

PLANNING COMMITTEE

Membership 2016/17

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

Substitute Members: None

Quorum: 3 Members

Lead Officer for this Meeting

Fiona Dunning - Ext. 3416

Administrator for this Meeting

Cara Crossland - Ext. 3254

NOTE FOR MEMBERS OF THE PUBLIC

- (a) *Please do not take photographs or make any recordings during the meeting without the prior agreement of the Chair.*
- (b) *Letters attached to Committee reports reflect the views of the authors and not necessarily the views of the District Council.*

PLANNING COMMITTEE

Wednesday, 26th April 2017

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS * (pages (Members' and Officers' attention is drawn to the attached notes and form)
 - (a) Members
 - (b) Officers
3. MINUTES OF MEETING HELD ON 29TH MARCH 2017 * (pages 7 - 12)
4. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 6TH AND 3RD APRIL 2017* (pages 13 - 22)
5. OUTSTANDING MINUTES LIST * (page 23)

SECTION A – ITEMS FOR DISCUSSION IN PUBLIC

Key Decisions

None

Other Decisions

6. REPORT(S) OF THE HEAD OF REGENERATION *
 - (a) Public Interest Test:
(Ms B Alderton-Sambrook, Head of Regeneration, has deemed that all Items on the Agenda are not confidential)
 - (b) Planning Applications and Associated Items (pages 25 - 60)

Exempt Information Items

The press and public are likely to be excluded from the meeting during the consideration of the following items in accordance with Section 100A(4) of the Local Government Act 1972.

SECTION B - ITEMS FOR DISCUSSION IN PRIVATE

Key Decisions

None

Other Decisions

None.

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

* Report attached

NOTES:

1. The papers enclosed with this Agenda are available in large print if required.
 2. Copies can be requested by contacting us on 01909 533254 or by e-mail: cara.crossland@bassetlaw.gov.uk
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DECLARATION OF INTERESTS

HOW TO USE THIS FORM

There are now only two types of Declaration of Interest:

Disclosable Pecuniary Interests)	Details can be found in the Councillors Code of Conduct which is contained in the Council's Constitution (a summary is printed below)
)	
)	
Non Pecuniary Interests)	

Upon receipt of the attached form you will need to enter the name and date of the Committee and your own name. By looking at the Agenda you will no doubt know immediately which Agenda Items will require you to make a Declaration of Interest.

Fill in the Agenda Item number in the first column of the form.

Enter the subject matter and any explanations you may wish to add in the second column.

In the third column you will need to enter **either** if you are declaring a disclosable pecuniary interest, **or** a non pecuniary interest.

The form must then be signed and dated. Please remember that if during the actual meeting you realise that you need to declare an interest on an additional Agenda Item number please simply amend the form during the meeting.

The form must be handed into the Committee Administrator at the end of the meeting.

NB. The following is a summary prepared to assist Members in deciding at the actual meetings their position on INTERESTS it is not a substitute for studying the full explanation regarding INTERESTS, which is contained in the Council's Constitution and the Code of Conduct for Councillors, which is legally binding.

Members and Officers are welcome to seek, PREFERABLY WELL IN ADVANCE of a meeting advice from the Council's Monitoring Officer on INTERESTS.

Disclosable Pecuniary Interests

May relate to employment, office, trade, profession or vocation carried on for profit or gain
May relate to sponsorship
May relate to contracts
May relate to interests in land
May relate to licences to occupy land
May relate to corporate tenancies
May relate to securities

Action to be Taken

Must disclose to the meeting
- existence of the interest
- the nature of the interest
- withdraw from the room
- not seek improperly to influence a decision on the matter

Non Pecuniary Interests

May relate to any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by the Council
May relate to any person from whom you have received a gift or hospitality with an estimated value of at least £25
A Member may also have a non pecuniary interest where a decision in relation to that business might reasonably be regarded as affecting wellbeing or the wellbeing of other council tax payers, or ratepayers or inhabitants in the electoral division or ward, as the case may be, affected by the decision.

Action to be Taken

Must disclose to the meeting
- existence of the interest
- the nature of the interest
- not seek improperly to influence a decision on the matter.

(Note – there are special provisions relating to “Sensitive Interests” which may exclude the above provisions in certain circumstances.)

DRAFT

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday, 29th March 2017 at Worksop Town Hall

Present:

Councillor H Richards (Chair)
Councillors S Fielding, G Freeman, K H Isard, G A N Oxby, M Richardson, S Scotthorne,
A K Smith and T Taylor.

Officers in attendance: B Alderton-Sambrook, C Crossland 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.)

57. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors H Burton, D G Pidwell and M W Quigley MBE.

58. DECLARATIONS OF INTEREST

(a) Members

There were no declarations of interest by Members.

(b) Officers

There were no declarations of interest by officers.

59. MINUTES OF THE MEETING HELD ON 1ST MARCH 2017

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

60. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 6TH AND 27TH FEBRUARY 2017

RESOLVED that the Minutes of the Planning Consultation Group meetings held between 6th and 27th February 2017 be received.

61. OUTSTANDING MINUTES LIST

RESOLVED that the Outstanding Minutes be received.

SECTION A – ITEMS FOR DISCUSSION IN PUBLIC

Key Decisions

None.

Other Decisions

62. 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) Appeal Decisions Received

Members were presented with one appeal decision.

An elected Member requested that the minutes from the Committee relating to an appeal decision be included with an appeal report in future for information

RESOLVED that the appeal decision be received.

(c) Planning Applications and Associated Items

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
16/00842/OUT	Mr Sooriah	Outline planning permission with some matters reserved, approval being sought for access, for a holiday lodge development of 12 lodges, with a village convenience store and community facilities, Eel Pie Farm, Great North Road, Markham Moor

Members were advised that the application sought outline planning permission with some matters reserved. 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.

The Head of Regeneration advised of amendments to the Committee report. Comments detailed in the report from the ward Member are in fact from a ward Member but not the ward that this application is in. The relevant ward Member raised concerns by the local community and requested that the application be presented to Planning Committee.

The report also details that landscaping, layout and scale are under consideration and in fact this is not the case. This permission seeks the principle of development with access only being considered. Members were advised that the application had been advertised correctly.

Details of addresses of people who had made a representation in relation to the application, Parish Council comments and comments from the ward Member had been circulated to Members prior to the meeting.

The application seeks permission for 12 holiday lodges on a 1.5 ha site. It was noted that no details had been submitted in relation to the water feature/ fishing pond at the centre of the site on the indicative plans. A subsequent planning application would be required for that development.

The site is currently a grassed field to the east of Eel Pie Farm buildings. The southern boundary abuts a drainage ditch to the side of Old London Road and the A638 lies to the east. The A1 lies to the far south.

The site is outside of any development boundary. The closet settlement is East Markham located to the southeast of the site.

To the southwest of the site is the Grade II Listed Markham Moor House with its associated listed structures. The House is surrounded by dense vegetation. Consent for B1, B2 and B8 uses has been granted immediately south of the application site, adjacent the listed building.

A summary of responses from statutory consultees was given.

- Nottinghamshire County Council Highways have no objections to the amendments made to the access and consider the scheme acceptable subject to conditions.
- The Council's Conservation Officer has considered the setting of Markham Moor House. Given the physical separation of the site by Old London Road the site has little visual association with the proposed site. When taking into account the recent permission for a commercial development this application is unlikely to have an adverse impact to the setting, subject to suitable scale, design and layout. The Officer recommends that the buildings on the site remain at single storey to reduce their impact on the setting of Markham Moor House.
- The Lead Local Flood Authority have not responded to the consultation.
- The Environment Agency consider that there are low risks associated with the development and have no objections.
- Nottinghamshire Wildlife Trust have advised that a detailed ecological assessment should be submitted prior to any development commencing.

Six letters of objection have been received and 33 letters of support, an overview of the comments was given. West Drayton Parish Council have submitted concerns regarding access.

Planning policy seeks to promote the establishment/ expansion of rural businesses. Information in relation to the need of the development has been provided by the applicant. The information has been verified and at that point in time and a need was demonstrated as there was no similar accommodation available.

In terms of the indicative retail unit, 100 sqm is considered to be small scale and would not impact on the town centre viability. A condition would be imposed limiting the floor area.

In relation to the character and appearance of the area given the location permanent residential dwellings on the site would be unacceptable. Conditions are proposed to limit the occupancy of the site.

Mr R Adam spoke in objection to the application. He advised that:

- He has lived in the village for 37 years.
- He is a retired farmer who used to farm the site.
- He owns the next field.
- The site is outside of the development area.
- The proposal is unsuitable for the village and surrounding areas.
- Industrial development has been granted planning permission across the road. The building is enormous and there will be high volume of traffic to and from the site.
- This development would add to the traffic problem. The turning into West Drayton is an accident hotspot.
- When outline permission was sought for the industrial site a S106 was to be agreed regarding highways.
- The site is near Markham Moor House which is a listed building.
- Lound Hall was granted planning permission for holiday lodges and is now a residential development.
- This development should not take place as it will become a residential site.

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

- There has been support for the application from the Parish Council, a ward Member and local businesses.
- The development has the support of Hoeseasons.
- The proposal is for 12 luxury holiday lodges made from ecologically friendly materials.

- There has been no objection from statutory consultees.
- The application complies with the LDF and NPPF as set out in the report.
- The proposal complies with the Bassetlaw regeneration and growth strategy. The development would attract tourism to the area and provide accommodation in the area.
- The developer has developed 7 similar sites in the UK which have high occupancy and receive good feedback from visitors.
- The architecture and design would blend with the natural environment.
- Any concerns can be addressed at the reserved matters stage or with conditions.

Elected Members asked questions/ raised issues in relation to:

- The size of the site.
- The distance from the site to the A1.
- Will the retail facility serve the local community or will the site be closed to the public.
- How the site would be managed.
- Imposing a condition to limit the length of stays.
- Limiting the number of months the site is in operation.
- The site is outside of the development boundary.
- The site is not identified as a brownfield site.
- The Council's lack of a five year land supply is not applicable as the site is not for residential use.
- Most of the supporters for the application do not live near the site.
- The industrial unit across the road will increase traffic.
- Noise.
- The height of the units.
- Promoting tourism in the area.

In relation to questions raised the Head of Regeneration advised that the proposed retail facility at 100 sqm is relatively small in planning policy terms. There are six retail outlets in neighbouring areas focused around Tuxford. It is considered that the proposal would enhance the rural offer. The applicant has suggested that the site will be open to the community.

Members were advised that a number of conditions are recommended to restrict occupancy and to ensure the site is not used as residential and a further two were discussed at committee to ensure that this remains the case.

In terms noise on the site arising from the strategic highway network close by, this would be down to consumer choice to choose whether to visit or not. The proposal is considered to comply with the NPPF supporting a prosperous rural economy and rural tourism.

It was proposed that amendments be made to conditions 3, the outline detail and to further limiting occupancy with an informative to be added regarding the preference for single storey units.

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, with the amendment to the following conditions

2. The appearance of the building(s), layout, scale and landscaping shall be only as may be approved in writing by the Local Planning Authority before any development commences.

Reason: This permission is granted in respect of an outline application which did not contain details of the matter hereby reserved for approval.

