

Planning Committee

Minutes of the Meeting held on Wednesday, 24th May, 2023 at The Ballroom, Retford Town Hall, DN22 6DB

Present: Councillor N J Sanders (Chairman)

Councillors:

S Fielding	C Adams
J Bowker	H M Brand
M Charlesworth	G Freeman
F McFarland	G A N Oxby
D G Pidwell	

Officers: C. Cook, E. Grant, S. Johnson, J. Krawczyk and S. Wormald.

(The meeting opened at 6.30 pm.)

1 Apologies for absence

Apologies for absence were received from Councillors: D. Challinor and G. Dinsdale.

2 Declarations of Interest

2a Members

Councillor J.P. Bowker declared a Non-Pecuniary Interests in:

Item 6(e) – Planning Application: 23/00410/CDM
- Former Ash Disposal Lagoons. Retford

for being predetermined on the application. Councillor Bowker left the meeting for the duration and determination of this item.

Councillor S.J. Fielding declared a Non-Pecuniary Interests in:

Item 6(e) – Planning Application: 23/00410/CDM
- Former Ash Disposal Lagoons. Retford

for being a Member of Nottinghamshire County Council Planning Authority. Councillor Fielding left the meeting for the duration and determination of this item.

Councillor G.A.N. Oxby declared a Non-Pecuniary Interests in:

Item 6(c) – Planning Application: 22/01701/FUL
- Land at High Marnham Power Station, High Marnham

for being a former employee at the onsite business. Councillor Oxby remained in the meeting.

Councillor F. McFarland declared a Non-Pecuniary Interests in:

Item 6(e) – Planning Application: 23/00410/CDM
- Former Ash Disposal Lagoons. Retford

for being predetermined, having campaigned against the use of the site. Councillor McFarland left

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the meeting for the duration and determination of this item.

2b Officers

There were no declarations of interest from Officers.

3 Minutes of the meeting held on 29th March 2023

Resolved that:

The Minutes of the meeting held on 29th March 2023 be approved.

4 Minutes of Planning Consultation Group meetings held on:

4a 17th April 2023

Resolved that:

The Minutes of the Planning Consultation Group held on 17th April 2023 be received.

4b 02nd May 2023

Resolved that:

The Minutes of the Planning Consultation Group held on 02nd May 2023 be received.

5 Outstanding Minutes List

Councillor G. Freeman arrived at 06:37pm during the discussion of this item.

Resolved that:

The Outstanding Minutes List be received.

6 Report(s) of the Head of Regeneration

6a Public Interest Test

The Head of Regeneration, determined that all items on the agenda are non-confidential.

6b Planning Application: 23/00190/CTP - 7 Kingfisher Walk S81 8TQ

Councillor J.P. Bowker arrived at 06:58pm during the discussion of this item. Councillor Bowker was not permitted to participate or vote in determination of this item.

Ref No.	Applicant	Location and Proposal
23/00190/CTP	Ms Sarah Murray	7 Kingfisher Walk, Worksop S81 8TQ. Application for Lawful Development Certificate for a Proposed Use as C2.

Members were advised that permission was being sought, for an application for Lawful Development Certificate for Proposed Use as C2; the application seeking confirmation that the

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proposed use would be lawful for planning purposes under Section 192, Town and Country Planning Act 1990.

The Planning Officer presented the application which outlined the site history, housing type and sustainability of the site.

Members were presented for consideration, site photographs, maps, dwelling designs and site layout.

In accordance with the rules of procedure for public participation, Mr Alex Rice (Local Resident) and Councillor David Pressley (Ward Member) spoke against the application.

Member's questions and comments were addressed by the Planning Officer.

No responses from statutory consultees were received.

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Regeneration

Grant the Application for the Lawful Development Certificate for a Proposed Use as C2.

Committee Decision

Resolved that:

The Application for the Lawful Development Certificate for a Proposed Use as C2 be granted.

6c Planning Application: 22/01071/FUL - Land at High Marnham Power Station, High Marnham

Ref No.	Applicant	Location and Proposal
22/01071/FUL	J.G. Pears Property Ltd	Land at High Marnham Power Station, Power Station Access, Fledborough Road, High Marnham, Newark. The Erection of Unit A - A Finished Product Despatch Warehouse Building (B8 Use) and Packaging Plant (B2 Use) Including Odour Abatement Plant and Solar PV and Unit B - Raw Animal By-Product (ABP) Intermediate Storage Building (B8 Use) Incorporating Mechanical Processing Plant for Crushing, Freezing and Reloading (B2 Use) Including Odour Abatement Plant and Solar PV on Land Comprising Part of the Former High Marnham Power Station at High Marnham.

