

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday, 26th April 2017 at Retford Town Hall

Present:

Councillor A Smith (Vice in Chair)

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

Officers in attendance: C Crossland, F Dunning, M Freeman 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, there was no response.)

64. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors H Richards and M Richardson.

65. DECLARATIONS OF INTEREST

(a) Members

There were no declarations of interest by Members.

(b) Officers

There were no declarations of interest by officers.

66. MINUTES OF THE MEETING HELD ON 29TH MARCH 2017

RESOLVED that the Minutes of the meeting held on 29th March 2017 be approved.

67. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 6TH MARCH AND 3RD APRIL 2017

RESOLVED that the Minutes of the Planning Consultation Group meetings held between 6th March and 3rd April 2017 be received.

68. OUTSTANDING MINUTES LIST

RESOLVED that the Outstanding Minutes be received.

SECTION A – ITEMS FOR DISCUSSION IN PUBLIC

Key Decisions

None.

Other Decisions

69. 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.

(c) Planning Applications and Associated Items

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
16/00854/RES	Amber Residential Developments Limited	Reserved matters application following outline P/A 16/10/00047 – Outline application for the construction of 41 dwellings with associated parking, landscaping and open space at development land at former Poultry Site, Mark Lane, East Markham

Members were advised that the application sought reserved matters to determine the appearance, landscaping, layout and scale for 41 dwellings on a 1.488ha site following outline planning permission which included means of access. The site had been subject of a site visit prior to the meeting. Slides were used to show the site location and indicative layout.

A summary of responses from statutory consultees was given:

- The Councils Environmental Health Officer has requested that a contaminated land investigation be carried out. The hours of construction were covered in the outline planning permission.
- The Councils Conservation Officer made comments in relation to the application which resulted in amendments to the application.
- Highways asked for amendments to the application and are now satisfied with the proposal. The outline permission included a condition to provide a footway. A condition is proposed to ensure the garages are used for parking purposes.
- The Council's Parks and Open Spaces have commented that their preference for the open space land would be to have one central area. The Council's policy on adopting open space has recently changed however the Council has committed to adopting the open space.
- The Environment Agency requested additional information and are satisfied with the information and have no objection.
- The Lead Local Flood Authority initially objected to the proposal. Subsequently additional information was submitted and the objection has been withdrawn.

In terms of affordable housing a viability assessment was submitted at the time of outline planning permission that concluded due to the profit level there was obligation to provide affordable housing. A revised viability assessment has been submitted with the reserved matters application and it is considered that there is nothing to be disputable.

East Markham Parish Council have objected to the application on the grounds of the urban layout; highway safety; proposed access; the footpath on Mark Lane; inadequate open space provision; drainage provision; poorly defined bin collection points; affordable housing; and inadequate parking.

Seven letters of objection had been received from local residents on the grounds of the gradient of the road; intensification of the site; the development does not compliment the character of the area; detrimental to highway safety; detrimental to amenity and privacy; the sewage system is at capacity; surface water run off; access to the site; and traffic congestion.

Members were advised that the principle of the application is considered acceptable in principle and the principle has already been established with the granting of the outline planning permission. The proposed two storey dwellings are considered to be in keeping with the village. The proposed houses are a mix of styles and suggested amendments by the Conservation Officer have been made to improve the appearance for example adding chimneys. Boundary treatments and landscaping are proposed to lessen the impact. The open space provision is considered acceptable.

Councillor A Hunt spoke in objection on behalf of East Markham Parish Council. He advised that prior to the application a meeting was held in the village and the view of the parish was that 41 houses is too many for the site. The linear design is not suitable for the village. He advised that:

- Highway issues and problems at the junction would be exacerbated. Too little considered has been given to the issue and improvements need to be made before development.
- Too little parking is proposed on site. The view is supported by Nottinghamshire County Council as they have requested the garages be for the parking of cars only. The lack of parking would result in on street parking and cause a problem for emergency vehicles.
- No footpath is proposed to Beckland Hill.
- The width of the proposed footway is dangerous next to a 60 mph road.
- The site is suitable for development but this application does not meet the high standards required.

Mr T Baggaley spoke in objection to the application. He advised that:

- East Markham is in a conservation area that is accepted in the Council's Core Strategy as a designated heritage asset.
- The plan would house more than 180 people on only 2% of East Markham's area which is denser than the rest of the village.
- The proposed growth would have a detrimental impact on the area.
- There are frequent utility failures in the area.
- East Markham has wells and shifts in the water.
- The accumulation of slow release water has been overlooked and surface water run-off.
- The dwellings have small gardens which is not typical in the conservation area.
- The site previously polluted the beck and spread to ponds. Disturbing the ground could re-infect the beck and effect nearby animals.
- Policy states that development in a conservation area will only be supported where scale and design is appropriate, this application fails to satisfy the criteria.

