

# Ninfield Planning Agenda

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## To the members of the Council

You are hereby summoned to attend a meeting of the Planning Committee Thursday 16<sup>th</sup> March 2023 at 6.30pm at Ninfield Methodist Hall

Public Participation in items on the agenda in accordance with the Councils Standing Orders.

End of public participation.

## Business to be transacted.

1. **To receive and accept apologies** and reasons for absence in accordance with the Local Government Act 1972 S 85 (1).
2. **Disclosure of Interests**  
In accordance with the Localism Act 2011 to receive any disclosure by Members of personal interests in matters on the agenda, the nature of the interest and whether the member regards the interest as prejudicial under the terms of the Revised Code of Members Conduct  
To consider granting any dispensations.  
  
Any changes to register of interests should be notified to the clerk.
4. **To approve and sign the delegated comments of 6<sup>th</sup> February, 20<sup>th</sup> January 2023, 2<sup>nd</sup> November 2022 and the planning committee minutes of 28<sup>th</sup> July 2022.**
6. **To exclude the public for a particular agenda item the following resolution must be passed.**  
'Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.'
7. **Applications Received: -  
To provide feedback on the following applications:**
  - a) [WD/2022/3327/F](#)  
  
TANYARD FARM, HOOE ROAD, NINFIELD, TN33 9EL.  
DEMOLITION OF EXISTING BUILDINGS AND HARDSTANDING AND ERECTION OF TWO DWELLINGS WITH ASSOCIATED DEVELOPMENT. PROPOSED LANDSCAPE ENHANCEMENT.
  - b) [WD/2023/0390/PO](#)  
  
LAND OFF MANCHESTER ROAD, NINFIELD  
MODIFICATION OF SECTION 106 AGREEMENT DATED 6 AUGUST 2019, AS VARIED ON 10 AUGUST 2021, ATTACHED TO PLANNING PERMISSION WD/2017/0038/MAO (OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FROM MANCHESTER ROAD) FOR UP TO 80 RESIDENTIAL UNITS (INCLUDING 35% AFFORDABLE HOUSING ON-SITE PROVISION), INTERNAL ROADS AND PARKING, PUBLIC FORMAL AND INFORMAL OPEN SPACE, HARD AND SOFT LANDSCAPING TOGETHER WITH SUSTAINABLE URBAN DRAINAGE SYSTEMS) TO REMOVE THE REQUIREMENT TO SET UP A MANAGEMENT COMPANY TO MANAGE/MAINTAIN THE EXTERNAL COMMUNAL OPEN SPACE (SCHEDULE 7 OF THE SECTION 106 AGREEMENT).

c) [RR/2023/217/P](#)

Outline planning application with all matters reserved apart from principal points of access and Parameter Plans and Detailed Design Guide for the development of up to 211 holiday lodges, associated amenity buildings (including reception, leisure uses, resort retail and restaurant, maintenance and refuse storage buildings), affordable workspace, associated buildings and structures, new and secondary access roads, up to 350 car parking spaces, pedestrian and cycle routes, public open space, along with landscaping and biodiversity enhancements and sustainable urban drainage including the creation of new lakes and ecological ponds and other associated engineering works.