

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, 3 July 2018 at 4.00 pm.

PRESENT: Councillor D Payne (Chairman)
 Councillor P Handley (Vice-Chairman)

Councillor Mrs K Arnold, Councillor Mrs C Brooks, Councillor B Crowe,
Councillor Mrs M Dobson, Councillor P Duncan, Councillor J Lee,
Councillor Mrs P Rainbow, Councillor F Taylor, Councillor Mrs L Tift,
Councillor I Walker, Councillor B Wells and Councillor Mrs Y Woodhead

APOLOGIES FOR Councillor R Blaney
ABSENCE:

21 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillors D.R. Payne, I Walker and B Wells declared Personal Interests in Agenda Item No. 6 – Gibbet Wood, Brown Wood Lane, Thorney, Nottinghamshire (17/01127/FUL), as they were Members of the Trent Valley Internal Drainage Board.

Councillor F. Taylor declared a Personal Interest in Agenda Item No. 6 – Gibbet Wood, Brown Wood Lane, Thorney, Nottinghamshire (17/01127/FUL), as he was known to the applicant.

Councillors D.R. Payne, Mrs C Brooks and P Duncan declared Personal Interests in Agenda Item No. 12 – Land Off Westgate, Southwell, Nottinghamshire (18/00832/FUL), as they were Newark and Sherwood Homes Board Members.

Councillor P. Duncan declared a Personal Interest in Agenda Item No. 14 – 1 School Lane, Farndon, Newark (18/00765/FUL), as he was known to the applicant.

Councillor R A Crowe declared a Prejudicial Interest in Agenda Item No. 17 – 26 Bancroft Road, Newark (18/01002/FUL), as the applicant was a family member.

22 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

NOTED: that no audio recording was taken of the meeting.

23 MINUTES OF THE PREVIOUS MEETING

The Committee considered the minutes of the meeting held on 5 June 2018.

AGREED that the minutes of the meeting held on 5 June 2018 be approved as a correct record and signed by the Chairman.

24 ORDER OF BUSINESS

With the agreement of the Committee, the Chairman changed the order of business and Agenda Items 17 and 7 were taken after item 20, the agenda resumed its stated order thereafter.

25 HIGHFIELD FARM, HIGH STREET, SOUTH CLIFTON, NEWARK ON TRENT, NOTTINGHAMSHIRE, NG23 7AD (18/00711/FUL)

The Committee considered the report of the Business Manager - Growth & Regeneration, which sought the removal and variation of conditions 1 and 2 attached to application 17/00214/FUL for two detached dwellings.

The local Ward Member considered the application not acceptable and agreed with the officer recommendation of refusal and could not support the views of South Clifton Parish Council.

AGREED (unanimously) that full planning permission be refused for the reasons contained within the report.

26 GIBBET WOOD, BROWN WOOD LANE, THORNEY, NOTTINGHAMSHIRE (17/01127/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, which sought full planning permission for the erection of a rural workers dwelling in the form of a detached two-storey dwelling.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the Planning Case Officer, which included a revised Committee plan following relocation of proposed dwelling, which was provided as Appendix D.

Members considered the application and the local Ward Member commented that the consultant had written an excellent report but officers did not appear to be in agreement. She added that the proposed development would be an eyesore in the open countryside and the development needed to be built further back on the site with landscaping. The proposal would have a detrimental impact on the visual amenity and she was in agreement with the views of Thorney Parish Council.

Other Members felt that the land was not in the open countryside and the proposed development was an addition to the building and was a good investment which should be supported.

AGREED (with 12 votes for and 2 votes against) that full planning permission be approved, subject to the conditions contained within the report.

(Councillor Mrs M Dobson left the meeting following consideration of this application).

27 NEWARK WORKING MEN'S CLUB, 13 BEACON HILL ROAD, NEWARK ON TRENT (18/00125/FULM) (MAJOR)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought full planning permission for the conversion and change of use of the former working men's club to eight residential apartments and the erection of eight new build dwellings within its grounds; totalling sixteen dwellings. Car parking for nineteen vehicles was now proposed on-site having been amended from sixteen in an attempt to address highways concerns.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the following: the Applicants Agent, which included a summary statement as Appendix A and Trip Generation Statement as Appendix B; Newark Town Council; Nottinghamshire County Council Highways Authority; and Nottinghamshire County Council – Policy.

