

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of the **Planning Committee** held in the Civic Suite, Castle House, Great North Road, Newark, Notts, NG24 1BY on Tuesday, 1 June 2021 at 4.00 pm.

PRESENT: Councillor R Blaney (Chairman)
Councillor I Walker (Vice-Chairman)

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 M Skinner, Councillor T Smith and Councillor Mrs Y Woodhead

APOLOGIES FOR ABSENCE: Councillor L Brazier (Committee Member), Councillor Mrs S Saddington (Committee Member) and Councillor K Walker (Committee Member)

1 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor Mrs L Dales declared a personal interests regarding Agenda Item No. 12 – 1 Beacon Hill Road, Newark on Trent (21/00936/HPRIOR) as she knew the applicant. Councillor Mrs L Dales was also the Council’s appointed representative on the Trent Valley Internal Drainage Board and Upper Witham Valley Drainage Board.

Councillor M Skinner declared a personal interest in Agenda Item No. 5 – 293 Bowbridge Road, Newark (20/00580/FULM), as he was a Director of Active4Today.

Councillor I Walker declared a personal interest as he was the Council’s appointed representative on the Trent Valley Internal Drainage Board.

The Business Manager – Planning Development declared personal interests regarding Agenda Item No. 10 – Andreas, Great North Road, Newark (21/00246/DEM) and Agenda Item No. 11 – Newark Livestock Market, Great North Road, Newark (21/00247/DEM), as she was a member of the project board and Agenda Item No. 12 – 1 Beacon Hill Road, Newark (21/00936/HPRIOR), as she knew the applicant.

The Senior Planning Officer – Laura Gardner declared a personal interest regarding Agenda Item No. 12 – 1 Beacon Hill Road, Newark (21/00936/HPRIOR), as she knew the applicant.

2 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

The Chairman informed the Committee that the Council was undertaking an audio recording of the meeting, which would be webcast.

3 MINUTES OF THE MEETING HELD ON 27 APRIL 2021

The Chairman informed the Committee of an error in Minute No. 335 – Declaration of Interests by Members and Officers, Councillor Mrs P Rainbow declared a personal interest in Agenda Item No. 343 – Seven Hills Temporary Accommodation, Quibells Lane, Newark (20/02410/OUTM), as she was the owner of adjacent land and not

Agenda Item No. 5 – International Export Packages Ltd.

Minute No. 341 – 293 Bowbridge Road, Newark (20/00580/FULM) the minute should read 'After discussion, a vote to approve the application fell with 5 votes For and 9 votes Against'.

AGREED that subject to the above amendments, the minutes of the meeting held on 27 April 2021, were approved as a correct record of the meeting and signed by the Chairman.

4 293 BOWBRIDGE ROAD, NEWARK ON TRENT NG24 4EQ 20/00580/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of 87 dwellings.

This application had been deferred from the previous Planning Committee held on 27 April 2021, to allow Officers to discuss the implications of developing the site with Environmental Health Officers. The response of the Environmental Health Business Unit were contained within the report.

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 Applicant/Agent's Counsel; Malcolm Lawer – Head of Strategic Planning & Geology – Central; and Newark and Sherwood District Council Legal.

Members considered the application and a Member urged Committee to approve the application as the development was in accordance with Policy and the developer contribution was a significant amount of money to be used to benefit the community. Other Members raised concerns regarding the noise nuisance and dust from adjacent sites and that the land was contaminated. The Business Manager Public Protection advised Committee that it was not uncommon for developers to build on contaminated land, this was a previous industrial site with contaminants on site and remedial work would be undertaken.

AGREED (with 8 votes For, 2 votes Against and 2 Abstentions) that planning permission be approved subject to the conditions and reasons contained within the report and the sealing of an associated Section 106 agreement to secure contributions towards:

- Community Facilities (Upgrade of facilities at Newark Sports and Fitness Centre) -£120,414.09;
- Health (Balderton Surgery; Fountain and Lombard Medical Centre) - £80,040;
- Transport (bus stop improvements for NS0006 Bailey Road) - £15,500;
- Libraries (stock at Newark Library) - £3,064;
- Open Space (specification and maintenance of on site

- provisions);
- Affordable housing (retention of minimum 30% for the lifetime of the development);
- A Travel Plan in accordance with Section 10 “Monitoring” of the Framework Travel Plan by hsp consulting – C3191 – dated January 2021.

5 BANKWOOD HOUSE, OXTON ROAD, THURGARTON, NG25 0RP 21/00553/FULM (MAJOR)

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for the change of use of former agricultural land to private residential garden; garden area extension with boundary treatments and associated and ancillary garden buildings. The application was a re-submission of application 20/01829/FULM.

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

Councillor Mrs K Chan on behalf of Thurgarton Parish Council spoke in support of the application, in accordance with the views of Thurgarton Parish Council, as contained within the report.

Councillor R Jackson, Local Ward Member for Dover Beck, spoke in support of the application on the grounds that the piece of land naturally formed part of the applicant’s garden. It was commented that the land in question was 50 x 10 metres and was previously part of the farms stock yard and not part of a field. It was commented that it would make sense to include this piece of land into the garden area of Bankwood House, which would give the owners privacy from the new development.

Members considered the application and found it acceptable on the basis that the land formed part of the extant permission to the north and would therefore already be read as residential curtilage and had no agricultural value.

