

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, 10 August 2023 at 4.00 pm.

PRESENT: Councillor A Freeman (Chairman)
Councillor D Moore (Vice-Chairman)

Councillor A Amer, Councillor C Brooks, Councillor L Dales, Councillor P Harris, Councillor K Melton, Councillor E Oldham, Councillor P Rainbow, Councillor S Saddington, Councillor M Shakeshaft, Councillor L Tift and Councillor T Wildgust

ALSO IN ATTENDANCE: Councillor P Farmer and Councillor S Michael

APOLOGIES FOR ABSENCE: Councillor J Lee (Committee Member) and Councillor M Spoors (Committee Member)

24 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

The Chairman advised the Committee of a blanket of other registerable interests declared on behalf of Councillors L Dales, A Freeman and K Melton as appointed representatives on the Trent Valley Internal Drainage Board for any relevant items.

The Chairman then declared other registrable interests for all members of the Planning Committee for Application No. 23/00715/FUL.

Councillor P Harris also declared having a personal interest as a member of the Bishops Diocese of Southwell.

Councillor L Dales declared a personal interest in Application No. 23/00715/FUL Annexe, the Cottage, Winthorpe and would not take part in the debate or vote.

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

The Chairman informed the Committee that the Council was undertaking an audio recording of the meeting and that it was being live streamed.

26 MINUTES OF THE MEETING HELD ON 6 JULY 2023

AGREED that the Minutes of the Meeting held on 6 July 2023 were approved as a correct record and signed by the Chairman.

27 CHESTNUT LODGE, BARNBY ROAD, BALDERTON - 23/00963/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought to update Members on the application for a proposed change of use to residential caravan site for gypsy/travellers (19 No. pitches), relocation of 2 no. existing pitches, construction of 1 no. managers dwelling, an amenity building and creation of new access (resubmission).

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

This development had been part of the site visits earlier in the day and the proposal is particularly contentious, and the aspects being raised could only be viewed on site.

A Schedule of Communication was circulated prior to the meeting which detailed correspondence received following publication of the Agenda from Planning Officers including from the Ward Councillor.

Councillor Bett, on behalf of Barnby-in-the-Willows Parish Council spoke against the application in accordance with the view of the Parish Council contained within the report.

Members noted that largely the application was identical to the previous application, although the Manager's dwelling now having been amended from a 5 bedroom house to a 3 bedroom chalet bungalow.

AGREED (with 6 votes For and 6 Votes Against, the Chairman used his casting vote for Approval) that planning permission be approved subject to the Conditions detailed at Section 10.0.

Prior to consideration of the following item on the Agenda, the Chairman adjourned the meeting for 5 minutes in order for Members to take a comfort break.

28 TESCO EXPRESS, KIRKINGTON ROAD, RAINWORTH - 22/01298/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought to update Members on the application for a proposed retail unit with parking and amended site entrances.

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

This development had had a previous site visit as the impact of the proposed development was difficult to visualise.

The Committee were concerned over access, not enough parking and too crowded in the cage rolling area.

Councillor Amer joined the meeting and therefore could not vote on this application.

The Committee in proposing by Cllr Melton and seconded by Cllr Harris that the application be deferred for Officers to consider the scheme in the context of there being no control over delivery hours, and also with consideration to amending condition 7a requiring a permeable surface as a condition.

AGREED (unanimously) that planning permission be deferred.

29 HIGHFIELDS SCHOOL, LONDON ROAD, BALDERTON - 22/01726/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought to update Members on the application for residential development comprising of 87 no. dwellings, including the removal of TPO trees (resubmission).

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

A Schedule of Communication was circulated prior to the meeting which detailed correspondence received following publication of the Agenda from Planning Officers including from the Ward Councillor.

The Committee referred to previous applications, noting a lower density is needed in order to prevent the removal of the more mature trees and encouraging play in the area.

AGREED (unanimously) for refusal for the reason(s) set out at Section 10.0 of this report.

Following the refusal, Councillor Moore asked the District Councillor in their capacity as a Nottinghamshire County Councillor to request that the field is kept as a play area.

30 WESTWOOD FARM, MAIN STREET, THORNEY - 23/00927/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought to update Members on the part retrospective application for erection of two new dwellings.

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

The Parish Council having been consulted along with the Highways Agency who were against the application. The Committee were content that adding new builds would not be in character with the area and harmful to the countryside.

AGREED (unanimously) that Planning Permission is refused for the reasons detailed at Section 10.0.

31 HUTCHINSON ENGINEERING SERVICES LTD, GREAT NORTH ROAD, WESTON - 23/00770/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought to update Members on the application for a proposed change of use of agricultural land to proposed turning area, long term staff parking area and electric vehicle charging points.