3. The development hereby permitted shall be carried out only in accordance with the details and specifications included on the submitted application form. Notwithstanding the indicative layout plan submitted, the access hereby approved shall be constructed only in accordance with the Site Access Design Plan No. 001 Rev A01 received 12 September 2016 and the principle of a Maintenance store as detailed in the Supplemental Statement Received 17 February 2017.

Reason: To ensure that the development takes the agreed form envisaged by the Local Planning Authority when determining the application.

17. The accommodation on the site shall be used for holiday purposes only and shall not at any time be used as a person's sole or main place of residence.

Reason: In order to encourage tourism and the protection of the environment in an isolated locality that otherwise would be unsustainable as a permanent residential development.

18. The owners / operators of the holiday park hereby permitted, shall maintain an up to date register of the occupiers of any individual lodge, including dates of arrival and departure and the occupants main place of residence, and shall make this information available within a reasonable timescale to the Local Planning Authority.

Reason: In order to encourage tourism and the protection of the environment in an isolated locality that otherwise would be unsustainable as a permanent residential development.

19. Occupiers of holiday lodges hereby permitted at the site will be restricted to a maximum 28 day stay duration within any three month timeframe.

Reason: In order to encourage tourism and the protection of the environment in an isolated locality that otherwise would be unsustainable as a permanent residential development.

FURTHER RESOLVED that an informative be added to notify the developer that single storey units would be preferable to minimise the impact on the nearby listed building.

SECTION B – ITEMS FOR DISCUSSION IN PRIVATE

Key Decisions

None.

Other Decisions

None.

63. 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.)

PLANNING CONSULTATION GROUP

Minutes of the meeting held on Monday, 6th March 2017 at Worksop Town Hall

Present: Councillors K Isard, D Pidwell, H Richards and A Smith.

Officers in attendance: F Dunning and B Pinkney. B Alderton-Sambrook attended for the last item.

(Meeting opened at 4.00pm.)

124. APOLOGIES

There were no apologies for absence received.

125. PLANNING APPLICATIONS

Application No Proposal

16/01766/COU Change of use of first floor of snooker club to two apartments, Breakers Snookers Club, 25 Newcastle Avenue, Worksop.

Members were advised that the application sought to change the use of the first floor of a snooker club to two apartments. A floor plan, elevations and photographs were tabled.

Members were advised that objections had been received from the owner/operator of the Bingo hall next door raising concerns regarding parking. Parking of tenants cars will exacerbate the existing situation already made difficult by snooker players parking on the roadside.

The access points to the apartments are proposed to be either side of the building with stairs leading to the first floor.

Highways and Bassetlaw District Council's Tree Officer have no objections.

The Environmental Agency raised no objection subject to safe access and egress being provided to the new dwellings.

Environmental Health Officers raised concern regarding noise levels. The snooker club has a licence to operate until 2am on Friday and Saturday evenings, therefore it is recommended that appropriate sound proofing is put into place to try and avoid the risk of increased noise levels.

Initial officer recommendation – Grant Planning Permission subject to conditions – refer to PCG.

Outcome following PCG discussion – Delegate for officer decision.

Application No Proposal

16/01572/FUL Erect one 3 storey 4 bedroom detached dwelling, Plot 2, Station Road, Ranskill.

Members were advised that the application sought to erect a 3 storey dwelling with 4 bedrooms. Elevations were tabled.

Members were advised that the application had previously been presented to PCG several times. The application was granted planning permission in 2016 and had now returned to PCG with the proposal to increase the size of the dwelling.

Ranskill Parish Council raised the following objections:

- The house is currently being built even though the applicant has not yet been given full planning permission.
- No toilet facilities are available on the site.
- No water supply on the site.
- No Health and Safety measures are in place.
- Rubbish is being littered on the adjacent plot.
- Roof lighting is being installed when approved drawings did not show this.
- Replacement of existing hedge.

Highways have no objections subject to conditions.

The Neighbourhood Planning Team has made no comments.

Members were advised that two letters of objections had been received from neighbouring properties raising concern regarding the large size of the dwelling, loss of privacy, work already commenced, litter on adjacent plot, inappropriate height of dwelling, loss of light and the removal of existing hedges.

Initial officer recommendation – Grant Planning Permission subject to conditions – refer to PCG.

Outcome following PCG discussion – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
17/00013/HSE	Erection of a single storey rear extension for wheelchair accessible single bedroom and wet room, 22 Dryden Dale, Worksop.

Members were advised that the application sought to erect a single storey rear extension for a wheelchair accessible, single bedroom and wet room. A location plan, elevations and photographs were tabled.

Members were advised that the neighbouring property did not object to the application.

Refusal to the application has been given based on the loss of outlook to the neighbour and a sense of enclosure.

Initial officer recommendation – Refuse Planning Permission – refer to PCG.

Outcome following PCG discussion – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
17/00071/Full	10 metre high CCTV column, St Augustine's School Complex, Longfellow Drive, Worksop.

Members were advised that the application sought to develop a 10 metre high CCTV column. A site plan was tabled.

Members were advised that the applicant is a Bassetlaw District Council employee.

The purpose of the 10 metre high CCTV Column is to observe the multi-use game area.

Initial officer recommendation – Grant Planning Permission – refer to PCG.

Outcome following PCG discussion – Delegate for officer decision.

(Councillor Richards declared an interest in the next item and therefore left the meeting)

<u>Application No</u>	<u>Proposal</u>
17/00209/CDM	6 classroom block with covered link corridor, hall courtyard infill, Ordsall Junior School Complex, Ordsall Road, Retford.

Members were advised that the application sought to erect a single storey 6 classroom block with a covered link corridor. A location plan and elevations were tabled.

Members were advised that the application was a County matter application.

Initial officer recommendation – Raise no objection – refer to PCG.

Outcome following PCG discussion – Delegate for officer decision.

(Councillor Richards returned to the meeting)

<u>Application No</u>	<u>Proposal</u>
17/00104/DEM	Demolish farmhouse and outbuildings, The Farmhouse, Ordsall Park Drive, Retford.

Members were advised that the application sought to demolish a farmhouse and its outbuildings. A location plan and photographs were tabled.

Members were advised that the application is a Bassetlaw District Council owned development.

Members were advised that the application relates to a non-designated heritage asset.

Initial officer recommendation – Grant Planning Permission – refer to PCG.

Outcome following PCG discussion – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
16/00842/OUT	Outline Planning Permission approval for a holiday lodge development of 12 lodges, village store and community facilities, Eal Pie Farm, Great North Road, Markham Moor.

Members were advised that the application sought outline planning permission approval for a holiday lodge development of 12 lodges, with a village store and community facilities. A site plan was tabled.

Members were advised that the original plan included community facilities, a pond and a memorial garden. The agent for the applicant met with the Planning Officer to discuss the proposed application. The memorial garden would be an area for visitors to walk around. The proposed community room was planned to be built for the community to rent out. During the meet between the agent and Planning Officer, plans were amended and it was agreed that the community room would be used as a maintenance room to store garden equipment and a proposed village shop of 100sqm. It was noted that Planning Policy support this development.

Members were advised that there is no formal plan history but has been a pre application on the site.

Members were advised that planning permission for industrial usage on the other side of the road was granted in 2013.

The Environmental Agency has commented stating that the application is considered to be low risk at this point.

Environmental Health has no objections subject to conditions regarding a lighting scheme.

Highways have no objections subject to visibility displays.

The Conservation Officer has no objections subject to conditions.

Members were advised that six letters of objection had been received regarding the following:

- Unnecessary development of a greenfield site/Detrimental to character to local landscape and historical setting of listed building Markham Moor House.
- Negative impact on the local area.
- Concerns of converting a 'holiday' development into a 'residential' development.
- Access point is unacceptably close to the T-junction.
- Increased traffic near access.
- Reduction in land for crop production.
- The area already suffers from problems with mosquitos.
- Not in character with the area.

Members were advised that letters of support had been received from the ward members regarding the following:

- The site will generate a lot of interest as a tourist destination.
- The site has the backing of a large and trusted holiday company.
- The application would boost regeneration and increase footfall to the District.

Members were advised that 27 letters of support had also been received from local residents outlining the following:

- Brings the community together.
- Supports local economy, increasing jobs within the area.
- The site will bring more visitors to the community, increasing trade for the area.
- Brings more development to the village.

After discussion it was recommended that this application should be presented to the next Planning Committee for consideration.

Initial officer recommendation – Refer to Planning Committee – Refer to PCG.

Outcome following PCG discussion –Refer to Planning Committee.

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

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

(The meeting closed at 5.00 pm)

PLANNING CONSULTATION GROUP

Minutes of the meeting held on Monday, 13th March 2017 at Worksop Town Hall

Present: Councillors H Richards, M Richardson, A Smith and T Taylor.

Officers in attendance: F Dunning and B Pinkney.

(Meeting opened at 4.00pm.)

127. APOLOGIES

There were no apologies for absence received.

128. PLANNING APPLICATIONS

<u>Application No</u>	<u>Proposal</u>
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16/01611/CONR	Removal of condition 7 requiring the demolition of Rose View under planning permission 54/11/00002, Rose View, Main Street, West Markham.
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Members were advised that the application sought removal of condition 7, requiring the demolition of Rose View under planning permission 54/11/00002. A location map, site plan and photos were tabled.

Members were advised that planning permission had been granted for the erection of a detached dwelling and garage in 2011. Attached to this application was a condition to demolish Rose View within 3 months of completion of the dwelling. Planning permission was granted in 2014 for a one and a half storey family annexe in the location of Rose View, thus requiring it to be demolished

Members were advised that the applicant proposes to retain the existing dwelling (Rose View).

The Highway's Authority initially objected to the removal of condition 7, however the Highway Authority have withdrawn their objection as a condition has been put into place for an adequate access to the site.

Initial officer recommendation – Remove condition 7 from Planning Permission– refer to PCG.

Outcome following PCG discussion – Delegate for officer decision.

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

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

(The meeting closed at 4:25 pm)

PLANNING CONSULTATION GROUP

Minutes of the meeting held on Monday, 20th March 2017 at Worksop Town Hall

Present: Councillors H Richards, A Smith, S Scotthorne and T Taylor.

Officers in attendance: F Dunning and B Pinkney.

(Meeting opened at 4.10pm.)

130. APOLOGIES

There were no apologies for absence received.

131. PLANNING APPLICATIONS

<u>Application No</u>	<u>Proposal</u>
17/00108/HSE	Creation of hardstanding for off-street parking, 1 Dene Close, Mattersey, Doncaster.

Members were advised that the application sought the creation of hardstanding for off-street parking. A location map, site plan and photographs were tabled.

Members were advised that the properties driveway and soft landscaped front garden had been laid with an imprinted concrete hard surface with no provision for the drainage of surface water, as the surfacing covers the whole frontage, and is a concrete block; surface water collects and drains directly onto the highway.

Members were advised that 10 letters of objection had been received regarding; drainage problems due to unauthorised development, loss of on-street parking on Dene Close, too much hardstanding and the new hardstanding area is unsightly and not in keeping with other properties within the area.

Initial officer recommendation – Grant with drainage details, being installed within 3 months – refer to PCG.

Outcome following PCG discussion – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
17/00016/FUL	Demolition of existing bungalow and erection of a four bedroom dwelling with basement and integral triple garage, Cumbrae, Mattersey Road, Everton.

Members were advised that the application sought demolition of the existing bungalow and the erection of a four bedroom dwelling with a basement and integral triple garage. A site plan and elevations were tabled.

