

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, 11 July 2024 at 4.00 pm.

PRESENT:

Councillor D Moore (Vice-Chair)

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

ALSO IN

Councillor R Cozens and Councillor J Hall

ATTENDANCE:

APOLOGIES FOR
ABSENCE:

Councillor A Freeman (Chairman), Councillor L Dales and Councillor P Harris

Due to the apology for absence from the Planning Committee Chair, the Planning Committee Vice-Chair acting as Chair for that meeting, asked for nominations for the appointment of Planning Committee Vice-Chair for the duration of the meeting.

AGREED that Councillor L Tift be Planning Committee Vice-Chair for the duration of the meeting.

23 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.

24 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor K Melton declared an other registerable interests for any relevant items, as he was an appointed representative on the Trent Valley Internal Drainage Board.

25 MINUTES OF THE MEETING HELD ON 28 MAY 2024

AGREED that the minutes of the meeting held on 28 May 2024 were approved as a correct record and signed by the Chair.

26 MINUTES OF THE MEETING HELD ON 6 JUNE 2024

AGREED that the minutes of the meeting held on 6 June 2024 were approved as a correct record and signed by the Chair.

27 MINUTES OF THE MEETING HELD ON 19 JUNE 2024

AGREED that the minutes of the meeting held on 19 June 2024 were approved as a correct record and signed by the Chair.

28 FLOWSERVE PUMP DIVISION, HAWTON LANE, BALDERTON, NOTTINGHAMSHIRE, NG24 3BU - 23/01755/RMAM

The Committee considered the report of the Business Manager – Planning Development, which proposed the submission of Reserved Matters (layout, scale, appearance, landscaping) for Phase 2 of 19/00854/OUTM for 309 dwellings including details to discharge Conditions 5, 12, 13, 16, 17, 22 and 24.

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 a local resident.

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.

Councillor J Lee as adjoining Ward Member, spoke against the application.

Mr J Pearce agent, spoke in support of the application.

Members considered the application and concern was raised regarding the potential risk of flooding and the need for an additional attenuation pond given the scale of the development. The cycle track was also discussed and Members disappointment that a connection had not been achieved with Sustrans. The Business Manager – Planning Development explained that the applicant had engaged with the owner of the land but to date no agreement had been achieved.

AGREED (with 7 votes For and 4 votes Against) that Reserved Matters be approved subject to the conditions contained within the report and condition 15 as set out within the Schedule of Communication.

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

The application was withdrawn from the agenda.

30 LAND AT HIGHFIELDS, GONALSTON LANE, EPPERSTONE - 23/02141/FUL

The application was withdrawn from the agenda.

31 KILVINGTON LAKES, KILVINGTON, NEWARK ON TRENT, NG13 9PD - 24/00724/S73M (MAJOR)

The Committee considered the report of the Business Manager – Planning Development, which sought the variation of condition 01 to substitute approved phasing plan drawing and alter development phasing attached to planning permission 19/01097/FULM.

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

Councillor M Fenner representing Alverton and Kilvington Parish Meeting, spoke against the application in accordance with the views of Alverton and Kilvington Parish Meeting as contained within the report.

Members considered the application acceptable.

AGREED (with 9 votes For, 1 vote Against and 1 Abstention) that Planning Permission be approved subject to the conditions contained within the report.

32 FOXGLOVES, MAIN STREET, EDINGLEY - 24/00695/LBC

The Committee considered the report of the Business Manager – Planning Development, which sought the retention of a small open porch.

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

Ms L Young (Freeths LLP) agent for the Applicant, spoke in support of the application.

Members considered the application and the Local Ward Member commented that this was a well-cared for barn. The composite doors had only been replaced as the oak doors had rotted due to the rainwater runoff from the barn roof. The porch had been built to aid the runoff from the roof and protected the side wall. A lot of properties had recently flooded in that area, this property would have suffered from that problem however the porch was sand bagged and provided protection from the flood water. The porch was not visible due to the hedge from the village.

