

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Planning Committee** held in the Civic Suite, Castle House, Great North Road, Newark, Notts, NG24 1BY on Tuesday, 7 September 2021 at 4.00 pm.

PRESENT: Councillor R Blaney (Chairman)
Councillor Mrs L Dales (Vice-Chairman)

Councillor L Brazier, Councillor M Brock, Councillor R Crowe, Councillor L Goff, Councillor Mrs R Holloway, Councillor Mrs P Rainbow, Councillor Mrs S Saddington, Councillor M Skinner, Councillor I Walker, Councillor K Walker and Councillor Wildgust

APOLOGIES FOR ABSENCE: Councillor T Smith (Committee Member) and Councillor Mrs Y Woodhead (Committee Member)

40 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

The Committee had no declarations of interest.

41 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.

42 MINUTES OF THE MEETING HELD ON 3 AUGUST 2021

AGREED that the minutes of the meeting held on 3 August 2021, were approved as a correct record of the meeting and signed by the Chairman.

The Chairman advised the Planning Committee that a verbal update would be taken after item 6 of the agenda (minute 45).

43 LAND OFF SANDHILLS SCONCE, TOLNEY LANE, NEWARK (21/00891/S73)

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission to vary Condition 1 attached to the current permission under reference 18/01443/FUL to allow the gypsy and traveller use to become permanent rather than continue on a temporary basis.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the applicant's agent which detailed whilst they would prefer a permanent permission, having read the report, the applicant would be willing to accept a further temporary planning permission for 2 years. The late report tabled recommended conditions should a temporary permission be granted.

The Business Manager – Planning Development advised an extension of the existing temporary permission for a further two years on this site may be considered appropriate in view of the need for pitches and lack of allocated sites. However, it remains the case that the granting of a permanent consent cannot be supported due to the risks in relation to flooding.

Councillor M Skinner joined the meeting at this point.

A variation to the wording in the report to condition 8 was tabled “The use for each respective pitch where a resident fails to comply with this condition hereby permitted shall cease and all caravans, equipment and materials brought onto the land for the purposes of such use shall be removed within 6 months of the date of any failure to meet any one of the requirements set out in (i) to (vii) by any of the resident dependents listed within condition 1 below...” would mean only the occupier(s) of the pitch in breach of this condition would need to leave as could not be sure of their safety but the other families could remain living on the site.

Members considered the application and raised concerns regarding flooding and aware that a consultation is currently being undertaken seeking to allocate sites for pitch provision. The community that had been created along Tolney Lane was also acknowledged.

AGREED (unanimously) that planning permission is approved for a temporary two year period subject to no objection from the Environment Agency, conditions set out within the late representations and amendment to condition 8.

44 LAND AT FERNWOOD SOUTH (16/00506/OUTM)

The Committee considered the report of the Business Manager – Planning Development, which proposed an outline planning application for a phased residential development of up to 1,800 dwellings; a mixed use Local Centre of up to 0.75ha to include up to 535sqm of food retail (not exceeding 420sqm) and non-food retail (not exceeding 115sqm), food and drink uses (not exceeding 115sqm), community uses (not exceeding 1,413sqm); sports pavilion up to 252sqm; primary school (2.2ha) with school expansion land (0.8ha); formal and informal open space including sports pitches, pocket parks, structural landscaping / greenspace and drainage infrastructure; principal means of access, internal roads and associated works. All other matters to be reserved.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from local residents, the applicant and Nottinghamshire County Council.

Members considered the report noting that it was being presented following their previous resolution to grant permission.

AGREED (unanimously) that planning permission is approved subject to the conditions outlined in Appendix 1, with the exception of the omission of condition 25 and amendment to the wording of condition 35 as set out in the schedule of communication and subject to the sealing of a legal agreement to secure the contributions set out in Appendix 2 amending ‘bus stop contribution’ to ‘bus services contribution’.

45 SOUTH KESTEVEN DISTRICT COUNCIL - GRANTHAM DOWNTOWN SHOPPING VILLAGE UPDATE

The Chairman of the Planning Committee informed the meeting that this item had been previously brought before the Planning Committee in 2019 following which NSDC had made representation to South Kesteven District Council. The application was to be presented to South Kesteven District Council's Planning Committee this week for further consideration.

The Chairman advised that the Director of Planning and Growth for NSDC was in consultation with him as Chairman and both had concerns as to how this development would pose a threat to Newark town centre even more so than when discussed three years ago if approved. Should Members of SKDC's Planning Committee resolve to approve the development, consideration should be given by NSDC to request a 'call in' by the Secretary of State to highlight the concerns of Newark businesses.

The Committee were concerned as to South Kesteven District Council's support for the shopping village which is a concern for Newark and should be for Grantham, as Rioja Estates has already begun work in March of this year to the south of Grantham and then this other development would be to the north of Grantham.

The Chairman advised the Committee that he would be attending the meeting at South Kesteven District Council.

AGREED (unanimously) that should SKDC resolve to approve the application that the Chairman, Vice Chairman of the Planning Committee and Director of Planning & Growth in consultation determine whether to request a call-in.

46 LAND NORTH OF HALLOUGHTON, SOUTHWELL (20/01242/FULM)

The Committee considered the report of the Business Manager – Planning Development, for the construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure.

Members recalled considering the planning application to construct a 49.9 MW solar farm on approximately 106.07 ha of land/13 agricultural fields north of the village of Halloughton at Planning Committee in March of this year. Members resolved to refuse planning permission in accordance with the Officer recommendation.

The Council had recently received notification of a valid planning appeal from the Planning Inspectorate against this decision which is due to be heard at a Public Inquiry set to open on 7th December 2021. As part of this appeal the appellant (JBM Solar Projects 6 Ltd) has invited the Inspector to determine the appeal on the basis of a number of amendments to the original scheme considered by Members under the *Wheatcroft Principle*.

The purpose of this update report was to notify Members of these amendments, relay any comments received during the consultation process and provide an Officer assessment to allow Members to consider whether the amendments materially alter their previous assessment of the proposal.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from local residents, Via East Midlands Landscape Consultants, The Thornton Society, Southwell Town Council and the Southwell Civic Society.

Members considered the amendments and whilst they made a small improvement, it was determined that they did not alter the previous reason for refusal.

AGREED (with 11 votes For and 2 votes Against) that the decision would not have been different if the amended plans had previously been considered.

47 APPEALS LODGED

AGREED that the report be noted.

48 APPEALS DETERMINED

AGREED that the report be noted.

Meeting closed at 4.35 pm.

Chairman