

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, 5 December 2024 at 4.00 pm.

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

Councillor A Amer, Councillor C Brooks, Councillor L Dales, Councillor S Forde, Councillor P Harris, Councillor P Rainbow, Councillor M Shakeshaft and Councillor L Tift

ALSO IN ATTENDANCE: Councillor N Allen

APOLOGIES FOR ABSENCE: Councillor K Melton, Councillor E Oldham, Councillor S Saddington, Councillor T Smith and Councillor T Wildgust

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

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

86 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillors A Freeman and L Dales declared an other registrable interest for any relevant items, as they were appointed representatives on the Trent Valley Internal Drainage Board.

87 MINUTES OF THE MEETING HELD ON 11 NOVEMBER 2024

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

88 LAND WEST OF STAYTHORPE ELECTRICITY SUBSTATION, STAYTHORPE ROAD, STAYTHORPE - 24/01261/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought the infrastructure associated with the connection of battery energy storage system to National Grid Staythorpe Electricity Substation and associated works.

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 applicant and local resident. This included confirmation that the applicant was willing to include the offer of transportation for those affected by the bus stop closure which could be

included in the legal agreement should Members approve the scheme.

An Addendum was circulated to the Planning Committee which provided a number of adjustments to the wording of the report. There had been three comments submitted after the 11 November 2024 Planning Committee with no new material considerations.

Mr C Hall, resident, spoke against the application. Concerns were raised that no new highway information had been submitted contrary to the reasons for deferral. The Chair clarified that the deferral was limited to allow public consultation to be completed after the previous November Committee.

Mr M Turner, (Elements Green Staythorpe BESS Limited) agent for the applicant, spoke in support of the application.

Concern was raised by one Member about highway matters and the closure of the bus stop and the accessibility of the offer of transportation by the applicant. There was some disappointment at the lack of further information on the construction management issues. The appeal success of the original battery storage scheme was noted. Members found no material planning reasons to refuse the development.

AGREED (with 8 votes For, 1 vote Against and 1 Abstentions) that Planning Permission be approved subject to the following:

- (a) the completion of a S106 Agreement to secure, maintain and monitor Biodiversity Net Gain, a highway condition survey and works and bus stop mitigation; and
- (b) subject to the conditions contained within the report and as contained in the Schedule of Communication.

89 LAND AT OVERFIELD PARK, WINTHORPE, NEWARK ON TRENT - 23/01283/OUTM

The Committee considered the report of the Business Manager – Planning Development, which sought outline Planning Permission for up to 12,008sqm employment development (use class B2, B8, and E(g) i, ii and iii) with associated internal access roads, landscaping and drainage, all matters reserved.

A site visit had taken place prior to the commencement of the Planning Committee, on the grounds that there were particular site factors.

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 applicant with suggested amendments to conditions 3 and 16.

Councillor D Armstrong, representing Coddington Parish Council, adjoining Parish Council, spoke against the application.

Mr R Jays (Lindum Group Ltd) agent for the applicant, spoke in support of the application.

The Local Ward Member also informed the Committee that Winthorpe Parish Council had submitted their planning response however that had not been received by the Planning Business Unit. The Business Manager referred to Winthorpe Parish Council concerns within his presentation.

Members considered the application, and concerns were raised regarding cumulative impact of commercial and industrial development in this area which was outside of Newark Urban Area; access issues; and the loss of the hotel as originally envisaged in the Site Allocation. Members agreed that a strategic view of commercial development needed to be considered through the Planning Policy Board. Concern was also raised regarding the pedestrian/cycle track. The roundabout was considered unsafe for cyclists and the cycle route was poor. The sustainability of the proposal for a shuttle bus was also raised.

The potential lack of viability of a hotel was discussed. Members sought clarity on the Site Allocation in the context of the recent Local Plan Examination; officers advised that the applicant has sought to modify the Allocation, including removal of the hotel requirement.

Members agreed that the site itself had no intrinsic value and that there were not strong enough material grounds to refuse.

Councillor P Harris left the meeting during the presentation.

AGREED (with 8 votes For and 1 vote Against) that:

- (a) planning permission be approved subject to the conditions contained within the report with the amendment to conditions 3 and 16 as contained in the Schedule of Communication; and
- (b) the signing and sealing of a Section 106 agreement.

90 87-89 MILL GATE, NEWARK - 24/01140/LBC

The Committee considered the report of the Business Manager – Planning Development, which sought the removal and replacement of rooftiles, replacement of roof membrane and re-pointing of chimney stacks with lime mortar.

