

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, 13 February 2025 at 4.00 pm.

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

Councillor C Brooks, Councillor L Dales, Councillor S Forde, Councillor K Melton, Councillor E Oldham, Councillor P Rainbow, Councillor M Shakeshaft and Councillor L Tift

ALSO IN ATTENDANCE: Councillor N Allen and Councillor I Brown

APOLOGIES FOR ABSENCE: Councillor A Amer, Councillor P Harris, Councillor S Saddington, Councillor T Smith and Councillor T Wildgust

106 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.

107 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillors L Dales, A Freeman and K Melton declared an other registrable interest for any relevant items, as they were appointed representatives on the Trent Valley Internal Drainage Board.

108 MINUTES OF THE MEETING HELD ON 16 JANUARY 2025

AGREED that the minutes from the meeting held on 16 January 2025 were agreed as a correct record and signed by the Chair.

109 LAND AT YORKE DRIVE AND LINCOLN ROAD PLAYING FIELD, LINCOLN ROAD, NEWARK ON TRENT - 22/01528/RMAM

The Committee considered the report of the Business Manager – Planning Development, which sought reserved matters approval comprising the erection of 207 dwellings including relevant demolition, landscaping and car parking, with new pavilion sports pitches, associated landscaping and associated car parking pursuant to outline planning permission 22/00426/S73M; (redevelopment of parts of the Yorke Drive Estate).

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 Pegasus Group.

Mr C Calvert, agent for the applicant, spoke in support of the application.

Members whilst considering the application sought clarification on the parking arrangement for the leisure facility and whether that was sole use. Clarification was also sought regarding whether the leisure facility was doubling up as a community centre and whether a height barrier was required. The Director for Planning Growth confirmed that the leisure facility would be multi-functional and the car park was for sole use of that facility. The car park barrier needed to be part of the management regime, which could be included in that part of the conditions.

Clarification was sought whether there was any other provision for sport other than football. The Director for Planning Growth confirmed that the cricket pitch had been relocated and Sports England were aware of the pitch provision. The Council had a play pitch strategy and facilities plan and therefore through a Section 106, this could be pursued for further enhancement. It was also confirmed that every dwelling had an electric vehicle charging point and three charging points in the leisure facility car park.

A Member suggested that there was a recreational opportunity around the playing facilities and cycle routes and asked if this could be looked at in greater detail through the active travel plan for cycle routes.

Director for Planning Growth confirmed that there was renewable energy in the new developments. Heat pumps and some solar panels would be installed on suitable roofs within the development.

A Member raised concerns about the loss of trees and sought clarity on tree planting and requested further details regarding the new trees to be planted.

The Director for Planning Growth confirmed the location and type of trees to be planted were detailed on the approved landscape masterplan but generally, trees would be replaced on (at least) a two for one basis.

AGREED (unanimously) that Planning Permission be approved subject to the conditions contained within the report and the amendment to the conditions as detailed in the schedule of communication, including the inclusion of a car parking barrier at the leisure facility, in the management and maintenance regime.

110 OLLERTON HALL, MAIN STREET, OLLERTON - 25/00048/S73

The Committee considered the report of the Business Manager – Planning Development, which sought a variation of Condition 18 (approved plans) attached to planning permission 22/00852/FUL for change of use and conversion of the hall to new residential apartments with new bin and cycle store. The quantum of residential units would change from eight to ten.

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 Case Officer and Ollerton and Boughton Town Council. An amendment to the lime pointing condition was proposed to change it from a pre-commencement condition.

The Business Manager – Planning Development discussed the poor condition of the building and some of the significant structural works required to make the building secure. Consideration was given to the need to make pragmatic changes to the building to ensure its long-term preservation. The Business Manager – Planning Development advised that the changes to the apartments were fairly minor and did not harm the significance of the listed building.

Members considered the application and welcomed the proposed amendments. It was felt that the changes within the building reflected the history of the building, the area and the community. The addition of two further flats was considered acceptable.

In answer to a Member question regarding the maintenance of the grounds, the Business Manager – Planning Development confirmed that the owner would retain ownership of the building and maintain the grounds. There was also a mechanism to maintain a space through a maintenance service charge. He confirmed that the Partner had always been sensitive to the maintenance of the grounds and the Council had ways to address those concerns.

AGREED (unanimously) that Planning Permission be approved subject to the conditions contained within the report and the amendment to Condition 06 as detailed in the schedule of communication.

Councillor E Oldham left the meeting at this point.

111 GREAT NORTH ROAD SOLAR PARK - UPDATE REPORT

The Committee considered the report of the Business Manager – Planning Development, which provided an update on the current statutory consultation for the GNR NSIP Project, which remained at the pre-application stage, but for which the applicant was currently undertaking their statutory consultation for the project. The statutory consultation period for the GNR project commenced on the 9 January and ran until the 20 February 2025. Further information on the applicant's consultation was provided in the report.

Members were asked to highlight any key areas of concern, to be considered by officers in formulating the Council's formal response to the statutory consultation. This could be done in the meeting or after the meeting until close of business, 14 February 2025.

The following comments were raised:

Cumulative impact and agricultural land, tying up prime agricultural land was of real concern in a rural community. The district was a hub magnet for this, and residents had problems with this, irrespective of this being renewable energy.

Concern was raised that the district was acting in a national capacity for energy supply. The whole country would benefit from this, which was considered like the past with coal. It was questioned what the actual benefit was for the district in relation to the huge loss of amenity. It was felt that the district needed huge investment to improve its water structure, this could be achieved through long term investment to bring the drainage and sewage works back to standard.

The Planning Committee Chair asked for the Council's formal response to be forwarded to him and the Planning Committee Vice-Chair for final sign off.

AGREED that:

- (a) the report be noted;
- (b) the Council's formal response be forwarded to the Planning Committee Chair and Vice-Chair for final sign off.

112 APPEALS LODGED

The Business Manager – Planning Development informed the Committee that the address was not included in the report for enforcement reference: 23/00013/ENFNOT, the address was confirmed as Yew Tree Way, Coddington.

AGREED that the report be noted.

113 APPEALS DETERMINED

AGREED that the report be noted.

114 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 third 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 October 2024 – 31 December 2024.

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

Meeting closed at 6.13 pm.

Chair