A vote was taken and lost to refuse planning permission with 4 votes For, 6 votes Against and 2 Abstentions.

AGREED (with 9 votes For, 1 Vote Against and 2 Abstentions) that contrary to Officer recommendation planning permission be approved subject to reasonable conditions delegated to the Business Manager – Planning Development.

In accordance with paragraph 12.5 of the Planning Protocol, as the motion was against officer recommendation, a recorded vote was taken.

Councillor	Vote
R. Blaney	For
L. Brazier	Absent

M. Brock	For
R. Crowe	For
Mrs L. Dales	For
Mrs M. Dobson	Abstention
L. Goff	For
Mrs R. Holloway	For
Mrs P. Rainbow	For
Mrs S. Saddington	Absent
M. Skinner	Abstention
T. Smith	For
I. Walker	For
K. Walker	Absent
Mrs Y. Woodhead	Against

6 LAND AT COGHILL COURT, SOUTHWELL 21/00535/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of four two bed semi-detached bungalows.

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 Agent/Applicant requesting a minor amendment to the proposed site plan to extend the footpath proposed to the north of Plot 1 to meet the western boundary, which a proposed change to Condition 2 was provided; and the Rights of Way Officer, which was subject to an informative note to the applicant.

Members considered the application acceptable with additional conditions regarding the hours of construction.

AGREED (with 11 votes For and 1 Abstention) that full planning permission be approved subject to the conditions contained within the report with the following amendments to those conditions:

- (i) Condition 2, amended as detailed in the Schedule of Communication;
- (ii) Condition 14 for requirement to submit details for hours of construction; and
- (iii) Informative note to the applicant as detailed in the Schedule of Communication.

7 STAUNTON INDUSTRIAL ESTATE, ALVERTON ROAD, STAUNTON IN THE VALE NG13 9QB 21/00295/FULM

The application had been withdrawn from the Agenda.

8 LAND OFF MAIN STREET, BALDERTON 20/01405/FUL

The Committee considered the report of the Business Manager – Planning

Development, which sought material change of use of land for stationing of caravans for residential occupation with associated development (new access, hard standing and utility block), the application was part retrospective.

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 Applicant; Residents; and an anonymous complaint.

Members considered the application and raised concern regarding the number of caravans that were on site. The Chairman confirmed that once planning permission had been granted enforcement action could be taken for the removal of the additional caravans.

AGREED (with 8 votes For, 2 Votes Against and 2 Abstentions) that planning permission be approved subject to the conditions and reasons contained within the report.

The Business Manager – Planning Development, having declared a personal interest due to being a member of the Newark and Sherwood District Council Project Board, left the meeting for the following two applications.

9 ANDREAS, GREAT NORTH ROAD, NEWARK ON TRENT, NG24 1BY 21/00246/DEM

The Committee considered the report of the Business Manager – Planning Development, which sought prior notification for the demolition of one dwelling and associated garage and outbuildings. The application was referred to the Planning Committee as Newark and Sherwood District Council was the applicant.

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

Members considered the application acceptable.

AGREED (unanimously) that prior approval was required and approved for the demolition of the building subject to the conditions and reasons contained within the report.

10 NEWARK LIVESTOCK MARKET, GREAT NORTH ROAD, NEWARK ON TRENT 21/00247/DEM

The Committee considered the report of the Business Manager – Planning Development, which sought prior notification for the demolition of the single storey steel framed cattle market buildings, including associated single storey office buildings, livestock pens and fences. The application was referred to the Planning Committee as Newark and Sherwood District Council was the applicant.

Members considered the presentation from the Senior Planning Officer, which

included photographs and plans of the proposed development.

Members considered the application acceptable.

AGREED (unanimously) that prior approval was required and approved for the demolition of the building subject to the conditions and reasons contained within the report.

11 1 BEACON HILL ROAD, NEWARK ON TRENT, NG24 1NT 21/00936/HPRIOR

The Committee considered the report of the Business Manager – Planning Development, which sought householder prior approval for a single storey rear extension. The length that the extension extended beyond the rear wall of the original house was 6.38 metres; eaves height of the extension 2.4 metres; and maximum height of the extension was 3 metres.

The application was referred to the Planning Committee for determination as the applicant was an Officer of the Council.

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

Members considered the application acceptable.

AGREED (unanimously) that that the application was determined as prior approval was not required, subject to the conditions contained within the report.

12 APPEALS LODGED

AGREED that the report be noted.

13 APPEALS DETERMINED

AGREED that the report be noted.

14 DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

The Committee considered the report of the Director of Planning & Regeneration which related to the performance of the Planning Development Business Unit over the three month period January to March 2021 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 2019 was provided. The performance of the Planning Enforcement team was provided as a separate report.

AGREED that the content of the report be noted.

15 QUARTERLY ENFORCEMENT ACTIVITY UPDATE REPORT

The Committee considered the report of the Director of Planning & Regeneration which followed on from the report that was presented to the 30 March 2021 Planning Committee, which highlighted planning enforcement performance during the third quarter of 2020/21. The report related to the fourth quarter 1 January to the 31 March 2021 and provided an update on cases where formal action had been taken. It also included case studies which showed how the breaches of planning control had been resolved through negotiation. The report also provided an appraisal of the financial year 2020/2021 as a whole.

AGREED that the content of the report be noted.

Meeting closed at 5.05 pm.

Chairman