

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday, 1st February 2017 at Worksop Town Hall

Present:

Councillor H Richards (Chair)

Councillors G Freeman, K H Isard, G A N Oxby, D G Pidwell, S Scotthorne, A K Smith and T Taylor.

Officers in attendance: D Askwith, C Crossland, F Dunning, B Pinkney and S Wormald.

(Meeting commenced at 6.30pm.)

(The Chair welcomed all to the meeting, read out the Fire Evacuation Procedure, and also enquired as to whether any member of the public wished to film the meeting or any part thereof, one member of the public indicated that they would be filming part of the meeting.)

43. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors H Burton, S Fielding, M W Quigley MBE and M Richardson.

44. DECLARATIONS OF INTEREST

(a) Members

Councillor G Freeman declared a disclosable pecuniary interest in Planning Application No. 15/01605/OUT as she would be speaking as ward Member and has had contact with the developers as a Parish Councillor. She did not take part in the Item.

Councillor A Smith declared a non-pecuniary interest in Planning Application No. 16/00473/FUL as she is a member of Haworth Town Council. She left the meeting during the Item.

The Chair advised that all Committee Members had received an email from a representative of Ranskill Parish Council with details of the survey.

(b) Officers

There were no declarations of interest by officers.

45. MINUTES OF THE MEETING HELD ON 4TH JANUARY 2017

RESOLVED that the Minutes of the meeting held on 4th January 2017 be approved.

46. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 19TH DECEMBER 2016 AND 9TH JANUARY 2017

RESOLVED that the Minutes of the Planning Consultation Group meetings held between 19th December 2016 and 9th January 2017 be received.

47. OUTSTANDING MINUTES LIST

RESOLVED that the Outstanding Minutes be received.

SECTION A – ITEMS FOR DISCUSSION IN PUBLIC

Key Decisions

None.

Other Decisions

48. REPORT(S) OF THE HEAD OF REGENERATION

(a) Public Interest Test

The Head of Regeneration had deemed that all Items on the Agenda were of a non-confidential nature.

(Councillor G Freeman left the Committee)

(b) Planning Applications and Associated Items

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
15/01605/OUT	Edward Fisher & Company Ltd	Outline planning permission with some matters reserved for residential development (access to be considered), land to north and west of Chestnut Road, Langold

Members were advised that the application sought outline planning permission for a residential development with only access to be considered. The site had been subject of a site visit prior to the meeting. Slides were used to show the site location.

Members were advised of late comments received from Nottinghamshire Wildlife Trust. Minor changes to conditions 5 and 15 had been circulated to Members prior to the meeting.

Vehicular access to the site would be from a new priority 'T' junction onto Doncaster Road. A secondary access providing emergency access is proposed from Chestnut Road.

The site is located outside of, but adjacent, the Langold development boundary. The site is 17.24 hectares in area, currently used agricultural land. The land is a mix of grade 2 and 3 land with a thin soil layer. The site could deliver in the region of 300 dwellings.

The site is located in Flood Zone 1, which has a low probability of flooding.

An overview of relevant planning policy and a summary of statutory consultee responses was given.

Letters of objection have been received from Styrrup-with-Oldoctes Parish Council, Letwell Parish Council and ten local residents. Hodsock Parish Council have submitted comments and concerns regarding the impact on the facilities within Langold.

Members were advised that the Council is unable to demonstrate a five year supply of land for housing; this development would help to address the shortfall. The application site is on the edge of the village and relates well to existing residential development. It is not considered that there would be any adverse impact on amenity.

Overall there is a good separation distance between the site and Dyscarr Wood. The proposal does not conflict planning policy and is located in a sustainable location.

Councillor G Freeman spoke in support as Ward Member for Langold. She advised that:

- The site would help towards the housing shortage in Langold.
- Some residents want to downsize to bungalows but there are none at the moment.
- The development would provide some affordable housing.
- Houses for sale are not on the market for long.
- The land is poor quality farm land. The top soil is not very deep and the subsoil is limestone which is poor for ground crops.
- There is a surestart centre, doctors, dentist and shopping facilities in the village.
- There are two churches and a county park offering plenty of amenities.
- The contribution to the school would be well received.
- The flooding problem on Doncaster Road was due to Notts County Council not cleaning the drains regularly.
- The new homes on Cemetery Road were mostly sold before they were built and now have all been sold on completion.
- There is nothing of archaeological interest on the site.

Mr N Cussen spoke as the Agent. He advised that the application would meet the housing requirements of the Council and increase the housing supply. There would be economic and social benefits for the area. The indicative design shows approximately 300 dwellings which has been influenced by local and national planning policy. The existing playing field would be extended as part of the proposal. The scheme will have no direct access to the woodland and Natural England have no objection. Public consultation has been undertaken and the development has been largely supported by local residents. Any issues have been addressed through the S106 Agreement. The applicant agrees with the S106 in principle and wants to work with officers.

