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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, 6 October 2020 at 2.00 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 R Holloway, Councillor
J Lee, Councillor Mrs P Rainbow, Councillor M Skinner, Councillor
T Smith, Councillor K Walker and Councillor Mrs Y Woodhead

APOLOGIES FOR ABSENCE: Councillor Mrs M Dobson

249 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

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

Councillor Mrs P Rainbow declared a personal interest in Agenda Item No. 9, 10, 11 – Land Rear of 49 The Ropewalk, Southwell (20/01433/FUL, 20/01418/FUL, 20/01421/FUL), as her husband had previously tried to purchase that land.

250 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

The Chairman informed the Committee that the Council was undertaking an audio recording of the meeting which was to be webcast.

251 MINUTES OF THE MEETING HELD ON 8 SEPTEMBER 2020

The Business Manager – Planning Development confirmed that no new material issues had been received within the consultation period regarding Minute No. 235 – P.A. Freight Services Ltd, International Logistics Centre, Park House, Farndon Road, Newark-on-Trent (11/01300/FULM), full planning permission would therefore be approved.

AGREED that the minutes of the meeting held on 8 September 2020 were approved as a correct record of the meeting, to be signed by the Chairman.

252 BULCOTE FARM, OLD MAIN ROAD, BULCOTE (15/00784/FULM) AND (17/02325/FULM)

The Committee considered the report of the Business Manager – Planning Development, which sought full planning permission and listed building consent for a development comprising 56 residential units (Use Class C3) and community building (Use Class D1) through the conversion of a Grade II Listed Farm Complex "Bulcote Steading" and associated enabling residential development, with associated parking and landscaping. The application was presented to Committee in conjunction with application ref: 17/02325/FULM as follows:

Development comprising 9 residential units (Use Class C3) associated with Planning Application 15/00784/FULM and Listed Building Consent 15/00785/LBC for the Conversion of Grade II Listed Farm Complex "Bulcote Steading" and associated enabling residential development, with associated infrastructure, parking and landscaping.

Members considered the presentation from the Business Manager - Planning Development, which included photographs and plans of the proposed development. Members were also advised that the listed building consent should be omitted from the application title, as this was being considered separately.

Councillor K Simpson on behalf of Bulcote Parish Council spoke against the application, in accordance with the views of Bulcote Parish Council, as contained within the report.

Councillor T Wendels – Local Ward Member (Lowdham) spoke against the application on the grounds that Bulcote was situated within the Green belt, was a small village with no facilities and had a population of 309 people. The 65 dwellings would have a significant increase in the population and the village needed to be protected. The site access was inadequate, the applicant has had sufficient time to secure suitable access. The Highways Authority was not happy with the proposed access and were continuing to object. There were also flood management concerns. He commented that the applicant needed to secure funding from Historic England to restore the listed buildings.

The Business Manager – Planning Development confirmed that Historic England would consider providing grants subject to the buildings being Grade I or II* listed, or the conservation area needed to be at risk, that funding was therefore not available to the applicant.

Members considered the application and some Members commented that if the proposal was not accepted then this beautiful building would go to ruin and would put a conservation area at risk. The designs put forward were sympathetic to the building. Other Members felt that the population of Bulcote would increase, concern was raised regarding quantum and the large amount of rebuild. The new buildings in their own right were good, however they would dominate the site at large and were not right within that setting. The level crossing was considered as border line risk.

A Member commented that the level crossing was no different for surrounding villages of Bleasby, Fiskerton etc. who were all hemmed in by the Newark Western Railway line, these residents would be in no different situation. Members raised concern regarding the level crossing and suggested that an alternative way was required for emergency vehicles. It was confirmed that an alternative route could be suggested for emergency vehicles using a private route to access the A6097.

A separate vote was taken for each application as follows:

AGREED (with 11 votes For and 3 votes Against) that planning permission be granted for application 15/00784/FULM

(with 10 votes For and 4 votes Against) that planning permission be granted for application 17/02325/FULM

Both applications are subject to the following:

- (a) referral to the Secretary of State;
- (b) completion of a section 106 agreement for the following:
 - ensuring the land the listed buildings are situated on are not severed from the other land;
 - binding contract for the carrying out of works for redevelopment of the site in accordance with all the necessary permissions and consents.
 - that phasing of the development ensures the works necessary (and permitted as part of this and the full planning application, if approved) to the listed buildings are completed in full whilst enabling a number of the enabling dwellings to be constructed and sold to provide funding for the heritage works;
 - having a clerk of works (or similar) to monitor the works to the listed buildings to ensure they are undertaken correctly;
 - a management company to oversee the wider development once completed;
 - the development proposed under the listed building consent is tied into the agreement;
 - the highway works as shown on drawing number 0398-02 rev G or as may be agreed through negotiation;
 - Primary education contribution of £243,964; and
 - recommendations proposed by the Council's solicitor and agreed with by the Business Manager – Planning Development;
- (c) the following planning conditions. (Each application's conditions are reported under their respective application number); and
- (d) an informative advising the applicant to seek access along A6097 when incident affecting railway crossing making it not operational.