Councillor J Ogle spoke as ward Member for East Markham he advised that:

- A wider footpath to the south of the site would be better.
- A footpath to the west has not been included.
- Sewerage problems would be exacerbated.
- Adequate footpaths are not provided.
- Visibility spays are a danger.
- The number of allocated parking spaces is not adequate.
- Developments should be focused on quality and sustainability not numbers.
- The application would be supported if the issues raised are fixed.

The Development Control Manager advised the Committee of a late objection received from a local resident regarding parking concerns.

Mr Onions spoke as the agent for the application. He advised that the site is a brownfield site and all of the factory buildings are vacant. The outline permission granted 41 dwellings. There has been a conscious effort with the design and layout in relation to the wider area. The scale and design incorporates good quality materials and a varied roofscape. The Council's Conservation

Officer has commented that the application would have no adverse impact on the conservation area or setting of the village. The proposed public open space is in the centre of the site with landscaping at the opening of the site. The proposed parking is in line with guidelines and highways have confirmed it is acceptable. The access was confirmed at the outline planning stage. Drainage is controlled by conditions and the Lead Local Flood Authority considers the application is acceptable. The provision of footpaths are constricted with third party land interests.

Elected Members asked questions/ raised issues in relation to:

- The provision of footpaths and the 60 mph road.
- The location of the school.
- The lack of an affordable housing contribution.
- How the condition that the garages remain for car parking can be enforced.

In relation to questions raised the Case Officer advised that the majority of the is to be 2m wide however there is a pinch point where the footpath does not meet this.

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.

(A point of clarification was noted regarding the vote. An error was made during the counting of the vote; the application was granted by a majority therefore the Chairs casting vote was not required.)

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
17/00016/FUL	Mr Derrick Wilkinson	Demolition of existing bungalow and the erection of a four bedroom detached dwelling with basement and integral garage, Cumbrae, Mattersey Road, Everton

Members were advised that the application sought full planning permission for the erection of a 4-bedroom tow storey dwelling with a basement level and integral garage for three vehicles. Included in the application is the demolition of the existing bungalow. The site had been subject of a site visit prior to the meeting. Slides were used to show the site location, elevations and photographs.

Members were advised that the proposed materials are not common on Mattersey Road however the materials are used elsewhere and there are a mix of materials used in the area.

No objections have been received from local residents. Everton Parish Council object to the application on the grounds of the impact on Mattersey Road, the integrity if the street scene and overall impact on the character.

Members were advised that the proposed dwelling is considered large however is not considered out of character with street scene.

A summary of responses from statutory consultees was given.

Mr D Wilkinson spoke as the applicant, he advised that:

- The Parish Council objection and the neighbourhood plan is contradictory. The Neighbourhood Plan talks about encouraging modern design, energy efficiency and high quality design rather than generic design.
- The design incorporates sustainable energy.

- Care was taken to reduce the roof height to match the adjacent dwelling.
- The site is outside of the Conservation Area, the design is contemporary and fits in with the adjacent buildings.
- Natural features have been incorporated.

Elected Members asked questions/ raised issues in relation to:

- The basement floorplans.
- The dwelling is out of character with the street scene.
- Overbearing design.
- Community infrastructure levy.
- Sustainable energy considerations.

In relation to questions raised the Development Control Manager circulated the floorplans to Members.

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

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
17/00129/OUT	Mr P Hinds	Outline planning application with some matters reserved (approval being sought for access) for the erection of ten dwellings, land at Treswell Road, Rampton

Members were advised that the application sought outline planning permission, with all matters reserved apart from access, for the erection of ten dwellings. The site had been subject of a site visit prior to the meeting. Slides were used to show the site location, indicative layout and photographs.

A summary of responses from statutory consultees was given. No objections from statutory consultees have been received.

Rampton Parish Council do not object but have have commented on the application. Six letters of objection have been received from local residents on the grounds of the loss of the field and impact on amenity.

Members were advised that site is adjacent to the development boundary. The Council currently has a lack of a five year land supply for housing and this application would help to address the shortfall.

Ms H Godley spoke as the agent for the application. She advised that she supports the officer recommendation. No objections have been received on technical matters from statutory consultees. The proposal relates well to the existing village. The application is for ten dwellings with a maximum floor space for a low density development. The access has been agreed by Highways. The development would have social and economic benefits to the village.

Elected Members asked questions/ raised issues in relation to:

- Encroachment in the village.
- Detriment to rural life.
- Highway safety.
- The Section 106 Agreement.
- Community Infrastructure Levy.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant planning permission subject to a Section 106 agreement and the conditions as circulated.

COMMITTEE DECISION – Grant planning permission subject to a Section 106 agreement the conditions as circulated

SECTION B – ITEMS FOR DISCUSSION IN PRIVATE

Key Decisions

None.

Other Decisions

None.

70. 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 7.40 pm.)