Members were advised that the proposed basement was the full footprint of the house. The Planning Officer raised concerns regarding the heating and lighting of the basement. The applicant has proposed to have a heat pump fitted as this is ecological friendly.

The applicant had made an agreement with the Planning Officer that he would swap the location of a bedroom window so it doesn't overlook the neighbouring property.

Members were advised that the proposed materials are as follows; render, engineering brick, timber cladding and roof tiles. Although this will look modern it is not consistent with the locality.

The Parish Council has raised objections regarding the following:

- Overdevelopment of site, disproportionately large scale dwelling that will impact on character of Mattersey Road.
- Loss of the bungalow.
- Significant pressure of new development to have a greater height and footprint.
- Proposal will destroy the integrity of the street scene and overall character.

The Planning Officer had recommended that Members undertake a site visit.

Initial officer recommendation – refer to Planning Committee – refer to PCG.

Outcome following PCG - Delegate for officer decision.

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

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

(The meeting closed at 4:25 pm)

PLANNING CONSULTATION GROUP

Minutes of the meeting held on Monday, 3rd April 2017 at Worksop Town Hall

Present: Councillors H Richards, G Freeman, K H Isard and T Taylor.

Officers in attendance: D Askwith and L Dore.

(Meeting opened at 4.05pm.)

133. APOLOGIES

There were no apologies for absence received.

134. PLANNING APPLICATIONS

<u>Application No</u>	<u>Proposal</u>
17/00016/FUL	Demolition of the existing bungalow and the erection of a four bedroom detached dwelling with basement and integral garage, at 'Cumbrae', Mattersey Road, Everton, Notts.

Members were advised that the application, which had previously been submitted to Planning Consultation Group on 20th March 2017, sought the demolition of the existing bungalow and the erection of a four bedroom dwelling with a basement and integral garage.

A site plan showing the location of the development was tabled. Following discussion with the developer after the previous meeting regarding the proposed building materials, revised elevation plans were tabled which showed proposed changes for the finished building, i.e. a stone finish and reduced timber cladding, to make the building less obtrusive. With fascia boards, window frames and roof tiles shown as powder grey, the overall design retains a modern appearance. There was one internal change which saw the re-location of a bedroom window so ensure a neighbouring property is not overlooked.

The Planning Officer advised the proposed site for development is not within a conservation area and that the street has a mixture of bungalows and houses. He added that although the proposed materials and design might be considered out of character, current planning policy permits properties of contemporary design with a modern appearance - even if they are not consistent with the locality. He informed the meeting that there were no objections from NCC Highways, Environmental Health or neighbouring properties, however the Parish Council had raised concerns regarding the following:

- Overdevelopment of site, i.e. a disproportionately large scale dwelling that will impact on character of Mattersey Road.
- Loss of the bungalow.
- Significant pressure of new development to have a greater height and footprint.
- Proposal will destroy the integrity of the street scene and overall character.

Following discussion, Members considered a site visit would be appropriate to better assess the location and the proposed development.

Initial officer recommendation - refer to Planning Committee - refer to PCG

Outcome following PCG - refer to Planning Committee

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

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

(The meeting closed at 4:25 pm)

ITEM SUBJECT OF A SITE VISIT

Item No: a1

Application No: 16/00854/RES

Application Type: Reserved Matters

Proposal 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

Location Development Land at Former Poultry Site Mark Lane East Markham Nottinghamshire

Recommendation: Grant

Case Officer: Mandy Freeman

Tel No: 01909 533227

Web Link: [Link to Planning Documents](#)

THE APPLICATION

The application is a reserved matters application to determine the appearance, landscaping, layout and scale for 41 dwellings on 1.488ha site following the granting of outline planning permission which included the means of access. A 2 metre wide footpath on the north side of Mark Lane, between the site access and Beckland Hill, and associated street lighting was conditional on the outline application.

The site is currently occupied by the former poultry processing factory buildings and has been vacant for some time. The site is outside but adjacent to part of the development boundary for East Markham. A small part of the northern part of the site is within the Conservation Area.

DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Part 1 of the National Planning Policy Framework states that the Government is committed to securing sustainable economic growth in order to create jobs and prosperity. It also reinforces the position that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Of particular relevance are paragraphs, 14 and 49 which sets out the approach local planning authorities should adopt in the absence of a 5 year supply of land for housing. Paragraph 49 states that policies relating to housing supply in the development plan should not be considered up to date if the 5 year housing land supply is not met. Paragraph 14 states that where the development plan relevant policies are out- of- date, planning permission should be granted unless there are significant impacts that outweigh the benefits, when assessed against all policies of the NPPF.

Part 6 of the National Planning Policy Framework sets out the key criteria in delivering a wide choice of high quality homes.

Part 7 of the National Planning Policy Framework sets out the key criteria in requiring good design.

RELEVANT PLANNING HISTORY

16/10/00047 Outline planning permission including the means of access was granted on the 26 June 2013 with a S106 Agreement for open space, affordable housing subject to a revised viability appraisal being submitted with the reserved matters application and reviewed within 8 weeks of receipt. The outline application was reported to the Planning Consultation Group in 2010/2011 and the S106 was signed in 2013.

RESPONSE OF STATUTORY BODIES

Bassetlaw Operational Services Manager (Waste & Recycling) has commented that they would need sufficient room to enter and leave the site with a refuse collection vehicle of 32 Tonnes GVW, the road would need to support that weight and bins would need to be presented to the edge of each property or a communal bin collection point provided.

Bassetlaw Environmental Health has commented in relation to noise that all works and ancillary operations and deliveries audible at the site boundary shall be carried out only between the hours of 08:00-18:00 on Mondays to Fridays, 08:00-13:00 on Saturdays and at no time on Sundays, Bank Holidays and Public Holidays.

In relation to contaminated land the site may have been previously used for potentially contaminative uses and there is the presence of a sensitive receptor. If planning permission is granted, a condition is requested that development shall not commence until a site investigation has been carried out and any remediation necessary has been carried out.

On re-consultation on the amended plans, additional comments were received in relation to extraction/ventilation that systems would be expected to be domestic type and their small scale is unlikely to give rise to any nuisance; and with regard to lighting that light nuisance is possible (e.g. through badly placed security lights), but could be adequately controlled through statutory nuisance provisions.

Bassetlaw District Council Conservation

A small proportion of the site at the north east corner lies within the East Markham Conservation Area. The majority of the site is within the immediate setting of the conservation area and the wider setting of several listed buildings. Given the topography and layout of this part of the village, the proposal site is prominent in the landscape and the upper portions of any new dwellings would be visible for a considerable distance (especially to the east). With this in mind and having regard to the legislation and policies listed above, it is important that the roofscape is designed so as to complement and reflect traditional buildings in the vicinity to reduce their impact. In addition, the retention (and supplementing) of the existing landscaping along the eastern boundary would help assimilate the scheme into its historic surroundings. With these issue in mind, Conservation would suggest the following:

1. The proposal shows buildings without chimney stacks. This would fail to reflect traditional buildings in the Conservation Area and would therefore fail to preserve the Conservation Area's setting. This aspect of the scheme is not supported. *The proposal should be amended to include chimney stacks of an appropriate design and proportion.

2. No roof material is specified. Given the historic setting, Conservation would suggest that a traditional roofing material is used throughout (either non-interlocking natural clay pantiles, natural slate or both). This could be secured by a suitably worded condition, or agreed beforehand as part of this application.
3. The retention of as much of the existing trees/hedges as possible (particularly on the eastern boundary) would be encouraged. Where removal is necessary, their replacement would be supported. In both cases, this would help assimilate the scheme into its historic surroundings.

Subject to these issues being addressed, Conservation has no objection to the proposal.

Amended drawings have been submitted to address these issues. The roofing materials should be conditioned to non-interlocking clay pantiles or natural slate; design of windows and doors to be agreed; boundary treatments along Mark Lane.

Bassetlaw Strategic Housing has commented that Policy CS8 requires a 35% affordable housing target, through either on-site provision of rented or home-ownership products, or through a financial contribution to the delivery or improvement of affordable housing elsewhere within the rural areas of Bassetlaw.

The Strategic Housing Market Assessment (SHMA) identifies a need for the following mix of sizes for market housing in this area, and the percentage to be reflected as affordable:
1-bed = 2%, of which 40-45% should be affordable; 2-bed = 28%. Of which 30-35% should be affordable; 3-bed = 40%, of which 10-15% should be affordable; 4-bed = 30%, of which 10-15% should be affordable.

Consideration should be given to the location and appearance of the affordable housing to ensure that the properties are integrated within the development. Currently smaller units are preferable to housing providers in light of the recent welfare reforms.

The SHMA projects a growth of 47% in the population over the age of 60 over the next 10 years, and growth of 89% for those over 75. It is therefore hoped to see reference to this demand group in the unit types proposed.

Bassetlaw Parks & Open Spaces has commented that based on the outline permission the Council was seeking 6% of the total site area as open space (specifically amenity land). The preference for this land would have to be laid out as one central area where all future residents can enjoy.

It is noted that the open space provision has been laid out in separate areas within the development with associated trees and landscaping. The smaller areas would offer minimal amenity value for residents to enjoy but may offer more to the overall appearance and layout of the site.

The planting associated with landscaping of the open spaces would be deemed as acceptable and we would have no objections or amendments to the choice of plants and trees species been proposed.

Since December 2016 our policy on adopting open space on new developments has changed. The Council will no longer adopt or take on the maintenance of new public open space, play or sports facilities that form part of a new development unless a lifetime 60 year (commuted sum) obligation is entered into and this would only be considered by the Council in exceptional circumstances i.e. when no other reasonable alternative option is available.

Therefore, it is recommended in this case that the developer should seek other alternative options for the long term management and maintenance of the open space provision on the site.

The Council would still require an off-site financial contribution of £15,000 (before 25 dwellings are occupied) for improvements to existing provision within the village.

Nottinghamshire County Council Highways

Highway comments initially requested amendments and further details, in relation to wheelie bin storage, parking provision, securing the public footpath link to the north, maintenance agreement for private drives exceeding 5 dwellings. Amended drawings have been received and on the basis of Site Layout 1700-06H, the Highway Authority are now satisfied with the proposal subject to conditions in relation to provision and retention of parking and turning areas; surfacing and drainage of parking and turning areas; details of the new road to be agreed; no part of the development shall be brought into use until the footway along Mark Lane has been provided; all integral garages shall be kept available for parking of motor vehicles at all times; details of management and maintenance of private roads prior to commencement.

Nottinghamshire Wildlife Trust (NWT) has reviewed the submitted ecological assessment in conjunction with the landscaping proposals.

- Fully support the development of a CEMP to ensure no direct impacts on East Markham Marshes LWS.
- Cannot see where the recommendation native planting has been included in landscaping proposals. The issue should be addressed before the application is determined.
- Section 5.4 states a further bat survey is required this should be carried out before the application is determined.
- Satisfied that use of RAMS should ensure that reptiles and amphibians are not harmed during works
- Concur with the recommendation regarding breeding birds and recommend condition restricting removal of hedgerows, trees and shrubs and demolition of structures during bird breeding season.
- Habitat enhancements should be incorporated into landscaping plans for the site.

In summary NWT object as further survey is required to fully assess the potential presence of protected species and required ecological mitigation measures have not been included within the development plans.