Elected Members asked questions/ raised issues in relation to:

- Affordable housing.
- Improvements to the Cannon Crossroads junction.
- The emergency access road.
- Parking for the playing field.
- Increase in traffic through Blyth.
- The timeframe for the S106 agreement.

In response to questions the Development Team Manager advised that there are three developments that will impact the Cannon Crossroads junction. Nottinghamshire County Council have an Improvement Plan which is in process of being accepted. The works will include widening of the road and improvements to the junction.

In relation to the Section 106 Agreement the heads of terms within the report are what the S106 Agreement will be based on. If there are any issues they will be reported to the Planning Consultation Group or Committee. If the agreement is not signed within six months the application would be presented back to Committee.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant subject to a S106 a Legal Agreement and the conditions as circulated with the amendments to condition number's 5 and 15 as follows:

5. Prior to the commencement of each phase of development, a Construction Environmental Management Plan for the relevant phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The construction Environmental Management Plan shall include:
 - (i) Measures to minimize the creation and impact of noise, dust and artificial lighting including wheel washing facilities for construction traffic;

- (ii) A layout of the construction access including a drawing showing visibility splays and method statement for the use of banksmen;
- (iii) Details regarding parking provision for construction workers and plant on the site.

Once approved, the Construction Environmental Management Plan shall be adhered to at all times unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of Highway safety.

15. Development shall not commence within the application site until details of a scheme to mitigate the effects on the Dyscarr Wood Site of Special Scientific Interest including:-

- (i) No signposted route to the SSSI from the development site;
- (ii) Provision of open space, generally consistent with the illustrative masterplan, to support the development site;
- (iii) Appropriate signage and interpretation of the SSSI within the development site as specified in the applicant's letter dated 24th November, 2016;

shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in full accordance with the approved details and retained in perpetuity.

Reason: This condition is necessary to ensure the protection of Dyscarr Wood Site of Special Scientific Interest.

COMMITTEE DECISION – Grant subject to a S106 a Legal Agreement and the conditions as circulated with the amendments to condition number's 5 and 15 as follows:

5. Prior to the commencement of each phase of development, a Construction Environmental Management Plan for the relevant phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The construction Environmental Management Plan shall include:

- (i) Measures to minimize the creation and impact of noise, dust and artificial lighting including wheel washing facilities for construction traffic;
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- (iii) Details regarding parking provision for construction workers and plant on the site.

Once approved, the Construction Environmental Management Plan shall be adhered to at all times unless otherwise agreed in writing with the Local Planning Authority.

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- (ii) Provision of open space, generally consistent with the illustrative masterplan, to support the development site;
- (iii) Appropriate signage and interpretation of the SSSI within the development site as specified in the applicant's letter dated 24th November, 2016;

shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in full accordance with the approved details and retained in perpetuity.

Reason: This condition is necessary to ensure the protection of Dyscarr Wood Site of Special Scientific Interest.

(Councillor G Freeman re-joined the meeting and Councillor A Smith left the meeting)

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
16/00473/FUL	JW Property Developments	Demolish existing public house and erect 24 dwellings, Bryndale, 223 Scrooby Road, Bircotes

Members were advised that the application sought full planning permission to erect 24 dwellings. Slides were used to show the site location. The site had been subject of a site visit prior to the meeting. Two late letters of objection had been received and were circulated to Members prior to the meeting.

The site was previously occupied by the Bryndale public house which during the application process has been the subject of a fire and was deemed to be a public safety hazard. The building has now been demolished.

The site is bounded by residential properties to the north, west and north-east, by Scrooby Road to the south, and by a Local Wildlife Site to the east.

A Tree Preservation order covers a group of trees located on the boundaries of the site.

A summary of responses received from statutory bodies was given. 30 letters of objection and two letters of support have been received from local residents.

Members were advised that the site is located within the development boundary where development is generally viewed acceptable.

The developer has provided information which has been assessed and established that the development would not generate a sufficient profit to provide any developer contributions. Whilst the development will not provide the required contributions, the development would help to address the Council's five year housing supply shortfall, facilitate the development of brownfield land and provide CIL contributions together with monies through an overage review mechanism. The development is considered to be sustainable.

Mrs P Whittle spoke in objection to the application. She advised that her main objection is the physical location of plot 1. She asked the Committee to refuse planning consent as plot 1 is located far too close to her existing properties front door. She advised that:

- It is only fair that Members enforce the minimum construction distance for space around an existing building directly opposite a main front reception door to existing property.
- A minimum distance of approximately 15- 20 metres from the front door or east side of her property line should be enforced for any new construction on the Bryndale land.
- Plot 1 would have a detrimental negative impact on the living conditions of her home which would be a mere 5 or so metres directly opposite and facing her front door and is therefore contrary to Policy DM4 of the Bassetlaw Core Strategy and 3.11.4 of the Successful Places SPD, plus current building regulations and building control.
- Many properties in Bircotes have the front doors located at what might be considered by many as the side of the house. When this is taken into account plot 1 will be directly opposite to the front door which is the only reception door. Plot 1 will be only 5 or so metres directly from the front door which is too close.
- This will impact on privacy and dominate and overshadow the entire east side of the property.

