

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Planning Committee** held in the The Ballroom, Newark Town Council, Newark Market Place, Newark, Notts, NG24 1DU on Tuesday, 3 December 2019 at 4.00 pm.

PRESENT: Councillor R Blaney (Chairman)
Councillor I Walker (Vice-Chairman)

Councillor L Brazier, Councillor M Brock, Councillor M Brown,
Councillor L Dales, Councillor Mrs M Dobson, Councillor L Goff,
Councillor R Holloway, Councillor Mrs P Rainbow, Councillor M Skinner,
Councillor T Smith, Councillor K Walker and Councillor
Mrs Y Woodhead

ALSO IN ATTENDANCE: Councillor P Peacock

APOLOGIES FOR ABSENCE: Councillor J Lee (Committee Member)

131 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor M Skinner declared a personal interest in Agenda Items No. 11 and 12 – Blidworth Community Leisure Centre (19/01489/FUL) and Dukeries Leisure Centre (19/01835/FUL) as a Ward Councillor as he is a Board member for Active4Today.

Councillor T Smith declared a personal interest in Agenda Item 11- Blidworth Community Leisure Centre (19/01489/FUL) as he is a member and user of the gym.

Councillor M Brown declared a personal interest in Agenda item 7 - Former Thoresby Colliery, Ollerton Road, Edwinstowe (19/01016/RESM) as he was present at the Edwinstowe Parish Council meeting when it was discussed, the Member confirmed that he would keep an open mind.

Councillors L Dales and I Walker declared personal interests as they were Council's appointed representatives on the Trent Valley Internal Drainage Board.

132 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

The Chairman informed the Committee that the Council was undertaking an audio recording of the meeting and live screening on social media was being broadcast. One member of the public advised they were recording the meeting.

133 MINUTES OF THE MEETING HELD ON 5 NOVEMBER 2019

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

134 SPRINGFIELD BUNGALOW NOTTINGHAM ROAD SOUTHWELL NG25 0QW
19/01475/S73M

The Committee considered the report of the Business Manager – Planning Development, which sought a variation to condition 2 relating to House Types A and C. Matters to be considered were the appearance and whether the changes raised other considerations.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from NCC Highways, Appeal decisions in respect to applications 19/00779/FULM and 19/00689/FUL and a costs award. Suggested amendments to conditions 5, 10 and 23 were tabled as a result of the Inspector's decision letter.

Members considered the application and felt that the alterations were relatively minor although the design of House Type C previously was preferred. The houses were in keeping with the locality and parking provision acceptable. Concerns were raised regarding the timing of connection of the drainage to the highway as a result of recent rainfall. Clarification regarding timings of works in respect of the highway was provided following condition 23 imposed as part of the Inspector's decision letter.

AGREED (9 votes for, 4 against and 1 abstention) that the variation of condition application be approved subject to amendments to conditions 5, 10 and 23 and conditions as contained within the late items report.

135 LAND OFF LOWER KIRKLINGTON ROAD, SOUTHWELL 19/01771/FULM

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for eighty dwellings which was a resubmission of 18/01636/FULM. One late representation received after the report had been published was tabled.

Councillor P. Storer (Southwell Town Council) spoke against the application. However, he commended the applicant for responding to matters previously raised. Notwithstanding this, he considered that traffic calming measures, as opposed to traffic lights or a roundabout should be provided.

Members considered the application and it was noted that the applicant had responded to the concerns previously raised and for which application 18/01636/FULM had been refused. Notwithstanding this, in view of the objection from NCC Highways on highway safety grounds, Members considered they could only follow the officer recommendation. However, it was requested that it be noted that the 4 arm roundabout was preferred by the Planning Committee. As such, the Committee would urge the applicant to liaise with NCC Highways to establish whether there are other alternatives, such as utilising the access road as part of the remainder of the allocated site which has an extant permission.

AGREED (unanimously) that full planning permission be refused in accordance with the recommendation.

136 FORMER THORESBY COLLIERY, OLLERTON ROAD, EDWINSTOWE 19/01016

The Committee considered the report of the Business Manager – Planning Development, which sought reserved matters for Phase 1 residential development comprising 143 dwellings. Four late representations received after the report had been published were tabled.

