

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Planning Committee** held in the Civic Suite, Castle House, Great North Road, Newark, Notts, NG24 1BY on Tuesday, 26 March 2019 at 5.00 pm.

PRESENT:

Councillor P Handley (Vice-Chairman)

Councillor Mrs K Arnold, Councillor R Blaney, Councillor Mrs C Brooks, Councillor B Crowe, Councillor Mrs M Dobson, Councillor J Lee, Councillor Mrs P Rainbow, Councillor F Taylor, Councillor Mrs L Tift, Councillor I Walker and Councillor Mrs Y Woodhead

APOLOGIES FOR ABSENCE: Councillor D Payne (Chairman), Councillor P Duncan (Committee Member) and Councillor B Wells (Committee Member)

In the absence of the Planning Committee Chairman - Councillor D R Payne, Councillor G P Handley chaired the meeting.

221 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor I Walker declared a Personal Interest in agenda Item No. 9a – Land on the South Side of Westfield Lane, Collingham (18/01477/ULM (Major), as he was a member of the Trent Valley Internal Drainage Board.

222 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

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

223 MINUTES OF THE PREVIOUS MEETING

AGREED (unanimously) that the minutes of the meeting held on 5 March 2019 be approved as a correct record and signed by the Chairman.

224 ORDER OF BUSINESS

With the agreement of the Committee, the Chairman changed the order of business and agenda items 9a and 9 were taken after agenda item 5. The agenda resumed its stated order thereafter.

225 NEWARK WORKING MENS CLUB, 13 BEACON HILL ROAD, NEWARK ON TRENT 19/00305/FULM (MAJOR)

The Committee considered the report of the Director of Growth & Regeneration, which sought planning permission to vary condition 16 (to enable the construction of all new build dwellings in one phase) and to vary Condition 8 (relating to the pedestrian access to Lindum Street) attached to planning permission 18/00125/FULM; Proposed conversion of Hatton House (formerly Newark Working Mens Club) Beacon Hill Road Newark, to form 8 apartments. The remainder of the building to be

demolished, to include the erection of 8 new cottages and associated access and landscaping works.

A schedule of communication was tabled at the meeting which detailed correspondence received after the agenda was published from the agent and the resident of 26 Lindum Street, Newark.

Councillor M Skinner representing Newark Town Council spoke against the application in accordance with the views of Newark Town Council as contained within the report.

Councillor Mrs G Dawn representing Bridge Ward spoke against the application on the grounds of lack of privacy for No. 21 Lindum Street, when the gate was being opened/closed. The land leading to the gate was not in ownership of the developer and was sitting on a World War II bunker. There would be extra footfall if the access/egress was allowed from the usage of the gate and residents of the proposed development may park on Lindum Street and walk through. The gate key pad would not prevent this access being used only by residents as it was felt that local people would get to know the code and would use the access as a short cut. Concern was also raised regarding the buildings referred to as cottages as they were considered as large brick buildings, which were not considered in keeping with the area and impacted on the privacy of the rear gardens on Lindum Street.

Members considered the application and it was commented that the reason that Planning Committee was approved was due to the side pedestrian access through the gate, as it was considered dangerous for pedestrians to walk down the narrow access road. Other Members commented that perhaps planning permission should not have been approved given the poor access onto Beacon Hill Road. Lindum Street was a narrow dead end street and a large amount of resident objection had been received, as residents had not been consulted on the original application. It was suggested that the back gate be used for emergency access only and that a key be used instead of a key pad.

The Planning Officer confirmed in respect of the pedestrian link element a consultation had not been undertaken for the original application as the Officer recommendation for that application had been refusal. Consultation had taken place for the subsequent application and site notices had been erected.

AGREED that Planning permission be approved subject to variations as set out as follows:

- (i) (with 9 Votes For, 2 Votes Against and 1 Abstention) that requirement be deleted for condition 8 relating to pedestrian access; and
- (i) (unanimously) that the proposed amendment to condition 16 be accepted in line with the officer recommendation.

In accordance with paragraph 12.5 of the Planning Protocol, as the motion was against Officer recommendation for condition 8, a recorded vote was taken.

Councillor	Vote
Mrs K. Arnold	For
R.V. Blaney	For
Mrs A.C. Brooks	Against
R.A. Crowe	For
Mrs M. Dobson	For
P. Duncan	Absent
G.P. Handley	For
J. Lee	Abstention
D.R. Payne	Apology
Mrs P. Rainbow	For
F. Taylor	Against
Mrs L.M.J. Tift	For
I. Walker	For
B. Wells	Apology
Yvonne Woodhead	For

226 LAND ON THE SOUTH SIDE WESTFIELD LANE, COLLINGHAM 18/01477/FULM (MAJOR)

The Committee considered the report of the Director of Growth & Regeneration, following a site inspection, which sought planning permission for the erection of a Hydropower Electricity Generating Station, supported by energy storage and fish passage in the area of land adjacent to Cromwell Weir on the right bank of the River Trent near Collingham. The purpose of this development is to generate and store renewable electricity and provide improvement to upstream fish and eel passage and biodiversity on the River Trent.

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

Members considered the application and some Members questioned whether the economic benefits had been considered for the anglers and businesses around Collingham. Other Members welcomed the positive impact in energy generation. It was considered that there were other opportunities to fish up and down stream, but limited opportunity to generate electricity other than at the weir.

