

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 December 2025 at 4.00 pm.

PRESENT: Councillor D Moore (Vice-Chair)

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

APOLOGIES FOR ABSENCE: Councillor A Freeman (Chair), Councillor P Harris and Councillor T Wildgust

73 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.

74 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor L Dales declared an other registerable interest for any relevant items as an appointed representative on the Tent Valley Internal Drainage Board.

Councillor K Melton declared a registerable interest in Agenda Item No. 9 – Great North Road Solar Farm – Local Impact Report, as a resident of Staythorpe.

Councillor S Saddington declared a registerable interest in Agenda Item No. 9 – Great North Road Solar Farm – Local Impact Report, as a resident of North Muskham.

75 MINUTES OF THE MEETING HELD ON 13 NOVEMBER 2025

Subject to the following amendment, the minutes from the meeting held on 13 November 2025 were agreed as a correct record and signed by the Chair.

Minute No. 64 – Land to the South East of Bullpit Road, Balderton, Newark (25/00805/FULM)

Paragraph commencing: The Senior Planning Officer confirmed in response etc.

Delete the figure 16 in relation to the number of Winthorpe pitches  
Insert the figure 6 in relation to the number Winthorpe pitches

*Councillor T Smith joined the meeting part way through the following item and therefore did not take part in the debate or vote.*

The Committee considered the report of the Business Manager - Planning Development which sought the development of the site for distribution uses (Use Class B8) including ancillary offices and associated works including access, car parking and landscaping.

A site visit had taken place prior to the commencement of the Planning Committee for Members, for the following reasons:

- (i) There are particular site factors which are 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; and
- (ii) There are specific site factors and/or significant policy or precedent implications that need to be carefully addressed.

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

Councillor M Ayers, Coddington Parish Council, spoke against the application.

Councillor L Geary, Newark Town Council, spoke in support of the application.

Mr. R. Twigg, the Agent, spoke in support of the application.

Members considered the application with the adjacent Ward Member commenting as to whether there would be cumulative impact in relation to noise and lighting from Phase 1 of the development. She added that she welcomed the employment opportunities but had concerns regarding the ability to travel to the site, noting that there was no footpath from Coddington or Winthorpe. She also raised concerns about the impact should the development of this site coincide with that of the dualling of the A46.

In acknowledging the employment opportunities at the site, a Member noted that the majority of these might be for low-skilled workers and queried whether the developer would give consideration to upskilling their workforce. He added that it was a suitable location for solar panels due to the large roof area of the development.

Members debated a number of issues, including the potential scale and appearance of the new buildings, the relevance of the appeal decision from the adjacent unit and the benefits of the BNG offer.

In response to the issue of the lack of a direct footpath link to the site from Winthorpe again being raised, the Business Manager – Planning Development referred Members to paragraph 7.107 of the report, which detailed the revised Illustrative Landscape Masterplan (Rev 02) which included a link to the A1 underpass which would allow an access point to the site, if required.

AGREED (unanimously) that planning permission be approved, subject to conditions in the report and the S106 Agreement.

*Councillor S Saddington joined the meeting part way through the following item and therefore did not participate in the debate or vote.*

77 PLAYING FIELD, CROMPTON ROAD, BILSTHORPE, NG22 8PS - 25/00409/FUL

The Committee considered the report of the Business Manager – Planning Development which sought the construction of a new parish hall, new multi-use games area outdoor court, new phased playground, bin and bicycle store and new car park.

A site visit had taken place prior to the commencement of the Planning Committee for Members for the following reason:

- i) There are particular site factors which are 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.

A Schedule of Communication was circulated prior to the meeting which detailed correspondence received following publication of the agenda from the following: Mrs A Wood.

Councillor R Holloway, Bilsthorpe Parish Councillor and District Ward Member spoke in support of the application.

Members considered the application and welcomed the proposed development. Comment was made in relation to the consultation response from Nottinghamshire County Council (Highways) and the request for a distinct and segregated route for pedestrians to the site from Crompton Road (Condition 12). In response, Officers advised that it would be for Members to consider whether such a condition would be reasonable and necessary to make the proposal acceptable. Members concluded that it would be better to amend condition 12 to enable a scheme of improvements to the pedestrian area be considered rather than imposing a footpath.

AGREED (unanimously) that:

- a) planning permission be approved, subject to the conditions detailed in Section 10.0 of the report and the signing of a Unilateral Undertaking to secure a fee for monitoring of on-site Biodiversity Net Gain; and
- b) delegated authority be given to the Business Manager – Planning Development, in consultation with the Chair and Vice-Chair of the Planning Committee to amend Condition No. 12.

The Committee considered the report of the Business Manager – Planning Development which sought the proposed development of nine detached dwellings along with associated garages, access road and landscaping.

A site visit had taken place prior to the commencement of the Planning Committee for the following reason:

There are particular site factors which are 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. The proposal is particularly contentious, and the aspects being raised can only be viewed on site.

