

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, 15 February 2022 at 4.00 pm.

PRESENT: Councillor R Blaney (Chairman)
Councillor Mrs L Dales (Vice-Chairman)

Councillor M Brock, Councillor R Crowe, Councillor L Goff, Councillor Mrs R Holloway, Councillor Mrs P Rainbow, Councillor Mrs S Saddington, Councillor M Skinner, Councillor T Smith, Councillor T Thompson, Councillor I Walker, Councillor K Walker, Councillor T Wildgust and Councillor Mrs Y Woodhead

ALSO IN ATTENDANCE: Councillor L. Brailsford, Councillor R. Jackson and Councillor T. Wendels

104 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillors Mrs L Dales, I Walker and K Walker declared Registerable Interests as Council appointed representatives on the Trent Valley Internal Drainage Board and Upper Witham Valley Drainage Board.

Councillor Mrs Y. Woodhead informed the Committee that she had received 2 phone calls and emails in relation to item 12 – Field Reference 8024, Wellow Road, Eakring.

All Members noted that Newark and Sherwood District Council was the applicant in relation to item 6- 32 Stodman Street, Newark, and the land owner in relation to item 7- Former Newark Livestock Market, Great North Road.

The Committee noted that Councillor R. Jackson, who was in attendance, was the joint applicant for Agenda Item 10- Site Adjacent the Old Grain Store, Old Epperstone.

105 DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

The Chairman advised the Committee that the proceedings were being recorded by the Council and that the meeting was being livestreamed and broadcast from the Civic Suite, Castle House.

106 MINUTES OF THE MEETING HELD ON 18 JANUARY 2022

AGREED that the minutes of the meeting held on 18 January 2022 were approved as a correct record and signed by the Chairman.

107 ORDER OF BUSINESS

With the agreement of the Committee, the Chairman changed the order of business and Agenda items 8 and 9 were taken after Item 4. The agenda resumed its stated order thereafter.

108 PARK VIEW CARAVAN PARK, TOLNEY LANE, NEWARK ON TRENT - 21/02492/S73

The Committee considered the report of the Business Manager- Planning Development, which sought the Variation of Condition 1 attached to planning permission 18/01430/FUL to make the temporary permission permanent (Change of use of former abattoir site and paddock to gypsy and traveller caravan site).

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

A schedule of communication was tabled at the meeting, which detailed correspondence received by the Planning Case Officer, after the Agenda was published from the Agent. The Senior Planner explained that this detailed an amendment to the recommendation in the report to one of approval, for a temporary three year period.

Members considered the application, with some Members raising concern over flooding of the site, noting the objections of the Environment Agency. However, others were mindful that the residents of the site were aware of the flooding risks and felt that the application should be approved to give the residents security whilst alternative sites could be found.

AGREED (unanimously) that Planning Permission be approved for a period of three years as a temporary permission in accordance with the Officer recommendation set out in the late items schedule.

109 LAND AT SHANNON FALLS, TOLNEY LANE, NEWARK ON TRENT - 21/02613/FUL

The Committee considered the report of the Business Manager- Planning Development, which sought use of land as a Gypsy and Travellers' site, erection of amenity blocks and associated works for temporary 3 year period (Retrospective) Re-submission of 21/01900/FUL. The application was being reported to the Planning Committee as the specifics of the application warranted determination by the Planning Committee in line with the Council's Scheme of Delegation.

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 by the Planning Case Officer, after the Agenda was published which included an objection from a neighbour and correspondence from the Agent.

Members considered the application with general agreement that the permission should be granted on a temporary basis. Amenity blocks were a necessity for the residents of the site, who were aware of the flooding risks. Members discussed the extant enforcement notice on the site, relating to the requirement to remove materials that had been used to raise the level of the site. The Legal Advisor to the Committee suggested that a condition to require the removal of the material where possible be included, should the application be permitted.

A vote was taken to refuse planning permission which fell, with 0 votes for.

AGREED (unanimously) that contrary to Officer recommendation, that Planning Permission be granted for a temporary period of three years subject to conditions appropriate to the proposal (aligning as appropriate with those included within the decision for Park View) as well as a condition requiring the levels to be reduced to align with the extant enforcement notice on the site.

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
M. Brock	For
R. Crowe	For
Mrs L. Dales	For
L. Goff	For
Mrs R. Holloway	For
Mrs P Rainbow	For
Mrs S. Saddington	For
M. Skinner	For
T. Smith	For
T. Thompson	For
I. Walker	For
k. Walker	For
T. Wildgust	For
Mrs Y. Woodhead	For

110 SITE ADJACENT 'THE OLD GRAIN STORE', OLD EPPERSTONE ROAD, LOWDHAM, NOTTINGHAMSHIRE - 21/01830/FUL

Councillor R. Jackson, who was in attendance at the meeting, left the meeting for the whole of the duration of this item.

The Committee considered the report of the Business Manager- Planning Development, which retrospectively sought the change of use of agricultural land and extension to the existing wood fuel production business, retention of earth bunds, retention of concrete retaining wall/clamp, retention of re-sited biomass boiler, wood drying kiln and roof cover over. The application was before the Planning Committee for determination as a District Councillor was joint applicant.

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 by the Planning Case Officer, after the Agenda was published.

Councillor T. Wendels, Local Ward Member was in attendance and spoke in support of the application. Members considered the application with comments in support of rural business, but others frustrated at the retrospective application and concern over the extension into Green Belt land.

A vote to refuse the application fell, with 3 For, 10 Against and 2 Abstentions.

It was therefore proposed, and duly seconded by Councillors I. Walker and R. Blaney that the application be deferred pending further negotiation and a Noise Impact Assessment.