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

227 WHARF COTTAGE, CARLTON FERRY LANE, COLLINGHAM, NEWARK ON TRENT 19/00304/FUL

The Committee considered the report of the Director of Growth & Regeneration, which sought a resubmitted application to secure permission for the erection of a garage building with a residential annex above.

Councillor Davies representing Collingham Parish Council spoke in support of the application in accordance with the views of Collingham Parish Council.

Members considered the application and it was suggested that the item be deferred to allow further discussions regarding the design of the property given the use need

for an elderly family member.

The Director of Growth & Regeneration confirmed that the Planning Authority was required to be transparent when dealing with applications and he was cautious as to whether any further negotiation with the applicant would provide an acceptable solution in terms of the officer view.

Members further commented that this development was a huge two storey dwelling which could be made to stand alone. It was felt that the application should be more closely associated to the existing dwelling.

A vote was taken and lost to defer the application pending further discussion with the applicant, with 3 votes For and 9 votes Against.

AGREED (with 9 votes For and 3 Votes Against) that full planning permission be refused for the reasons contained within the report.

228 HAZELFORD WEIR, HAZELFORD LOCK, BLEASBY 18/01515/FULM (MAJOR)

The Committee considered the report of the Director of Growth & Regeneration, following a site inspection, which sought planning permission for hydroelectric generation plant and associated infrastructure including Kaplan turbine, adjustable weir crests, new multi-species fish passes, turbine house building, hydraulic channels, screening, crane pad, electrical substation and underground cabling.

The Planning Officer informed Members that a small proportion of the application site was in the Rushcliffe Borough Council's jurisdiction and an application had been submitted to them, which to date had not been determined. Technical briefings had been provided before the commencement of the meeting to Members by the developers. It was also confirmed that Natural England had withdrawn their objection to the proposed scheme.

The site was situated within the flood zone and at the time of writing the report there was a holding objection from the Environment Agency in terms of the flooding impacts which would not be known fully until they had carried out their modelling work. However the Environment Agency had now withdrawn their objection. Officers wanted the ability to sense check the conditions contained in the revised report and sought Member approval that delegated authority be provided to the Director of Growth & Regeneration to amend the conditions if necessary, if the Committee were minded to approve the application.

Members considered the application and concern was raised regarding the stretch of water beyond the large weir leading to the Lady Pit weir. That stretch of water was considered as important for breeding fish and concern was raised that the water levels may rise or be lowered which would change the water temperature/conditions, which would have an impact on the breeding conditions.

Other Members commented on the benefits of hydroelectric power and noted that Calverton Fish Farm, was an Environment Agency controlled Fish Farm and the Environment Agency not objected to the application.

AGREED (unanimously) that planning permission be approved subject to the conditions contained within the report and delegated authority being granted to the Director of Growth & Regeneration to check the conditions before approval is granted.

Councillor J Lee left the meeting at this point.

229 ST NICHOLAS'S CHURCH, NEWARK RD, HOCKERTON 18/01902/FUL

The Committee considered the report of the Director of Growth & Regeneration, following a site inspection, which sought planning permission for the change of use to a glassblowing studio with internal alterations.

A schedule of communication was tabled at the meeting which detailed correspondence received after the agenda was published from an interest party and the applicant.

Members considered the application and felt that this was an exciting scheme, which would secure an alternative use and future for the church.

AGREED (with 10 Votes For and 1 Abstention) that planning permission be approved subject to the conditions contained within the report.

230 7 LANDSEER ROAD, SOUTHWELL 19/00124/FUL

The Committee considered the report of the Director of Growth & Regeneration, following a site inspection, which sought the resubmission of a previously refused application, ref 17/02136/FUL, for the erection of a double garage/annexe building situated to the side of 7 Landseer Road in place of a single garage.

A schedule of communication was tabled at the meeting which detailed correspondence received after the agenda was published from the Planning Case Officer.

The Planning Officer informed Members that the incorrect site plan had been attached to the report contained within the agenda and the report contained an incorrect note to the applicant regarding CIL. The correct plan and correct note regarding CIL were contained within the late items schedule.

Members considered the application and it was commented that the garage footprint was as large as the house, which appeared overbearing. Another Member commented that Landseer Road had a number of unusual dwellings and felt that this would fit in with the character of the street. The first application had been refused as the annex was not joined to the house. The roof had been reduced in height for this application and it was commented that it appeared satisfactory. Clarification was sought regarding whether permitted development rights could be removed and that a condition be included that the dwelling be sold in the future as one plot. The Planning Officer confirmed that the permitted development rights could not be removed;

however a condition could be included to ensure that the garage was ancillary to the host dwelling.

Concern was also raised regarding the design of the garage which could be converted into a separate dwelling in the future. The Director of Growth & Regeneration confirmed that the signing of a s106 to secure the retention of the garage doors and retention of the garage space for purposes of garaging only could be sought.

AGREED (with 6 votes For, 4 votes Against and 1 Abstention) that planning permission be approved subject to the following:

- (i) conditions contained within the report;
- (ii) an additional condition to ensure its ancillary to host dwelling;
and
- (iii) subject to the signing of a s106 to secure the retention of the garage doors and retention of the garage space for purposes of garaging only.

231 APPEALS LODGED

AGREED that the report be noted.

232 APPEALS DETERMINED

AGREED that the report be noted.

233 EXCLUSION OF THE PRESS AND PUBLIC

None.

Meeting closed at 7.34 pm.

Chairman