Other Members felt that there was nothing wrong with the proposal other than the application was retrospective and the bricks could have been more in keeping with the barn. It was considered that the porch would preserve the listed building.

Other Members commented that listed buildings were listed for a reason and should not be changed, and the Committee should follow the National Planning Guidance. The bricks were also not in keeping with the barn.

A vote was taken and lost for Refusal with 4 votes For, 6 votes Against and 1 Abstention.

AGREED Proposer Councillor P Rainbow and Seconder Councillor E Oldham (with 6 votes For, 4 votes Against and 1 Abstention) that contrary to Officer recommendation Listed Building Consent be approved.

Reason for approval: Adverse impact on the listed building was considered to be negligible. The applicant was considered to have a clear and convincing justification, and some weight was given to the public benefit of the proposal through the ongoing preservation of the building.

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 | Against |
| K Melton | For |
| D Moore | Against |
| E Oldham | For |
| P Rainbow | For |
| S Saddington | For |
| M Shakeshaft | Abstention |
| T Smith | For |
| L Tift | Against |
| T Wildgust | Against |

33 CAFE AMORE, GREAT NORTH ROAD, CROMWELL, NG23 6JE - 23/01706/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the demolition of the existing vacant restaurant building (former Little Chef) and construction of a Drive-Thru, car parking and landscape.

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

Members considered the application and concern was raised regarding the road layout in terms of safety and that good signage needed to be put in place to prevent any accidents. The Business Manager – Planning Development proposed an amendment to Condition 4 to read “the development shall not be occupied until the signage has been.....”.

Members commented that they were happy with the improvement to a derelict site and the inclusion of EV charging car spaces. Members expressed support for the proposal subject to ensuring appropriate directional signage to protect pedestrians.

AGREED (unanimously) that Planning Permission be approved subject to the conditions contained within the report and the amendment to Condition 4 as detailed above.

Councillor K Melton left the meeting at this point.

34 PLANNING APPLICATION VALIDATION CHECKLIST 2024

The Committee considered the report of the Director – Planning & Growth, which updated Members regarding the Council’s Planning Application Validation Checklist in line with Government guidance and legislation.

This checklist had been prepared to provide guidance to applicants on the information required to be submitted with a planning application in order to assist a timely decision. The previous checklist was adopted in 2021 and since that time there had been a significant number of changes to policy and legislation meaning it was appropriate to review the checklist. The checklist had been out to consultation

between 2 April and 28 May 2024 with 12 responses were received. The checklist was updated, where appropriate, in responses to these comments.

AGREED (unanimously) that:

- (a) the Planning Application Validation Checklists be adopted; and
- (b) the checklist be reviewed every 2 years in accordance with the Development Management Procedure Order.

35 APPEALS LODGED

AGREED that the report be noted.

36 APPEALS DETERMINED

AGREED that the report be noted.

At this point in the meeting, in accordance with Rule 2.7, the Chair indicated that the meeting had been ongoing for three hours and a motion was required to be proposed and seconded to extend the meeting for the duration of one hour.

AGREED (unanimously) that the meeting continue for the duration of one hour.

37 EXCLUSION OF THE PRESS AND PUBLIC

38 APPEAL - 22/02341/OUT

The Committee considered the late exempt report of the Business Manager – Planning Development which sought Member decision whether the Council wanted to defend the appeal which had been accepted by the Planning Inspectorate by way of a hearing for the refused application (against officer recommendation) by Members relating to: 22/02341/OUT – Holly Court Rolleston - Outline application for erection of two detached dwellings and the re-alignment of Rolleston Public Footpath no.5 with all matters reserved except access. The reasons for refusal were contained within the report.

(Summary provided in accordance with Section 100C(2) of the Local Government Act 1972).

Meeting closed at 7.35 pm.

Chair