

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of the **PLANNING COMMITTEE** held in the Civic Suite, Castle House, Newark on Tuesday, 6 February 2018 at 4.00pm.

PRESENT: Councillor D.R. Payne (Chairman)  
Councillor G.P. Handley (Vice-Chairman)

Councillors: Mrs K. Arnold, R.V. Blaney, Mrs A.C. Brooks, R.A. Crowe, Mrs M. Dobson, J.D. Lee, Mrs P.J. Rainbow, Mrs S.E. Saddington, Mrs L.M.J. Tift, I. Walker and B. Wells

187. APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors N.B. Mison and Mrs Y. Woodhead.

188. DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

<u>Officer</u>	<u>Agenda Item</u>
Business Manager - Growth & Regeneration	Agenda Item 9 – Land at William Hall Way, Fernwood (17/02141/FUL) Personal Interest as the Applicant was a friend of the family.

189. DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

The Chairman informed the Committee that the Council was undertaking an audio recording of the meeting.

190. MINUTES OF THE MEETING HELD ON 16 JANUARY 2018

AGREED that the minutes of the meeting held on 16 January 2018 be approved as a correct record and signed by the Chairman.

191. LAND OFF SANDHILLS SCONCE, TOLNEY LANE, NEWARK (17/00954/FUL)

The Committee considered the report of the Deputy Chief Executive, which sought to remove part of Condition one attached to planning permission 12/00562/FUL for the change of use to the gypsy and traveller residential caravan site, to allow the use to be permanent.

A schedule of communication was tabled at the meeting, which detailed correspondence received after the agenda was published from the agent.

Councillor A.C. Roberts, representing Newark Town Council spoke against the application in accordance with the views of Newark Town Council as contained within the report.

Members considered the application and referred to the Gypsy and Traveller accommodation discussions that took place at the Plan Review Examination In Public which had taken place the previous week. The position on need and supply would be clarified in the coming months when the position of the GTAA was clarified. The Planning Inspector following a previous hearing regarding this site had reported that they could not justify permanent planning permission and as nothing had changed regarding the flood risk and as there was still some eight months to run on the existing temporary permission it was considered that permanent permission should not be granted.

Some Members commented that Tolney Lane was where the Gypsy/Travelling Community wanted to settle and the Authority should help to resolve the flooding issue on Tolney Lane.

AGREED (with 8 votes for and 5 votes against) that contrary to Officer recommendation planning permission for a temporary basis for a further three years be refused for the following reasons:

- (i) the development was in a flood plain and was at risk of flooding being mindful that on this basis the Planning Inspector on appeal could not justify a permanent permission on this site.

In accordance with paragraph 12.5 of the Planning Protocol, as the motion was against Officer recommendation, a recorded vote was taken.

<b>Councillor</b>	<b>Vote</b>
Mrs K. Arnold	For
R.V. Blaney	For
Mrs A.C. Brooks	For
R.A. Crowe	For
Mrs M. Dobson	Against
G.P. Handley	For
J. Lee	Against
N. Mison	Absent
D.R. Payne	Against
Mrs P. Rainbow	Against
Mrs S.E. Saddington	For
Mrs L.M.J. Tift	For
I. Walker	Against
B. Wells	For
Mrs Y. Woodhead	Absent

192. OLD MANOR FARM, MAIN STREET, FARNSFIELD (17/02135/FUL)

The Committee considered the report of the Deputy Chief Executive, following a site visit prior to the meeting, which sought full planning permission for a proposed residential development of four new dwellings for the over 55's market. This application also included the change of use of the Grade II listed Threshing Barn, (from an annex for the farmhouse to an independent dwelling). The rear barn, which is currently used for storage, was proposed to be converted into an annex to the Threshing Barn dwelling.

A schedule of communication was tabled at the meeting, which detailed correspondence received after the agenda was published from a neighbouring party.

Councillor Mrs L Shelby, representing Farnsfield Parish Council spoke against the application in accordance with the views of Farnsfield Parish Council as contained within the report.

Councillor B Laughton, adjoining Ward Member for Southwell, spoke against the application and stated that there had been ninety eight letters of objection and only two letters of support for this development. The application was contrary to the Neighbourhood Plan. One of the local residents had flooded on two occasions with sewage, which was considered a significant problem within Farnsfield. There were also issues with the school catchment area. Existing traffic issues and the relationship with the proposed access was considered extremely dangerous and on street car parking also exacerbated the traffic problem. The access from the front of the development would ruin the vista of Old Manor Farm and was against Core Policy 14 – Historic Environment. The site would set a precedent regarding back land development. The removal of the trees was not acceptable and contributed to the whole ambience in that area. Councillor Laughton supported Farnsfield Parish Council in their objection to the application, which had been a unanimous decision.

Members considered the application and felt that there was already a traffic problem within Farnsfield and the access/egress to this site was horrendous. Notwithstanding this Members noted the Highway Authority was not objecting to the proposals. The Threshing Barn and Annex was questioned, the annex being larger than a large house. The over 55's age category was discussed and it was felt that the age of 55 was not old and Members could not see the benefit of semi-detached properties for that age category. The loss of trees would be detrimental to the environment and there was too much back land development for the site. The impact from this development on the neighbouring property 'Fielding' was considered too detrimental.

AGREED (with 12 votes for and 1 abstention) that contrary to Officer recommendation full planning permission be refused for the following reasons:

- (i) over intensive back land development which harms the character and appearance of the Conservation area and impacts on the amenity of surrounding properties;
- (ii) impact of the removal of trees on the character of the Conservation Area; and
- (iii) contrary to the Development Plan policies including policies within the Farnsfield Neighbourhood Plan.

