

PLANNING COMMITTEE - 6 JULY 2021

PLANNING COMMITTEE ANNUAL REPORT 2020-2021

1.0 Purpose of Report

1.1 Members are presented with reports of the performance of the Planning Department each quarter. However, this does not provide information of the performance of Planning Committee. It is therefore proposed to provide an annual report of performance each municipal year. This is the first of those reports. Should Members require any different information in future reports, this can be investigated.

2.0 Background Information

2.1 Committee meetings have been held on a Tuesday virtually throughout the year due to the Covid-19 pandemic commencing at 1400 hours. It is understood that many have been 'attended' by members of the public, professional agents etc. watching via You Tube, viewing the proceedings with a general interest.

2.2 Facts, Planning Applications and Reports

- Newark & Sherwood District Council's Planning Committee sat on 12 occasions throughout the municipal year 2020- 2021.
- The committee did not undertake any official site visits, due to the Covid-19 pandemic restrictions.

2.3 Planning Applications:

The Planning Committee determined 66 planning applications over the 12 meetings which includes three deferrals and re-submissions:

- 44 applications were granted in line with officer recommendation;
- 2 applications were refused in line with officer recommendation;
- 2 applications were granted contrary to officer recommendation;
- 18 applications were refused contrary to officer recommendation; and
- 4 deferred for negotiation or further information.

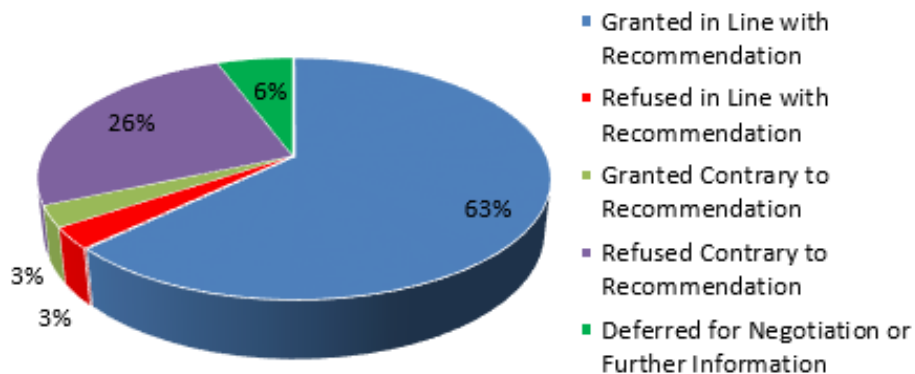


Chart 1: How applications were determined

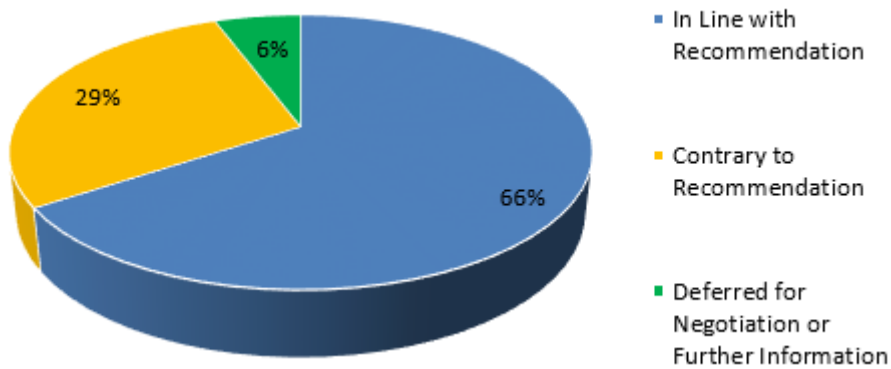


Chart 2: Percentage of Decisions in Accordance with or Contrary to Officer Recommendation

2.4 Appeals Decisions:

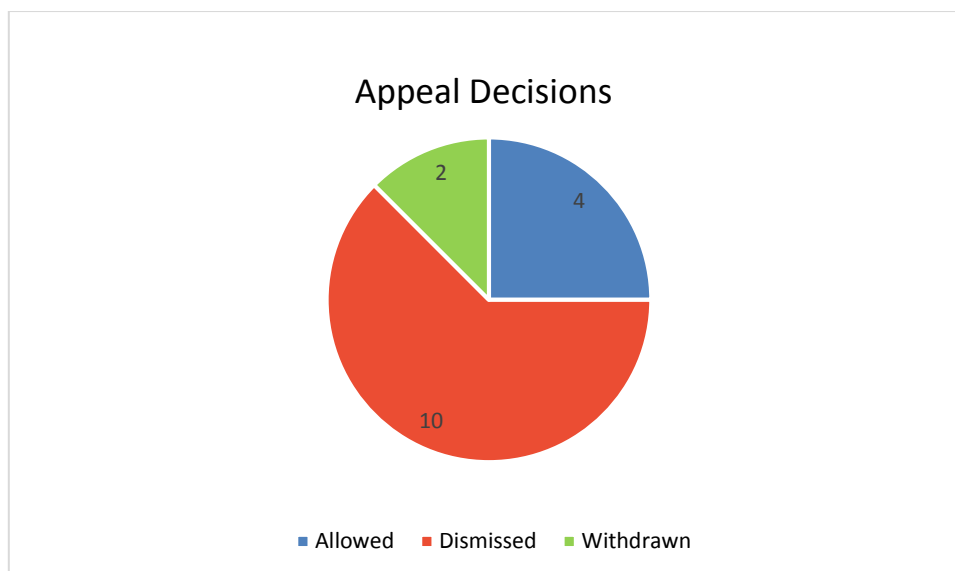
Throughout the municipal year Newark & Sherwood District Council received 16 appeal decisions in respect of decisions made by the Planning Committee.

