

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 March 2025 at 4.00 pm.

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

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

APOLOGIES FOR Councillor S Saddington  
ABSENCE:

115 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.

116 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.

117 MINUTES OF THE MEETING HELD ON 13 FEBRUARY 2025

AGREED that the minutes from the meeting held on 13 February 2025 were agreed as a correct record and signed by the Chair.

118 CLIPSTONE HOLDING CENTRE, MANSFIELD ROAD, CLIPSTONE - 24/01714/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of buildings for industrial purposes following demolition with associated landscaping, car and cycle parking, pedestrian and vehicular accesses.

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 Natural England and the Agent, including updated plans.

A letter from Nottinghamshire County Council was circulated to the Planning Committee Members and an adjournment of five minutes was taken to read the letter. The motion to adjourn for five minutes was moved by Councillor Dales and seconded by Councillor Moore. There was no material planning matters raised in the

letter, which affected the nature of the report.

The letter confirmed that the Highway Authority accepted in-principle the site access and on-site layout details shown on drawing number 102-450/(P)102B. Further details on the Travel plan (TP) were presented in the letter. The Highway Authority also made recommendations that a number of conditions, informatives and obligations be included in the Planning Committee report which were detailed in the letter. It was confirmed in the letter that subject to the inclusion of a construction management condition (suggested wording set out in the letter), approval of the travel plan condition included in the committee report and agreement on planning obligations (contributions towards travel plan monitoring and bus stop improvements), the Highways Authority had no objection to the planning application. The Business Manager advised that should Members be minded to approve, the decision should include a condition for the construction management plan and a condition ensuring agreement on the planning obligations.

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

Members whilst considering the application welcomed the regeneration of the area and the job opportunities this would create. The planting as detailed in the report appeared to be complementary and a lot of trees had also been retained. The permeable car parking surface was also complemented alongside many positive environmental design features.

AGREED (unanimously) that:

- (a) planning permission be approved subject to the conditions contained within the report;
- (b) the additional conditions as detailed in the late schedule of communication circulated to Members at the start of the meeting concerning the Construction Management Plan, the wording to be delegated to the Business Manager – Planning Development; and
- (c) an additional condition requiring a S106 agreement to be entered into, the wording to be delegated to the Business Manager – Planning Development.

Councillor P Rainbow left the meeting at this point.

119 REVIEW AND UPDATE OF THE PROTOCOL FOR PLANNING COMMITTEE AND PLANNING SCHEME OF DELEGATION

The Committee considered the report of the Business Manager – Planning Development and Principal Legal Officer – Commercial, which suggested amendments to the Protocol for Planning Committee and Planning Scheme of Delegation.

The Principal Legal Officer confirmed that there were a couple of typographical errors in the first paragraph of the report. The sentence should read: The last full review was undertaken in 2023-2024 and changes adopted on 8 April 2024.

A Planning Committee Member workshop was held on the 4 February 2025 to review and discuss the Protocol and Scheme. It was broadly agreed that the arrangements were working well, but some clarity was sought around the referral provisions within the Protocol. Key observations were detailed within the report. The suggested amended Scheme of Delegation and Planning Protocol were attached as appendices to the report.

AGREED (unanimously) that:

- (a) the amendments to the Protocol for Planning Committee and Scheme of Delegation be approved; and
- (b) confers delegated authority to officers to format, update and publish the amended Protocol for Planning Committee and Planning Scheme of Delegation.

120 APPEALS LODGED

AGREED that the report be noted.

121 APPEALS DETERMINED

AGREED that the report be noted.

122 DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

The Committee considered the report of the Director for Planning & Growth relating to the performance of the Planning Development Business Unit over the three-month period October to December 2024 (Quarter 3). Performance had continued to be met and exceeded, despite challenges within and without the organisation.

The Planning Department undertook a range of activities including the processing of planning applications and associated appeals, planning enforcement, conservation and listed building advice, tree applications, pre-application advice as well as other service areas including land charges, street naming and numbering and management of the building control service for the Council. The report related to the planning functions of the service area.

The Planning Committee Chair thanked the Business Manager – Planning Development and the Development Control team for their work.

AGREED that the report be noted.

Meeting closed at 5.39 pm.

Chair