Councillor Mathew Skinner, representing Newark Town Council spoke against the application in accordance with the views of Newark Town Council.

The Business Manager Growth & Regeneration presented this application and the following application on the agenda for listed building consent together, but informed Members that the two applications both stood in their own right. He commented that the application had split Planning Officers viewpoints. The amenity impact required consideration, taking into consideration the benefits of the development against the highway harm. Reference was also made to the subsidy value. All parties had agreed that the highway was inadequate when measured against current standards. The Highway Authority maintained that it was not acceptable and therefore Officer recommendation was refusal.

Members considered the application and it was commented that the development was not over intensive but the access and egress impact was significant. Other Members commented that whilst the highway objection needed to be taken into consideration, asked what scheme would be suitable for the building. It was commented that the scheme did have merits and enhanced a listed building which would be improved both internally and externally.

The Chairman referred to the entrance to the Potterdyke House car park, which was very similar. It was commented that there was a huge benefit to the proposed development as the building was listed and of importance in Newark.

It was further commented that the access did widen and the site used to have deliveries of beer etc. It was noted that here was also pedestrian access to the site.

Clarification was sought regarding the storage of the wheelie bins and it was confirmed that there would be bin stores. The bins would then be taken to the edge of the road on collection day.

AGREED (with 8 votes for and 5 votes against) that contrary to Officer recommendation, planning permission be approved subject to appropriate conditions to be considered by the Business Manager - Growth & Regeneration.

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

Councillor	Vote
Mrs K. Arnold	For
R.V. Blaney	Absent
Mrs A.C. Brooks	For
R.A. Crowe	Against

Mrs M. Dobson	Absent
P. Duncan	Against
G.P. Handley	Against
J. Lee	Against
D.R. Payne	For
Mrs P. Rainbow	For
F. Taylor	For
Mrs L.M.J. Tift	Against
I. Walker	For
B. Wells	For
Mrs Y. Woodhead	For

28 NEWARK WORKING MEN'S CLUB, 13 BEACON HILL ROAD, NEWARK ON TRENT (18/00126/LBC)

The Committee considered the report of the Business Manager - Growth & Regeneration, following a site inspection, which sought listed building consent for the demolition of existing extensions to the listed building and its conversions to eight residential apartments together with associated internal alterations.

AGREED (unanimously) that the listed building consent be approved subject to the conditions contained within the report.

29 40 WINTHORPE ROAD, NEWARK ON TRENT, NOTTINGHAMSHIRE, NG24 2AB (18/00817/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, following a site inspection, which sought full planning permission for the demolition of the existing dwelling and the erection of a building comprising five market dwellings.

Councillor Mathew Skinner, representing Newark Town Council spoke against the application in accordance with the views of Newark Town Council.

Members considered the application and whilst some Members disagreed with Newark Town Council, other Members felt the design was not acceptable with over intensification. There were also concerns about car parking issues.

AGREED (with 8 Votes For and 5 Votes Against) that: contrary to Officer recommendation, full planning permission be refused on the grounds of over intensification of the site which would detract against the street scene setting and set a precedent for further development of a similar nature along Winthorpe Road.

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

Councillor	Vote
Mrs K. Arnold	For
R.V. Blaney	Absent
Mrs A.C. Brooks	Against

R.A. Crowe	Against
Mrs M. Dobson	Absent
P. Duncan	For
G.P. Handley	For
J. Lee	For
D.R. Payne	For
Mrs P. Rainbow	For
F. Taylor	Against
Mrs L.M.J. Tift	For
I. Walker	For
B. Wells	Against
Mrs Y. Woodhead	Against

30 LAND ADJACENT LIME TREE HOUSE, HALAM HILL, HALAM (18/00501/FUL)

The Committee considered the report of the Business Manager - Growth & Regeneration, which sought planning permission for the erection of a new two-storey dwelling.