Councillor P Peacock, local Ward Member for Edwinstowe, spoke against the application. The Committee was informed that there was concern regarding provision of infrastructure, links to the existing community, whether contamination, health, habitat management etc. issues had all been adequately addressed. The phasing of the development and provision of infrastructure were not in sync and the development would have a considerable impact upon the local highway network.

Members considered the application and had concerns regarding the lack of open space being provided within this phase. They were also disappointed that renewable energy such as rainwater harvesting infrastructure was not being provided. Clarification was provided that subsequent phases would provide open space and other infrastructure would be provided in accordance with the legal agreement.

AGREED (11 votes for, 2 against and 2 abstention) that reserved matters be granted in accordance with the officer recommendation.

137 LAND ON THE SOUTH SIDE WESTFIELD LANE, COLLINGHAM 19/01484/S73M

The Committee considered the report of the Business Manager – Planning Development, which sought a variation to conditions 2, 5, 6, 9, 10, 12 and 15 of application 18/01477/FULM which reduced the number of turbines from three to two.

Members considered the application and asked whether it should be a full application as opposed to a variation of condition application. Clarification was provided that legal advice had been sought and the application had been appropriately made. Concerns were raised regarding whether the development would increase the risk of flooding as well as the impact upon ecology, landscape, reduction in energy and impact upon businesses within Collingham.

A resolution to refuse planning permission was tabled which was lost with 3 voting in favour 7 against and 4 abstentions. A second vote was undertaken for approval in line with officer recommendation.

AGREED (6 votes for, 4 against and 4 abstentions) that planning permission be granted.

138 LAND ADJACENT 4 YEW TREE WAY, CODDINGTON 19/00131/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for 2 dwellings.

Councillor D Armstrong, on behalf of Coddington Parish Council spoke against the application. Councillor Armstrong handed out two plans advising that the footprint of

the proposal was larger than the previous application that was refused and the development would impact on the protected trees. Given the lateness of the presented information that meant that officers were unable to clarify the position, it was moved for deferral to seek clarification on the matter.

AGREED to defer the application to a subsequent Planning Committee in order to have time to consider the information circulated by Councillor Armstrong.

139 6 BARKSTONE CLOSE, BALDERTON 18/02175/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for a change of use to operate a pet sitting service and erection of a dog shed building. A late representation was tabled which had been received after the agenda had been published.

Councillor L Hurst, local Ward Member for Balderton Parish Council spoke in favour of the application. The business had been in place for 12 months and no complaints had been received. The activity would be licenced by Environmental Health, the development was located away from dwellings and she had never known the area to flood.

Members discussed the application and suggested conditions that could be attached to an approval. Discussion was held regarding the site being within the open countryside as well as being designated as being within a flood zone. A question was raised regarding whether the site area of the use could be conditioned so that it was smaller.

A vote was taken to approve planning permission to include conditions relating to hours of operation and personal permission which was lost with 6 votes for and 8 votes against.

AGREED (7 votes for, 6 against and 1 abstentions) that planning permission be refused.

140 BLIDWORTH COMMUNITY LEISURE CENTRE, BLIDWORTH 19/01489/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for a single storey extension to the main building to form a sauna and steam room. A late representation was tabled which had been received after the agenda had been published. Some Members commented that the word ‘community’ should not be contained within the application address and asked for it to be removed.

AGREED (11 votes for, and 2 abstentions) that planning permission be granted subject to the conditions in the report.

141 DUKERIES LEISURE CENTRE, DUKERIES COMPLEX, MAIN ROAD, BOUGHTON 19/01835/FUL

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for an extension to the building to provide for a swimming pool, changing rooms and plant room. A late representation was tabled which had been received after the agenda had been published from Boughton Town Council.

Members discussed the representation which detailed that a 25 metre as opposed to 20 metre length pool should be provided. Members were advised the considerations that could be taken into account related solely to the impact of the development.

AGREED (12 votes for, and 1 abstention) that planning permission be granted subject to the conditions in the report.

Councillor R V Blaney left the meeting at this point, the Vice-Chairman - Cllr I Walker Chaired the meeting thereafter.

142 APPEALS LODGED

AGREED that the report be noted.

143 APPEALS DETERMINED

AGREED that the report be noted.

144 EXCLUSION OF THE PRESS AND PUBLIC

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 1, 2, 3 and 7 of part 1 of Schedule 12A of the Act.

Meeting closed at 6.58 pm.

Chairman