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NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Planning Committee** Broadcast from the Civic Suite, Castle House, Great North Road, Newark NG24 1BY on Tuesday, 27 April 2021 at 2.00 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, Councillor K Walker and Councillor Mrs Y Woodhead

335 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor Mrs S Saddington declared prejudicial interest in Agenda Item 9 - Southwell Racecourse, Station Road, Rolleston 20/02508/FULM as she had been involved with the application as a County Councillor.

Councillor M Skinner declared a personal interest in Agenda Items 8- 293 Bowbridge Road, Newark 20/00580/FULM and 11- Community & Activity Village, Lord Hawke Way, Newark 21/00275/S73M as he was a Director of Active 4Today.

Councillors R Crowe, L Goff and M Skinner declared a personal interest in Agenda Item 7- Park View Caravan Park, Tolney Lane, Newark 20/02394/S73 as they had attended a planning committee of Newark Town Council as Town Councillor but would consider the application with an open mind.

Councillor Mrs M Dobson declared a personal interest in Agenda Item 5- International Export Packages Ltd., PA Freight International, Farndon Road, Newark NG24 4SP 20/01813/FUL as she knew a neighbour to the site.

Councillor Mrs P Rainbow declared a personal interest in Agenda Item 5- International Export Packages Ltd., PA Freight International, Farndon Road, Newark NG24 4SP 20/01813/FUL as she had a family owned freight company.

Councillor Mrs L Dales and I Walker declared a personal interest as she was the Council's appointed representative on the Trent Valley Internal Drainage Board and Upper Witham Valley Drainage Board.

336 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

The Chairman informed the Committee that the Council was undertaking an audio recording of the meeting.

337 MINUTES OF THE MEETING HELD ON 30 MARCH 2021

AGREED that the minutes of the meeting held on 30 March 2021 were approved as a correct record of the meeting, to be signed by the Chairman.

338 INTERNATIONAL EXPORT PACKAGES LTD., PA FREIGHT INTERNATIONAL, FARNDON ROAD, NEWARK NG24 4SP 20/01813/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the permission for the Erection of a gantry structure, crane to run along the gantry and enclosed frame on existing industrial site. The application was retrospective. The application site related to an existing logistics, warehousing and distribution centre, occupied by PA Freight.

Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development. In discussion, some members raised concerns about the size of the trees around the property and impact of these, and noise, on neighbours. However, it was noted that no complaints had been received regarding noise and that a second temporary permission would not be reasonable.

A motion to refuse fell with 9 votes against and 4 votes for. A proposal to approve planning permission, in line with officer recommendation was then taken.

AGREED (with 8 votes For and 5 Votes Against) that full planning permission be approved subject to the conditions and reasons contained within the report.

339 BANKWOOD FARM, OXTON ROAD, THURGARTON 21/00379/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought residential development of a farm complex comprising 5 new dwellings and residential conversion of a traditional stone barn.

Members considered the presentation from the Senior Planning Officer 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 Planning Case Officer.

Members discussed the application, with concerns raised regarding highways safety along the access road. Members sought an informative to encourage the applicant to consult with NCC Highways on ways to slow traffic at the northern end of the private access road.

AGREED (Unanimously) that full planning permission be approved subject to the conditions and reasons contained within the report and subject to an additional Informative stating the view of the Committee about the safety concerns with additional vehicles travelling north along the private access road towards Oxtan Road

and the traffic leaving the Hollybeck Nurseries site. Members would encourage the applicant to enter into discussion with the NCC Highway Authority and NCC Rights of Way to provide options to slow traffic down as it nears the junction with Hollybeck Nurseries.

340 PARK VIEW CARAVAN PARK, TOLNEY LANE, NEWARK 20/02394/S73

The Committee considered the report of the Business Manager – Planning Development, which sought variation of condition 1 attached to planning permission 18/01430/FUL to make the temporary permission permanent.

Members considered the presentation from the Senior Planning Officer, 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 Planning Case Officer.

Members discussed the application acknowledging the desire of the applicant to reside on site, however, other Members cited an objection from the Environment Agency with regard to flooding.

AGREED (8 votes for, 7 votes against) that planning permission be refused for the reasons set out in the report.

341 293 BOWBRIDGE ROAD, NEWARK 20/00580/FULM

Councillor Mrs Y Woodhead left the meeting during the consideration of this item.

The Committee considered the report of the Business Manager – Planning Development, which sought Planning Permission for the erection of 87 dwellings on a site, which had been allocated for housing, along Bowbridge Road.

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

After discussion, a vote to approve the application fell with 9 votes for and 5 against. It was subsequently proposed to defer the application pending further information from Environmental Health regarding noise and dust impact on the proposed site.

AGREED (Unanimously) that the application be deferred to enable further consideration of noise and dust impact with Environmental Health.

