

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, 10 May 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 S Saddington, Councillor M Skinner, Councillor T Thompson, Councillor I Walker, Councillor K Walker, Councillor T Wildgust and Councillor Mrs Y Woodhead

APOLOGIES FOR Councillor T Smith (Committee Member)
ABSENCE:

143 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor Mrs S Saddington declared an interest on the grounds of pre-determination and confirmed that she would leave the meeting for the duration of Agenda Item 5 – Land to the rear of Ulllyats Cottage, Fiskerton Road, Rolleston – 21/02435/OUT, as she was a Member of Nottinghamshire County Council and Rolleston was within her Division and she had been involved in the application.

Councillor M Skinner declared a Non-Registerable Interest in Agenda Item No. 6 – Community and Activity Village, Lord Hawke Way, Newark – 22/00261/S73M, as he was a Council appointed Director for Active4Today.

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

144 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.

145 MINUTES OF THE MEETING HELD ON 12 APRIL 2022

AGREED that the Minutes of the meeting held on 12 April 2022 were approved as a correct record and signed by the Chairman.

146 LAND TO THE REAR OF ULLYATS COTTAGE, FISKERTON ROAD, ROLLESTON - 21/02435/OUT

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of up to three detached dwellings and the re-alignment of Rolleston Public Footpath No. 5.

Members considered the presentation from the Business Manager - Planning Development, which included photographs and plans of the proposed development.

The report provided an update following the Planning Committee consideration of 12 April 2022 where Members resolved to defer the application due to clarity on the proposed footpath alignment to the site and its encroachment in to the highway. It was also noted that at April's Committee a late representation from the Applicant's Agent was provided detailing the application site was a small-holding and not residential curtilage as detailed in the report. The advice from Officers in relation to that clarification was that clarification / information did not change the consideration of the application. The report had been updated, where applicable to reflect that information. The application had also received an update from the Council's Tree and Landscape Officer. The sections which had been updated in relation to Nottinghamshire County Council Highways response and the Council's Tree and Landscape Officer were stated at the headings.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from Members of the public and the agent.

The Council's Tree and Landscape Officer provided an update to the Committee regarding the Tree Preservation Order procedures.

Members considered the application and felt that the development was over intensive and had an impact on access. There was no provision for visitor parking and there was tandem parking on one of the driveways. Notwithstanding these specific concerns, as the application was in Outline, they would be matters considered later at Reserved Matters stage if approved. The Committee had been invited as part of this agenda report to consider in terms of the trees, what was not on site now in terms of their size but what would be there in the future and the impact of development on these and pressure for pruning and/or removal in the future.

(Having declared an interest Councillor Mrs S Saddington left the meeting for the duration of this item).

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

(Councillor Mrs S Saddington returned to the meeting at this point).

147 COMMUNITY AND ACTIVITY VILLAGE, LORD HAWKE WAY, NEWARK ON TRENT - 22/00261/S73M

The Committee considered the report of the Business Manager – Planning Development, which sought the Variation of conditions 2 and 3 attached to planning permission 17/01693/FULM to re-position previously approved skate park and 3no. 5-a-side pitches (switch position), Remove tennis courts, Reduce car park spaces from previous approval of 157 to 155 (loss of 2 spaces) to increase accessibility to new 5-a-side pitch positions. Change cycling facility from 750lm training circuit to mixed programme offering a community trail, learn to ride and a pump track facility, lighting and landscaping, substitution of some information in approval notice condition 02 and 03 and additional information for cycle facility designs.

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: Newark & Sherwood District Council – Tree Officer; Applicant; Newark Sports Association; and Newark Town Council.

Members considered this application as a fantastic sports facility for Newark and Sherwood.

AGREED (with 13 votes For and 1 Abstention) that planning permission be approved subject to the conditions and reasons contained within the report.

148 OLD POST HOUSE, MAIN STREET, GONALSTON - 22/00615/HOUSE

The Committee considered the report of the Business Manager – Planning Development, which sought the construction of a first floor extension and replacement of a conservatory with a two storey addition.

Members considered the presentation from the Business Manager - Planning Development, which included photographs and plans of the proposed development.

Members considered the application and some Members felt that whilst the volume of the property was being increased the footprint was not and therefore could see no harm. Other Members felt that there was a responsibility to the Green Belt and the proposed development was inappropriate and did not qualify for very special circumstances.

AGREED (with 10 votes For and 4 votes Against) that planning permission be refused for the reasons stated within the report.

149 HAWTONVILLE DISTRICT OFFICE, 77C ETON AVENUE, NEWARK ON TRENT - 22/00629/DEM

The Committee considered the report of the Business Manager – Planning Development, which sought the demolition of the former Newark and Sherwood District Council Housing Office.

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

Members considered the application acceptable but suggested that an additional condition or informative to the application be added regarding the hours of works taking place. The Business Manager - Planning Development advised that as this was permitted development the legislation sets the conditions which should apply, however as this was a Newark and Sherwood District Council application there could be an informative attached. Cllr Skinner suggested the hours of 8am to 5pm or 6pm weekdays and Saturday mornings only. The Chairman suggested that delegated authority be granted to the Business Manager – Planning Development to find the most appropriate approach.

AGREED (unanimously) that prior approval was required and approval for the demolition of the building subject to:

- (a) the conditions contained within the report;
- (b) the Site Notice expiring on the 12 May 2022 with no further material comments being received; and
- (c) delegated authority be granted to the Business Manager – Planning Development to find the most appropriate approach regarding an additional condition or informative to the application regarding the hours of work.

150 APPEALS LODGED

AGREED that the report be noted.

151 APPEALS DETERMINED

AGREED that the report be noted.

152 DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

The Committee considered a report presented by the Business Manager- Planning Development which related to the performance of the Planning Development Business Unit over the three month period January to March 2022 as well as providing an overview of the performance and achievements across the financial year. In order for the latest quarter's performance to be understood in context, in some areas data going back to January 2020 was provided. The performance of the Planning Enforcement team was provided as a separate report.

AGREED that the report be noted.

153 QUARTERLY AND YEAR ENDING ENFORCEMENT ACTIVITY UPDATE REPORT

The Committee considered the report presented by the Senior Enforcement Officer which provided an update on Enforcement Action for the fourth quarter from 1 January to the 31 March 2022, including cases where formal action had been taken and case studies which showed how the breaches of planning control had been resolved through negotiation and Notices that had been complied with. The report also included key figures relating to overall planning enforcement activity for the 2021-22 financial year.

AGREED that the report be noted.

Meeting closed at 5.15 pm.

Chairman