Natural England has no comments to make on this application, as it is unlikely to result in significant impacts on statutory designated nature conservation sites or landscapes.

Environment Agency initially objected to the proposal due to lack of submitted details. Following the submission of additional modelling information from the applicant in relation to flood risk, the Environment Agency have reviewed this and have no objection to the proposed layout and reserved matters application. The conditions on the outline application will require discharging, however the Environment Agency are now satisfied with the hydraulic modelling submitted.

Lead Local Flood Authority initially objected to the proposal due to no details being required by condition on the outline being addressed. Requested that comprehensive engineering design be undertaken to meet requirements of conditions to enable flood risk to be assessed. Further details were submitted. On reviewing the documents and discussing matters with the applicant, that as the application is for reserved matters (i.e. access, appearance, landscape, layout and scale only) this does not have any impact on drainage matters and withdraw the formal objection made on 15 August 2016.

East Markham Parish Council has objected to the proposal on the grounds:

41 houses on this site is out of character with the rest of the village. The layout is reminiscent of urban development and not suited to village environment. There is a preference for more two bedroom dwellings. Some plots have no pavement provision and pavement along Mark Lane required by condition is not shown. Concerned about level of parking on the site, as similar modern developments, typically have cars parked on roads and pavements causing issues for deliveries and bin collection. Exit onto Mark Lane is dangerous and concern for safety at Beckland Hill/Mark Lane junction. Before any development commences improvements should be made to this junction. The parish do not think that the amount of open space required by the S106 legal agreement has been provided. Also concerned over the long term management of the open space. Would like clarification whether it will be transferred to Bassetlaw District Council or the Parish Council. The layout does not show a pedestrian link to the site to the north that has been illustrated on drawings previously. The collection of refuse is poorly conceived with poorly defined bin collection points and little room for vehicle manoeuvring at certain points. Concern over shared surfaces and responsibility for maintenance. All roadways should be adopted with the responsibility for maintenance being the responsibility of the County Council. Gradients throughout the site should not exceed 5%. Consider the planning obligations are inadequate and as the S106 agreement was negotiated over four years ago it should be revised. The Parish accepts outline planning permission has been granted for this site, but the current proposal no way enhances or compliments the existing character of the village.

Further to the amended plans being submitted, East Markham Parish Council has commented on the details of the footpath link along Mark Lane that the narrowing close to the new junction is of concern and will not allow for two pushchairs or mobility scooters to pass. Condition 11 requires a 2 metre wide footpath along the whole length of the north side of Mark Lane and no application has been received to vary this condition.

In relation to revised plans, there are still a substantial amount of 4-bed dwellings compared to the preference for 2-bed dwellings. There is a lack of parking in relation to set standards. The inevitable result will be cars parked on roads or pavements causing obstruction to vehicles and pedestrians. The potential pedestrian link to the north has been restored, however this is accessed from the shared access that has no pavements. The bin collection points are still not well defined resulting in highway safety issues. Also note the on-site public open space is less than required with the inclusion of two entrance splays to achieve the area required. Under section 26 of the Highway Act local councils have the powers for the creation of footpaths, which is suggested in terms of achieving the footpath link to the north.

Following further amendments, East Markham Parish Council have reiterated their opinion that the layout is suburban and totally unsuitable for a village environment. They note a further reduction in car parking spaces. Plot 34 has no garden, which is unacceptable in a village setting. Concern that although shown on the plan, there are no concrete plans to create footpath link to the north and object to the proposed footpath along Mark Lane being less than 2m wide in places. Public open space is less than required. The public open space is to provide a safe environment for children to play. The idea that the entrance to the development is a suitable open space is risible. The Parish Council do not have the technical expertise to assess the Flood Risk Assessment, however due to local knowledge, it is suggested that some method of underground water storage should be incorporated into any development to prevent flooding on the site and in the vicinity.

The Parish Council have also commented further on the amended site layout drawing no. 1700-06J. They strongly object to the designation of grass verges at the entrance of the site being classed as public open space. The open space should be within the development and provide a safe place for the residents to relax. Provision next to a road which is not subject to any restriction save that of the national 60mph speed limit is unsafe. The increase in public open space has been achieved by narrowing pathways to plots 1 and 41 and reducing the distance between the pathways and the properties, bringing the public open space closer to the properties. The Parish Council does not believe it is good planning to have public open space this close to the windows and doors of the property.

Local Residents

7 letters of objection have been received from local residents on the grounds:

- The gradients of roads through the site should remain at 5% or less
- Inadequate provision for pedestrians at the north of the site with no pavements.
- Car parking provision is inadequate causing roads to be used for parking.
- 41 houses too intensive for the site.
- Linear development is not attractive and does not compliment the village character.
- Entrance only 100 yards from a dangerous crossroads and increased use on narrow roads detrimental to highway safety.
- Proposed dwelling to rear of April House closer than remaining proposed dwellings in line and potentially detrimental to amenity and privacy.
- Sewerage system is already at capacity.
- Flooding issues with altered surface run off.
- Service provision is stretched with frequent electric interruptions.
- Only one access provided at the south of site encouraging car use due to location of school and topography on Beckland Hill, with congestion already at school times detriment to the highway safety.
- No pedestrian links provided where there is potential through adjacent developments.

Copies of all the responses and comments are available for inspection either on the Council's web page or in the Council's offices.

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

Given the size of the site, the proposed use falls within the description of paragraph 10 (b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The site is indicated to be 1.488ha for 41 dwellings. This is less than the threshold set out in The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015. As such the development is considered not to require an Environmental Impact Assessment.

CONSIDERATION OF PLANNING ISSUES

Principle

The site is outside the development boundary for East Markham. As this is a reserved matters application, the principle of residential development has already been established with the granting of outline planning permission.

Impact on the Heritage Asset

A small portion of the proposal site (at the north east corner) lies within the East Markham Conservation Area (last designated 1st October 2014). The majority of the site is within the immediate setting of the Conservation Area. The site is also within the wider setting of several Listed Buildings, including the Church of St John the Baptist (grade I) and East Markham Hall (grade II). There are no buildings of interest on the site, although the hedges and trees do form an important part of the setting of the Conservation Area/Listed Buildings (as identified in the East Markham Conservation Area Appraisal & Management Plan, approved December 2014).

Given the topography and layout of this part of the village, the proposal site is prominent in the landscape and the upper portions of any new dwellings would be visible for a considerable distance (especially to the east). With this in mind and having regard to the legislation and policies listed above, it is important that the roofscape is designed so as to complement and reflect traditional buildings in the vicinity to reduce their impact. In addition, the retention (and supplementing) of the existing landscaping along the eastern boundary would help assimilate the scheme into its historic surroundings.

Amended plans have been submitted to address the initial concerns of Bassetlaw Conservation, who have no objection subject to conditions requiring a scheme to accord with amended plans and facing materials to be agreed.

Impact on the Character and Appearance

The reserved matters application is for two storey dwellings, the design of which is not out of keeping with domestic architecture in East Markham. Conservation has suggested traditional roofing material is used throughout (either non-interlocking natural clay pantiles, natural slate or both). The scale and appearance are considered to be satisfactory. Due to the constraints of the site, the layout is considered satisfactory as there is adequate distances between existing and proposed dwellings and the minimum amenity space requirements have been met.

The proposal focuses around open space in the centre of the site that is subject to a detailed landscaping scheme. This includes a mixture of grass, bulb planting, shrub planting areas and individual trees throughout the site. It is anticipated that further planting around the boundary, which has to be agreed under conditions of the outline application will result in the limited impact on the wider landscape character.

Highways Impact

Further to the submission of the amended plans, the Highway Authority are satisfied in terms of highway safety and have no objection subject to conditions. There are already conditions included on the outline permission that address the Highways request.

Details have been received with regard to the proposed footpath link from the site access to Beckland Hill, as required under the outline planning permission. This states:

“No development shall commence until a scheme showing the details of a 2 metre wide footpath on the north side of Mark Lane, between the site access and Beckland Hill, and associated street lighting have been submitted to and agreed in writing by the District Planning Authority. No dwelling shall be occupied until the scheme has been fully implemented in accordance with the agreed details.”

Reason: To ensure the provision of a footpath to ensure safe pedestrian access from the site to Beckland Hill.”

The proposed footpath narrows at one point to 1.5m, due to the restrictions of the highway land available. The Highways Authority has confirmed that they are content with these details as submitted.

Drainage

The Environment Agency has no objection to the proposed site layout and reserved matters application. However, there are still conditions outstanding in relation to drainage on the outline permission that will need discharging. Although surface water drainage and flood risk is now the responsibility of the Lead Local Flood Authority (LLFA), the discharge of the relevant conditions on the outline permission should be directed to the Environment Agency as the statutory consultee at the time of the decision (prior to the LLFA becoming a statutory consultee in April 2015).

Impact on Ecology

An ecological assessment was submitted that concluded that there will be no direct impact on any surrounding sites designated for their nature conservation value. A Construction Environmental Management Plan (CEMP) will be prepared to ensure that there are no indirect impacts on the East Markham Marshes LWS, located approximately 220m to the south east of the development, to which there is a potential hydrological connection.

The periphery hedgerows and trees will be retained, but the scrub, ruderal vegetation and building habitats within the site will be lost. New species rich hedgerows and grassland will be incorporated as mitigation.

There is no amphibian breeding habitat within the site and the presence of reptile species is considered unlikely.

The site does contain suitable nesting habitat for a variety of birds. Vegetation clearance should be completed outside the bird nesting season.

Further to the comments of NWT, a bat survey was submitted. The results show that neither building was being used by roosting bats at the time. The nocturnal activity survey showed that there were common pipistrelle and brown long-eared bats in the area. However, there were low levels of activity and the loss of the small area of scrub foraging habitat is considered unlikely to have a significant impact on local bat populations.

Amenity

The site layout plan 1700-06J shows garden areas for each dwelling that meet the minimum outdoor amenity space requirements set out in the Successful Places SPD. The parking meets the requirement of the residential parking SPD, however this is reliant on garage spaces and as such, the Highways Authority have requested a condition in relation of garages for vehicular parking.

The layout provides adequate privacy and separation in terms of relationships for both the proposed residents of the development and the existing neighbouring properties, in line with Successful Places SPD.

Open Space

The outline planning application requires a minimum of 6% of the overall size of the site to be provided for on-site public open space. The outline application indicated the size of the application site to be 1.488ha. 6% would therefore require a minimum of 893 sqm of open space.

An amended plan was received on 13 February 2017 (1700-06J) to increase the amount of open space provided from 863.74 sqm to 894.06 sqm to meet the 6% minimum requirement. The public open space shown to the west of the proposed access road within the site would provide 569.35 sqm of public open space. In addition, two areas are provided each side of the access junction onto Mark Lane in front of plots 1 and 41. This would provide 171.26 sqm and 153.45 sqm of public open space. The total open space is therefore 894.06 sqm in 3 separate areas.

The proposed landscaping of the larger central area of open space on the site would include 5 x hornbeam and 2 x silver birch trees, two areas of dogwood shrubs, an area of large shrub planting, an area of ground cover planting and bulb planting within the remaining grassed area.