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

This development had been part of the site visits earlier in the day and there were particular site factors which are significant in terms of the weight attached to them relative to other factors if they would be difficult to assess in the absence of a site inspection.

District Councillor Michael addressed the meeting being in favour of an expansion to the existing business with Highways also have supported.

Councillor Laughton, on behalf of Weston Parish Council spoke in favour of the application in accordance with the view of the Parish Council contained within the report and advised the Committee that Hutchinson Engineering had been in operation for 50 years on that site.

The Chairman indicated that time had expired for the business of the meeting, the Members voted unanimously as at Rule 30.2 that the motion for the meeting would continue for a further hour.

AGREED (with 7 votes For, 6 votes Against) that planning permission be refused for the reasons detailed at Section 10.0.

Councillor Melton and Councillor Saddington left the meeting.

Prior to consideration of the following item on the Agenda, the Chairman adjourned the meeting for 5 minutes in order for Members to take a comfort break.

32 SOUTH BARN, 4 REDMAY FARM, CHURCH LANE, SOUTH SCARLE - 23/00829/HOUSE

The Committee considered the report of the Business Manager – Planning Development, which sought to update Members on the application for erection of a timber pergola.

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

District Councillor Farmer spoke in favour of the application and in accordance with the view of the Parish Council contained within the report.

The Committee understood that only the top would be visible and that it would be permanently fixed to the house.

In accordance with paragraph 13.5 of the Planning Protocol, as the motion was against Officer recommendation, a recorded vote was taken.

Councillor	Vote
A Amer	For
C Brooks	For
L Dales	For
A Freeman	For
P Harris	For
J Lee	Absent

K Melton	Absent
D Moore	For
E Oldham	For
P Rainbow	For
S Saddington	Absent
M Shakeshaft	For
M Spoons	Absent
L Tift	For
T Wildgust	For

AGREED (unanimously) that planning permission be approved against the Officer recommendation with planning conditions relating to time for commencement, in accordance with plans, materials, for the following reasons:

considered to be of a size and scale to not impact upon amenity and due to its location would have miniscule impact upon the conservation area and is therefore considered acceptable on its merits.

33 ANNEXE, THE COTTAGE, WINTHORPE - 23/00715/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought to update Members on the application for a change of use to an open use comprising holiday let (Sui Generis) or independent dwelling (C3) and external alterations. Subdivision of land associated with The Cottage, 45 Gainsborough Road, Winthorpe including retention of railings, gates and gate posts at a reduced height.

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

The detached building/garage is sited to the north side/rear of the host dwelling. This was originally permitted as a ‘garage block’ and comprises of a garage and self-contained living accommodation currently used as holiday-let accommodation, noting that holiday lets are favourable for the area.

AGREED (unanimously) that planning permission be approved subject to the conditions detailed at Section 10.0.

Having declared a personal interest, Councillor Dales left the meeting during the debate and vote of the above item.

34 PERMITTED DEVELOPMENT RIGHTS: SUPPORTING TEMPORARY RECREATIONAL CAMPSITES, FILM-MAKING AND PRISON FENCING

The Committee considered the report of the Director - Planning & Growth providing the latest permitted development right.

AGREED that the contents of the report and the permitted development right changes be noted.

35 APPEALS LODGED

AGREED that the report be noted.

36 APPEALS DETERMINED

AGREED that the report be noted.

37 DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

The Committee considered the report of the Director – Planning & Growth relating to the performance of the Planning Development Business Unit over the three-month period April to June 2023. In order for the latest quarter's performance to be understood in context, in some areas data going back to April 2021 was provided. The performance of the Planning Enforcement team was provided as a separate report.

The services it assists in the delivery of Community Plan Objectives:

- Deliver inclusive and sustainable economic growth
- Create more and better-quality homes through our roles as landlord, developer and planning authority
- Enhance and protect the district's natural environment

AGREED that the report be noted. Further information in relation to tree applications and their considerations was requested.

38 QUARTERLY PLANNING ENFORCEMENT ACTIVITY UPDATE REPORT

The Committee considered the report of the Business Manager – Planning Development updating Members as to the activity and performance of the planning enforcement function over the first quarter of the current financial year.

The report provided Members with examples of cases that have been resolved (both through negotiation and via the service of notices) and to provide details and explanations of notices that have been issued during the period covered 1st April 2023 – 30th June 2023.

AGREED that the contents of the report and the ongoing work of the planning enforcement team be noted. Further information on how developments are considered to be breaches, but not expedient to take action is requested as part of the next performance report as well as the process for enforcement investigations. Member questioned whether the public and ward members could be consulted/notified of breaches.

Meeting closed at 8.00 pm.

Chairman