Members were advised that permission was being sought, for an application for the erection of Unit A - A Finished Product Despatch Warehouse Building (B8 Use) and Packaging Plant (B2 Use), including Odour Abatement Plant and Solar PV and Unit B - Raw Animal By-Product (ABP), intermediate Storage Building (B8 Use) incorporating Mechanical Processing Plant for crushing,

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freezing and reloading (B2 Use), including Odour Abatement Plant and Solar PV on Land Comprising Part of the former High Marnham Power Station at High Marnham.

The Planning Officer presented the application which outlined the site history, housing type and sustainability of the site.

Members were presented for consideration, site photographs, maps, dwelling designs and site layout.

In accordance with the rules of procedure for public participation, Mr Warren McKeirnan (Local Resident) and Councillor Lewis Stanniland (Ward Member) spoke against the application. Mr Alistair Collins (J.G. Pears Property Ltd) spoke in favour of the application.

Member's questions and comments were addressed by the Planning Officer.

Responses from statutory consultees were detailed in the report.

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Regeneration

Grant Conditional Consent.

Committee Decision

Resolved that:

Consent be granted subject to conditions detailed in the report.

6d Planning Application: 22/01621/FUL - Land Adjacent to Manor Farm, Mattersey

Ref No.	Applicant	Location and Proposal
22/01621/FUL	Mr & Mrs Martin Doughty	Land Adjacent Manor Farm, Breck Lane, Mattersey. Erection of 24 Dwellings, Relocation of Manor Farmhouse, Construction of Agricultural Building, Garages, Onsite Roadways and Drives, Drainage and Attenuation Pond (24 Dwellings in Total - Phased Development).

Members were advised that permission was being sought, for an application for the erection of 24 Dwellings, Relocation of Manor Farmhouse, Construction of Agricultural Building, Garages, Onsite Roadways and Drives, Drainage and Attenuation Pond (24 Dwellings in Total - Phased Development)..

The Planning Officer presented the application which outlined the site history, housing type and sustainability of the site.

Members were presented for consideration, site photographs, maps, dwelling designs and site layout.

Member's questions and comments were addressed by the Planning Officer.

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Responses from statutory consultees were detailed in the report.

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Regeneration

Grant.

Committee Decision

Resolved that:

Permission for the application be granted.

6e Planning Application: 23/00410/CDM - Former Ash Disposal Lagoons, Retford

Ref No.	Applicant	Location and Proposal
22/00410/CDM	Lound Hive Limited	Former Ash Disposal Lagoons, South of Lound, Retford. County Matter Application for the Extraction, Processing and Export of Pulverised Fuel Ash From Former Ash Disposal Lagoons and Their Progressive Restoration, and Associated Development Including Earthworks, Dewatering and Soil Storage, Ponds and Excavations, Hard and Soft Surfacing and Landscaping and Boundary Treatment, Buildings and Structures, Plant, Conveyors, Utility Connections, Roadways, Parking, Drainage and Ancillary Development.

Members were advised that a consultation response was being sought, on County Matter Application for the extraction, processing and export of Pulverised Fuel Ash from the former Ash Disposal Lagoons and their progressive restoration and associated development including earthworks, dewatering and soil storage, ponds and excavations, hard and soft surfacing and landscaping and boundary treatment, buildings and structures, plant, conveyors, utility connections, roadways, parking, drainage and ancillary development.

The Planning Officer presented the application which outlined the site history, housing type and sustainability of the site.

Members were presented for consideration, site photographs, maps, dwelling designs and site layout.

In accordance with the rules of procedure for public participation, Councillor Darrell Pulk (Ward Member) and Mr Steve Shelley (Idle Valley Communities Group) spoke against the application. Mr Jake Barnes-Gott (Hive Energy) spoke in favour of the application.

Member's questions and comments were addressed by the Planning Officer.

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Responses from statutory consultees were detailed in the report.

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Regeneration

Raise no Objection.

Committee Decision

Resolved that:

To raise an Objection.

6f Part 5 Constitution - Rule of Procedure 24 - Conclusion of Proceedings

At 08:57pm, in accordance with **Part 5 Constitution – Rule of Procedure 24 – Conclusion of Proceedings**, Members agreed to extend the meeting to 09:30pm to conclude business on the agenda.

6g Development Management Performance Report 2022/23 Full Year

Members received a quarterly performance report, recorded for the Development Management function for the whole year of 2022/2023.

Following agreement at Planning Committee in June 2014, that performance reporting would be presented to Members on a regular basis, the report provided details of the planning application performance for the full year.

Options, Risks and Reasons for Recommendations

To ensure that appropriate monitoring and performance management procedures are in place and that the Council continues with its focus on achieving high performance, facilitating development and providing good service to all who use the Planning Service.

Resolved that:

The current performance data be noted.

7 Any other business which the Chairman considers to be urgent

As there was no other urgent business, the Chairman closed the meeting.

(Meeting closed at 9.01 pm.)