

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of the **PLANNING COMMITTEE** held in the Civic Suite, Castle House, Newark on Tuesday, 3 April 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, N.B. Mison, Mrs P.J. Rainbow, I. Walker, B. Wells and Mrs Y. Woodhead.

ALSO IN

ATTENDANCE: Councillors: R.J. Jackson and T. Wendels

224. APOLOGY FOR ABSENCE

An apology for absence was received on behalf of Councillor Mrs L.M.J. Tift.

225. DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

NOTED that no Member or Officer declared any interest pursuant to any statutory requirement in any matter discussed or voted upon at the meeting.

Prior to the commencement of the meeting, the Chairman advised those in attendance that Agenda Item No. 6 (Land North of Petersmith Drive, Ollerton (17/00595/FULM)) and Agenda Item No. 10 (Land at Junction with Beckingham Road, Brownlows Hill, Coddington (18/00168/FUL)) had been withdrawn from the Agenda.

226. DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

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

227. MINUTES OF THE MEETING HELD ON 6 MARCH 2018

Minutes of Meeting held on 6 February 2018 - Minute No. 191 – Land Off Sandhills Sconce, Tolney Lane, Newark (17/00954/FUL)

The proposed amendment to Minute No. 191 as referred to above remained incorrect and the wording of the preamble to the decision should be as follows:

“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 **neither a temporary or** a permanent permission should not be granted.

AGREED that subject to the above amendment the Minutes of the meetings held on 6 February 2018 and 6 March 2018 be approved as a correct record and signed by the Chairman.

228. J. HARRISON LTD., SOUTHWELL ROAD, LOWDHAM (17/01616/FUL)

The Committee considered the report of the Business Manager – Growth & Regeneration following a site visit prior to the meeting which sought full planning permission for the change of use of the existing car workshop/showroom and outdoor sales to local convenience store (Retail A1) incorporating relocation of Gonalston Farm Shop (Retail A1), ancillary coffee shop franchise and new local allotment provision. It was reported that the local convenience store building would contain the following: spar market 259sqm; café 81sqm; Gonalston Farm Shop 108sqm; communal entrance 35sqm; and preparation/storage/office area 117sqm.

Councillor T. Wendels, the local Ward Member for Lowdham spoke in support of the application.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the applicant.

In considering the application Members noted that the section in relation to the Gonalston Farm Shop was for an A1 Retail use which was unrestricted and, if approved, would allow the future usage to be changed without the need for further planning permission. It was also noted that a Retail Impact Assessment had not been undertaken by the applicant as they had been advised by their agents that this was not necessary in accordance with the Council's current planning policy. It was, however, noted that the planning policy was under review and the square metre threshold for a development requiring that an assessment be carried out had been reduced with Members stating that should the application be approved without receipt of the assessment it would signal that they did not support their own policy.

Following consideration of the application the Chairman advised Members that the Applicant's Agents had indicated that they were willing to undertake a proportionate Retail Impact Assessment.

AGREED (unanimously) that the application be deferred pending the submission of a proportionate Retail Impact Assessment.

229. 7 LANDSEER ROAD, SOUTHWELL (17/02136/FUL)

The Committee considered the report of the Business Manager – Growth & Regeneration following a site visit prior to the meeting which sought planning permission for the demolition of the existing single garage and its replacement with a two storey garage/annexe building set back approximately 11m from the roadside.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the Applicant, a Planning Officer and a near neighbour.

In considering the application Members felt that the proposed development was of poor design, wrongly situated on the site and should have been attached to the host property.

AGREED (with 12 votes for and 1 vote against) that planning permission be refused for the reasons contained within the report.

230. LAND ADJACENT TO MANOR FARM, MOOR LAND, EAST STOKE (17/01986/FUL)

The Committee considered the report of the Business Manager – Growth & Regeneration following a site visit prior to the meeting which sought full planning permission for the erection of a 2-bedroomed bungalow and garage (in the form of a detached car port).

In considering the application a Member commented that although the Conservation Officer had not supported the proposal, damage had already been done to the area from previous developments. Other Members indicated that the situation should not be further exacerbated by approving the application before them.

AGREED (with 10 votes for and 3 votes against) that planning permission be refused for the reasons contained within the report.

231. MANOR FARM COTTAGE, MAIN STREET, THORPE (17/02052/FUL)

The Committee considered the report of the Business Manager – Growth & Regeneration following a site visit prior to the meeting which sought full planning permission for the demolition of the existing dwelling and outbuildings at the site and the erection of a detached 4-bedroomed, 2 storey dwelling with a link attached double garage and shed.

