

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, 6 July 2021 at 4.00 pm.

PRESENT: Councillor R Blaney (Chairman)  
Councillor I Walker (Vice-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 and Councillor Mrs Y Woodhead

APOLOGIES FOR Councillor K Walker (Committee Member)

ABSENCE:

16 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

There were no declarations of interest by Members and Officers.

17 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.

18 MINUTES OF THE MEETING HELD ON 1 JUNE 2021

AGREED that the minutes of the meeting held on 1 June 2021, were approved as a correct record of the meeting and signed by the Chairman.

19 STAUNTON INDUSTRIAL ESTATE, ALVERTON ROAD, STAUNTON IN THE VALE 21/00295/FULM (MAJOR)

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for the erection of commercial storage units and erection of new office with associated parking.

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 Council. An update report was appended to the Schedule of Communication, providing a recommended change to the conditions with the omission of Condition 11 and instead for the completion of a section 106 planning obligation to secure, inter alia, the development to be tied to the applicant, if the Committee were minded to approve the application.

Members considered the application and concern was raised regarding the expansion

of this site from one development to seven. Traffic concerns were also raised due to the rural fast road, which would be used by heavy goods wagons and farmers delivering via tractor/trailer should the application be approved. The reference within the report to customers that collect feed also like to see cattle on site was considered pointless. Members raised concern for the occupiers of Staunton Grange which was located in close proximity to the proposed site which may experience issues with noise, smell and dust if the proposed development was granted. Questions were raised whether employees would be transferred from Melton Mowbray as the business would be re-located, therefore no job creation for local people. Members were not convinced that the business was required in a rural location and the benefits of this business did not outweigh the loss/harm to the open countryside. The development was also considered contrary to the Council's development plan.

A vote was taken and lost unanimously to approve planning permission.

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

- (i) the application was contrary to policies SP3, CP6 and DM8 and the material considerations identified do not outweigh the harm of the development;
- (ii) the proposal does not represent a proportionate expansion;
- (iii) the need for a countryside location and expansion has not been adequately demonstrated; and
- (iv) doubt regarding the likely creation of new jobs.

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>
R. Blaney	For
L. Brazier	For
M. Brock	For
R. Crowe	For
Mrs L. Dales	For
Mrs M. Dobson	For
L. Goff	For
Mrs R. Holloway	For
Mrs P. Rainbow	For
Mrs S. Saddington	For
M. Skinner	For
T. Smith	For
I. Walker	For
K. Walker	Absent
Mrs Y. Woodhead	For

20 LAND TO THE REAR OF NO.39 HAWTON LANE AND TO THE WEST OF CENTENARY CLOSE, BALDERTON, NEWARK ON TRENT 21/01081/PIP

The Committee considered the report of the Business Manager – Planning Development, which sought Permission in Principle (PiP) (the first of a 2 stage process) for four to six dwellings on the site.

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

Councillor Mrs L Hurst on behalf of Balderton Parish Council spoke against the application, in accordance with the views of Balderton Parish Council, as contained within the report.

Members considered the application and concern was raised regarding providing permission in principle as Members were unsure of the dimensions of the maximum of six houses and whether the land/plot would accommodate them. The reduction of green space and removal of trees also raised concern. Members also sought clarification regarding whether the Technical Details Consent (Stage 2) would be presented to the Planning Committee.

The Business Manager – Planning Development confirmed that in her professional opinion six modest houses would fit on the proposed plot. She suggested that an informative could be attached to the recommendation if the Committee were minded to approve the application, to advise the applicant to engage in pre-application advice. Stage 2 of the PiP could also be considered by the Planning Committee should the Planning Committee request it.

AGREED (with 10 votes For and 4 Votes Against) that:

- (i) Permission in Principle be approved (unconditional);
- (ii) an additional informative note to advise the applicant to engage in pre-application advice; and
- (iii) Requirement for Stage 2 of the PiP to be referred to planning committee.

21 1 BEACON HILL ROAD, NEWARK ON TRENT 21/01283/HOUSE

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for the proposed two storey side extension and alterations to existing front entrance porch.

The application was referred to the Planning Committee for determination as the applicant was an Officer of the Council.

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 Newark Town Council who confirmed that they had no objection.

Members considered the application acceptable.

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

- (i) No new material considerations arising prior to the expiry of the consultation period (8<sup>th</sup> July 2021), should any new arise within the intervening period, then the application may be referred back to the Committee for further consideration.
- (ii) Otherwise subject to the conditions contained within the report.

22 APPEALS LODGED

AGREED that the report be noted.

23 APPEALS DETERMINED

AGREED that the report be noted.

24 PLANNING FEES AND CHARGES SUPPLEMENTARY GUIDANCE DOCUMENT: CLARIFICATION ON HOW PLANNING FEES ARE CALCULATED

The Planning Committee considered the report of the Director of Planning & Growth which provided information on a document prepared by the Council which would assist in guiding applicants on how planning fees were calculated.

In order to speed up the processing of applications i.e. to ensure that the correct fee was paid when submitted, as well as to ensure consistency, the document attached at Appendix 1 to the report had been prepared. It was also hoped that the publication of this document on the Council's website might reduce the number of complaints and challenges the Planning Support Team received in relation to fees. Alongside using Councils own experience and knowledge, reference had been made to other councils, where possible, to confirm that the approach set out was consistent as well as complied with known legal challenges. Notwithstanding the publication of this document, it would not prevent an applicant who considered that the Council were applying the incorrect fee to challenge this via the validation dispute route set out within Article 12 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO).

AGREED that the report be noted.

25 RESIDENTIAL CYCLE AND CAR PARKING STANDARDS & DESIGN GUIDE

## SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The Planning Committee considered the report of the Director of Planning & Growth which provided information about the adoption of the Residential Cycle and Car Parking Standards & Design Guide SPD and provided Planning Committee with information on the use of the document in determining planning applications.

AGREED that the report be noted.

## 26 PLANNING COMMITTEE ANNUAL REPORT 2020-2021

The Planning Committee considered the report of the Director of Planning & Growth which proposed to provide an annual report regarding Planning Committee performance for each municipal year. This was the first of those reports and suggested that should Members require any different information in future reports, this could be investigated.

AGREED that the report be noted.

The Chairman informed Members that as this was the last Planning Committee in the Committee year the Planning Vice-Chairman had informed him that he would stand down as Vice-Chairman. The Chairman thanked Councillor I Walker for his support over the past two years and wished him well. The Vice-Chairman informed Members that it had been a privilege to serve on the Planning Committee and work with Members and the Chairman over the past two years and also thanked the Business Manager Planning Development – Lisa Hughes and the Democratic Services Officer – Catharine Saxton for their support.

Meeting closed at 5.15 pm.

Chairman