

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, 6 October 2022 at 4.00 pm.

PRESENT: Councillor R Blaney (Chairman)

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

APOLOGIES FOR ABSENCE: Councillor Mrs L Dales (Vice-Chairman) and Councillor S Saddington (Committee Member)

38 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor M Skinner declared a Non-Registerable Interest regarding Planning Application Item No. 22/00936/FUL, Community and Activity Village, Lord Hawke Way, Newark, as he was a Council appointed Director for Active4Today..

Councillor T Wildgust declared a Non-Registerable Interest in Application No. 22/00891/FUL, Land off Manor Close, Walesby, as he had been in discussions with residents, but would keep an open mind.

Councillors I Walker and K Walker both declared a Non-Registerable Interests as appointed representatives on the Trent Valley Internal Drainage Board.

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

The Chairman advised that the proceedings were being audio recorded and live streamed by the Council.

40 MINUTES OF THE MEETING HELD ON 11 AUGUST 2022

AGREED that the Minutes of the meeting held on 11 August 2022 were approved as a correct record and signed by the Chairman.

41 LAND OFF MANOR CLOSE, WALESBY - 22/00891/FUL

The Committee considered the report of the Business Manager – Planning Development, following a site visit, which sought the demolition of five existing garages and erection of one, two-bed bungalow with two parking spaces.

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

Members considered the application acceptable, although the Local Ward Member commented that he had been involved with local residents and had got a design

which was favourable to residents. The Parish Councils view was that the village had enough two bedroomed properties, but not enough larger properties for families, which may cause issues keeping communities growing including school intakes.

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

42 GRANGE FARM, GAINSBOROUGH ROAD, GIRTON - 22/00937/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the change of use of land to residential and the erection of a garage.

Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development.

Members considered the application acceptable.

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

43 LAND AT ALLIANCE STREET, NEWARK ON TRENT - 22/00489/FUL

The Committee considered the report of the Business Manager – Planning Development, following a site visit, which sought the erection of two flats and additional parking provision, following the demolition of a garage block.

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 from the neighbour.

The Planning Case Officer had proposed an additional condition and a variation of condition 09 as detailed within the Schedule of Communication and as follows:

“Given the concern raised regarding boundary treatments and security, the following additional Condition and variation of Condition 09 (Construction Method Statement) is recommended:

Additional Condition:

Prior to the installation of any new boundary treatments, elevation details of these treatments shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out only in accordance with the approved details.

Reason: In the interests of visual amenity.

Variation of Condition 09:

Additional bullet point

- Details of how the western boundary of the site is to be made secure through-

out the construction period following demolition of the garage block.

Matters of possible subsidence and repairs of existing drainage pipes are not material to the consideration of this planning application”.

Members considered the application acceptable.

AGREED (unanimously) that planning permission be approved subject to the conditions contained within the report and the additional condition and variation of Condition 09.

44 COMMUNITY AND ACTIVITY VILLAGE, LORD HAWKE WAY, NEWARK ON TRENT - 22/00936/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of stands (seated and standing) and installation of turnstiles to the existing stadia pitch.

Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development.

Members discussed the application and it was commented that whilst they supported the application, concern was raised regarding the car parking and highways, as this area was very congested with traffic.

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

45 LAND ADJACENT TO FOSSE ROAD, FARNDON - 22/01331/FUL

Application 22/01331/FUL had been withdrawn from the agenda at the Planning Officers request. The Government had provided an update regarding Flood Risk, the report however did not reflect the changes of that update. A revised report would be submitted to the November 2022 Planning Committee.

46 LAND AT SOUTHWELL ROAD EAST, RAINWORTH - 22/00783/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of a one, two bedroom bungalow.

Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development.

Members considered the application acceptable with an additional condition requiring a construction method statement.

AGREED (unanimously) that planning permission be approved subject to the conditions contained within the report and the additional condition requiring a construction method statement.

47 HILL HOUSE, CHAPEL LANE, EPPERSTONE - 22/01659/S73

The Committee considered the report of the Business Manager – Planning Development, which sought the variation of conditions 8 (landscaping) and 16 (drainage design) to revise the wording of each condition attached to planning permission 21/02533/FUL.

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 from the Secretary of State (SoS), confirming that the SoS did not wish to call in this application, they were content that the application should be determined by the Local Planning Authority.

Members considered the application acceptable.

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

48 LAND AT FERNWOOD SOUTH - 16/00506/OUTM

The Committee considered the report of the Business Manager – Planning Development, which sought outline planning 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.

Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development and reference to matters within previous reports for this application for clarity.

A schedule of communication was tabled at the meeting, which detailed correspondence received from Nottinghamshire County Council (NCC) Planning Policy; Neighbouring Party; and the Planning Case Officer.

The Planning Case Officer had recommended that in addition to Appendix 2 for clarity- in the trigger points column of the affordable housing section the following should be added: A viability review shall be undertaken at 80% occupation of dwellings within each phase respectively.

Members considered the application acceptable subject to the amendments contained within the Schedule of Communication, including the amendments to Appendix 2 to include the verbal update regarding the draft agreement securing either the financial contribution towards the primary school or the provision of the

construction of a school on site by the developer with transfer of land for either scenario.

AGREED (unanimously) that:

- (a). planning permission be approved subject to conditions contained within the report ;
- (b). subject to the Planning Case Officers recommended amendment to Appendix 2 to include that a viability review shall be undertaken at 80% occupation of dwellings within each phase respectively in the trigger points sections of affordable housing;
- (c). subject to amendments in the Schedule of Communication including the amendments to Appendix 2 to include the verbal update regarding the provision of the construction of a school on site or the financial contribution towards primary education made; and
- (d). the completion of a Section 106 agreement.

49 APPEALS LODGED

AGREED that the report be noted.

50 APPEALS DETERMINED

AGREED that the report be noted.

Meeting closed at 5.11 pm.

Chairman