Councillor Mrs M. Cherry-Downes representing East Stoke with Thorpe Parish Council spoke in support of the application.

In considering the application Members agreed that the proposed demolition of the existing dwelling and outbuildings was to be welcomed and that the design of the replacement dwelling, garage and shed was to be welcomed. Members noted that the hamlet of Thorpe was not within a conservation area and considered that the proposal would not be of detriment to the area.

AGREED (with 12 votes for and 1 vote against) that full planning permission be approved subject to conditions considered appropriate by Planning Officers.

In accordance with paragraph 12.5 of the Planning Protocol, as the motion was against Officer recommendations, a recorded vote was taken as follows:

Councillor	Vote
Mrs K. Arnold	For
R.V. Blaney	For
Mrs A.C. Brooks	Against
R.A. Crowe	For

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

232. 10 CRAB LANE, NORTH MUSKHAM (18/00015/FUL)

The Committee considered the report of the Business Manager – Growth & Regeneration following a site visit prior to the meeting which sought full planning permission for a revised scheme for the erection of a three bedroomed dormer bungalow and the creation of a passing space at the front of the site.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from a neighbour; NCC Highways; and the Parish Council.

In considering the application Members felt that the proposal was acceptable.

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

233. LAND AT CHURCH LANE, MAPLEBECK (17/02337/FUL)

The Committee considered the report of the Business Manager – Growth & Regeneration which sought full planning permission for the erection of a detached 4 bedroomed single storey dwelling with basement level accommodation in an up-side down arrangements with bedrooms and bathroom located within the basement level and living accommodation within the ground floor level.

In considering the application a Member commented that the whole of the basement was below ground level and did not appear to make use of the falling levels of land with earth having been scooped out to allow the installation of windows in the bedrooms. Other Members felt that the design of the proposed dwelling was acceptable.

Councillor J. Lee was absent for the Officer presentation and did not vote on this application.

AGREED (with 8 votes for and 4 against) that full planning permission be approved subject to the conditions contained within the report.

234. KEEPERS COTTAGE, GREAT NORTH ROAD, NEWARK (18/00436/FUL)

The Committee considered the report of the Business Manager – Growth & Regeneration which sought full planning permission for the change of use of the building to offices: from A2 Use Class (financial and professional services) to Use Class B1 offices.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from Newark Town Council.

In considering the application Members felt that the proposal was acceptable.

AGREED (unanimously) that planning permission be approved subject to the conditions and reasons contained in the report and subject to no additional consultation responses being raised which raise any new material matters not already discussed within the Officer report being received. The consultation period expires on 5 April 2018.

235. FIELD REFERENCE NO. 7108, EAKRING ROAD, BILSTHORPE (17/01139/OUTM)(MAJOR)

The Committee considered the report of the Business Manager – Growth & Regeneration which sought outline planning permission for a mixed use development comprising up to 85 residential units and up to 280m² of Class A1 retail space as well as associated access works.

In considering the application Members noted that the matter had been deferred from the previous meeting in order to allow negotiations to take place with the applicant regarding the viability of the proposal. Following such negotiations the applicant had confirmed that they were willing to increase the proportion of affordable dwellings from 5% to 10%.

Members discussed the issue in relation to the applicant's position in terms of the support for the A614 and Mickledale Lane junction being delivered early through the CIL 123 list and noted that any variation to that list would need to be approved by the Economic Development Committee. It was further noted that the Council's single identified priority for use of the CIL monies was the footbridge over the A1.

A Member commented that whilst she was not opposed to the development she had concerns about the amount of additional traffic using the A614 and the associated problems this may create.

AGREED (with 12 votes for and 1 abstention) that planning permission be granted subject to the conditions contained in the report and the completion of a Section 106 Agreement.

236. LAND AT EASTFIELD CLOSE, CLIPSTONE (18/00401/FUL)

The Committee considered the report of the Business Manager – Growth & Regeneration which sought to vary conditions 2 and 7 of Planning Permission 16/02172/FUL granted in February 2017 for the erection of 2 dwellings and the provision of replacement public parking spaces.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from Clipstone Parish Council.

In considering the application Members felt that the proposal was acceptable.

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

237. APPEALS LODGED

AGREED that the report be noted.

238. APPEALS DETERMINED

AGREED that the report be noted.

The meeting closed at 6.17pm