- The proposed property will have the apex side of the house towards the front door which will dominate or tower over the property. This ground level is also higher on the proposed plot 1.
- They have not been consulted.
- Concerns have been raised with the land owners several times.
- They have suggested ideas and design changes to move plot 1 and two garages to the rear of the gardens which will enable plots 1 and 2 to be moved further towards the east.
- Replacing plot 1 and 2 with bungalows would resolve many of the concerns and better serve the needs of the community.
- The planning report fails to address any of the valid concerns regarding the location of plot 1.
- Multiple written objections have been submitted to the Planning Department.

Mr R Jones spoke as the agent for the application. He advised that:

- There would be benefits for Bircotes and a mixed programme of housing.
- Consideration has been given regarding the existing trees on site.
- The developer was attracted to the site due to the number of established trees which can be incorporated into the development.
- The objector has indicated that they would withdraw their objection for a fee. The applicant is considering speaking to the police.
- There would be a mix of housing on the site.
- The development would be a catalyst for improvement in the area.
- The proposal will be built to protect wildlife on the adjacent plot.

Elected Members raised the points/ questions in relation to the following:

- The late objection that has been circulated to the Committee is offensive to Members and officers. Officers do an excellent job.
- Density of the proposal.
- Proposed elevations.
- The distance between the existing property and proposed plot 1.
- The consultation process.

In response to questions raised the Development Team Manager advised that the application originally proposed 25 dwellings and it was subsequently reduced to 24 dwellings to address highways concerns. The distance between the existing and proposed plot 1 is 5.2m. Plot 1 would have an impact on the existing property but it is not considered to be significant. Members were advised that there is no set guidance on the distance between side boundaries.

Members were advised that statutory duties for consultation have been met. The application was amended during the process and was consulted. In relation to responding to objections, due to the volume received Planning Officers do not respond to each individual. It is practice for officers to consider objections received in their assessment of an application when making decisions. Correspondence received is available online and summarised in the planning report.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant subject to a S106 Legal Agreement and the conditions as circulated.

COMMITTEE DECISION – Grant subject to a S106 Legal Agreement and the conditions as circulated.

(Councillor A Smith re-joined the meeting)

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
16/01323/OUT	The Morris Family	Outline planning application for residential development with some matters reserved – access, Folly Nook House and land to the rear of Folly Nook Lane, Ranskill

Members were advised that the application sought outline planning permission with matters of appearance, landscaping, layout and scale being reserved. Slides were used to show the site location. The site had been subject of a site visit prior to the meeting. A late comment from a neighbour had been circulated to Members.

The proposed site is 1.3 hectares in area. No specific detail regarding the exact number of dwellings has been provided at this time. The application has been amended from its originally submitted form to incorporate Folly Nook House into the proposed development site. This has been re-consulted accordingly.

A summary of responses received from statutory bodies was given. Ranskill Parish Council and a District Councillor have objected to the application. A letter of objection has been received from a local resident.

Members were advised that the Council is unable to demonstrate a five year supply of land for housing; this development would help to address the shortfall. The site is considered to be sustainable and acceptable in principle subject to a S106 Agreement. A summary of the proposed S106 obligations was given.

Councillor S Floyd spoke in objection on behalf of Ranskill Parish Council. She advised that the Parish Council and Neighbourhood Plan Group are not against some development in the village. A survey found residents are happy to accept 43 properties in the village, planning permission has already been given for more dwellings. The application is vague regarding the number of dwellings proposed. Based on previous proposals for sites of the size it is considered that 12 dwellings would be an acceptable number. The impact is heavy on a quiet country lane with no footpath. She sought assurance in relation to the density of the development, pedestrian safety and overdevelopment.

Elected Members raised questions/ issues in relation to the following:

- The majority of the site is outside of the development boundary.
- The proposed access.
- The demolition of Folly Nook House.

The Development Team Manager advised that the land to the south of the site has been granted outline planning permission and has submitted a reserved matters application for ten dwellings. She suggested that if this application was granted officers should suggest a similar density to the developer.

Members were advised that the Council is unable to demonstrate a five year supply of land for housing; this development would help to address the shortfall.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant subject to a S106 Legal Agreement and the conditions as circulated.

COMMITTEE DECISION – Grant subject to a S106 Legal Agreement and the conditions as circulated.

SECTION B – ITEMS FOR DISCUSSION IN PRIVATE

Key Decisions

None.

Other Decisions

None.

49. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS TO BE URGENT

As there was no other urgent business to be considered, the Chair closed the meeting.

(Meeting closed at 7.30pm.)