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 following: Zoe Henry.

Mrs D Tinklin, a member of the public, spoke against the application.

Councillor T Duffy, Blidworth Parish Council, spoke against the application.

Mr. L. Evans, the applicant, spoke in support of the application.

In considering the application, the local Ward Member commented that he welcomed the design of the development but that the proposed location was inappropriate. He stated that this was due to poor access to the site, existing issues with traffic and surface water flooding of No. 7 Cottage Close. He added that his main concern was one of highway safety, irrespective of Nottinghamshire County Council (Highways) revised consultation response.

Members expressed differing views on the proposed development with issues and concerns being raised in relation to the topography of the site, access to the site and the potential for increased flooding. The design of house types, garage and parking arrangement and the contribution of the site to the conservation area were discussed in detail. The importance of the stone wall on the main road was also discussed.

In considering the debate, Officers advised Members that given the concerns raised, they may wish to consider deferring the application to allow for further consultations in relation to the issue of surface water flooding at no 7 to be undertaken.

AGREED (with 9 votes for and 1 against) that the application be deferred in order to allow further consultation on surface water flooding to be undertaken.

*Councillor T Smith left the meeting at the end of the previous item.*

79 FORMER THORESBY COLLIERY, OLLERTON ROAD, EDWINSTOWE, NOTTINGHAMSHIRE, NG21 9PS - 25/00971/VAR106

The Committee considered the report of the Business Manager – Planning Development which sought a Deed of Variation to the Section 106 Agreement to remove occupation restrictions associated with the Ollerton roundabout works attached to Planning Permission 16/02173/OUTM.

Members considered the presentation from the Senior Planner – Planning Development which included plans of the development site.

A Schedule of Communication was circulated prior to the meeting which detailed correspondence received following publication of the agenda from the following: Nottinghamshire County Council.

Members considered the application with the local Ward Member noting the delays in relation to the Ollerton Roundabout improvement works and the effect this had had on the applicant's development.

AGREED (unanimously) that the application to the Deed of Variation to the Section 106 Agreement to remove occupation restrictions associated with the Ollerton Roundabout Works attached to Planning Permission 16/02173/OUTM be approved.

80 GREAT NORTH ROAD SOLAR FARM - LOCAL IMPACT REPORT (LIR)

The Committee considered the report of the Business Manager – Planning Development which presented the Local Impact Report (LIR) in relation to the Great North Road Solar Farm for Members approval.

Members considered the presentation from the Planner Major Projects - Planning Development, which included a site wide plan of the development area.

A Schedule of Communication was circulated prior to the meeting which detailed correspondence received following publication of the agenda from the following: Simon Betts, Case Officer, NSDC.

Members considered the covering report and the LIR with comment being made as to the loss of rich agricultural land within the district. Further comment was made as to the manufacture of the solar panels taking place overseas in China and being shipped to the UK being at odds with the purpose of solar panel farms which was to assist with mitigating the impact of climate change. Comment was also made that the companies involved in the development of solar panels had reserved space on the national grid in previous years in anticipation of future applications for solar farms coming forward. Whilst acknowledging the need for green energy, it was suggested that solar panels be sites in alternative locations before being used on agriculture land.

In acknowledging the need for sustainable energy, a Member noted that the Planning Committee's role was as consultee of the LIR. He suggested that every effort be made

to ensure that any benefits and compensation from the siting of the solar farm in the district be awarded to residents affected. He further suggested that local residents be informed that the Council had no influence on this development as it was not a Planning Authority decision. In response to comments regarding compensation, Officers advised that the Council could not compel the developers to award any compensatory payments.

AGREED (unanimously) that the draft LIR be approved to enable its release to the Examining Authority by Deadline One.

*Having declared registerable interests in this item, Councillors Melton and Saddington did not take part in the vote.*

*During the debate of this item, the Chair indicated that the meeting duration had expired therefore a motion was moved by the Chair and seconded by Councillor Dales to continue the meeting. A motion was voted on with unanimous agreement to continue for a further hour.*

#### 81 WILDLIFE FEATURES AS PART OF NEW DEVELOPMENT GUIDANCE NOTE

The Committee considered the report of the Business Manager – Planning Policy & Infrastructure which sought to inform Members of the publication of a Guidance Note to encourage wildlife features as part of new development.

The report set out that following the agreed Motion to Council on 15 July 2025 in relation to the ongoing decline in swift and other cavity-nesting birds across the UK and how developers could be encouraged to install swift bricks in all suitable new residential developments, the Planning Policy team together with the Biodiversity and Ecology teams had developed a Guidance Note in relation to Wildlife Features as part of new development.

AGREED (unanimously) that the production and publication of the Guidance Note be noted.

#### 82 APPEALS LODGED

AGREED that the report be noted.

#### 83 APPEALS DETERMINED

AGREED that the report be noted.

Meeting closed at 7.17 pm.

Chair