Parks and Open Space have commented that they would prefer the open space to be laid out as one central area of open space. The planting scheme proposed is considered acceptable. The comments also refer to the recent change in Council policy (December 2016) not to adopt open space on new developments. However, this application is a reserved matters application, whereby the Council is obliged under the outline application to adopt the public open space. The requirement for a contribution of £15,000 payment for off-site works, in addition to maintenance for the open space to be adopted, is also an obligation under the S106 agreement.

Affordable Housing

As part of the outline planning application, a viability assessment was submitted, and independently assessed, that concluded the combination of the relatively lower values per square foot in this part of north Nottinghamshire and the abnormal costs within what is a pleasant but quite difficult site, are likely to combine to leave little or no room for the inclusion of affordable housing within the development. As such outline planning permission was granted with no obligation to provide affordable housing on the site. A clause was included in the S106 agreement that a revised viability assessment be submitted at reserved matters stage. The clause in the S106 requires the Council to advise within 8 weeks of receipt whether they are satisfied with the viability assessment and if there is no response then it is taken as being acceptable. A revised viability assessment has been submitted with the reserved matters application. After reviewing the information, there is nothing that is considered to be disputable. It is recognised that build costs have gone up and although sales prices have also gone up, this is not enough to make affordable housing viable.

Application Summary

The application is for reserved matters of scale and appearance of the buildings, and the layout and landscape of the site for 41 dwellings, the means of access having been agreed at outline stage.

SUMMARY OF S106 OBLIGATIONS

The S106 agreement associated with the outline application requires:

- An open space strategy to be submitted including agreement of a maintenance payment and completion of on-site open space works. A minimum of 6% of the overall size of the site (0.09ha) shall be provided as open space.
- Long term management and maintenance of the open space be transferred to the Council with a maintenance payment
- An off-site open space contribution of £15,000 before 25 dwellings are occupied for the provision of off-site open space or improvements to existing provision.
- An education contribution in two payments of £51,547.50 before 15 dwellings are occupied and £51,547.50 no later than 12 months later for provision of primary school places at East Markham Primary School.
- There was no affordable housing provision on this site provided reserved matters were submitted within 12 months of the date of the decision, otherwise a revised viability assessment will be required.
- £2,500 for assessment of independent assessment of revised viability submission is included.

FINANCIAL IMPLICATIONS

The proposal is not CIL liable, as the outline application was granted both prior to this reserved matters approval and prior to the date from which the CIL regime came into effect on 1st September 2013.

RECOMMENDATION: Grant subject to the following conditions

- 1 Work using external materials shall not commence until such time as the facing materials to be used in the development hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in the materials approved.

Reason: To ensure the satisfactory appearance of the completed development.

- 2 The roofing materials shall be non-interlocking clay pantiles and/or natural slate only and only one material shall be used on each dwelling.

Reason: To ensure the satisfactory appearance of the development.

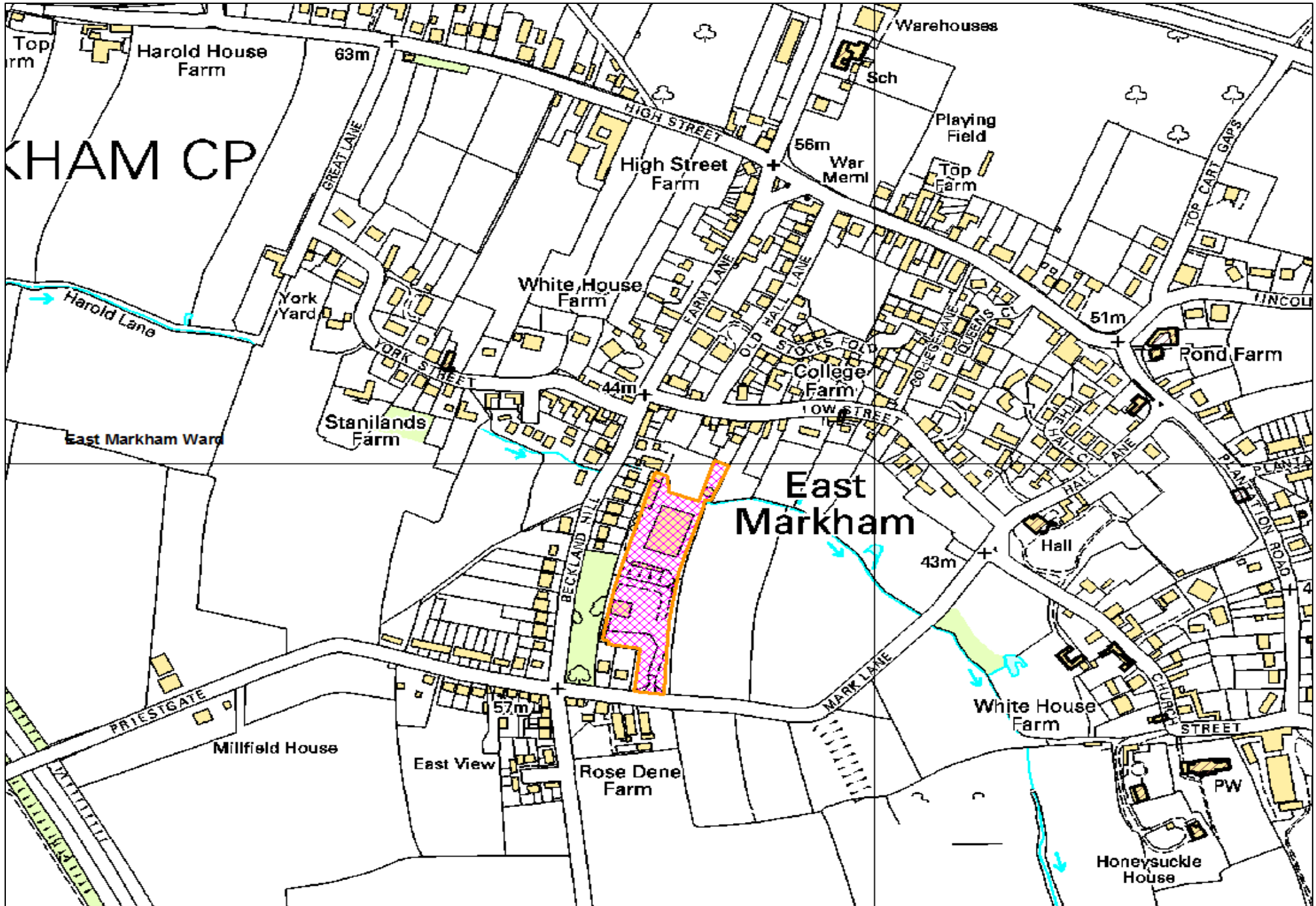
- 3 The development hereby permitted shall be carried out only in accordance with the details and specifications shown on the originally submitted drawings, as amended by the drawings received on 13 January 2017 and 13 February 2017.

Reason: To ensure the development takes the agreed form and thus results in a satisfactory form of development.

- 4 All integral garages located on the site as detailed on the approved plan references: Site Layout 1700-06J and Plans & Elevations House Types H-L & Garages 1700-04E shall be kept available for the parking of motor vehicles at all times. The garages shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

Note: All conditions of the Outline Planning Permission must be met.



ITEM SUBJECT OF A SITE VISIT

Item No: a2

Application No: 17/00016/FUL

Application Type: Full Planning Permission

Proposal Demolition of Existing Bungalow and erection of four bedroom dwelling with basement and integral garage.

Location Cumbrae, Mattersey Road, Everton

Recommendation: Grant subject to conditions

Case Officer: Fiona Dunning

Tel No: 01909 533259

Web Link: [Link to Planning Documents](#)

THE APPLICATION

The application seeks full planning permission for the erection of a 4-bedroom two storey dwelling with a basement level and integral garage for three vehicles. Included in the application is the demolition of the existing bungalow, although the bungalow has already been granted permission to be demolished under another application in 2016.

The application site is located within the development boundary of Everton and is in a location where there have been several new contemporary dwellings erected in the last couple of years.

Details of the dwelling:

Basement – Games and cinema room, swimming pool changing room, shower and massage room

Ground - study, sitting, dining, kitchen, lounge and attached garage

First – 4 bedrooms, two ensembles and family bathroom. Bedroom 3 and the family bathroom each has a window directly facing towards the adjoining dwelling to the south. Bedroom 4 overhangs the garage by approximately 2.5 metres. The master bedroom has a balcony at the rear approximately 1.6m deep and 5.7m wide.

Materials to be used include:

Roof - Sandtoft Calderdale Dark Grey Roof Tiles

Walls – a mix of grey render, off white render, blue engineering bricks and oak timber cladding.

Windows – grey upvc windows

The footprint and siting of the dwelling is similar to the dwelling to the south, known as Waverley. The dwelling is proposed to be setback from the side boundary to the south by between 3 and 4 metres and 2 metres to the northern boundary. The rear garden has a depth of approximately 19 metres and a width of 25 metres. The front setback has varying depths due to the siting of the garage.

DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Having regard to Section 54A of the Town and Country Planning Act 1990, the main policy considerations are as follows:

National Planning Policy Framework

NPPF section 6 is relevant to delivering a sustainable development. This sets out the key criteria in delivering a wide choice of high quality homes.

NPPF section 7 is relevant to delivering a sustainable development. This sets out the key criteria in requiring good design.

Bassetlaw District Local Development Framework

Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011)

Everton is defined as a rural service centre where Policy CS8 of the Bassetlaw Core Strategy and Development Management Policies DPD applies.

Policy DM4 addresses design and character and requires major development proposals to link with their surroundings, complement the character of the built, historic and natural environment and provide improvements to the range of housing, services, facilities, etc. This policy also requires developments to be of a high quality design.

Policy DM5 considers housing mix and density and encourages development to provide housing of a size, type and tenure appropriate to the site and locality and of a density reflecting the characteristics of the site and surrounding area.

Everton Neighbourhood Plan

Following the designation of the Neighbourhood Area on the 18 December 2015, Everton Parish Council is currently in the process of producing their Draft Neighbourhood Plan.

Affordable Housing SPD

Residential Parking Standards SPD

Successful Places SPD – guide to housing layout and design

RELEVANT PLANNING HISTORY

17/00059/RSB Resubmission of planning application 16/01543/FUL for three-bedroom dormer bungalow with integral garage. Not yet determined. This application relates to part of the existing property in which the existing bungalow and outbuilding are located.

16/01543/FUL Planning permission granted to demolish existing bungalow and erect three bedroom detached dormer bungalow with integral garage.

19/09/00006/R Planning permission granted to demolish the existing bungalow and erect two detached dwellings on 1 May 2009.

19/02/00019 Planning permission granted for a dwelling on land adjoining the existing dwelling on 12 August 2003.

15/00779/FUL - The adjoining property, known as Waverley, was granted planning permission for an extension and alterations to form a new two storey dwelling on 27 July 2015.

ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS

The proposal does not fall under the thresholds of development contained in Schedules 1, 2 or 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 defined as requiring EIA Screening.

RESPONSES FROM STATUTORY AND PUBLIC BODIES

NOTTINGHAMSHIRE HIGHWAY AUTHORITY commented that the proposed layout provides sufficient provision for 3 or more vehicles to park and turn within the curtilage of the plot. There is also sufficient space available for a location for the storage of wheelie bins during refuse collections days along the frontage of the site.

The proposed access affords adequate visibility toward oncoming vehicles in both north and south directions.

