

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, 4 September 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 P Harris, Councillor K Melton, Councillor P Rainbow, Councillor M Shakeshaft, Councillor L Tift and Councillor T Wildgust

ALSO IN ATTENDANCE: Councillor N Allen and Councillor R Jackson

APOLOGIES FOR ABSENCE: Councillor S Saddington and Councillor T Smith

42 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.

43 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.

44 MINUTES OF THE MEETING HELD ON 7 AUGUST 2025

AGREED that the minutes from the meeting held on 7 August 2025 were agreed as a correct record and signed by the Chair.

45 LAND AT GODFREY DRIVE, WINTHORPE - 23/02281/OUTM

The Committee considered the report of the Business Manager – Planning Development, which sought outline planning permission (all matters reserved) for up to 41,806sqm of employment land (use class B2, B8 and E(g) (i), (ii) and (iii) with associated internal access roads, landscaping and drainage. Diversion of existing footpath and creation of new access into Newark Showground.

Members visited the site in December 2024 in advance of the Committee determining Phase 1 at Overfield Park (ref 23/01283/OUTM).

Mr R Jays, the agent, spoke in support of the application.

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

Members considered the application and felt that there was no objection in principle with the proposal. Members discussed the impact of employment proposals cumulatively in the A17 corridor and the complexity of the highway network. The potential A46 road improvements being considered by government was also discussed alongside the setting of Winthorpe Conservation Area. Members raised the importance of considering landscaping, boundary treatments, highway issues, noise and lighting in this location. The Parish Council had raised concern regarding pedestrian access across the A46 and how the footway would be constructed. A Member also raised concern that the active travel arrangements was not clear whether the footpath and cycle way would be accessible without going on the road, and assurance was requested that cycle and pathways would be available to this site. Renewable energy was suggested using wind power or solar panels on the roofs. Bus links were also encouraged as there would be a demand for this service from the two train stations. Members recognised that the technical details would be resolved at reserved matters stage.

AGREED (unanimously) that Planning Permission be approved subject to the conditions contained in the report.

46 LAND AT FERNWOOD SOUTH, CLAYPOLE LANE, FERNWOOD - 24/01672/RMAM

The Committee considered the report of the Business Manager – Planning Development, which sought a reserved matters application relating to appearance, landscaping, layout and scale for 430 dwellings with associated wider infrastructure including SUDs, public open space including play area, sports pitches with changing facilities and allotments, in relation to Phase 1a of outline permission 16/00506/OUTM.

Councillor N Mison, Fernwood Parish Council, spoke against the application.

Mr R Steel, the applicant, spoke in support of the application.

Councillor N Allen, Local Ward Member, spoke against the application.

Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development. The context of the section 106 agreed at outline was discussed in detail, including the basis for the affordable housing contribution.

Members considered the application and some were concerned regarding the sports fields, pavilion and allotments being in flood zone 3A, whilst other Members considered that acceptable as the land could not be used for housing. It was suggested that the pavilion could be built on stilts to prevent damage in the event of flooding. The inclusion of cycle ways was also considered important. Concerns were raised about the proposed mix of housing and the lack of bungalows, although it was recognised that this part of the wider masterplan would be denser with the opportunity for bungalows in later phases. One Member felt that the proposed house designs were poor and unacceptable, another Member commented that design was a personal thing and building companies had a difficult task predicting housing prices.

AGREED (with 5 votes For, 5 votes Against and 1 Abstention, the Chair used his casting vote in support of the application) that Planning Permission be approved subject to the conditions contained in the report.

Councillor M Shakeshaft left the meeting at this point.

47 WEST VIEW FARM HOUSE, COLLINGHAM ROAD, BESTHORPE, NEWARK ON TRENT, NG23 7HP - 25/00707/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought the removal of a portal frame building and demolition of a brick barn and the extension to a barn conversion and three new dwellings.

A site visit had taken place previously for the reason 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.

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

Members considered the application acceptable. A Member encouraged the use of solar panels on the buildings and a discussion was had on the challenge of incorporating environmental features in the historic environment. Members highlighted the positive aspects of retaining historic buildings and that there did not appear to be any merit in the barns to be removed.

AGREED (unanimously) that Planning Permission be approved subject to the conditions contained in the report.

48 APPEALS LODGED

AGREED that the report be noted.

49 APPEALS DETERMINED

AGREED that the report be noted.

Meeting closed at 6.36 pm.

Chair