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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, 14 January 2020 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 L Goff, Councillor J Lee, Councillor
Mrs P Rainbow, Councillor M Skinner, Councillor T Smith, Councillor
K Walker and Councillor Mrs Y Woodhead

ALSO IN
ATTENDANCE:

APOLOGIES FOR Councillor Mrs M Dobson (Committee Member)
ABSENCE:

145 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

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

146 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.

147 MINUTES OF THE MEETING HELD ON 3 DECEMBER 2019

Minute No. 136 – The Chairman informed the Committee that Councillor P Peacock local Ward Member, had requested that the minute be amended to accurately record that he did not speak against the application, but raised local concerns.

AGREED that subject to the above amendment the minutes of the meeting held on 3 December 2019 be approved as a correct record and signed by the Chairman.

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

The Committee considered the report of the Business Manager – Planning Development, which sought the construction of two dwellings.

This application was presented to the Planning Committee on the 3 December 2019 following a site inspection earlier in the day. Following an officer presentation to Members, Coddington Parish Council spoke against the scheme and produced an overlaid plan and suggested that it showed the footprint of the application scheme to be greater than the previously refused scheme that was dismissed at appeal. Officers were unable to verify the position given the lateness of the information and Members therefore deferred the application without having undertaken the debate.

On 9 December 2019, Coddington Parish Council provided their script and plans handed out to the Committee plus an additional plan which they said showed the old and new designs overlaid for comparison purposes. The Business Manager – Planning Development confirmed that her calculations showed that the application reduced the amount of external footprint by c40.21m² when compared to the latest refused scheme. This did not change the recommendation in any way.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the applicants Agent; Coddington Parish Council; and Robert Jenrick MP’s Office.

Councillor Mrs L Cox on behalf of Coddington Parish Council spoke against the application in accordance with the views of Coddington Parish Council, as contained within the report.

Members considered the application and the local Ward Member commented that whilst he was in support of housing developments due to the waiting list for housing in the district. He however considered this location not suitable due to the historic woodland and suggested refusal under the grounds of design and layout of the site and subsequent impact on amenity space. Local residents were also very supportive in retaining the woodland. Another Member suggested that two dwellings was too much and a compromise might be made with allowing one dwelling.

AGREED (unanimously) that contrary to Officer recommendation planning permission be refused due to layout and scale of the development on site leading to an encroachment to the available amenity space and existing protected woodland, which is exacerbated by the fact that the remaining garden will need to be continued to be managed as woodland.

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

Councillor	Vote
R. Blaney	For
L. Brazier	For
M. Brock	For
M. Brown	For
L. Dales	For
M. Dobson	Absent
L. Goff	For
R. Holloway	Absent
J. Lee	For
P. Rainbow	For
M. Skinner	For
T. Smith	For
I. Walker	For
K. Walker	For

Y. Woodhead	For
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149 GARAGES AND PUBLIC AREA ADJACENT TO 1 THE MEERINGS, SUTTON ON TRENT 19/01811/FUL

The Committee considered the report of the Business Manager – Planning Development, following a site inspection, which sought full planning permission for the demolition of two garages albeit part of the existing northern boundary wall of the garage would be retained and development of one, one-bedroom bungalow.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the Planning Case Officer which advised the Committee that a condition restricting the permitted development rights of the new dwelling had been omitted from the committee report in error. It was proposed to add this condition in to the decision notice if a resolution to grant permission was given.

Members considered the application and some Members considered the proposal acceptable given the number of people on the Council Housing waiting list and the need for bungalows. Other Members commented on the removal of garages and parking spaces which would have an impact on an already congested area.

AGREED (unanimously) that full planning permission be approved subject to the conditions and reasons contained within the report and the additional condition regarding permitted development rights as detailed below:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

Class A: The enlargement, improvement or other alteration of a dwellinghouse.

Class E: Buildings etc. incidental to the enjoyment of a dwellinghouse.

Reason: To ensure that the local planning authority retains control over the specified classes of development normally permitted under the Town and Country Planning (General Permitted Development) (England) Order 1995 or any amending legislation) given the layout of this new dwelling.

150 ABBEY WOOD FARM, EDWINSTOWE ROAD, RUFFORD 19/01900/FUL

The application was withdrawn from the agenda.

151 APPEALS LODGED

AGREED that the report be noted.

152 APPEALS DETERMINED

AGREED that the report be noted.

153 QUARTERLY ENFORCEMENT ACTIVITY UPDATE REPORT

The Committee considered the report of the Business Manager – Planning Development, which presented the planning enforcement performance during the quarter from 1 October 2019 to 31 December 2019 and provided an update on cases where formal action had been taken. The report also included cases which showed how the breaches of planning control had been resolved through negotiation.

AGREED that the report be noted.

154 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 4.46 pm.

Chairman