in terms of decision making for the types of permitted development proposals this applies to. The Government had made a number of changes to the Town and Country Planning (General Permitted Development) (England) Order 2015 since it originally came into force. This latest amendment included a number of amendments as set out in the report.

AGREED that:

- (a) the contents of the report be noted; and
- (b) further changes to legislation will be reported to the Planning Committee.

288 APPEALS LODGED

AGREED that the report be noted.

289 APPEALS DETERMINED

AGREED that the report be noted.

Meeting closed at 3.32 pm.

Chairman