No objections raised subject to conditions:

1. New access and visibility splays provided prior to occupation
2. Hard-bound material for driveway (not loose gravel)
3. No surface water on highway
4. Parking and turning to be completed prior to occupation

PRINCIPAL ENVIRONMENTAL HEALTH MANAGER has commented that contamination information suggests no contaminative uses at the site. However, a note is requested that if contamination is found the Local Planning Authority should be notified and no further work shall be carried out until a method statement has been agreed for dealing with the suspect contamination and remediation carried out.

EVERTON PARISH COUNCIL wish to object as the proposed new dwelling as it represents overdevelopment of the site and introduces a further example of a disproportionately large scale dwelling, which will have a detrimental impact to the character of Mattersey Road. The loss of another bungalow demonstrates that there is significant development pressure in the area with replacement dwellings being larger in footprint and height. The Parish Council recognises that new development will seek to increase the level of accommodation but considers the proposal will destroy the integrity of the streetscene and overall character.

THE DISTRICT REGENERATION and INVESTMENT OFFICER – no comments as Everton have not yet produced a Draft Neighbourhood Plan

CONSIDERATION OF PLANNING ISSUES

The main issues to be considered when determining this application are the requirements of national and local planning policies, the impact on the character and appearance of the area, the impact on the residential amenity of adjacent residents and the impact on highway safety.

Principle

The site is within the development boundary of Everton where residential development proposals are supported in principle, in line with other material considerations and planning policy requirements.

There are several examples of new larger dwellings replacing bungalows, although this may be the first dwelling in the locality with such a substantial basement.

Visual Amenity

The application was submitted with a streetscene showing the context of three dwellings. The drawing shows the approved dwelling either side of the proposed dwelling. The width of the proposed dwelling is between the two properties but the height is between 1 and 1.5 metres higher. It is not clear, as a survey plan was not submitted, whether it is proposed to undertake any excavation on the southern side of the property to reduce the overall height compared to Waverley, but the Design and Access Statement submitted with the application indicates this is naturally forming. Apart from the significant excavation for the basement, it would appear that the existing levels on the site will remain.

The properties either side of the proposed dwellings have both been designed with rooms in the roof rather than a full first floor storey. There are other dwellings on this road that have a full first floor so there is no objection to the principle of this. However, all of the other dwellings in the locality have limited the use of materials and all are generally brick. The proposed dwelling has a range of materials including grey render, grey roof tiles, blue engineering bricks, oak timber cladding and off-white render. G.R.B. Drawing Services Ltd has stated that the materials and design have taken on the vernacular but it is considered this mainly relates to Waverley rather than other dwellings in Mattersey Road. In regard to using render, Waverley, the Sun Inn and Davenport House are all finished in render.

Other materials such as oak timber cladding and grey engineering bricks do not form part of the character, however due to the mix of designs and materials in Mattersey Road, it is not considered that the proposed materials would justify refusing the application. In fact, paragraph 60 of the NPPF states that decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation.

Policy DM4 sets out the General Design Principles which are Local character and distinctiveness, Architectural quality, Public realm, Accessibility, Amenity and Carbon reduction. The proposed dwelling is considered to have architectural quality as thought has been given to the materials and the design. The site is not in a conservation area so there is more freedom to use different materials and designs. For this reason, it is considered that on balance the proposed dwelling meets the relevant planning policies.

Local character and distinctiveness

In regard to the proposed dwelling, it is large but there are other large dwellings in the locality and there is adequate amenity space and landscaping surrounding the dwelling. It is considered that the appearance of the dwelling is more suited to a suburban setting rather than a village but the character of the locality is changing and a large dwelling on a large parcel of land is considered to complement the local character of this part of Mattersey Road, which has a range of dwelling styles.

Architectural quality

The mix of materials and the design have been mentioned above. The applicant provided an alternative to the oak timber cladding but this introduced another material to the dwelling which didn't improve its appearance. The proposed dwelling has interesting elements that are recognised as having architectural quality and it is evident that the owners have carefully thought about adjoining neighbours and their amenity.

Public Realm

The setback from the highway is satisfactory. There aren't any footpaths in this part of Mattersey Road so surveillance of the street is probably not that important so the triple garage at the front is considered acceptable, particularly given the adjoining Waverley has a garage at the front in a similar position.

Accessibility

The dwelling has level access and has a range of rooms at ground floor level.

Amenity

The dwelling has a large rear garden and meets the standards of the SPD. There is adequate space for refuse and recycling storage at the front of the site. There have been internal changes made so that there are no habitable room windows in the side elevations. Obscure glazing of the bathroom windows on the side elevation and the screen to the rear balcony will address any potential overlooking or perceived impact on privacy.

Carbon reduction

Carbon reduction has not been considered in great detail with regard to the basement pool and games and cinema rooms. There will be no natural ventilation or light and the proposed dwelling has not suggested any low carbon energy infrastructure. This is not uncommon and would be considered unreasonable to refuse the application just on this ground. The applicant has advised that a ground source heat pump is proposed to assist in carbon reduction.

Residential Amenity

The location of Bedroom 3 and the family bathroom both have windows on the southern elevation adjoining *Waverley*, which has one window at first floor level facing the proposed dwelling. This window is to a bathroom. A condition is proposed that these windows be obscurely glazed and fixed shut up to 1.7 metres above the floor level. The applicant has agreed to this condition.

There is adequate on site car parking, landscaping and manoeuvring areas.

Highways Matters

The Highway Authority has no objection subject to conditions as outlined in the report.

Trees

There are some small trees on site associated with its garden use, however these are not significant.

Drainage

Foul sewage is to be disposed of to mains sewer and surface water to soakaways.

Community Infrastructure Levy

The proposal will be CIL liable, subject to the Retford & Rural East residential rate of £55 per m². The net floor space is approx. 299m² equating to CIL charge of £16,445 plus BCIS Indexing. However, the applicant has submitted a Self-build exemption form with

Conclusion

On balance, it is considered that the proposed dwelling meets the relevant policies and the amendments have addressed concerns. It is not considered that the proposal is overdevelopment as there is adequate open space at the rear of the site and the basement level is not visible from the street so the dwelling will read as two storeys similar to other dwellings in the locality. The demolition of the bungalow was granted under previous applications one dating back to 2009.

There is a change occurring in this part of Everton with smaller dwellings being replaced by larger dwellings but this is not contrary to planning policy and therefore is supported in principle. No objections have been received adjoining or nearby neighbours.

RECOMMENDATION: Grant subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with drawing numbers CRB 3, CRB 4, CRB 5, CRB 6, CRB 7 and the details and specifications included on the submitted application form.

Reason: to ensure that the development takes the agreed form envisaged by the Local Planning Authority when determining the application.

3. The facing and roofing materials to be used in the development hereby permitted shall only be as stated on the plans and application form.

Reason: To ensure satisfactory appearance of the completed development.

4. Notwithstanding the approved plans, all windows at first floor level on the southern elevation facing the adjoining dwelling, *Waverley*, shall be obscurely glazed and fixed shut to a minimum height of 1.7m above floor level.

Reason: To ensure the amenity of adjoining neighbours is retained.

5. No part of the development hereby permitted shall be occupied until a dropped vehicular verge crossing is available for use associated with the proposed access and visibility splays of 2.4m x 43m are provided, and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the public highway in a slow and controlled manner and in the interests of general Highway safety.

6. No part of the development hereby permitted shall be occupied until the access is surfaced in a hard-bound material (not loose gravel) for a minimum distance of 5m behind the highway boundary (or the full length of the driveway if less than 5m) and is constructed with a gradient not exceeding 5%. The surfaced drives shall then be maintained in such hard-bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) and in the interests of highway safety.

7. No part of the development hereby permitted shall be occupied until the vehicular areas are constructed with provision to prevent the unregulated discharge of surface water onto the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

8. No part of the development hereby permitted shall be occupied until the parking and turning areas are provided in accordance the approved plan reference: Proposed Site Layout CRB 4. The parking and turning areas shall be maintained for the life of the development and shall not be used for any purpose other than parking and turning of vehicles.

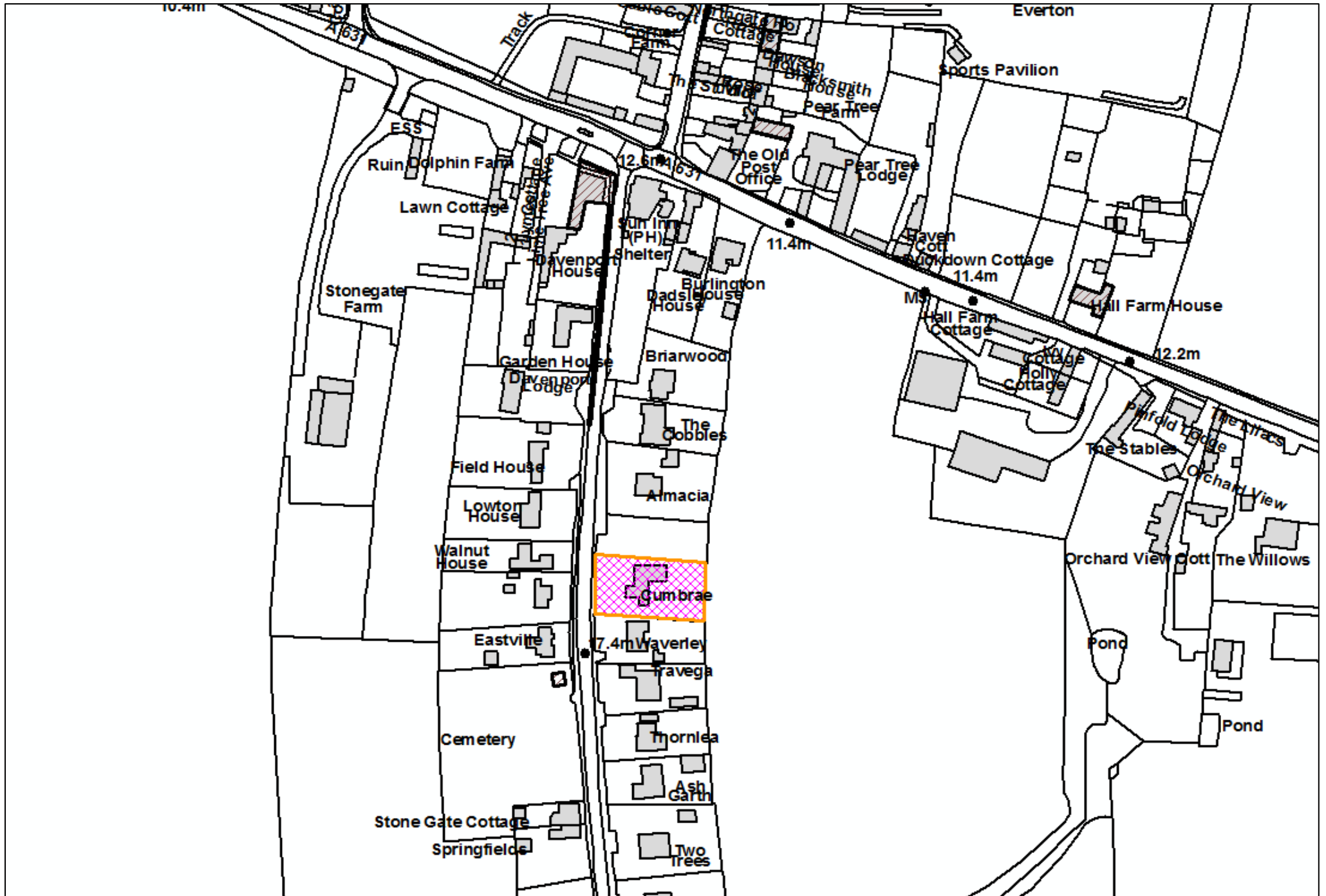
Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area, and to enable vehicles to enter and leave the site in a forward direction, all in the interests of highway safety.