342 SOUTHWELL RACECOURSE, STATION ROAD, ROLLESTON 20/02508/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought the replacement of existing racing surface material with associated works to sub surface arrangements at Southwell Racecourse.

Members considered the presentation from the Senior Planning Officer, 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 Planning Case Officer.

The Committee discussed the application noting Parish Council objections relating to HGV movements and flooding on the site. Members were sympathetic to these concerns, but acknowledged that the site was of national significance and it was important to maintain a safe racing surface.

AGREED (12 votes for and 2 abstentions) that full planning permission is approved subject to the conditions set out in the report and subject to the amended conditions on the late Items Schedule and an amendment to Condition 7 to read “hours of 0830 to 1630 Hours Monday To Friday inclusive and 0830 to 1300 on Saturdays and at no time on Sundays or Bank Holidays.”

343 SEVEN HILLS TEMPORARY ACCOMMODATION, QUIBELLS LANE, NEWARK 20/02410/OUTM

The Committee considered the report of the Business Manager – Planning Development, which sought outline planning permission for the demolition of all existing buildings and replacement with new facility to include 20 temporary accommodation units and 1 communal building, with access to be relocated and footpath improved. The site was at Seven Hill Temporary Accommodation, Quibells Lane, Newark and the Council was the applicant.

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

AGREED (unanimously) that outline planning permission is granted subject to:

- (a) the conditions shown below; and
- (b) (i) the further bat nocturnal surveys as required by the submitted Ecology Reports being undertaken before the decision notice is issued;
- (ii) consideration of the survey results and need to mitigate impacts appropriately and imposition of any additional ecology related condition(s) be agreed by the Authorised Officer.

344 COMMUNITY & ACTIVITY VILLAGE, LORD HAWKE WAY, NEWARK 21/00275/S73M

The Committee considered the report of the Business Manager – Planning Development, which sought the variation of condition 03 including revised parking scheme, alterations to external gym adjoining main building and associated

landscaping and change to main entrance to revolving doors, attached to planning permission 17/01693/FULM at the Community and Activity Village, Lord Hawke Way.

Members considered the presentation from the Senior Planning Officer, which included photographs and plans of the proposed development. The application was presented to the Committee for consideration, as the land was under the control of the District Council.

AGREED (unanimously) that planning permission is approved subject to the conditions and reasons detailed in the report.

345 PLANNING APPLICATION VALIDATION CHECKLIST

The Committee considered the report of the Business Manager- Planning Development, regarding the Planning Application Validation Checklist, which had been subject to an 8 week public consultation during which 26 responses had been received. The checklist had been prepared to provide guidance on the information required to be submitted with a planning application to assist a timely decision.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published.

AGREED (unanimously) that:

- a) the Planning Application Validation Checklists is adopted;
- b) minor amendments are made as necessary and to respond to consultation outcomes e.g. air quality document, need for section 106 planning obligations [set out within the table in the report]; and
- c) the checklist is reviewed every 2 years to take account of changes to legislation or other requirements.

346 ANNUAL REVIEW OF THE EXEMPT REPORTS CONSIDERED BY THE PLANNING COMMITTEE

The Committee considered the report of the Chief Executive which detailed the exempt business considered by the Committee for the period 22 September 2020 to date. One report had been taken during exempt business entitled: Planning Appeal, at the meeting on 30 March 2021. The opinion of the Report Author was that the information remained confidential.

AGREED (unanimously) that the report entitled: Planning Appeal remain confidential.

347 PROPOSED RESPONSE TO THE DOWN TOWN DESIGNER OUTLET RE-CONSULTATION

The Committee considered the late report of the Business Manager- Planning Development, which had not been available at the time of agenda dispatch and as the timescales involved in determination of the application were not clear and it was necessary to formulate and submit a response as efficiently as possible.

The report sought consultation for Outline planning permission for the erection of a Designer Outlet Centre of up to 20,479 sqm (GEA) of floorspace comprising retail units (A1), restaurants and cafes (A3), and storage at Downtown Garden Centre, Great Gonerby.

AGREED (unanimously) that

- a) an objection based on the comments of the Business Manager is brought together, in consultation with the Chair and Vice Chair of Planning Committee, and submitted to SKDC as the formal response of NSDC.
- b) Formally request attendance by both an Officer and elected Member to speak at South Kesteven District Council's Planning Committee to set out the reasons Newark and Sherwood District Council are objecting to the scheme (due to the retail impact on Newark town centre as per advice set out by Carter Jonas as retail consultant to Newark and Sherwood District Council).

348 APPEALS LODGED

AGREED that the report be noted.

349 APPEALS DETERMINED

AGREED that the report be noted.

Meeting closed at 5.04 pm.

Chairman