In accordance with paragraph 12.5 of the Planning Protocol, as the motion was against Officer recommendation, a recorded vote was taken.

<b>Councillor</b>	<b>Vote</b>
Mrs K. Arnold	For
R.V. Blaney	For
Mrs A.C. Brooks	For

R.A. Crowe	For
Mrs M. Dobson	For
G.P. Handley	For
J. Lee	For
N. Mison	Absent
D.R. Payne	Abstention
Mrs P. Rainbow	For
Mrs S.E. Saddington	For
Mrs L.M.J. Tift	For
I. Walker	For
B. Wells	For
Mrs Y. Woodhead	Absent

193. FORMER GARAGE SITE AT THORPE CLOSE, CODDINGTON (17/02294/FUL)

The Committee considered the report of the Deputy Chief Executive, following a site visit prior to the meeting, which sought the demolition of the existing garages and the development of three, two bed dwellings and one, one bed dwelling.

A schedule of communication was tabled at the meeting, which detailed correspondence received after the agenda was published from the Parish Council; Applicant and Planning Case Officer.

Councillor L Cox, representing Coddington Parish Council spoke against the application in accordance with the views of Coddington Parish Council as contained within the schedule of communication which was tabled at the meeting.

Members considered the application and it was commented that there was a major parking issue within this area and the removal of the garages would only exasperate the parking problem. Any increase in on-street parking may put the local bus service at risk as the service was already limited, as the bus had problems negotiating some of the streets due to car parking. It was commented that the bus service was essential for the elderly population that lived in the village. Other Members commented that whilst they understood that the garages were used, they did not know whether they were used for storage or for car parking. The proposed scheme was for much needed bungalows which would also have two allocated car parking spaces and would be affordable accommodation for rent.

A Member commented that there was a low post and rail fence along a piece of open space on Thorpe Close, it was suggested that Newark and Sherwood Homes could be asked to provide that piece of land in order for the road on Thorpe Close to be widened and a parking bay be incorporated along the road. The Member gave an undertaking to work with the Council and Newark and Sherwood Homes to alleviate the car parking problem. He commented on the importance of building homes for people to live in rather than using garages for storage.

A Member felt that this item should be deferred as requested by Coddington Parish Council in order for information regarding the number of garages used for vehicles or storage and where garage occupants lived could be compiled and considered. The removal of the garages could have a large impact on on-street parking within this location.

AGREED (with 7 votes for, 5 votes against and 1 abstention) that the application be deferred until the 6 March 2018 Planning Committee, in order for further information regarding the number of garages used for parking vehicles or storage and where garage occupants lived.

194. THE OLD VICARAGE BOUTIQUE HOTEL, WESTGATE, SOUTHWELL (17/01654/FUL)

The Committee considered the report of the Deputy Chief Executive, which sought full planning permission to vary condition four of the original permission 09/00622/FUL which permitted part of the hotel to be used as a restaurant/coffee shop, formation of parking areas (retrospective), decking area including hot tub (retrospective) and re-roofing of conservatory in slate (re-Submission) to allow sixty covers within the restaurant.

A schedule of communication was tabled at the meeting, which detailed correspondence received after the agenda was published from the applicant's agent.

Members considered the application and the local Ward Members were both in agreement and understood the commercial desire to achieve what was being sought from the planning application to vary condition four. They felt that car parking was adequate and some research had been undertaken by one of the Members regarding the noise nuisance which had clarified that no enforcement action had been taken regarding the noise nuisance complaints. It was also commented that this would encourage tourism in Southwell.

AGREED (unanimously) that full planning permission be granted, subject to the conditions contained within the report.

195. EXCLUSION OF THE PRESS AND PUBLIC

AGREED (unanimously) that under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting during discussion of the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 3 & 5 of Schedule 12A of the Act and that the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

196. LATE ITEM - RESIDENTIAL DEVELOPMENT AT EPPERSTONE MANOR, MAIN STREET, EPPERSTONE

The reason for the late item was due to the time constraints granted to the Acting Chief Executive, which needed to be extended to allow further negotiation prior to the next Committee.

The Committee considered the late item report of the Business Manager Growth & Regeneration, which sought Member consideration regarding the Enforcement Report which was considered at the 5 December 2017 Planning Committee meeting, which granted time limited delegated authority to the Deputy Chief Executive to re-negotiate the terms of previous Section 106 Agreements. That time limited authority expired on the 31 January 2018. Following mediation and a site meeting last week between

officers and Councillor Jackson, as local Member, an acceptable settlement to date appeared likely. Officers therefore sought a further period of time limited authority until 6 March 2018, the day of the next Planning Committee.

(Summary provided in accordance with 100C(2) of the Local Government Act 1972).

197. APPEALS LODGED

AGREED that the report be noted.

198. APPEALS DETERMINED

AGREED that the report be noted.

*(Having declared a Personal Interest on the following Minute, the Business Manager Growth & Regeneration left the meeting at this point).*

199. LAND AT WILLIAM HALL WAY, FERNWOOD (17/02141/FUL)

The Committee considered the report of the Deputy Chief Executive, which sought full planning permission for the construction of a building to house a gym and sports performance centre (D2 use class) including new vehicular access from William Hall Way and associated parking and boundary treatment.

Members considered the application and felt that the proposal was acceptable.

AGREED (unanimously) that full planning permission be approved subject to the conditions contained within the report.

The meeting closed at 6.13pm