253 BULCOTE FARM, OLD MAIN ROAD, BULCOTE (15/00785/LBC)

The Committee considered the report of the Business Manager – Planning Development, which sought listed building consent for the conversion of a Grade II Listed Farm Complex "Bulcote Steading" into 24 residential units (Use Class C3) and community building (Use Class D1).

Members considered the presentation from the Business Manager - Planning Development, which included photographs and plans of the proposed development.

Members considered the application acceptable.

AGREED (unanimously) that Listed Building Consent be approved subject to the completion of a Section 106 Planning Obligation and the conditions, as contained within the report.

- ensuring the land the listed buildings are situated on are not severed from the other land;
- binding contract for the carrying out of works for redevelopment of the site in accordance with all the necessary permissions and consents.
- that phasing of the development ensures the works necessary (and permitted as part of this and the full planning application, if approved) to the listed buildings are completed in full whilst enabling a number of the enabling dwellings to be constructed and sold to provide funding for the heritage works;
- having a clerk of works (or similar) to monitor the works to the listed buildings to ensure they are undertaken correctly;
- a management company to oversee the wider development once completed;
- the development proposed under the listed building consent is tied into the agreement; and
- recommendations proposed by the Council's solicitor and agreed with by the Business Manager – Planning Development.

254 LAND AT NEW LANE, BLIDWORTH (20/00475/FULM)

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for a residential development of 81 no. 2, 3 and 4 bed dwellings and ancillary works.

Members considered the presentation from the Senior Planning Officer, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the following: Conservation Officer; Neighbourhood Parties; Applicant; and Mark Spencer MP.

Councillor Cheesmond on behalf of Blidworth Parish Council spoke against the application, in accordance with the views of Blidworth Parish Council, as contained within the report.

Members considered the application and concern was raised regarding the increase in traffic that would be generated from this site. Concern was also raised regarding the proposed double yellow lines on New Lane, it was felt that this would kill the High Street as there wasn't a car parking area in situ to be used when visiting the shops on New Lane. Concern was also raised in respect to the safety of elderly residents when crossing the road. Some Members commented that this was over development of the site and would remove a green open space. Other Members commented that the site had been allocated for 100 houses and the argument for over development would be difficult to defend on appeal as the application was for 81 dwellings.

AGREED (with 10 votes For and 4 votes Against) that full planning permission be approved subject to the following:

(a) the conditions outlined below; and

(b) the sealing of a signed Section 106 agreement securing the details contained in the report.

255 FIELD AT GREAT NORTH ROAD, FERNWOOD (20/01177/FULM)

The Committee considered the report of the Business Manager – Planning Development, which sought planning permission for a single petrol filling station forecourt building with associated drive thru, drive thru kiosk, 6no. car pump islands, canopy, HGV fuelling, dedicated parking and landscaping.

Members considered the presentation from the Senior Planning Officer, which included photographs and plans of the proposed development.

Councillor N Mison – Local Ward Member (Farndon and Fernwood) spoke against the application. He explained that the site was low lying and flooded, mitigation work was taking place for drainage works. The proposed road infrastructure was raised with particular issues with some of the proposed junctions and noise implications to a residential care home. The increase in traffic was also raised and the implications on safety regarding the new Southern Secondary School. It was felt that taking into consideration all the service stations on the Farndon Relief Road, on balance this service station was not required.

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

Members considered the application and raised concerns regarding highway safety impacts, particularly the safety of pedestrian's accessing the site or travelling within the site. An amendment to the motion to approve the application was proposed for deferral.

AGREED (unanimously) that the application be Deferred for assessment of highway safety impacts – particularly safety of pedestrians who might access the site or travel within the site.

In accordance with Rule No. 30.1, the Chairman indicated that the time limit of three hours had expired and a motion was proposed and seconded to continue the meeting.

AGREED (unanimously) that the meeting continue.

(Councillor L Brazier left the meeting at this point).

256 LAND REAR OF 49 THE ROPEWALK, SOUTHWELL (20/01433/FUL)

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of 5(no.) single storey dwellings (Scheme D).

Members considered the presentation from the Business Manager - Planning Development, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from Southwell Civic Society and Neighbouring Party.

