

PLANNING COMMITTEE – 12 APRIL 2022

PLANNING COMMITTEE ANNUAL REPORT 2021-2022

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. Following the initial report last year, an annual report of performance each municipal year will be presented to Members. Should Members require any different information in future reports, this can be investigated.

2.0 Background Information

2.1 The majority of Committee meetings have been held at Castle House on a Tuesday commencing at 1600 hours. The exceptions are the first meeting on the 27th April which was held virtually due to the Covid-19 pandemic commencing at 1400 hours and December's meeting held on a Monday (6th) due to the Halloughton Solar Farm Public Inquiry commencing on the 7th December.

2.2 Facts, Planning Applications and Reports

- Newark & Sherwood District Council's Planning Committee sat on 11 occasions throughout the municipal year 2021- 2022, compared to 12 times in 2020-21.
- The Committee undertook one official site visit on the 15th March, having cancelled them for all previous months due to the Covid-19 pandemic restrictions.

2.3 Planning Applications:

The Planning Committee considered 65 planning applications over the 11 meetings which includes 5 deferrals and re-submissions:

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

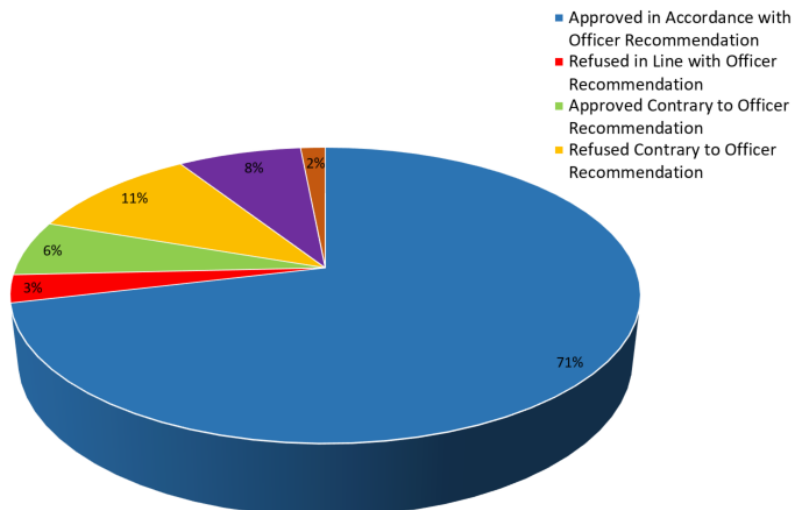


Chart 1: How applications were determined

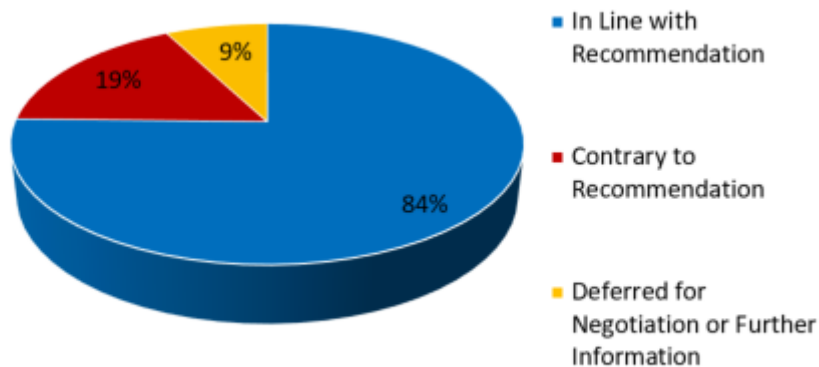


Chart 2: Percentage of Decisions in Accordance with or Contrary to Officer Recommendation

2.4 Appeals Decisions:

Throughout the municipal year Newark & Sherwood District Council received 10 appeal decisions in respect of decisions made by the Planning Committee.

Out of the ten, 8 of the appeals were allowed (i.e. granted) by the Inspector and 2 were dismissed (refused), supporting the decision of the Committee. The 2 dismissed appeals were both decisions made by the Committee, contrary to Officer recommendation.

