

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday, 1st March 2017 at Retford Town Hall

Present:

Councillor H Richards (Chair)

Councillors G Freeman, K H Isard, G A N Oxby, D G Pidwell, M W Quigley MBE, M Richardson, S Scotthorne, A K Smith and T Taylor.

Officers in attendance: C Crossland, F Dunning, M Tagg 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 the meeting. The speakers present gave their permission to be filmed.)

50. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors H Burton and S Fielding.

51. DECLARATIONS OF INTEREST

(a) Members

There were no declarations of interest by Members.

(b) Officers

There were no declarations of interest by officers.

52. MINUTES OF THE MEETING HELD ON 1ST FEBRUARY 2017

RESOLVED that the Minutes of the meeting held on 1st February 2017 be approved.

53. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 16TH JANUARY AND 13TH FEBRUARY 2017

RESOLVED that the Minutes of the Planning Consultation Group meetings held between 16th January and 13th February 2017 be received.

54. OUTSTANDING MINUTES LIST

RESOLVED that the Outstanding Minutes be received.

SECTION A – ITEMS FOR DISCUSSION IN PUBLIC

Key Decisions

None.

Other Decisions

55. 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.

(b) Planning Applications and Associated Items

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
16/01081/RES	DB Symmetry Properties (Blyth) Co. Limited	Reserved matters (layout scale, appearance and landscaping) for the erection of three industrial units (use class B8), land east of A1 Slip Road and West of Blyth Road, Blyth

Members were advised that the application sought planning permission for reserved matters. The site had been subject of a site visit prior to the meeting. Slides were used to show the site location, site layout and elevations.

A late representation had been circulated to Members prior to the Committee.

The site lies outside of any development boundary and extends to approximately 19.6 hectares of agricultural land. The site is located within the Ward of Blyth adjacent to junction 34 of the A1(M) off Blyth Road, approximately 3km to the south of Harworth and Bircotes and 2km to the north of Blyth. The site comprises of an agricultural field, with field boundaries and an existing hedge along the Blyth Road.

Members were advised that outline planning permission was granted in 2013, which included details of access, for commercial development. Subsequently planning permission was granted in 2016 for the variation of conditions. The outline planning permission established the principle of development on the site.

The Development Team Manager advised of an error on page 39 of the report. Unit C measures approximately 225m by 51m. An overview of the layout, floor space and measurements of the proposed units was given. The proposed buildings would be metal clad with co-ordinating colours.

In terms of landscaping, a planting scheme is proposed to provide screen planting to the site.

A single point of access is proposed via a new roundabout on Blyth Road.

Members were advised that local and national planning policy had been addressed as set out in the report. A summary of statutory comments was given. Blyth Parish Council and a local resident raised objections to the application.

Local concerns regarding highway safety have been noted; however, the Highways Authority has raised no objection and therefore a reason for refusal on highway safety grounds could not be sustained.

In relation to the impact on residential amenity, screen planting is proposed to reduce and mitigate the impact of the development. The site is of low ecological value and there is the opportunity for enhancement.

The principle of the development has been established with the outline planning permission. The development raises a number of material planning considerations which must be balanced against each other.

The application seeks to deliver economic growth in the A1 corridor that will help to deliver sustainable economic growth. The beneficial economic impacts should be given substantial weight and are considered to outweigh the impacts of the scale of the development.

Councillor J Jolley spoke in objection on behalf of Blyth Parish Council. She commented that they object to the industrialisation of Blyth. The Parish Council and Blyth Awareness Group represent the residents of Blyth and their concerns have been dismissed. She advised that:

- The economic benefits are speculative.
- A report by Saville's said that the site is not suitable for warehouses alone.
- The plans have changed beyond recognition to three huge warehouses.
- Warehouse jobs are often low skilled, zero hours contracts, using agency workers and workers from abroad. How would this help the people of Bassetlaw?
- Skilled businesses should be encouraged.
- The proposal is not regeneration, it is development in open countryside. The application site is in Blyth, not Harworth.
- The proposal would have a permanent urbanising impact on the locality.
- The Ombudsman is investigating a complaint in relation to the outline planning permission.
- The local village would be sacrificed.

Dr L Edwards spoke in objection to the application. She commented that:

- The site is not 2km of Blyth, it is in Blyth.
- The size appearance and layout of the development has no resemblance to the outline permission granted in 2013. No wellbeing facility, training or start-up units are proposed.
- Changes to the development before and after the deadline have an impact on the neighbourhood.
- The units would be in operation 24/7 with light, noise and HGV movements. These impacts have not been addressed.
- No conditions in relation to light, noise and hours of operation are proposed.
- The scale and appearance is not appropriate across from residential homes.
- There are no industrial buildings in the vicinity or visible from this location.
- Planners insist on single storey brick built properties in the neighbourhood, how are huge metal clad units acceptable on the other side of the road?

