

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, 6 June 2024 at 4.00 pm.

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

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

APOLOGIES FOR ABSENCE: Councillor C Brooks, Councillor S Saddington, Councillor T Smith, Councillor M Spoors and Councillor L Tift

6 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.

7 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

The Chair advised the Committee 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.

8 MINUTES OF THE MEETING HELD ON 9 MAY 2024

AGREED that the minutes of the meeting held on 9 May 2024 were approved as a correct record and signed by the Chair.

9 FORMER ALLOTMENTS, BARNBY ROAD, NEWARK - 23/01514/OUTM (MAJOR)

The Committee considered the report of the Business Manager – Planning Development, which sought a proposed residential development of nine units.

Members considered the presentation from the Assistant 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 agent with proposed changes to conditions 5, 6, 8, 13, 14, 17, 19.

Councillor L Geary representing Newark Town Council, spoke against the application in accordance with the views of Newark Town Council as contained within the report.

Members considered the application and concern was raised regarding the wildlife on this site that would become displaced and the possible demand for allotments. Other

Members commented that this development was in the sub-regional area of Newark where there should be housing and growth.

AGREED (with 5 votes For, 3 votes Against and 1 Abstention) that Planning Permission be approved subject to the conditions contained within the report, including the amendments to conditions: 5, 6, 8, 13, 14, 17, 19 and the completion of a Section 106 agreement.

10 LAND AT GREENAWAY, ROLLESTON - 24/00402/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the demolition of two bungalows and the erection of five dwellings including parking provision and amenity spaces.

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

A site visit had taken place prior to the commencement of the Planning Committee, for the following two reasons: 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; and there were specific site factors and/or significant policy or precedent implications that needed to be carefully addressed.

Mr C Baillon-Saunders spoke against the application as contained as representations within the report.

Councillor R Steele representing 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 it was commented that discussions regarding the car parking issues had not taken place with Rolleston Parish Council. Concern was raised that two trees would need to be felled to allow this development to take place and there were also issues with pluvial flooding and sewage that had been found on the road and in residents gardens.

Members raised concern regarding the unauthorised car parking on the green area and the problem this would cause through the loss of that car parking area for the users of the village hall. It was suggested that the two spaces at the rear of the village hall could be cleared and used, and the children's play area if tidied could also be utilised. It was noted that the car park discussions related to land outside of the red line. Concern was raised that there was no over-flow car parking and there was no parking on the road. A Member commented that the village hall took three hundred bookings per year and would not want to see those bookings interrupted.

A Member sought clarification regarding the need for this development as there was already three empty properties in Rolleston, one of which had been vacant for some time.

Members commented on the lack of response from Severn Trent and proposed a deferral to allow them to answer the concerns raised regarding the drainage issue. Concern was also raised that the access road was in flood zone 2.

Councillor M Shakeshaft entered the meeting during the Planning Officers presentation and in accordance with the Planning Protocol took no part in the debate or vote.

AGREED (with 9 votes For) that the application be deferred in order for a response to be secured from Severn Trent.

Councillor P Harris and Councillor P Rainbow left the meeting at this point.

11 SHADY OAKS, EAGLE ROAD, SPALFORD - 24/00088/FUL

The Committee considered the report of the Business Manager – Planning Development, which proposed an additional five pitches for gypsy/traveller use.

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

Mr J McArthur, representing Spalford Parish Meeting, spoke against the application in accordance with the views of Spalford Parish Meeting as contained within the report.

Members considered the application, and it was suggested that the item be deferred for a site visit to take place. It was commented that this was one of the most sensitive sites to be reviewed. It was a high-density site and the photographs presented to the Committee did not give the context of the development. This was a hamlet without any services or amenities. It was considered important that the community felt that the Planning Committee had fully considered all the implications.

AGREED (unanimously) that the application be deferred pending a site visit to take place Thursday, 13 June 2024 and the application to be considered at the 13 June 2024 Planning Committee.

12 NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS AND DEVELOPMENT CONSENT ORDERS

The Committee considered the report of the Director – Planning & Growth relating to the proposals for managing the Council's involvement in two Nationally Significant Infrastructure Projects (NSIPs) and provided a summary of the Development Consent Order (DCO) process.

The report related to the two Solar Farm Nationally Significant Infrastructure Projects (NSIPs) known as One Earth Solar Farm (OESF) and Great North Road (GNR) Solar Park. It also sought to set out a protocol that would be used for any subsequent NSIP projects that were proposed in the district.

AGREED (unanimously) that:

- (a) Members of Planning Committee be provided with quarterly updates on the projects (or earlier if required in the opinion of the

Director for Planning & Growth) and the Council's input where there are substantive updates to be reported;

- (b) with the exception of Local Impact Reports, all the Council's representations (to the developers and Secretary of State) will be delegated to the Director for Planning & Growth (who may delegate to authorised officers), in consultation with the Chair and Vice-Chair of Planning Committee; and
- (c) the protocol as enclosed as an Appendix to the report be adopted and that it forms part of the agreed delegation for NSIP projects going forward.

13 NOMINATIONS TO THE PLANNING POLICY BOARD THREE MEMBERS OF THE PLANNING COMMITTEE TO BE NOMINATED TO THE PLANNING POLICY BOARD.

The Committee were asked to nominate three Members of the Planning Committee to sit on the Planning Policy Board.

AGREED (unanimously) that Councillors A Freeman (Chair), D Moore (Vice-Chair) and K Melton be appointed as the Planning Committee representatives on the Planning Policy Board for 2024/25.

14 PERMITTED DEVELOPMENT RIGHTS: IMPLEMENTATION OF VARIOUS AMENDMENTS TO EXISTING CLASSES UNDER SCHEDULE 2 - PART 3, (CLASS MA, CLASS Q, CLASS R: PART 6, CLASSES A AND B)

The Committee considered the report of the Director – Planning & Growth relating to the latest permitted development right.

On the 24 July 2023, the Department for Levelling Up, Housing and Communities commenced a consultation on six proposals concerning amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), as amended. They were:

- a) Changes to certain permitted development rights that allow for the change of use to dwellinghouses.
- b) Changes to certain permitted development rights that allow agricultural diversification and development on agricultural units.
- c) Changes to certain permitted development rights that allow for non-domestic extensions and the erection of new industrial and warehouse buildings.
- d) Changes to the permitted development right that allows for the temporary use of land to allow markets to operate for more days.
- e) Changes to the existing permitted development right that allows for the erection, extension or alteration of schools, colleges, universities, hospitals, and closed prisons to also apply to open prisons.
- f) The application of local design codes to certain permitted development rights.

A paper was presented to Planning Committee on 7 September 2023 setting out the Council's response to that consultation. The Government had issued, on the 13 February, coming into force on the 5 March, a new Statutory Instrument 2024 No. 141 (The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024) setting out permitted development rights relating to a) above.

It had also issued, on the 30 April 2024, coming into force on the 21 May 2024, a further Statutory Instrument 2024 No. 579 The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024 setting out permitted development rights relating to b) above.

The report covered the detailed changes with the Statutory Instruments.

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

15 APPEALS LODGED

AGREED that the report be noted.

16 APPEALS DETERMINED

The Assistant Business Manager - Planning Development informed the Committee that to date the cost element of the Battery Energy Storage System application hearing had not yet been received, the Committee would be informed as soon as that information was known.

The Committee was also informed that the cost award for 11 Station Road, Collingham had been omitted from the Development Management Performance Report presented to the 9 May Planning Committee.

AGREED that the report be noted.

Meeting closed at 6.34 pm.

Chair