

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, 7 December 2023 at 4.00 pm.

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

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

APOLOGIES FOR ABSENCE: Councillor J Lee and Councillor S Saddington

84 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

The Chair 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.

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

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

86 MINUTES OF THE MEETING HELD ON 9 NOVEMBER 2023

AGREED that the minutes of the meeting held on 9 November 2023 were approved as a correct record and signed by the Chair.

87 MINUTES OF THE MEETING HELD ON 23 NOVEMBER 2023

AGREED that the minutes of the meeting held on 23 November 2023 were approved as a correct record and signed by the Chair.

88 LAND OFF HOLLY COURT, ROLLESTON - 22/02341/OUT

The Committee considered the report of the Business Manager – Planning Development, which sought outline planning for the erection of two detached dwellings and the realignment of Rolleston Public Footpath no. 5 with all matters reserved except access.

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 the Planning Officer.

Councillor Steele, Rolleston Parish Council, spoke against the application in accordance with the views of Rolleston Parish Council as contained within the report.

Members considered the application and concern was raised regarding the status of the land and the encroachment into the open countryside. There was also an additional house being built at the end of the lane, with four cars per property and a very narrow lane the proposed development was considered over intensive. The surface water run-off from the developed land also raised concern. The Business Manager Planning Development confirmed that the site was in flood zone 1, with the lowest risk and permeable surfacing could be sought through condition.

A vote was taken and lost with 4 votes For and 7 votes Against, to approve the application subject to an additional condition and Section 106 agreement.

Councillor Amer entered the meeting during the Officer presentation and took no part in the vote.

Moved by Councillor L Dales and Seconded by Councillor D Moore

AGREED (with 8 votes For and 3 votes Against) that contrary to Officer recommendation outline planning consent be refused, on the grounds of over intensification of the site and encroachment into the open countryside and previously undeveloped land the Planning Committee considered the site was in the open countryside.

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 | Did not vote |
| C Brooks | Against |
| L Dales | For |
| A Freeman | Against |
| P Harris | For |
| J Lee | Absent |
| K Melton | For |
| D Moore | For |
| E Oldham | For |
| P Rainbow | For |
| S Saddington | Absent |
| M Shakeshaft | For |
| M Spoors | Absent |
| L Tift | For |
| T Wildgust | Against |

89 MANOR FARM, LONG LANE, BARNBY IN THE WILLOWS, NEWARK ON TRENT, NG24 2SG - 23/01490/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the change of use of two agricultural buildings to storage and distribution (Class B8).

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 the Planning Officer and Barnby-in-the-Willows Parish Council.

Members considered the application and it was commented that there were no major issues with diversity of farming. Clarification however was raised regarding the maintenance of the hedgerow and the potential hazard in terms of road safety if that could not be maintained at certain periods of the year. The Business Manager Planning Development confirmed that the hedgerow was not currently in the visibility splays and there was legislation that allowed hedgerows to be cut back where there was a danger to life even in bird season. Another Member raised concern regarding the change of use from agricultural use to a logistic hub, as the building was only twenty years old and requested concise smart conditions. It was also commented that the approval of the application would be protecting a business, which was creating three jobs. It was considered that the additional vehicle movement through the village would not be detrimental.

AGREED (with 11 votes For and 1 vote Against) that full planning permission be approved, subject to the conditions contained within the report.

90 APPEALS LODGED

AGREED that the report be noted.

91 APPEALS DETERMINED

AGREED that the report be noted.

92 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 July to September 2023. In order for the latest quarter's performance to be understood in context, in some areas data going back to July 2021 was provided. The performance of the Planning Enforcement team was provided as a separate report.

AGREED that the report be noted.

93 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 had been resolved, both through negotiation and via the service of notices and provided detailed and

explanations of notices that had been issued during the period covered 1 July 2023 – 30 September 2023.

AGREED that the contents of the report and the ongoing work of the planning enforcement team be noted.

Meeting closed at 5.15 pm.

Chair