Councillor J Evans spoke in support of the application as a nearby resident. She advised that:

- She is in support of the application as an independent person in the area.
- Harworth is in need of regeneration and has been identified as a growth area.
- The proposal would drive future development.
- The previous outline planning permission granted in 2013 and the variation of conditions application established the principle of commercial use.
- The proposal would create a sustainable employment opportunity.
- The nearby junction is currently undergoing improvement to improve safety and the flow of traffic. Funding is from Sheffield City Region and D2N2, which was successful as the bid was good value for money and provided employment and job opportunities to the north of the junction.
- Jobs and employment are needed in the District.

Mr S Pemberton spoke as agent for the application. He advised that:

- Outline planning permission has been agreed. This application seeks reserved matters with details of layout, appearance and landscaping.
- The principle of the development has already been established.
- The application is within accordance of the parameters of the previous application.
- The units are for storage and distribution use.

- The client proposes to start work immediately on the site.
- The development would create hundreds of jobs.
- The proposal would facilitate employment, growth and regeneration in the area.
- A simple colour scheme has been chosen to reduce the visual impact and provide interest.
- The proposal has been selected by statutory consultees.
- In relation to highways, a roundabout is proposed on Blyth Road with a separate emergency access to the north.
- There is parking provision for employees.
- A detailed landscaping strategy has been prepared, existing hedgerows are to be retained where possible.
- There are long term economic benefits and the development would be a catalyst for further development.

Elected Members asked questions/ raised issues in relation to:

- Community Infrastructure Levy.
- HGV traffic and routing.
- Hours of operation.
- The distance from the junction on Bawtry Road to residential properties.
- Increase in traffic through Blyth and Bawtry.
- Needs of the local economy and people.
- Supporting the local economy.

In relation to questions regarding the Community Infrastructure Levy (CIL), the Development Team Manager advised that the outline planning permission in 2013 was prior to CIL. The section 73 application in 2016 was not subject to CIL as it was a continuation of the application.

In terms of conditions, the outline planning permission, where the principle was established, would have been the appropriate time to impose any conditions limiting hours of operation and traffic movements. A number of conditions are proposed to address highways matters.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant planning permission subject to the conditions as circulated.

COMMITTEE DECISION – Grant planning permission subject to the conditions as circulated.

(c) Proposed Adoption of Methodology for the Identification and Surveying of Unregistered Parks & Gardens in Bassetlaw District

Members were advised that the Conservation Team has put together a methodology for the identification and surveying of the District's unregistered parks and gardens, in line with guidance contained in the NPPF and from Historic England. The methodology has been used to identify and assess a total of 56 sites across the District.

The report sought approval for the methodology for identification and surveying, together with list of 56 sites identified.

A presentation was given summarising the methodology; how sites were identified; sources of information; examples of sites; key objectives; statements of significance; and lessons learnt.

Members thanked the Planning Officer (Conservation) for the interesting information, his excellent report; and presentation.

(Councillor D Pidwell left the meeting during the discussion of this item.)

RESOLVED that:

1. The publication of the Bassetlaw Unregistered Parks & Gardens Identification & Surveying Methodology as a planning background document be approved.
2. The list of identified 'unregistered park and gardens' and their boundaries be approved.
3. Delegated authority be conferred to officers of the Conservation Team to publish (and update) the 'statements of significance'.

(d) Development Management Performance Report 2016/17 Quarter 3

Members were presented with the Quarter 3 performance report for the Development Management Function which covered the period 1st October to 31st December 2016. Previous year's figures were included for comparison.

Members were given a summary of the report. The measures of performance outcomes and current position for determining 'major', 'minor' and 'other' applications was given.

The outcome of appeals against refused applications allowed was also given; details of the applications were included within the report. It was noted that during the quarter a total of six appeal determinations were made and these were all dismissed by the Planning Inspectorate.

Planning enforcement figures for the quarter were provided within the report.

An elected Member commented that it would be useful if Members could have access to a register of enforcement in their ward.

The Chair thanked officers for their hard work.

RESOLVED that:

1. The report be received and the current performance data be noted.
2. The possibility of Members having access to a register of enforcement cases within their ward be explored.

SECTION B – ITEMS FOR DISCUSSION IN PRIVATE

Key Decisions

None.

Other Decisions

None.

56. 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 8.07pm.)