Out of the sixteen, 4 of the appeals were allowed (i.e. granted) by the Inspector and 10 were dismissed (refused), supporting the decision of the committee.

Two appeals were withdrawn prior to being determined by the Planning Inspectorate following a further planning application being submitted by the appellant.

Of the appeals:

- 13 of these had been recommended for approval by Officers but overturned by Committee;
- 3 had been recommended by Officers to be refused;
- Of the overturns appeals 4 were allowed, 7 dismissed and 2 withdrawn.



The allowed appeals were:

- 20/01421/FUL - Land Rear Of 49 The Ropewalk, Southwell - Erection of 3 No. dwellings: 2 x 2-storey and 1 x single storey (Scheme B)
- 20/00579/FUL - Friary Fields Residential Nursing Home, 21 Friary Road, Newark On Trent, NG24 1LE - Proposed change of use from Residential Institution (class C2) to large House in Multiple Occupation (class - Sui-Generis)
- 19/00782/FUL – Ashleigh, Great North Road, South Muskham, Newark On Trent, NG23 6EA - Proposed erection of 3 dwellings

- 20/00041/FUL - Land Adjacent Old Norse House, Station Road, Bleasby, NG14 7GD - Change of use of land from paddock land to residential use and erection of three bay garage with store above (for use by Old Norse House)

2.5 **Additional reporting**

In addition to planning applications the Committee also received a variety of reporting:

Planning Application Validation Check List

Presented by the Business Manager the committee were advised that the Council currently validated planning applications in accordance with a local list which was last reviewed in 2013. The list was updated to take account of policy changes since it was last adopted.

Committee agreed the officer recommendation and noted the proposed check list; agreed that the checklists would be subject to consultation for a minimum of 6 weeks and that a report on the consultation responses would be returned to the planning committee.

The Check List was adopted at the April 2021 committee meeting.

Planning Enforcement Plan

Prior to seeking adoption by the Economic Development Committee in September 2020, the Planning Enforcement Plan (PEP) was presented by the Senior Enforcement Officer. The report detailed how the PEP provides information on how the Council would respond to suspected breaches of planning control, tackle unauthorised developments and monitor the implementation of planning permissions. It also made clear that enforcement action was discretionary and local planning authorities should act proportionately in responding to suspected breaches of planning control.

Temporary Structures

Presented by the Business Manager, approval was sought from Committee for the adoption of a policy for under enforcement of temporary structures as a result of the Covid – 19 pandemic. This report was presented firstly in November 2020 and subsequently in March 2021 as a result of the ongoing pandemic. A number of businesses have taken advantage of this relaxation. All cases are being monitored by the planning enforcement team.

Legislative updates

There have been significant numbers of changes to legislation over the municipal year. Key changes have been reported to members in August and December. The majority of these have either related to amendments needed as a result of the Covid-19 pandemic, such as extending the timescales for the implementation of planning permissions or further relaxing permitted development rights.

Alongside this, further changes are afoot with the Planning White Paper. As further information is published/consulted upon, details will be provided at appropriate times to Committee.

Review of Scheme of Delegation

Following the adoption of the Planning Scheme amendments in November 2019, it was agreed that a review would be undertaken within approximately 12 months. The changes implemented in 2019 had had positive effects upon the numbers and type of applications that Committee were requested to determine. However, there were many frustrations by all with the amended process and a review was undertaken and changes suggested to overcome these concerns and frustrations presented to Planning Committee. The changes as drafted were agreed by Full Council in May 2021. They will be reviewed for effectiveness alongside the possible change in Council structure to a Cabinet system.

3.0 RECOMMENDATION

That Members note the contents of this report

Reason for Recommendation(s)

To provide an account of the work the Committee has undertaken with the opportunity to input suggestions for improvements.

Background Papers

None

For further information please contact Lisa Hughes on Ext 5565

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