

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, 12 April 2022 at 4.00 pm.

PRESENT: Councillor R Blaney (Chairman)  
Councillor Mrs L Dales (Vice-Chairman)

Councillor M Brock, Councillor R Crowe, Councillor L Goff, Councillor Mrs R Holloway, Councillor Mrs P Rainbow, Councillor M Skinner, Councillor T Thompson, Councillor I Walker, Councillor K Walker and Councillor Mrs Y Woodhead

APOLOGIES FOR ABSENCE: Councillor Mrs S Saddington (Committee Member), Councillor T Smith (Committee Member) and Councillor T Wildgust (Committee Member)

133 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

The Planning Committee Chairman on behalf of Members of the Planning Committee declared a collective Non-Registerable Interest regarding Planning Application Item No. 6 – Yorke Drive and Lincoln Road Playing Field, Lincoln Road, Newark On Trent (22/00426/S73M), the applicant being Newark & Sherwood District Council.

Councillors Mrs L Dales, I Walker and K Walker declared Registerable Interests as Council appointed representatives on the Trent Valley Internal Drainage Board and Upper Witham Valley Drainage Board.

134 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

The Chairman advised that the proceedings were being recorded by the Council and that the meeting was being livestreamed and broadcast from the Civic Suite, Castle House.

135 MINUTES OF THE MEETING HELD ON 15 MARCH 2022

AGREED that the Minutes of the meeting held on 15 March 2022 were approved as a correct record and signed by the Chairman.

136 CYGNET SHERWOOD LODGE, RUFFORD COLLIERY LANE, RAINWORTH - 21/02508/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of a two storey, 44 bedroom hospital with landscaping.

The application was being presented to the Planning Committee in line with the Council's Scheme of Delegation as Rainworth Parish Council had objected to the application which differs to the professional officer recommendation and is a major development.

The proposal seeks to act as an expansion of the existing facilities adjacent to the site

namely Sherwood Lodge and Sherwood House. The proposed building would provide a purpose built 44 bed mental health unit arranged around a central courtyard (the scheme had increased from the originally submitted 42 beds but within the same building footprint).

AGREED (with 11 votes For and 1 vote Against) that planning permission be approved subject to the conditions and reasons shown in the report.

137 YORKE DRIVE AND LINCOLN ROAD PLAYING FIELD, LINCOLN ROAD, NEWARK ON TRENT - 22/00426/S73M

The Committee considered the report of the Business Manager – Planning Development, providing the proposed application to vary conditions 3, 4, 5, 6, 7, 12, 24 and 25 attached to outline planning permission 20/02484/S73M (redevelopment of parts of the Yorke Drive Estate) to amend the proposed site layout and associated parameter plans.

This application was being presented to the Planning Committee in line with the Council's Scheme of Delegation due to Newark and Sherwood District Council being the Applicant.

The application sought permission for the variation of conditions 3 (phasing), 4 (planning obligation/contribution), 5 (parameter plans), 6 (quantum of dwelling), 7 (maximum heights), 12 (archaeology), 24 (Lincoln Road access) and 25 (Lincoln Road visibility splays) attached to 20/02484/S73M to amend to reflect proposed amendments to the illustrative masterplan and associated parameter plans for the Yorke Drive regeneration scheme.

A schedule of communication was circulated in the morning before the meeting which detailed correspondence received after the Agenda was published of 2 late representations which comprised correspondence from Newark Town Council and a neighbour although no new matters had been raised. The Business Manager – Planning Development advised the wording of condition 6 required amending to ensure that the development resulted in no more than 320 dwellings resulting on the application site.

AGREED (unanimously) that outline planning permission be granted subject to the conditions in the report and subject to amendment to the wording of condition 6 to be agreed by the Business Manager – Planning Development in consultation with the Chairman and Vice-Chairman of the Planning Committee.

138 LAND ADJACENT HAUGHTON WAY, WALESBY - 21/02607/FULM (SITE VISIT: 11.00AM)

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for the construction of 19 dwellings.

