

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Planning Committee** held in the Civic Suite, Castle House, Great North Road, Newark, NG24 1BY on Thursday, 5 October 2023 at 4.00 pm.

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

Councillor A Amer, Councillor E Oldham, Councillor P Rainbow,
Councillor S Saddington, Councillor M Shakeshaft, Councillor M Spoons
and Councillor T Wildgust

APOLOGIES FOR ABSENCE: Councillor C Brooks (Committee Member), Councillor L Dales (Committee Member), Councillor P Harris (Committee Member), Councillor J Lee (Committee Member), Councillor K Melton (Committee Member) and Councillor L Tift (Committee Member)

50 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

There were none.

51 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 it was being live streamed.

52 MINUTES OF THE MEETING HELD ON 7 SEPTEMBER 2023

AGREED that the minutes of the meeting held on 7 September 2023 were approved as a correct record and signed by the Chairman.

53 LAND WEST OF RUFFORD COLLIERY LANE, RAINWORTH - 21/00996/OUTM (MAJOR)

The Committee considered the report of the Business Manager – Planning Development, which sought outline planning permission for the residential development with all matters reserved for up to 95 dwellings (the Proposed Development).

Members considered the presentation from the Planning Case Officer, which included photographs and plans of the proposed development. It was explained that the proposed development was on an allocated employment site and the proposed housing development therefore represents a departure from the Development Plan.

A Schedule of Communication was circulated prior to the meeting which detailed correspondence received following publication of the Agenda from Nottinghamshire County Council (NCC) Planning Policy and the Planning Case Officer. The Committee noted in the late items Schedule of Communication that an increase of £10,000 for the bus stop improvements, from £42,500 to £52,500 was required.

Members considered the application and commented that this development would

result in the loss of employment land and whilst there was no other employment allocation in Rainworth there was an oversupply in the district as a whole with alternative employment land provision in the Mansfield fringe, including Blidworth, Clipstone and the A614 corridor. It was also commented that it was hoped that Nottinghamshire County Council had got the school places correct as there would be no funds allocated for increased educational places. Acoustic fences were also noted as important due to the noise from the A617. Concerns were also raised regarding biodiversity, and it was felt that further surveys should have been undertaken. The Planning Case Officer confirmed that dialogue had taken place with Nottinghamshire Wildlife Trust and Natural England and the Biodiversity and Ecology Lead Officer was content that no further surveys were necessary. Natural England had also considered the submitted shadow Habitat Regulations Assessment and raised no concerns regarding Woodlarks and Nightjars within this location, concluding that there would be no likely significant effect on the Sherwood Forest possibility of a protected Special Protection Area (ppSPA). The Committee was also informed that the access road had been moved from the A617, to prevent the creation of an isolated pocket of development. The proposed site entrance would encourage access through Rainworth which would support the Service Centre and would provide a more integrated community.

The Business Manager – Planning Development also confirmed that the NHS and transport contribution listed in the table in Section 10 of the report should also be subject to indexation.

AGREED (with 5 votes For and 4 votes Against) that outline planning permission be approved subject to a S106 (in accordance with the table and as amended above) and the conditions contained within Section 10 of the report.

54 THE MILL, MILL FARM, STATION ROAD, ROLLESTON, NG23 5SE - 23/01361/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 detached garage.

A site visit had taken place prior to the commencement of the Planning Committee, for the reason that there were particular site factors which were 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.

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

The Business Manager – Planning Development informed the Committee of a typographical error on 7.0 – Comments of the Business Manager – Planning Development, second paragraph, page 67 of the report, which should read ‘Given the site context the outbuilding would **NOT** introduce’....

Members considered the application and commented that providing the conditions were secure to prevent the garage being converted into a residential property in the future, the application was acceptable. The Business Manager – Planning

Development commented that if the applicant was to breach the conditions, enforcement action could be undertaken.

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

55 THE STABLE YARD, STAYTHORPE ROAD, ROLLESTON - 23/00263/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the siting of a static caravan for residential occupation by an equestrian key worker (retrospective).

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

Members considered the application and commented that this was a new business contributing employment and was therefore considered acceptable.

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

56 PARISH CHURCH OF ALL SAINTS, FRONT STREET, BARNBY IN THE WILLOWS - 23/00828/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the installation of an outdoor Kazuba2 waterless toilet.

A site visit had taken place prior to the commencement of the Planning Committee, as it was considered that there were specific site factors that needed to be carefully addressed.

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

Members considered the application and the local Ward Member commented that there was a clear community demand for this facility, the community had raised £6,000 to pay for this and Severn Trent had match funded the scheme. A willow hedge would also be planted in front of the toilet to form a screen, which had been omitted from the report. It was commented that the design of the toilet was good, it was eco-friendly, wheelchair accessible and would support the long-term viability of the church. Long distance walkers would also be able to use the facility. The applicant was also committed to protecting any heritage uncovered by the construction works. Members commented that the proposed location was the most appropriate one, with the least amount of impact on the church. The design was not one to match the church, but the timber would silver over time and the church did need the proposed facility. Some concern was raised regarding access over the grass to access the toilet, especially by wheelchair users and it was felt that this was not promoting equality by allowing this new development, without access for all, however it was commented that the church also had no hard footpath.

A vote was taken and lost unanimously for Refusal.

Moved by Councillor Oldham and Seconded by Councillor Wildgust

AGREED (with 7 votes For, 1 vote Against and 1 Abstention) that contrary to Officer recommendation planning permission be approved with the following conditions and reasons:

Conditions:

- (i) three-year time limit for the development to take place;
- (ii) before commencement of works an archaeological survey be provided; and
- (iii) landscaping to screen the development, subject to consultation with the Conservation team, that this would not harm the character and/or setting of the listed building.

Reason for approval:

The public benefits would outweigh the harm to the setting of the Listed Building and character and appearance of the Conservation Area identified.

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	Absent
L Dales	Absent
A Freeman	Against
P Harris	Absent
J Lee	Absent
K Melton	Absent
D Moore	For
E Oldham	For
P Rainbow	For
S Saddington	For
M Shakeshaft	For
M Spors	Abstention
L Tift	Absent
T Wildgust	For

57 THE BUTTERMARKET, MIDDLE GATE, NEWARK ON TRENT - 23/00993/LBC

The Committee considered the report of the Business Manager – Planning Development, which sought the installation of a lockable steel gate and two No. side panels to the top of the stairs leading up to the mezzanine floor.

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 Listed Building Consent be approved for the reasons contained within the report.

58 APPOINTMENT OF HERITAGE CHAMPION

The Committee considered the report of the Director for Planning and Growth, which informed the Committee on the recent approval by the Portfolio Holder for Sustainable Growth on the appointment of and need for a Heritage Champion and the role they played in supporting the protection of the historic environment. The Chairman of the Planning Committee, Councillor Andy Freeman had been appointed as the Heritage Champion.

AGREED: that the report be noted.

59 APPEALS LODGED

AGREED: that the report be noted.

60 APPEALS DETERMINED

AGREED: that the report be noted.

Meeting closed at 5.43 pm.

Chairman