Members at the 5 June 2018, Planning Committee agreed to defer the application, pending further consideration and negotiation to reduce the height of the proposed dwelling and the submission of street scenes to include Radley Terrace.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from Halam Parish Council; and the Planning Case Officer.

Members considered that the application was now acceptable.

AGREED (unanimously) that full planning permission be approved subject to the conditions contained within the report.

31 LAND OFF WESTGATE SOUTHWELL NOTTINGHAMSHIRE (18/00832/FUL)

The Committee considered the report of the Business Manager - Growth & Regeneration, following a site inspection, which sought permission for one, three bed single storey bungalow and three, one bed single storey properties. The properties would be social rented dwellings.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the Planning Case Officer and a third party.

Members considered the application and the local Ward Member commented that this site was currently an attractive open space and the proposals would produce a tight constrained development. Reference was made to the comments of the Civic Society for fewer properties. It was therefore suggested that the item be deferred for further discussions with the applicant to modify the proposal.

Another local Ward Member commented that she recognised the need for housing, but felt that the development deprived the residents of open space and did nothing to preserve the area. It was commented that the cherry tree could be retained if there was a different proposal.

Other Members raised concerns regarding car parking provision and access via footpaths and felt that there were alternative solutions on this site.

Some Members did not feel that the development was over-intensive and the cherry trees could be replanted. All the current houses had large gardens and they recognised the need for new affordable houses in Southwell.

AGREED (with 8 votes for and 5 votes against) that the item be deferred to the 7 August, 2018 Planning Committee, for the purpose of redesigning the scheme as it was considered to be an over intensive development.

32 MEADOW VIEW, FISKERTON ROAD, ROLLESTON, NEWARK ON TRENT, NOTTINGHAMSHIRE, NG23 5SH (18/00697/OUT)

The Committee considered the report of the Business Manager - Growth & Regeneration, following a site inspection, which sought outline planning permission for the erection of a dormer bungalow on the paddock land. The application was in outline form with only access a consideration and matters of appearance, landscaping, layout and scale all reserved.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the Applicant's Agent.

Members considered the proposed application not suitable as it was considered to be in the open countryside.

AGREED (unanimously) that outline planning permission be refused for the reasons contained within the report.

33 1 SCHOOL LANE, FARNDON, NEWARK ON TRENT (18/00765/FUL)

The Committee considered the report of the Business Manager - Growth & Regeneration, following a site inspection, which sought full planning permission for the erection of a detached dwelling located to the rear (south) of no. 1 School Lane in Farndon. The dwelling was one and a half storey with a U shaped plan form with detached triple garage.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the following: Planning Case Officer; Applicant; Newark and Sherwood District Council Conservation Officer; Neighbouring Property; and Farndon Parish Council.

Members considered the application acceptable, subject to the conditions contained within the report and no further material planning matters being raised as part of the formal consultation process which closed the 4 July 2018.

AGREED (unanimously) that full planning permission be approved subject to the conditions contained within the report and no further material planning matters being raised at the close of the consultation period.

34 LAND ADJACENT TO 31 DARRICOTT CLOSE, RAINWORTH, NG21 0FP (18/00572/FUL)

The Committee considered the report of the Business Manager Growth & Regeneration, which sought planning permission for the change of use of a parcel of land directly to the south of the dwelling, from open space to garden land to serve 31 Darricott Close.

Members considered the application and the local Member commented that the application would see the loss of open/green space and she could not support this application as a matter of principle.

Clarification was sought as to whether the Council had considered devolving the land to the Parish Council. It was suggested that the item be deferred pending discussions with Rainworth Parish Council regarding whether they would take and maintain the land.

AGREED (with 12 votes for and 1 abstention) that the application be deferred pending discussions with Rainworth Parish Council.