A site visit had taken place before the Planning Committee meeting.

The application was being presented to the Planning Committee in line with the

Council's Scheme of Delegation as Walesby Parish Council had objected to the application which differs to the professional officer recommendation and that the proposal is a major development.

The application seeks full planning permission for a total of 19 dwellings split into the following mix:

- 11 two bed bungalows;
- 3 three bed houses;
- 5 two bed houses.

All of the properties are promoted as affordable with plots 1-14 inclusive as affordable rent and plots 15-19 inclusive as shared ownership.

A late representation schedule of communication was circulated in the morning before the meeting which detailed correspondence received after the Agenda was published which the Committee took into consideration.

Discussion regarding the number of parking spaces and amount of soft landscaping took place and Members resolved an additional condition removing permitted development rights for hard standing was appropriate enabling the Council to ensure an appropriate amount of parking spaces versus soft landscaping is provided.

AGREED (unanimously) that planning permission be approved subject to the conditions and reasons shown in the report with the additional condition removing permitted development rights for hardstanding and an associated legal agreement to secure the proposal delivers 100% affordable housing as a rural exception site.

139 LAND TO THE REAR OF ULLYATS COTTAGE, FISKERTON ROAD, ROLLESTON - 21/02435/OUT (SITE VISIT: 10.20AM)

The Committee considered the report of the Business Manager – Planning Development, to erect up to 3 no. detached dwellings and the re-alignment of Rolleston Public Footpath No. 5.

A site visit had taken place before the Planning Committee meeting.

The application was being presented to the Planning Committee in line with the Council's Scheme of Delegation as it had been called in by the Ward Member, Councillor Blaney. The reason for call in was summarized as: due to being over-intensive development (fewer number would have a more positive relationship on the NDHA); impact on Rolleston footpath 5 with the change in character in view of the removal of the hedge and provision of a hard-surfaced footway; and given the applicant is NCC, with the level of local representation, Planning Committee's consideration will ensure transparency.

The application sought outline planning consent for the construction of up to 3 dwellings on the existing garden to the rear of Ulllyats Cottage. The proposal is for all matters reserved (appearance, landscaping, layout and scale) apart from the access.

The proposal includes the realignment of Rolleston Public Footpath No.5 along Holly Court.

A late representation schedule of communication was circulated in the morning before the meeting which detailed correspondence from the Applicant's Agent which was received after the Agenda was published which the Committee took into consideration.

The Committee requested a deferral noting the applicant was Nottinghamshire County Council (NCC), to allow discussion with NCC regarding the diversion of the public right of way around a tree and the resulting narrower amount of highway for vehicular traffic and to clarify with them which plans are being considered for approval, as differences noted.

AGREED (unanimously) that the application be deferred until the next Planning Committee.

140 APPEALS LODGED

AGREED that the report be noted.

141 APPEALS DETERMINED

AGREED that the report be noted.

142 PLANNING COMMITTEE ANNUAL REPORT 2021-2022

The Committee considered a report presented by the Business Manager- Planning Development highlighting that Members are presented with reports of the performance of the Planning Department each quarter. However, this does not provide information of the performance of the Planning Committee. Following the initial report last year, an annual report of performance each municipal year will be presented to Members.

The report advised that the majority of Committee meetings had been held at Castle House on a Tuesday commencing at 1600 hours. The exceptions were the first meeting on the 27 April which was held virtually due to the Covid-19 pandemic, commencing at 14:00 hours and December's meeting held on a Monday due to the Halloughton Solar Farm Public Inquiry.

The Members were informed that Newark & Sherwood District Council's Planning Committee had sat on 11 occasions throughout the municipal year 2021- 2022, compared to 12 times in 2020-21.

The Committee undertook one official site visit on the 15 March, having cancelled for all previous months due to the Covid-19 pandemic restrictions.

Members were provided the opportunity to input suggestions for any improvements.

AGREED that the report be noted.

Meeting closed at 4.52 pm.

Chairman