

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, 16 March 2023 at 4.00 pm.

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

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

ALSO IN
ATTENDANCE:

APOLOGIES FOR ABSENCE: Councillor Mrs R Holloway (Committee Member), Councillor
S Saddington (Committee Member) and Councillor T Smith (Committee
Member)

108 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor M Skinner declared a Pecuniary Interest regarding Application No. 22/01999/FUL – Telecommunications Monopole, Hawton Road Newark On Trent, as it was related to his employment, and a Non-Registrable Interest in Application No. 21/02043/FLUM – Land off Nottingham Road Southwell, as he was a Director of Active4Today.

Councillor Mrs P Rainbow declared a Personal Interest in Application No. 22/01655/HOUSE and would not take part in the debate or vote at the Planning Committee.

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

109 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.

110 MINUTES OF THE MEETING HELD ON 16 FEBRUARY 2023

AGREED that the Minutes of the meeting held on 16 February 2023 were approved as a correct record and signed by the Chairman.

111 LAND OFF NOTTINGHAM ROAD SOUTHWELL - 21/02043/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of a new foodstore (Use Class E) and associated new access, parking, servicing, drainage, landscaping and highway works.

Members attended a site visit prior to the commencement of the Planning Committee.

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 following the publication of the agenda from the Director of Group Property Sainsbury, the Agent and Members of the public. A site map was included as this was omitted from the agenda.

The Local Ward Member and the Vice Chairman of Southwell Town Council were in attendance and both spoke objecting to the application.

Two Local Ward Members, who were also Members of the Planning Committee also spoke and raised concerns with the application.

Members considered the application noting the concerns raised and the reasons for refusal detailed in the report to the Committee.

AGREED (unanimously) that planning permission be Refused for the reasons contained within the report in line with Officer recommendation.

112 TELECOMMUNICATIONS MONOPOLE, HAWTON ROAD, NEWARK ON TRENT - 22/01999/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the proposed retention of a 20.00m monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, installation of 3 no. new equipment cabinets and ancillary development thereto (re-submission of 21/02456/FUL).

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

Members considered the application acceptable.

AGREED (7 For, 4 against) that planning permission be approved for the reasons contained within the report.

Councillor M Skinner left the meeting for the duration of this item.

113 LAND OFF A17, CODDINGTON - 22/02427/RMAM

The Committee considered the report of the Business Manager – Planning Development, which sought a reserved matters application pursuant to application 20/01452/OUTM for the erection of one distribution building (Use Class B8) together with ancillary offices, plot access, car parking and landscaping.

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 from local residents following the publication of the agenda.

The Chairman of Coddington Parish Council was in attendance and spoke to the meeting raising a number of concerns and requests from the Parish Council in relation to the proposed development.

Members considered the application. During consideration, the meeting was adjourned briefly, to confirm with the applicant details of vehicle movements on the site. Members considered the application to be acceptable.

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

114 LAND AT OSSINGTON ROAD, KNEESALL - 22/02258/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought a detached dwelling with integral garage and new vehicular access. Members attended a site visit prior to the commencement of the Planning Committee.

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

The Local Ward Member was in attendance and spoke in objection to the application raising concern over the impact on traffic and parking in the local area from the proposed development.

Members considered the application acceptable.

AGREED (9 For, 3 Against) that planning permission be approved subject to the conditions contained within the report.

115 MANOR LODGE, MANOR WALK, EPPERSTONE - 22/01550/HOUSE

The Committee considered the report of the Business Manager – Planning Development, which sought a proposed shed; revised rooflights and new dormer window to rear elevation.

Following deferral from the previous month's meeting, Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development. Members recalled that they had attended a site visit last month.

A schedule of communication was tabled at the meeting, which detailed correspondence received from the applicant, following publication of the agenda, as well as an amended site plan.

The Local Ward Member was in attendance and spoke as a representative of Epperstone Parish Council.

Members considered the application acceptable.

AGREED (10 For, 2 Against) that planning permission be approved subject to the conditions contained within the report subject to additional informative to reference the applicant's assurance that the boat will be removed by summer 2023 and the site tidied up.

116 HOVERINGHAM ACTIVITY CENTRE, THURGARTON LANE, THURGARTON - 22/02296/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the demolition of the Scout hut and erection of replacement building providing training and changing facilities. A site visit had taken place prior to the commencement of the Planning Committee.

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 comments received from Thurgarton Parish Council, following the publication of the agenda, in support of the application.

The Local Ward Member and a Member of Hoveringham Parish Council were in attendance and both spoke in support of the application.

Members considered the application and were sympathetic to the desire of the applicant to provide improved facilities for the Scouts, however, concern was raised over the size of the proposed development within the Green Belt.

AGREED (unanimously) that the application be deferred to allow discussion with applicant regarding whether a condition restricting occupation to the Scouts would prejudice the permission and if it is possible to further reduce the scale of the building

117 4 THE ORCHARDS, OXTON - 22/01655/HOUSE

The Committee considered the report of the Business Manager – Planning Development, which sought the demolition of an existing garage, front conservatory/utility and rear porch; proposed erection of 2-storey side extension and single-storey rear extension.

Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development. Members recalled that they had undertaken a site visit to the application site last month.

A schedule of communication was tabled at the meeting, which detailed correspondence received from the Agent to propose removal of the vehicular gate from the application.

The Local Ward Member and a Members from Oxton Parish Council were in attendance and both spoke in support of the application.

Members considered the application and it was confirmed that buildings that had previously been demolished on the application site, could not be taken into account when calculating the volume of proposed developments.

AGREED (7 For 2 Against 2 Abstention,) that planning permission be refused for the reason contained within the report in accordance with the Officer recommendation and subject to omission of gates from the 1st informative.

Councillor Mrs P Rainbow left the meeting for the duration of this item.

118 FORMER THOREBY COLIERY, OLLERTON ROAD, EDWINSTOWE - 23/00030/VAR106

The Committee considered the report of the Business Manager – Planning Development, which sought an application to vary Section 106 Agreement pursuant to planning application 16/02173/OUTM - to allow increased residential occupations (to 655) by delaying release of employment land.

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 confirmed that formal comments from Nottinghamshire Country Council were still awaited.

Members considered the application acceptable and expressed their sympathies with residents over the delay in the works proposed for Ollerton roundabout.

AGREED (unanimously) that the variation be approved subject to agreement from Nottinghamshire County Council.

119 THE DUTCH BARN AT SOUTHWELL ROAD, LOWDHAM - 22/01637/FUL

This item was withdrawn from the agenda.

120 THE MISTAL, CHAPEL LANE, EPPERSTONE - 22/02396/HOUSE

The Committee considered the report of the Business Manager – Planning Development, which sought a single storey extension to the south east elevation. A site visit had taken place prior to the commencement of the Planning Committee.

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 Agent following the publication of the agenda.

The Local Ward Member was in attendance and spoke in support of the application, on the basis that the applicant needed to be on site on the farm to tend livestock. Members considered the application and it was confirmed that there was no associated agricultural tie attached to the application or building.

AGREED (unanimously) that the application be deferred to allow discussion with the applicant for potential for the dwelling to be associated with agriculture.

121 CASTLE HOUSE CAR PARK, GREAT NORTH ROAD, NEWARK ON TRENT - 23/00215/ADV

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of two posters advertising the Towns Fund projects and the Air and Space Institute project.

Members considered the presentation from the Senior Planning Officer, 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.

122 APPEALS LODGED

AGREED that the report be noted.

123 APPEALS DETERMINED

AGREED that the report be noted.

Meeting closed at 7.25 pm.

Chairman