9. If during the development, land contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with suspect contamination has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that any potential contamination is dealt with appropriately.

NOTES TO APPLICANT:

The development makes it necessary to create a new vehicular crossing over the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Highways Area Officer, Colin Burton, on 0115 977 2275 to arrange for these works to be carried out.



ITEM SUBJECT OF A SITE VISIT

Item No: a3

Application No: 17/00129/OUT

Application Type: Outline Planning Application

Proposal Outline Planning Application With Some Matters Reserved, Approval Being Sought for Access, for erection of Ten dwellings

Location Land at Treswell Road, Rampton, Nottinghamshire

Recommendation: Grant subject to S106 Legal Agreement

Case Officer: Fiona Dunning

Tel No: 01909 533259

Web Link: [Link to Planning Documents](#)

THE APPLICATION.

Outline planning permission for 10 dwellings is proposed with all matters apart from access reserved on a site adjoining the Rampton development boundary and having an area of 0.67ha. To help demonstrate that 10 dwellings could be achieved on the site, an illustrative site layout plan has been submitted with the application showing 10 dwellings with separate garages.

The site is located adjacent to residential dwellings that are within the development boundary of Rampton as defined in the Bassetlaw Local Development Framework.

The following supporting documents were submitted with the application:

Planning, Design and Access Statement;
Ecological Appraisal
Bat Survey Report
Tree Constraints Survey

These documents as well as the application form and illustrative layout are available for inspection on Council's website.

DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

National Planning Policy Framework

Part 1 of the National Planning Policy Framework states that the Government is committed to securing sustainable economic growth in order to create jobs and prosperity. It also reinforces the position that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Of particular relevance are paragraphs, 14 and 49 which sets out the approach local planning authorities should adopt for determining applications in the absence of a 5 year supply of land for housing. Paragraph 49 states that policies relating to housing supply in the development plan should not be considered up to date if the 5 year housing land supply is not met. Paragraph 14 states that where the development plan relevant policies are out-of-date, planning permission should be granted unless there are significant impacts that outweigh the benefits, when assessed against all policies of the NPPF.

Other relevant parts of the NPPF include Part 6 in delivering a wide choice of high quality homes and Part 7 requiring good design.

Bassetlaw District Local Development Framework

Strategic Objectives:

SO1 – To provide a range of high-quality houses to meet the diverse needs of Bassetlaw's growing population.

SO5 – To ensure the continued viability of rural settlements

Bassetlaw Core Strategy Policies:

Policy CS1 states that until the adoption of the site allocations DPD, development in the settlements identified in the hierarchy will be restricted to the area inside defined settlement boundaries. In addition, it states that over the plan period, additional permission may be granted where the development proposal would benefit in addressing a shortfall in the District's five-year housing land supply.

Policy CS8 refers to Rural Service Centres. While the site is not within the development boundary, it adjoins Rampton and therefore this policy is considered to be relevant. This policy states that all housing development resulting in a net gain of one or more units, will be required to contribute towards the achievement of an affordable housing target of at least 25% for Rampton. However, the Ministerial Statement dated 28 November 2014 advised that housing development of 10 or less residential dwellings with a combined gross internal floorspace of 1000m² would not be subject to affordable housing delivery. In order that the development if granted permission has a mix of dwelling sizes, a condition is proposed with a general restriction on 10 or less dwellings with a gross internal floorspace of no more than 1000m². The indicative layout suggests that the proposal would exceed the 1000m², but it is an indicative layout and there are issues of setbacks and amount of hardstanding areas that would need to be addressed at reserved matters stage, as well as tree protection zones.

Development Management Policies DPD

Policy DM3 applies to any development outside development boundaries, which is development within the Countryside. The proposal is contrary to this policy as it is seeking to establish the principle of residential development on the site.

Policy DM4 states that permission will only be granted for development that, respects the character of the area, does not have a detrimental effect on the residential amenity of nearby residents and is of no detriment to highway safety. The proposal is an outline application so if planning permission is recommended then conditions can be placed on the permission that ensures that the final design and character of the dwellings on the site complements the adjoining and nearby dwellings.

Policy DM5 relates to Housing mix and density. While this policy could be argued to be out of date in relation to Paragraph 14, this is in regard to the principle of housing rather than the design. The NPPF requires good design and therefore it is considered that this policy remains relevant in this regard.

Policy DM9 states that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting and expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.

This policy states that new development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of features of recognised importance such as protected trees, hedgerows, Local Wildlife Sites and protected species.

Policy DM11 of the Bassetlaw Local Development Frameworks states that all applications will be expected to demonstrate that the necessary infrastructure (social, physical and green) will be in place in advance of, or can be provided in tandem with, new development and, where appropriate, that arrangements are in place for its subsequent maintenance.

Policy DM12 states that all new development will be required to incorporate Sustainable Drainage Systems (SuDS) and provide details of ongoing and maintenance and management.

The Design and Access Statement refers to the Initial Draft Bassetlaw Plan as a material consideration. The initial draft has no weight and is therefore not a material planning consideration at this time.

RELEVANT PLANNING HISTORY

The site does not have any planning history but a pre-application was submitted in 2016.

To the north of the site on Treswell Road, planning permission was refused for one dwelling under planning reference 16/01782/RSB. The difference between the refused application and the current outline falls in two main areas. Firstly, the current application adjoins the development boundary and secondly, it is for 10 dwellings which will help contribute to meeting the 5 year housing land supply.

RESPONSES FROM STATUTORY AND PUBLIC BODIES

THE COUNTY HIGHWAYS AUTHORITY advised that no objections are raised to the principle of the development subject to conditions.

ENVIRONMENT AGENCY advised that the site is in Flood Zone 1 and that the Lead Local Flood Authority should be consulted.

NOTTINGHAMSHIRE COUNTY COUNCIL - LEAD LOCAL FLOOD AUTHORITY advised that no objections are raised subject to the following being addressed:

- 1.1 Drainage from the site should be via a sustainable drainage system. The hierarchy of drainage options should be infiltration, discharge to watercourse and finally discharge to sewer subject to the approval of the statutory utility. If infiltration is not to be used on the site, justification should be provided including the results of infiltration tests.
- 1.2 For greenfield areas, the maximum discharge should be the greenfield run-off rate (Qbar) from the area. For brownfield areas that previously drained to sewers, the previous discharge rate should be reduced by 30% to allow for future climate change effects. Note that it is not acceptable to simply equate impermeable areas with discharge as it is the maximum discharge that could have been achieved by the site through the existing pipe system without flooding that is the benchmark to be used prior to a 30% reduction. An existing drainage survey with impermeable areas marked and calculations to determine the existing flow will be required as part of any justification argument for a discharge into the sewers from the site.

- 1.3 The site drainage system should cater for all rainfall events up to a 100year + 30% climate change allowance level of severity. The underground drainage system should be designed not to surcharge in a 1 year storm, not to flood in a 30 year storm and for all flooding to remain within the site boundary without flooding new buildings for the 100year + 30% cc event. The drainage system should be modelled for all event durations from 15 minutes to 24 hours to determine where flooding might occur on the site. The site levels should be designed to direct this to the attenuation system and away from the site boundaries.
- 1.4 Consideration must be given to exceedance flows and flow paths to ensure properties are not put at risk of flooding.
- 1.5 Any proposals to use SUDS must include details showing how these will be maintained to ensure their effectiveness for the lifetime of the development.

NOTTINGHAMSHIRE COUNTY COUNCIL (EDUCATION) recognise the Planning Practice Guidance does not allow contributions from development of 10 units or less and which have a maximum combined gross floorspace of no more than 1000sqm. Unless there is clear evidence available that the application is below this threshold, the County Council would wish to seek a contribution of £22,910 (2 x £11,455) to provide primary provision to accommodate the additional pupils projected.

With regard to libraries, contributions are only requested for schemes with 50 dwellings or more.

HIGHWAYS ENGLAND raises no objection.

NOTTINGHAMSHIRE WILDLIFE TRUST no longer provides free comments unless proposals are likely to create a significant ecological impact.

THE DISTRICT CONSERVATION OFFICER has no objections from a heritage point as there are no heritage assets within the immediate vicinity of the site.

TREE OFFICER advised that overall, they did not disagree with the findings of the Tree Constraints Survey produced by QUANTS Environmental Ltd which was submitted as part of the application. However, the submitted site layout (drawing no. 109940/002b) has not taken into account the trees onsite. It can therefore only be used for indicative purposes only and cannot be construed that this layout will be accepted.

The final layout submitted will have to be based on the findings of the tree constraints plan submitted, an arboricultural impact assessment and preliminary tree protection plan should then be submitted.

THE PRINCIPAL ENVIRONMENTAL HEALTH MANAGER has no objection as the proposal due to its size and nature is not likely to create any significant noise or nuisance. Construction hours should be limited by condition as well as lighting details to address the possible impact of poorly located security lighting. In addition, the site may have previously be used for potentially contaminative uses so a Phase 1 Desk Study is required by condition and may lead to the requirement of a Phase 2 Intrusive Site Investigation.

THE REGENERATION AND INVESTMENT OFFICER advised that consultation is currently being undertaken on designating Rampton as a Neighbourhood Area so a Draft Plan is yet to be produced. The applicant is encouraged to contact the group to discuss current proposals.

RAMPTON PARISH COUNCIL provided comments received from Parish Councillors as their schedule meeting was after the consultation period closed:

- density appears to be high
- existing hedgerow should be preserved to protect any wildlife
- three existing poplar trees on the site
- consider speed limit be changed to 30mph zone
- pavement and lighting should be extended
- in Flood Zone 1 so LLFA should be consulted
- was sewer company (Severn Trent) consulted
- no access should be off Birch Close
- loss of open countryside

OTHER COMMENTS RECEIVED

6 LETTERS have been received from LOCAL RESIDENTS objecting to the development on the following grounds:

- location chosen to move due to quiet area overlooking fields with wildlife
 - were informed fields were greenbelt 21 years ago
 - impact on wildlife in countryside building on edge of village
 - out of character with proposed cul-de-sac
 - no need for new housing in Rampton
 - negative impact on amenity of adjoining residents due to loss of natural light and overshadowing of gardens and homes
 - loss of privacy
 - increase in noise
 - drainage issues
 - Rampton has slow property market so no benefit to village
 - noise and dust during construction
 - encroaching open countryside
 - potential loss of hedges and trees
 - too many houses which will look cluttered and not a good first appearance entering village
 - several windows on adjoining property overlook the site and will be significantly impacted
 - limited services and facilities in village so demand for use of private vehicles and dwellings are family size
- Parking on site is not adequate so there will be overspill on Treswell Road
- loss of hedgerow to accommodate footpath

One landowner queried the development and whether it would impact on his property which was put forward as a potential development site in the preferred options site allocation, which was withdrawn. Their comments were more policy related than relating to this application so have been passed on to the policy team.

