

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, 2 October 2025 at 4.00 pm.

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

Councillor C Brooks, Councillor S Forde, Councillor K Melton, Councillor P Rainbow, Councillor S Saddington, Councillor M Shakeshaft, Councillor L Tift and Councillor T Wildgust

APOLOGIES FOR ABSENCE: Councillor L Dales, Councillor P Harris and Councillor T Smith

50 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.

51 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillors 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.

52 MINUTES OF THE MEETING HELD ON 4 SEPTEMBER 2025

AGREED that the minutes from the meeting held on 4 September 2025 were agreed as a correct record and signed by the Chair.

The Chair and Vice-Chair referred to vote counting when the Chair has the casting vote, as when live streaming not all hands are visible. The Chair therefore asked the Committee when voting by a show of hands to hold them up for longer until all counted.

53 PHASE 6A/7 THORESBY VALE, DEVELOPMENT, FORMER THORESBY COLLIERY, OLLERTON ROAD, EDWINSTOWE, NG21 9PS - 24/00289/OUTM (MAJOR AND EIA DEVELOPMENT)

The Committee considered the report of the Business Manager for Planning Development, which was an outline application for the erection of up to 190 dwellings, including public open space, landscaping, drainage and associated infrastructure with all matters reserved except access.

A site visit had taken place earlier in the day of the Planning Committee.

Mr Lewis-Roberts, the agent spoke in support of the application.

Members considered the presentation from the Senior Planning Development Officer,

which included photographs and plans of the proposed development.

The impact of additional housing on Edwinstowe was discussed. One Member explained that the master developer Harworth Estates had been very good at engaging and communicating with the local community. Members discussed a number of issues, including street trees, the possibility of an NHS clinic on site, social housing and the desirability of solar panels on housing development. The importance of ground nesting nightjar and woodlarks was also discussed. Questions were raised about highway elements, bus routes, cycle routes and active travel, and the secondary school bus service.

AGREED (unanimously) to grant Planning Permission subject to conditions and legal agreement.

54 LAND OFF ST MICHAELS CLOSE, HALAM - 25/01319/PIP

The Committee considered the report of the Business Manager for Planning Development, which was an application for permission in principle for residential development of four to nine dwellings.

A site visit had taken place earlier in the day of the Planning Committee.

Mr Paris from the Parish Council and Mr Croxton a member of the public both spoke against the application.

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

The Committee recognised the specific range of matters that could be considered in the PIP application, being limited to the consideration of the site location, proposed land use and quantum of houses. Members recognised that the Council has no 5 year housing land supply. Nevertheless, Members raised concerns with the open countryside location and lack of local facilities. Concerns were raised about walking to Southwell. There was acknowledgement of local community concerns and potential highway matters that might be difficult to resolve at technical matters stage. Concern about backland development was discussed, as well as a perception that the proposed number of houses was not proportionate to the modest scale of Halam.

A vote was taken and lost for approval with 2 votes For and 8 votes Against.

The motion to Refuse planning permission was moved by Councillor Freeman and Seconded by Councillor Rainbow.

AGREED (with 8 votes For and 2 votes Against) that:

- (a) contrary to Officer recommendation, Planning Permission be refused notwithstanding the Council's lack of 5 year housing land supply on the basis of conflict with Policy DM8, open countryside location, backland development and disproportionate number of houses.

- (b) the wording for refusal be delegated to the Business Manager for Planning Development.

In accordance with paragraph 18.5 of the Planning Protocol, as the motion was against Officer recommendation, a recorded vote was taken.

Councillor	Vote
C Brooks	Against
S Forde	Against
A Freeman	For
K Melton	For
D Moore	For
P Rainbow	For
S Saddington	For
M Shakeshaft	For
L Tift	For
T Wildgust	For

55 LAND AT WILLOUGHBY FARM, CARLTON LANE, NORWELL - 25/00107/FUL

The Committee considered the report of the Business Manager for Planning Development, which sought Change of Use of Farm Yard to Residential; Demolition of Modern Farm Buildings; and Erection of Five Dwellings, Together with Associated Infrastructure and Erection of Detached Garage; Siting of Community Ground Mounted Photovoltaic Panels.

A site visit had taken place earlier in the day of the Planning Committee.

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

Members discussed the planning history of the site and the overall planning merits of the proposal. Members discussed a range of issues including impact on the character of the area and highways. The benefits of high levels of building insulation were raised. Questions were asked regarding the schemes compliance with policy DM8, and the number of houses proposed in the context of the lack of a 5 year housing land supply and the established fallback position.

AGREED (unanimously) to Grant Planning Permission subject to conditions (including condition 6) and legal agreement.

56 TAMBO LOUNGE, THE BUTTERMARKET, 27 MIDDLE GATE, NEWARK ON TRENT, NG24 1AL - 25/01173/LBC

The Committee considered the report of the Business Manager for Planning Development, for flat roof replacement works and 2no. new rainwater pipes installation.

The application was referred for determination as the property is in the Newark & Sherwood District Council ownership.

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

The complexity of the building range at the back of the Town Hall was discussed and the limited special interest of the flat roof to be repaired. Members queried whether solar panels or a roof top terrace had been considered in this location. The benefits of improved rainwater management was discussed.

AGREED (unanimously) for approval.

57 APPEALS LODGED

AGREED that the report be noted.

58 APPEALS DETERMINED

AGREED that the report be noted.

59 EXCLUSION OF THE PRESS AND PUBLIC

AGREED (unanimously) that, under section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraphs 3 and 5 of part 1 of Schedule 12A of the Act.

60 LAND NORTH OF MAIN ROAD, KELHAM, NOTTINGHAMSHIRE, NG23 5QY - 23/01837/FULM

The Planning Committee considered the exempt Land North of Main Road, Kelham, Nottinghamshire, NG23 5QY - 23/01837/FULM as an update on the Council's case for the forthcoming appeal inquiry (ref APP/B3030/W/25/3364181). This information was noted and Officers advised that Members would be kept updated on all aspects of the Appeal.

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.

Meeting closed at 7.17 pm.

Chair