

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Planning Committee** held in the Civic Suite, Castle House, Great North Road, Newark, NG24 1BY on Thursday, 1 August 2024 at 4.00 pm.

PRESENT: Councillor A Freeman (Chairman)
Councillor D Moore (Vice-Chair)

Councillor C Brooks, Councillor P Harris, Councillor K Melton, Councillor E Oldham, Councillor P Rainbow, Councillor M Shakeshaft, Councillor T Smith and Councillor L Tift

APOLOGIES FOR ABSENCE: Councillor A Amer, Councillor L Dales, Councillor S Saddington and Councillor T Wildgust

39 NOTIFICATION TO THOSE PRESENT THAT THE MEETING WILL BE RECORDED AND STREAMED ONLINE

The Chairman informed the Committee that the Council was undertaking an audio recording of the meeting and that it was being live streamed.

40 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillors A Freeman and K Melton declared an other registerable interests for any relevant items, as they were appointed representatives on the Trent Valley Internal Drainage Board.

41 MINUTES OF THE MEETING HELD ON 11 JULY 2024

AGREED that the minutes of the meeting held on 11 July 2024 were approved as a correct record and signed by the Vice-Chair.

42 LAND REAR OF THE VINERIES, LOWER KIRKLINGTON ROAD, SOUTHWELL - 23/01836/RMAM (MAJOR)

The Committee considered the report of the Assistant Business Manager – Planning Development, which sought the submission of Reserved Matters (layout, scale, appearance, landscaping) pursuant to outline consent 20/01190/OUTM; Outline planning application for 45 dwellings.

A site visit had taken place prior to the commencement of the Planning Committee, on the grounds that the impact of the proposed development was difficult to visualise.

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

A Schedule of Communication was circulated prior to the meeting which detailed correspondence received following publication of the agenda from the Nottinghamshire County Council (NCC) local flood Authority; Residents; and LLC Archaeological specialist.

Mr M Cooper, local resident, spoke against the application.

Councillor M Brock representing Southwell Town Council spoke against the application.

Mr N Cox (Evolve Planning & Design) agent for the applicant, spoke in support of the application.

Members considered the application and the local Ward Member raised concern regarding the ecological impact and the housing need. The housing need contained within the Southwell Neighbourhood plan had been followed, which was considered out of date and the revised draft Neighbourhood plan, which was out for consideration should have been considered instead. It was therefore suggested that the application be deferred for further negotiation with the developer to address the housing mix and the siting of site 37. Members also requested comments from the Biodiversity Officer and Tree Officer, for Members to be satisfied that the ecology issues had been properly considered.

AGREED (with 6 votes For and 4 votes Against) that the application be deferred pending further negotiation with the developer and further information from the Tree Officer and the siting of site 37.

REASON: Defer to address concerns on mix (to accord with Neighbourhood Plan) and siting of plot 37 (this being the most concerning in terms of impact on the private road and Avondale). In addition, to seek clarification of the further information requested by the tree officer and ecologist.

43 LAND OFF MANSFIELD ROAD, CLIPSTONE - 23/00832/FULM

The application was withdrawn from the agenda.

44 LAND OFF MILL LANE, EDWINSTOWE - 24/00496/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the demolition of an existing store and construction of replacement secure store.

A site visit had taken place prior to the commencement of the Planning Committee, on the grounds that the impact of the proposed development was difficult to visualise.

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

A Schedule of Communication was circulated prior to the meeting which detailed correspondence received following publication of the agenda from Edwinstowe Parish Council.

Mr K Rodgers agent, spoke in support of the application.

The Business Manager – Planning Development suggested an amendment to Condition 09 to make it clear what ‘equipment’ related to, an additional condition to prevent the building being used as a garage which would read as the opposite to Condition 09 to enable materials etc. to be stored, but not including a vehicle.

Members considered the application, and the proposed replacement store was considered an improvement which would help to tidy the site, make improvements to the access which in turn may improve highway safety.

AGREED (with 8 votes For, 1 vote Against and 1 Abstention) that Planning Permission be approved subject to the conditions contained within the report, plus the amendment and the additional condition, to prevent the storing a vehicle in the store.

45 NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECT - ONE EARTH SOLAR FARM

The Committee considered the report of the Director – Planning & Growth, which provided the pre-application response to the statutory consultation update.

AGREED that the report be noted.

46 APPEALS LODGED

AGREED that the report be noted.

47 APPEALS DETERMINED

AGREED that the report be noted.

48 DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

The Committee considered the report of the Director – Planning & Growth relating to the performance of the Planning Development Business Unit over the three-month period April to June 2024. In order for the latest quarter’s performance to be understood in context, in some areas data going back to April 2022 was provided. The performance of the Planning Enforcement team was provided as a separate report.

AGREED that the report be noted.

49 QUARTERLY PLANNING ENFORCEMENT ACTIVITY UPDATE REPORT

The Committee considered the report of the Business Manager – Planning Development updating Members as to the activity and performance of the planning enforcement function over the first quarter of the current financial year.

The report provided Members with examples of cases that had been resolved, both through negotiation and via the service of notices and provided detailed and

explanations of notices that had been issued during the period covered 1 April 2024 – 30 June 2024.

AGREED that the contents of the report and the ongoing work of the planning enforcement team be noted.

Meeting closed at 6.00 pm.

Chair