Members considered the application and it was felt that five single storey dwellings on this site was over intensive on part back land.

A vote to approve Planning Permission was taken and lost with 3 votes For and 9 votes Against.

(Having declared a Personal Interest in this application Councillor Mrs P Rainbow took no part in the debate or vote).

AGREED (with 9 votes For and 3 votes Against) that contrary to Officer recommendation, planning permission be refused on the grounds of over intensive development on part back land site. The wording of reason for refusal to be agreed in conjunction with Chairman, Vice Chairman and Business Manager – Planning Development.

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	Absent
M. Brock	Against
M. Brown	Against
L. Dales	For
M. Dobson	Absent
L. Goff	Against
R. Holloway	For
J. Lee	For
P. Rainbow	Took no part in the vote
M. Skinner	For
T. Smith	For
I. Walker	For
K. Walker	For
Y. Woodhead	For

257 LAND REAR OF 49 THE ROPEWALK, SOUTHWELL (20/01418/FUL)

The Committee considered the report of the Business Manager – Planning

Development, which sought the erection of 4 No. 2-storey dwellings (Scheme A).

Members considered the presentation from the Business Manager - Planning Development, which included photographs and plans of the proposed development.

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

Members considered the application and it was felt that the development was over intensive.

A vote to approve Planning Permission was taken and lost with 2 votes For and 10 votes Against.

(Having declared a Personal Interest in this application Councillor Mrs P Rainbow took no part in the debate or vote).

AGREED (with 9 votes For, 1 vote Against and 2 Abstentions) that contrary to Officer recommendation, planning permission be refused on the grounds of over intensive development. The wording of reason for refusal to be agreed in conjunction with Chairman, Vice Chairman and Business Manager – Planning Development.

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	Absent
M. Brock	For
M. Brown	Abstention
L. Dales	For
M. Dobson	Absent
L. Goff	Against
R. Holloway	For
J. Lee	Abstention
P. Rainbow	Took no part in the vote
M. Skinner	For
T. Smith	For
I. Walker	For
K. Walker	For
Y. Woodhead	For

258 LAND REAR OF 49 THE ROPEWALK, SOUTHWELL (20/01421/FUL)

The Committee considered the report of the Business Manager – Planning Development, which sought the erection of 3 No. dwellings: 2 x 2-storey and 1 x single storey (Scheme B)

Members considered the presentation from the Senior Planning Officer, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from the following: Southwell Civic Society; Neighbouring Party; and Officers.

Members considered the application and concern was raised regarding the scale of the development and the massing.

A vote was taken and lost to approve planning permission with 1 vote For and 11 votes Against.

(Having declared a Personal Interest in this application Councillor Mrs P Rainbow took no part in the debate or vote).

AGREED (with 11 votes For and 1 vote Against) that contrary to Officer recommendation planning permission is refused, on the grounds of over intensive development. The wording of reason for refusal to be agreed in conjunction with Chairman, Vice Chairman and Business Manager – Planning Development.

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	Absent
M. Brock	For
M. Brown	For
L. Dales	For
M. Dobson	Absent
L. Goff	Against
R. Holloway	For
J. Lee	For
P. Rainbow	Took no part in the vote
M. Skinner	For
T. Smith	For
I. Walker	For
K. Walker	For
Y. Woodhead	For

259 LAND AT FERNWOOD SOUTH, NOTTINGHAMSHIRE (16/00506/OUTM)

The Committee considered the report of the Business Manager – Planning Development, which was an updated report in respect of outline planning application for a phased residential development of up to 1,800 dwellings; a mixed use Local Centre of up to 0.75ha to include up to 535sqm of A1 food retail (not exceeding 420sqm) and non-food retail (not exceeding 115sqm), A3 food and drink uses (not exceeding 115sqm), D1 community uses (not exceeding 1,413sqm); sports pavilion up

to 252sqm; primary school (2.2ha) with school expansion land (0.8ha); formal and informal open space including sports pitches, pocket parks, structural landscaping / greenspace and drainage infrastructure; principal means of access, internal roads and associated works. All other matters to be reserved. The report provided members with an updated viability position received from the applicant and a request for changes to trigger points in relation to reviews.

Members considered the presentation from the Senior Planning Officer, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting which detailed correspondence received after the Agenda was published from NCC Transport and Travel Services.

Members consider the application acceptable.

AGREED (unanimously) that outline planning approval be granted subject to the conditions appended at Appendix 3 to the report and the signing of a S106 agreement to secure the contributions in Appendix 4 to the report.

260 APPEALS LODGED

AGREED that the report be noted.

261 APPEALS DETERMINED

AGREED that the report be noted.

Meeting closed at 5.47 pm.

Chairman

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