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

Members asked questions about how long works might take and whether consideration would be given to local residents. The Business Manager explained that

conditions included protection for the building from scaffold rigs. Members agreed that the works comprised sensible repairs that would safeguard the building.

Members considered the application acceptable.

Councillor P Harris having left the meeting and returned during the presentation of this item did not take part in the vote in accordance with the Planning Protocol.

AGREED (unanimously) that Listed Building Consent be approved subject to the conditions contained within the report.

91 REVIEW AND UPDATE OF THE PLANNING COMMITTEE PROTOCOL AND SCHEME OF DELEGATION

The Committee considered the report of the Director for Planning & Growth, which considered the review and update of the Planning Committee Protocol and Scheme of Delegation.

The report provided the background to public speaking which was introduced to the Planning Committee early 2024.

The suggested amended scheme of Delegation and Planning Protocol were appended to the report.

AGREED (unanimously) that:

- (a) the amendments to the Planning Committee Protocol and Scheme of Delegation be approved; and
- (b) delegated authority to officers to format, update and publish the amended Planning Committee Protocol and Scheme of Delegation.

92 THE OLD STABLE YARD, WINTHORPE ROAD, NEWARK ON TRENT, NG24 2AA - 24/00548/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the change of use of land to residential Gypsy/Traveller caravan site comprising six pitches each providing one static and one touring caravan and dayroom.

This application was presented to the 11 November 2024 Planning Committee with a recommendation of refusal. Following a site visit and debate at committee, Members resolved to approve this unanimously, and conditions were delegated to officers. As the application was contrary to the advice of the Environment Agency, clarification was sought regarding the need to notify them of the Council's intent to issue a permission. However, as the application was a non 'major' development there was no such requirement.

Nottinghamshire County Council had requested the imposition of two conditions; 1)

to upgrade the access verge to the bypass (onto a road maintained by National Highways and officers noted that National Highways did not request such a condition) in order to protect their position as they did not to date know who would be responsible for the road following the dualling, and 2) to provide a bound internal access road within the site, which was already in situ. Officers considered that these highway conditions were unreasonable and not necessary, failing the soundness tests set out in the NPPF. These conditions were not therefore imposed.

Conditions were shared with the applicant, and they confirmed these were reasonable and achievable for them. Eight conditions and four informatives were imposed as contained within the report and the decision was issued on 14 November 2024.

AGREED (unanimously) that the report be noted.

93 NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS ("NSIP") - UPDATE REPORT

The Committee considered the report of the Business Manager Planning Development, which provided an update on the status of the One Earth Solar Farm ("OESF") and Great North Road ("GNR") NSIP projects and for the Committee to note the activities undertaken by officers in recent months and to provide information on the up-and-coming milestones for these projects.

A Member sought clarification regarding what extent was the Planning Committee able to influence and lobby for community benefit and how could that be achieved. The Business Manager Planning Development confirmed that work was being undertaken regarding this although it was not a statutory requirement to undertake a public consultation. The Director for Planning Growth had raised this internally and community involvement would be undertaken.

A Member asked in relation to solar farms, if all applications were approved, what would be the percentage of land in the Newark and Sherwood District. Was there a cap nationally or locally or through Nottinghamshire County Council, as to how many solar farms could be built. The Business Manager – Planning Development confirmed that there was information regarding this and that he would circulate that information to Members of the Planning Committee.

AGREED (unanimously) that:

- (a) the report be noted; and
- (b) information regarding proposed solar farms in Newark and Sherwood district be circulated to Members of the Planning Committee.

94 APPEALS LODGED

AGREED that the report be noted.

95 APPEALS DETERMINED

AGREED that the report be noted.

96 DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

The Committee considered the report of the Director for Planning & Growth relating to the performance of the Planning Development Business Unit over the three-month period July to September 2024.

A Member asked for names and telephone numbers to be circulated to Members for Officers in the Planning Business Unit, given the recent high turnover of staff.

A Member commented upon the 75% appeal win rate by the Local Planning Authority and asked if an analysis could be provided to Members of the Planning Committee. The Chair commented that the figures included in the report only contained one month of the current membership of the Planning Committee and asked if the figures for this Committee could be reported.

The Chair thanked Members and Officers for all their hard work regarding the Planning Committee and wished everyone a happy Christmas.

AGREED (unanimously) that:

- (a) the report be noted;
- (b) names and telephone numbers of Officers in the Planning Business Unit be circulated to Members of the Planning Committee; and
- (c) an analysis of the 75% win rate for appeals be provided to Members of the Committee, including a breakdown of the current Planning Committee.

Meeting closed at 6.15 pm.

Chair