

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 Thursday, 7 July 2022 at 4.00 pm.

PRESENT: Councillor R Blaney (Chairman)

Councillor M Brock, Councillor R Crowe, Councillor L Goff, Councillor Mrs R Holloway, Councillor Mrs P Rainbow, Councillor M Skinner, Councillor I Walker, Councillor K Walker and Councillor Mrs Y Woodhead

APOLOGIES FOR ABSENCE: Councillor Mrs L Dales (Vice-Chairman), Councillor J Lee (Committee Member), Councillor S Saddington (Committee Member), Councillor T Smith (Committee Member) and Councillor T Wildgust (Committee Member)

13 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor M Skinner declared a Non-Registerable Interest regarding Planning Application Item No. 7 – The Buttermarket, Middle Gate, Newark On Trent – 22/00986/LBC, as the Buttermarket was joint owned by Newark Town Council.

Councillor Mrs R Holloway declared a Non-Registerable Interest regarding Planning Application Item No. 7 – The Buttermarket, Middle Gate, Newark On Trent – 22/00986/LBC, and Application No. 11 – Appeal update on 20/01452/OUTM Development of site for distribution uses (Use Class B8) including ancillary offices and associated works including vehicular and pedestrian access, car parking and landscaping on land off A17, Coddington (Newlink), as she was the Portfolio Holder for Economic Development.

14 NOTIFICATION TO THOSE PRESENT THAT THE MEETING WILL BE RECORDED AND STREAMED ONLINE

The Chairman advised that the proceedings were being recorded by the Council and that the meeting was being livestreamed and broadcast from the Civic Suite, Castle House.

15 MINUTES OF THE MEETING HELD ON 9 JUNE 2022

AGREED that the Minutes of the meeting held on 9 June 2022 were approved as a correct record and signed by the Chairman.

16 ORDER OF BUSINESS

The Chairman informed the Committee that Agenda Item 11 – Appeal Update on 20/01452/OUTM Development of site for distribution uses (Use Class B8) including ancillary offices and associated works including vehicular and pedestrian access, car parking and landscaping on land off A17, Coddington (newlink), would be considered in part in open business as Agenda Item 7(a). The agenda would resume its stated order thereafter.

17 LAND ADJACENT ORCHARD HOUSE, THORNEY ROAD, WIGSLEY - 22/00788/RMA

The Committee considered the report of the Business Manager – Planning Development, which sought reserved matters approval for access, appearance, landscaping, layout and scale for the development of 2 dwellings. A site visit had been undertaken by Committee earlier that day.

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 Local Ward Member raising concerns with the proposal and Planning Case Officer, proposing an additional condition as follows:

Suggestion of an additional condition to remove permitted development rights:

08

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

- Class A: The enlargement, improvement or other alteration of a dwellinghouse.
- Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
- Class E: Buildings etc incidental to the enjoyment of a dwellinghouse.

Reason: To ensure that any proposed further alterations or extensions are sympathetic to the original design and layout in this sensitive location.

Members considered the application acceptable.

AGREED (unanimously) that planning permission be approved subject to conditions, for the reasons contained within the report and the additional Condition 08 as above.

18 LAND AT FAIR VALE, NORWELL - 22/00297/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of a one bed Chalet Bungalow and provision of 2no. off-street car parking spaces for neighbouring properties. A site visit had been undertaken by Committee earlier that day.

Members considered the presentation from the Senior Planning Officer, 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 Local Ward Member.

Members considered the report and commented that there would only marginally be a fraction of car parking lost and therefore considered the application acceptable.

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

19 THE BUTTERMARKET, MIDDLE GATE, NEWARK ON TRENT - 22/00986/S19LBC

The Committee considered the report of the Business Manager – Planning Development, which sought the variation of condition 2 attached to planning permission 21/02470/LBC to amend the proposed staircase.

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

Members considered the application acceptable.

(Councillor Mrs R Holloway did not take part in the debate or vote having declared a Non-Registrable Interest in this application).

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

20 UPDATE ON PENDING PLANNING APPEAL IN RELATION TO APPLICATION NO 20/01452/OUTM DEVELOPMENT OF SITE FOR DISTRIBUTION USES (USE CLASS B8) INCLUDING ANCILLARY OFFICES AND ASSOCIATED WORKS INCLUDING VEHICULAR AND PEDESTRIAN ACCESS, CAR PARKING AND LANDSCAPING ON LAND OFF A17, CODDINGTON

The Committee noted the report of the Business Manager – Planning Development, which provided an update following the Planning Committee's decision to refuse application 20/01452/OUTM. The report provided an update on the pending appeal against the decision in light of new evidence received. Appended to the Report was a copy of the Planning Report (Appendix B) that came before Members and the recorded minutes (Appendix A), detailing the debate and confirming the resolution of the Planning Committee. The additional evidence comprises the draft Nottinghamshire Core & Outer HMA Logistics Study (the Study) (June 2022). This report was in draft form and therefore not publically available. Notwithstanding this, a summary of the study had been prepared by Icení (the author of the study) and was attached as Appendix C.

21 APPEALS LODGED

AGREED that the report be noted.

22 APPEALS DETERMINED

The Business Manager – Planning Development informed the Committee of an error in Appendix B, 18/00036/ENF, which should read ‘appeals against Enforcement Notice’.

AGREED that the report be noted.

23 EXCLUSION OF THE PRESS AND PUBLIC

AGREED (unanimously) that the public and press be excluded from the meeting during consideration of the following item of business to avoid the disclosure of Exempt Information under S100A(4) Local Government Act 1972, Schedule 12A, Paragraph 3 which concerns information relating to the financial or business affairs of the Council on the basis that the need to treat the information as exempt outweighs the public interest in disclosure.

The Committee was informed that in addition to the resolution just passed, the public shall be excluded from the meeting during consideration of agenda item 11 on the basis that in view of the nature of the business to be transacted, if members of the public were present during that item, confidential information would be disclosed to them in breach of the obligation of confidence in accordance with Section 100A(2) of the Local Government Act 1972.

24 APPEAL UPDATE ON 20/01452/OUTM DEVELOPMENT OF SITE FOR DISTRIBUTION USES (USE CLASS B8) INCLUDING ANCILLARY OFFICES AND ASSOCIATED WORKS INCLUDING VEHICULAR AND PEDESTRIAN ACCESS, CAR PARKING AND LANDSCAPING ON LAND OFF A17, CODDINGTON (NEWLINK)

The Committee considered the exempt report of the Business Manager – Planning Development, which provided the Planning Committee with an update, following Planning Committee’s decision to refuse application no. 20/01452/OUTM, on the pending appeal against this decision in light of new evidence received.

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

Meeting closed at 5.00 pm.

Chairman