

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, 3 March 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 Mrs M Dobson, Councillor L Goff,
Councillor J Lee, Councillor Mrs P Rainbow, Councillor M Skinner,
Councillor K Walker and Councillor Mrs Y Woodhead

APOLOGIES FOR ABSENCE: Councillor R Holloway (Committee Member) and Councillor T Smith (Committee Member)

167 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

There were no declarations of interest.

168 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

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

169 MINUTES OF THE MEETING HELD ON 4 FEBRUARY 2020

AGREED that the minutes of the meeting held on 4 February 2020 be approved as a correct record and signed by the Chairman

170 2 JUBLIEE STREET, NEWARK 19/01947/FULM (MAJOR)

The Committee considered the report of the Business Manager- Growth & Regeneration, following a site inspection, which sought demolition of existing buildings and erection of 4 bungalows, 10 apartments, access road, parking courtyard and associated infrastructure.

A schedule of communication was tabled at the meeting which detailed correspondence which was received after the agenda was published from the agent, Health Improvement and Community Relations Manager, Newark Town Council, and NCC Highways Officer.

Councillor Tracey Mathias spoke on behalf of Newark Town Council against application, in accordance with the views of Newark Town Council.

Members considered the extant planning permission in place, comparing parking space provision and affordable housing elements and noting concerns about traffic in the area. Some Members felt that there should not be any development on the site, however, the proposed application provided more parking spaces per property and affordable housing so was therefore preferable to the extant permission. Members

were concerned that no social landlord had been identified for the proposed development, and felt that a Registered Social Landlord should be identified to ensure that the affordable element of the development could be delivered.

AGREED (7 for, 3 Against, and 3 Abstentions) That planning permission is approved subject to:-

- (a) the conditions and reasons within the report with amendment to condition 8 to read:
No trees, shrubs or hedges within the site which are shown as being retained on the Tree Impact Plan contained in Appendix 6 of the Arboricultural Report (Dated Feb 2020) shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior consent in writing of the local planning authority. Any trees, shrubs or hedges which die, are removed, or become seriously damaged or diseased within seven years of being planted, shall be replaced with trees, shrubs or hedge plants in the next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority; and
- (b) a S106 legal agreement to secure the future maintenance or adoption of the private access road serving the development and the contributions set out in Table 1 above.
- (c) a S106 legal agreement which secures confirmation of a Registered Social Landlord for the assisted living bungalows or in the inability to secure assisted living - a different type of affordable tenure for the 4 bungalows. In addition, to provide confirmation of which 'scheme' they are going to implement i.e. whether it is to be the 100% affordable or 30% affordable.

171 7 SYCAMORE ROAD, OLLERTON 19/02146/FUL

The Committee considered the report of Business Manager- Growth & Regeneration, following a site inspection, which sought construction of a new two storey dwelling at 7 Sycamore Road, Ollerton. The application had been called in by the Local Ward Member.

Members considered that the site was large enough for the proposed single dwelling, however the position of the development would be overbearing to the garden of number 7 and would not be in keeping with the existing street scene. The impact on 1 Birch Road, notwithstanding the Officer's report, was not considered to be detrimental. Moving the dwelling closer to this boundary would be unlikely to have harm on occupier's amenity.

AGREED (Unanimously) that the application be deferred to enable negotiation on the siting of the dwelling and to enable the garden of 7 Sycamore Road to be made larger.

172 ADOPTION OF PLANNING ENFORCEMENT PLAN (PEP)

The Committee considered the report of the Director- Growth & Regeneration, which sought adoption of the Planning Enforcement Plan (PEP). The Plan was recognised by

the National Planning Policy Framework (NFFP) and being an important document to ensure effective enforcement, providing confidence for the community and showing clear guidelines and timescales for investigating cases.

The PEP had been written to reflect the Council's commitment to focus on the needs of residents of the District, and the objectives within the Community Plan. The Plan sought to provide information on how enforcement services would operate, including prioritisation of investigations, performance management and proactive enforcement.

Late items were reported following receipt of comments after the agenda was published relating to the Empty Homes Officer and Data Protection. In addition, the Community Plan targets required updating to reflect recent changes.

AGREED that

- (a) the attached Planning Enforcement Plan (Appendix 1) is noted and Members consider ratifying the Plan and recommend the plan is presented to Economic Development Committee prior to a minimum 6-week consultation subject to the amendments reported as late items, ; and
- (b) the consultation will be with all Members of the District Council, Parish Councils, Agents, consultees, members of the public engaged with the planning process and via the Council's website. The responses and updates to the Plan will be reported back to Economic Development Committee, following notification to the Planning Committee in due course.

173 APPEALS LODGED

AGREED that the report be noted.

174 APPEALS DETERMINED

AGREED that the report be noted.

Meeting closed at 5.16 pm.

Chairman