35 LAND ADJACENT TO, NEWARK R AND M CRICKET CLUB, SPORTS GROUND, KELHAM ROAD, NEWARK ON TRENT, NOTTINGHAMSHIRE (18/00868/HRN)

The Committee considered the report of the Business Manager Growth & Regeneration, which sought to remove the 36m length of hedgerow to facilitate the use of the land to the south of the hedge, which was granted approval under 16/02163/FULM, for the Change of use of the land from Agricultural/grazing land to a cricket pitch, which will be used in association with the existing club and pitch to the north. The hedge formed the northern boundary of the development site.

Members considered the application acceptable.

AGREED (unanimously) that planning permission be granted for the removal of the hedge, subject to the conditions outlined within the regulations.

36 LOCAL DEVELOPMENT FRAMEWORK TASK GROUP

The Committee were asked to nominate three Members of the Planning Committee to the Local Development Framework Task Group. The representatives for 2017/18 were Councillors G.P. Handley; D.R. Payne and B. Wells.

AGREED (unanimously) that Councillors: G.P. Handley; D.R. Payne and B. Wells be appointed as representatives for 2018/19, from the Planning Committee for the Local Development Framework Task Group.

37 APPEALS LODGED

There were none.

38 APPEALS DETERMINED

AGREED that the report be noted.

39 26 BANCROFT ROAD, NEWARK ON TRENT NOTTINGHAMSHIRE (18/01002/FUL)

The Committee considered the report of the Business Manager - Growth & Regeneration, which sought planning permission for a single storey front, rear and side extension.

Members considered the application acceptable.

AGREED (unanimously) that full planning permission be approved subject to the conditions contained within the report.

(Councillor R.A. Crowe having declared a Prejudicial Interest on this item left the meeting during its consideration).

40 LOWDHAM CARS, LOWDHAM ROAD, GUNTHORPE, NOTTINGHAMSHIRE, NG14 7ER (18/00279/FUL)

The Committee considered the report of the Business Manager - Growth & Regeneration, which sought consent for the change of use of the land from a Car Sales to Car Sales and Car Wash. In addition the application sought retrospective consent for the installation of engineering operations for site drainage to serve the car wash. Permission was also requested for the erection of a new 2.4m/8ft security fence for site perimeters.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the Planning Case Officer, which sought an additional condition to secure the removal of the canopies on site within 3 months of the date of permission, the wording of the additional condition was as follows:

‘The two canopy structures present on the southern side of the application site shall be removed permanently within 3 months of the date of permission.

Reason: To protect the openness of the Green Belt and to prevent the impediment of flood water in the event of flooding’.

Councillor R. Jackson, the Local Ward Member for Dover Beck, spoke against the application on the grounds that the proposed site was in the middle of the flood area and would create a risk to surrounding properties. He also raised concerns in respect of possible highway implications and pollution to local water courses.

Members considered the application and a Member asked whether an alternative surface could be used. The Planning Case Officer confirmed that the Environment Agency condition confirmed that the drainage was appropriate.

A Member commented on the economic benefits that would be delivered from this business but it was acknowledged there were dramatically different evaluations of flood risk.

The Business Manager - Growth & Regeneration advised that if the Committee were minded to approve planning permission, that the agreement with the Environment Agency be added to Condition 5.

AGREED (with 11 votes for, 1 vote against and 1 abstention) that full planning permission be approved subject to the conditions and reasons contained within the report, the late item condition as detailed in the minute and Condition 5 being amended to require the agreement with the Environment Agency.

41 EXCLUSION OF THE PRESS AND PUBLIC

That, under section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 3 of part 1 of Schedule 12A of the Act.

42 RESIDENTIAL DEVELOPMENT AT EPPERSTONE MANOR, MAIN STREET, EPPERSTONE (05/01839/FULM, 07/00244/FULM AND 05/01839/FULM, AND 08/01841/FULM)

The Committee considered the exempt report of the Business Manager - Growth & Regeneration in relation to Residential Development at Epperstone Manor, Main Street, Epperstone (05/01839/FULM, 07/00244/FULM and 08/01841/FULM)

(Summary provided in accordance with 100C(2) of the Local Government Act 1972.)

Meeting closed at 6.20 pm.

Chairman