Of the allowed appeals:

- 7 of these had been recommended for approval by Officers but overturned by Committee;
- The other 1 had been recommended for refusal by Officers

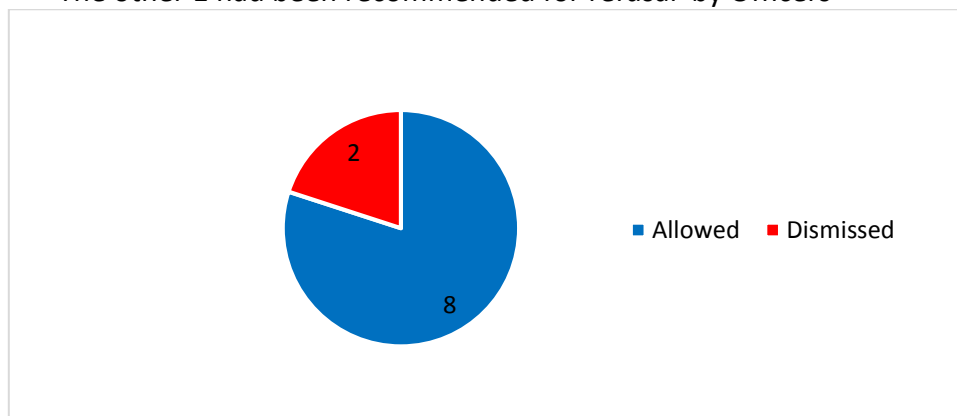


Chart 3: How Appeals were Determined

The allowed appeals were:

App No.	Address	Proposal
20/00550/FUL	Orchard Stables Cottage Lane Collingham NG23 7QL	Change of use of land to site up to six wigwam pods, one managers office with storage, biodisc tank, landscape bund and associated infrastructure

19/00854/OUTM	Flowserve Pump Division Hawton Lane Balderton NG24 3BU	Outline application with all matters reserved except access for up to 322-unit residential development on land at Flowserve premises, Hawton Lane, Balderton, Newark
20/00253/FUL	Stonewold Gravelly Lane Fiskerton NG25 0UW	Demolition of existing dwelling and garages. Construction of new 5 bedroom dwelling and self-contained 1 bedroom annex with associated hard and soft landscaping
20/00593/FUL	Chapel Farm Newark Road Wellow NG22 0EJ	Erection of 8no holiday accommodation with swimming pool
20/00873/FULM	Field Reference Number 7108 Eakring Road Bilsthorpe	Residential development of 103 dwellings and associated access and infrastructure
20/02279/FULM	Land Adjacent 2 Gainsborough Road Winthorpe Newark-on-Trent	Change of use of land for the siting of 5 no. holiday lodges, erection of timber decking structures, formulation of new internal access tracks, and creation of new vehicular access from Gainsborough Road.
20/00886/FUL	Garage Off Bull Yard Southwell	Replace existing garage with a self-contained unit to provide additional guest accommodation
20/01242/FULM	Land North of Halloughton, Southwell	Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure.

2.5 Members will also be aware from quarterly performance reports that when an appeal is made, either party the Council or the Appellant may seek costs if unreasonable behaviour is deemed to have taken place. [Planning Practice Guidance](#) details the types of behaviour that may lead to an award of costs by local planning authorities, appellants, statutory consultees and interested parties. Over the previous 12 months, one award of costs (partial) has been made against the authority (Field Reference Number 7108, Eakring (above)) and also against an appellant (again partial costs) at 31 Centenary Close, Balderton (relating to a refused TPO application).

2.6 **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 Fees and Charges Supplementary Guidance Document: Clarification on how planning fees are calculated

Presented by the Business Manager, Members were asked to note a guidance document prepared for the benefit of applicants involved with the submission of planning applications. The document aimed to provide clarity on how certain fees are calculated for proposals that either are more complex to calculate e.g. mixed use development or where interpretation might be more nuanced. It was hoped the document would assist in the speeding up of the validation of applications in relation to fees.

The document was noted for publication at the July 2021 committee meeting.

Legislative updates

There have been a number of changes to legislation over the municipal year. Key changes have been reported to Members in January. The majority of these have related to previous temporary arrangements resulting from the Covid-19 pandemic which have now been made permanent e.g. moveable structures being permitted at public houses, restaurants and historic visitor attractions.

The Environment Act 2021 received Royal Assent in November. This Act will have significant impact upon the Council in terms of its decision making, policies as well as for developments being proposed by the Council. For planning, the key impact relates to biodiversity net gain whereby all applicable developments will be required to demonstrate a 10% gain in biodiversity. Further information will be provided to Members in due course.

There is strong indication that the indicated changes outlined in the previously published Planning White Paper will not, in the main, go ahead. However, Members will be aware the Government published the Levelling Up Paper in February and there is still indication that some form of planning paper might be published. .

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

Matt Lamb
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