Copies of all the responses and comments are available for inspection either on the Council's web page or in the Council Offices.

CONSIDERATION OF PLANNING ISSUES.

The main issues to be considered when determining this application are the requirements of national and local planning policies, the impact on the character and appearance of the area the impact on the residential amenity of adjacent dwellings, the impact on highway safety and the impact on flooding and drainage.

Principle

The application site is currently located outside the Rampton development boundary as defined in the Bassetlaw LDF.

The Five Year Housing Land Supply Statement published in September 2016 shows that the Council could not demonstrate a five-year supply of deliverable land and that Bassetlaw has a shortfall of 1,126 dwellings.

Policy CS1 of the LDF states that until the adoption of the site allocations DPD, development in the settlements identified in the hierarchy will be restricted to the area inside defined settlement boundaries. However, additional permission may be granted where the development proposal would address a shortfall in the District's five-year housing supply or its employment land supply. Due to the number of dwellings and its location adjoining the development boundary, it is considered that this site would be appropriate in principle for residential development and consistent with the NPPF.

The NPPF sets out the requirements for Local Authorities to identify a supply of deliverable sites, sufficient to meet a five-year housing requirements. If Local Planning Authorities cannot demonstrate a five-year supply of deliverable sites, then their relevant policies for the supply of housing will not be considered up-to-date. Therefore, it is important that the Council keeps a constant supply of deliverable sites, either by allocating land through the Site Allocation process or through granting permission for windfall developments (such as this one).

The exception set out in Bassetlaw Core Strategy CS1 point (i), reflects the aim of the National Planning Policy Framework (NPPF). In particular paragraph 49 of the NPPF states that 'relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'. Therefore, under the presumption in favour of sustainable development as set out in paragraph 14 of the NPPF, it is acknowledged that where the development plan is out of date, permissions should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole'.

The village of Rampton is currently identified in the adopted Bassetlaw Local Development Framework as Rural Service Centre. The site adjoins the village boundary and therefore is not an isolated site. In light of the recently revised housing supply figures, and the sustainable nature of the site and locality, it is considered that the proposed development of the site is acceptable in principle.

While many of the objections have raised the loss of the open field in regard to amenity and views and what some residents were told when they bought their properties, the proposal site was not protected in perpetuity.

Visual Amenity

Whilst the application site is currently an agricultural field, the subsequent development would be viewed in the context of the existing residential development to the east of the site. It is considered that the site relates well to the existing settlement and would not therefore appear unduly discordant in terms of landscape character.

The site in question is identified in the Bassetlaw Landscape Character Assessment as Trent Washlands. The landscape sensitivity is defined as moderate and the landscape actions are to conserve and reinforce traditional hedges and improve existing hedges where they are in poor condition or gappy. It recommends that new development should be concentrated around the existing settlements and the local vernacular of red brick and pantile roof construction be respected.

Any buildings on the site should be setback from the adjoining residential dwellings and the hedgerow to ensure that the openness of the site is maintained. It is considered that a suitably designed scheme would comply with the aims of the landscape character assessment and policies DM4 and DM9 of Bassetlaw Local Plan.

Residential Amenity

As indicated above the application is in outline form with all matters reserved apart from access. Whilst there are no specific details of the design and location of the new dwellings, it is considered that an acceptable scheme can be achieved that would have no significant adverse impact on neighbouring properties in terms of overlooking loss of privacy of domination. Detailed consideration of the above matters would however be undertaken at the reserved matters stage.

With regard to the illustrative plan, it is not considered that this would be an acceptable layout due to the limited setbacks to some of the hedges and adjoining dwellings, the amount of hardstanding areas and the poorly positioned proposed open space. These matters would need to be adequately addressed as reserved matters if outline planning permission is granted.

Highways Matters

The Highways Authority have indicated that subject to conditions, the development would have no adverse impact on highway safety.

Education

The site is for 10 or less units and therefore subject to the floor space not exceeding 1000m², an education contribution cannot be required.

Affordable Housing

The proposal does not fall within the threshold for affordable housing. However, the site should provide for a mix of dwellings so that they may be more affordable to the local community. A condition is proposed requiring this.

Drainage

The Flood Risk Management Team has indicated that there would be no objection in principle to the development subject to conditions requiring details of how surface water and foul sewage is to be disposed of from the site. The above matters will be addressed through the imposition of conditions and through the requirements of the Section 106 Legal Agreement relating to SuDS.

Community Infrastructure Levy and financial implications

The proposed development has been assessed and it is the Council's view that CIL is payable on the development. As the application is in outline form, the exact contributions is not known at this time.

No contributions are sought through a S106 but the SUDS management and lifetime maintenance is required by a S106.

Conclusion

As Bassetlaw District Council is unable to demonstrate a 5 year supply of land for housing there is a presumption in favour of sustainable development as set out in paragraph 14 of the NPPF. Paragraph 14 also states that permissions should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole'.

The application site would be located in a sustainable location on the edge of Rampton, which is a 'Rural Service Centre' and would not have a significant detrimental impact on the character and appearance of the area, residential amenity, highway safety, heritage/conservation issues, ecology or flood risk.

For the reasons outlined above, it is considered that the proposed development would be in accordance with the provisions of policies CS1, CS8, DM4, DM8, DM9, DM11 and DM12 of the Core Strategy of the Bassetlaw Local Development Framework and the National Planning Policy Framework.

It is recommended that should planning permission be granted for the development to which this application relates, it shall be granted subject to the inclusion of an agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 which secures Sustainable Urban Drainage and maintenance.

RECOMMENDATION: Grant subject to a Section 106 and the following conditions:

1 Application for approval of reserved matters must be made not later than the expiration of one year beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:

- a) the expiration of one year from the date of this permission: or
- b) the expiration of one year from the final approval of the reserved matters or, in the case of approval of the reserved matters on different dates, the final approval of the last such matter to be approved.

Reason: To comply with section 92 of the Town and Country Planning Act 1990 as amended and to limit the implementation time so that the development can contribute to Council's five-year housing land supply.

2 The scale, layout and appearance of the buildings and the landscaping of the site shall be only as may be approved in writing by the Local Planning Authority before any development commences. The development shall be built in accordance with the details of the reserved matters agreed.

Reason: This permission is granted in respect of an outline application which did not contain details of the matters hereby reserved for approval.

3 No works to the existing trees or hedgerows on the site shall be undertaken until a tree constraints plan, arboricultural impact assessment, preliminary tree protection plan and a planting scheme has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

Reason: To ensure there is minimal loss of habitat and loss of existing landscape features of the site.

- 4 The layout and landscaping plans shall be based on the findings of a tree constraints plan, an arboricultural impact assessment and preliminary tree protection plan. Hedgehog boxes shall be incorporated into the landscaping plans.

Reason: To ensure the development is carried out in a way which safeguards the amenity value of the hedges and trees on and adjoining the site.

- 5 A minimum setback to the eastern boundary of 10 metres shall be provided for any building on the site.

Reason: to ensure the amenity of adjoining neighbours is not significantly impacted by the development and development pressure on the existing hedge is minimised.

- 6 The development shall be limited to a maximum of 10 dwellings and a maximum gross internal floorspace of 1000m², excluding garages solely used for garaging of vehicles.

Reason: To ensure the development does not exceed the threshold for S106 contributions.

- 7 The maximum height of dwellings shall not exceed two storeys.

Reason: To ensure the development complements the existing dwellings in the village.

- 8 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no building, extension or structure shall be erected or placed within the curtilage of the dwellings hereby permitted in principle.

Reason: The erection of extensions as “permitted development” may create difficulties both in terms of the overall appearance and the relationship with neighbouring residents.

- 9 Details of all outdoor lighting to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority before any landscaping works are undertaken. The details shall include the height, direction, level of illumination and the number of lights. The development shall be carried out in accordance with the details agreed and no additional lights shall be installed without express planning permission for the life of the development.

Reason: To safeguard amenity of nearby residents and prevent unnecessary lighting of the site and surrounding area.

- 10 Development shall not commence until two dusk and dawn emergence surveys are undertaken on the bat roost features during the main bat activity season (May – August). The details shall be submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the details approved.

Reason: To ensure there is adequate protection for any identified bat habitat.

- 11 Development shall not commence until such time as full details of the manner in which foul sewage and surface water are to be disposed of from the site have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the site is drained in a satisfactory manner.

- 12 The existing trees and hedges on the boundaries of the application site shall be retained apart from where access has been granted by the Highways Authority in accordance with Drawing number 109949/002B, used for access purposes only.

Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings.

- 13 The highway improvement works across the site frontage, as shown on drawing no. 109940/002B (site layout as proposed), shall be completed prior to the occupation of any of the approved dwellings.

Reason: In the interest of highway safety.

- 14 Visibility splays of 2.4m x 43m shall be safeguarded from each approved access onto Treswell Road prior to the occupation of the associated dwelling. Within these splays there shall be no obstruction to vision above 600mm in height, measured from the channel level of the adjacent carriageway. These splays shall be retained for the lifetime of the associated development.

Reason: To afford adequate visibility at each access, in the interest of highway safety.

- 15 Pedestrian visibility splays of 2m x 2m shall be safeguarded at each vehicular access onto Treswell Road, within which there shall be no obstruction to vision above 600mm in height. These visibility splays shall be safeguarded for the lifetime of the associated development.

Reason: In the interests of pedestrian safety.

- 16 No dwelling hereby permitted shall be occupied until that property's associated driveway / parking / manoeuvring area has been surfaced in a hard bound material (not loose gravel) for a minimum of 5 metres behind the Highway boundary (or the length of the driveway if less than 5 metres) and has been drained in a manner to prevent surface water from running off the site into the public highway. The surfaced driveway / parking / manoeuvring area and drainage measures shall then be maintained as approved for the lifetime of the development.

Reason: To reduce the possibility of surface water and deleterious material travelling into the public highway.

- 17 Vehicular and pedestrian gradients shall be no steeper than 1:20 for the first 5m into the site and 1:12 thereafter, unless otherwise agreed in writing with the LPA.

Reason: In the interest of highway safety.

- 18 Prior to the occupation of any dwelling served from the shared private drive, a wheelie bin collection point shall be provided to serve the private drive, to be located in a position to be agreed in writing with the District Council, which shall thereafter be retained indefinitely.

Reason: To prevent wheelie bins from obstructing the public highway on bin collection day, in the interest of highway safety.

- 19 All site clearance work shall be undertaken outside the bird-breeding season (March - September inclusive). If clearance works are to be carried out during this time, a suitably qualified ecologist shall be on site to survey for nesting birds in such manner and to such specification as may have been previously agreed in writing by the Local Planning Authority.

Reason: To ensure that bird's nests are protected from disturbance and destruction.

- 20 No works relating to site preparation or construction shall take place outside 8:00am - 6:00pm Monday to Friday, 8:00am - 1:00pm on Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the dwellings located in the vicinity of the application site.

- 21 Any excavation left overnight should be adequately fenced off and covered.

Reason: In the interests of animal welfare.

Note to the applicant:

In order to carry out the off-site works, you will be undertaking work in the public highway. This is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act. For information, the proposed improvement works are also likely to require highway drainage measures, street lighting (with an associated extension to the village speed limit) and a dropped kerb pedestrian crossing point.

Please contact Martin Green on to discuss the necessary highways legal agreements (telephone number 0115 977 3963).