AGREED (with 12 For and 3 Against) that the application be deferred for the applicant to address concerns relating to amenity/noise and, if required, undertake a Noise Impact Assessment and for any mitigation works to also be explored.

111 32 STODMAN STREET, NEWARK ON TRENT - 21/00699/FULM (MAJOR)

The Committee considered the report of the Business Manager- Planning Development, which sought the demolition of the building with retention of the Art Deco façade and replacement with a 4-Storey development comprising parking, services and mixed use (Class E) space at ground floor with apartments above. The application was before the Planning Committee as the District Council was the applicant.

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

A schedule of communication was tabled at the meeting, which detailed correspondence received by the Planning Case Officer, after the Agenda was published.

Members considered the application, agreeing that it would be a positive development within the town and emphasised the need for the building materials to be sympathetic to the local area.

AGREED (unanimously) that Planning Permission be granted in accordance with the Officer recommendation and subject to the Conditions contained in the report.

112 FORMER NEWARK LIVESTOCK MARKET, UNIT 1 GREAT NORTH ROAD, NEWARK ON TRENT - 21/02484/FULM (MAJOR)

The Committee considered the report of the Business Manager- Planning Development, which sought the erection of a new further educational establishment for the training of young adults within the aviation and space industries along with associated infrastructure including use of an existing car park, access, refuse area, substation and landscaping. The application was before the Planning Committee as the District Council was the landowner.

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

A schedule of communication was tabled at the meeting, which detailed correspondence received by the Planning Case Officer, after the Agenda was published, including requirement of a parking scheme to prevent errant parking on Great North Road.

Members considered the application, welcoming the economic benefits the proposed development would bring, and the opportunities to raise aspirations for young people in the area. Members did comment on the colour of the bricks and agreed that parking restrictions would be required for Great North Road.

AGREED (unanimously) that Planning Permission be granted subject to the Conditions contained in the report and subject to the condition changes in late items (22 and 23) and to condition 16). Reason associated with Condition 3 amended to read 'Conservation Area'.

113 HILL HOUSE, CHAPEL LANE, EPPERSTONE - 21/02533/FUL

The Committee considered the report of the Business Manager- Planning Development, which sought the erection of a replacement dwelling and associated works and landscape enhancements. This application was being presented to the Planning Committee in line with the Council's Scheme of Delegation as it has been called to Committee by Cllr R Jackson on behalf of Epperstone Parish Council.

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

A schedule of communication was tabled at the meeting, which detailed correspondence received by the Planning Case Officer, after the Agenda was published which clarified that should the application be resolved to be approved, it would be subject to referral to the Secretary of State due to the size of the proposed development on Green Belt land.

Councillor R. Jackson, Local Ward Member, was in attendance, to speak against the application on behalf of Epperstone Parish Council, who raised concern over the scale of the development which they felt was out of keeping with the conservation area of Epperstone.

Members considered the application and following discussion agreed that a site visit would be useful to understand the site and the sizing and location of the proposed development.

AGREED (11 For 4 Against) that the Application be deferred to March committee for a site visit to be undertaken.

Councillors R. Jackson and I. Walker left the meeting at this point.

The meeting adjourned at 18:02 and reconvened at 18:10.

114 LAND ADJACENT ORCHARD HOUSE, THORNEY ROAD, WIGSLEY - 21/02336/OUT

The Committee considered the report of the Business Manager- Planning Development, which sought the erection of two dwellings with all matters reserved.

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

A schedule of communication was tabled at the meeting, which detailed correspondence received by the Planning Case Officer, after the Agenda was published, including a letter of objection from the Parish Meeting due to overcrowding of the proposed site.

Members considered the application, noting the concerns raised by the Parish Meeting. However it was felt that as the application was an outline application, when the reserved matters application was submitted, concerns of over intensification and over development could be addressed dependant on the design.

AGREED (with 10 and 4 for) that Planning Permission be granted in accordance with Officer recommendation, subject to the Conditions within the report.

115 FIELD REFERENCE NUMBER 8024, WELLOW ROAD, EAKRING - 20/02296/FUL

The Committee considered the report of the Business Manager- Planning Development, which sought the erection of 1 single storey fossil-fuel-free dwelling and detached car port.

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 by the Planning Case Officer, after the Agenda was published, including a short video of the proposed development.

Members discussed the proposed application, considering aspects such as ventilation, heating, sustainability of design and the proposed battery storage. Members noted the requirements for a Section 106 agreement and were supportive of the innovative design and experimental nature of the development.

AGREED (unanimously) that Planning Permission be granted subject to the completion of a planning obligation securing the measures and conditions contained in the report.

116 APPEALS LODGED

AGREED that the report be noted.

117 APPEALS DETERMINED

AGREED that the report be noted.

118 DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

The Committee considered a report presented by the Business Manager- Planning Development which related to the performance of the Planning Development Business Unit over the three month period October to December 2021. In order for the latest quarter's performance to be understood in context, in some areas data going back to October 2020 was provided. The performance of the Planning Enforcement team was provided as a separate report.

AGREED that the report be noted.

119 QUARTERLY ENFORCEMENT ACTIVITY UPDATE REPORT

The Committee considered the report presented by the Business Manager- Planning Development which provided an update on Enforcement Action for the third quarter from 1 October to the 30 December 2021, including cases where formal action had been taken and case studies which showed how the breaches of planning control had been resolved through negotiation. Members discussed enforcement action taken at Greater Fernwood in November 2021.

AGREED that the report be noted.

Meeting closed at 6.54 pm.

Chairman