



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

PLANNING COMMITTEE

AGENDA

Meeting to be held in
The Ballroom,
Retford Town Hall, DN22 6DB
on Wednesday, 4th May 2016
at 6.30 p.m.

(Please note time and venue)

**Please turn mobile telephones to silent during meetings.
In case of emergency, Members/officers can be contacted
on the Council's mobile telephone: 07702 670209.**

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audio/visual recording and photography at Council meetings is permitted
in accordance with the Council's protocol 'Filming of Public Meetings'.**

PLANNING COMMITTEE

Membership 2015/16

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, 4th May 2016

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS * (pages 5-6)
(Members' and Officers' attention is drawn to the attached notes and form)
 - (a) Members
 - (b) Officers
3. MINUTES OF MEETING HELD ON 9TH MARCH 2016 * (pages 7 - 14)
4. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 29TH FEBRUARY AND 11TH APRIL 2016* (pages 15 - 34)
5. OUTSTANDING MINUTES LIST * (page 35)

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 37 - 44)
 - (c) Development Management Performance Report 2015/16 Quarters 2 and 3
(pages 45 - 50)

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, 9th March 2016 at Retford Town Hall

Present:

Councillor H Richards (Chair)

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

Officers in attendance: P Cooper, L Dore, F Dunning (Item a1 only) and K France.

(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, this was not taken up.)

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor T Taylor.

69. DECLARATIONS OF INTEREST

(a) **Members**

Councillor H Burton declared a non-pecuniary interest in application 15/01571/OUT. He left the meeting during the application.

(b) **Officers**

There were no declarations of interest by officers.

70. MINUTES OF THE MEETING HELD ON 10TH FEBRUARY 2016

The Solicitor informed the Committee that a complaint had been received regarding the Minutes of the last meeting expressing concern that they were not factually correct.

The Development Team Manager added that the comment related to the Minute regarding application 15/00971/OUT, however, the Minutes provide a record of what was said at the meeting, therefore following discussion with the Solicitor it had been determined that no amendment needed to be made.

RESOLVED that the Minutes of the meeting held on 10th February 2016 be approved.

71. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 1ST FEBRUARY AND 22ND FEBRUARY 2016

An elected Member commented on Minutes of one of the meetings, however, the Development Team Manager reminded the Committee that the Minutes were for noting.

RESOLVED that the Minutes of the Planning Consultation Group meetings held between 1st February and 22nd February 2016 be received.

72. OUTSTANDING MINUTES LIST

An elected Member queried Minute No 6(b) - Development Management (Control) End of Year Performance 2014/15 on the Outstanding Minutes List given that the current year is 2015/16. The Development Team Manager informed the meeting that the Head of Regeneration had advised it was incorrect and that performance results for Quarters 2 and 3 of 2015/16 will be presented to Planning Committee in April 2016 with the end of year results following in May or June 2016.

RESOLVED that Minute 6(b), the only item on the Outstanding Minutes List, be removed.

SECTION A – ITEMS FOR DISCUSSION IN PUBLIC

Key Decisions

None.

Other Decisions

73. 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

Members were presented with three appeal decisions.

RESOLVED that the appeal decisions be received.

(b) Planning Applications and Associated Items

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
16/00030/FUL	Mr K Rose	Land Opposite Holly House, High Street, East Markham

The application sought to erect twelve dwellings with associated communal garage space close to the boundary with High Street. The proposal involves the removal of some of the existing hedge and trees to allow for the new building envelopes and access roadways. The site had been subject of a site visit prior to the meeting. Slides were used to show the site location and site plans.

The site is outside the settlement boundary. It lies within the East Markham Conservation Area and has been identified as significant open space in the Conservation Area Appraisal and Management Plan.

A summary of responses from statutory consultees was contained within the report.

Mr A Hunt spoke in opposition to the application on behalf of the Parish Council. He commented that the proposed site was outside the village development boundary and within the Conservation Area. In addition the development proposal contravened many policies in the Core Strategy and would impact on nearby properties. He added that the village has no shop, only a small public house and minimal transport, also the school is full and with no money to extend could lose the capability of providing a high standard of education if classroom sizes breached. In general, the

Parish Council considers any further development of land in the village for housing is not sustainable and no further planning applications should be passed.

Mr R Ashley spoke as agent for the applicant and highlighted the salient features of the application which he considered relevant to the East Markham Village Design Statement: the planting of a new orchard; the smaller design and size of the proposed properties reflecting the character of existing village properties; co-ordinated garages; the retention of green areas and hedgerows with only two points of access through from the road; affordable housing constructed economically to appeal to a wider audience; restoration of access to the adjacent currently overgrown footpath.

As the plan of the site was difficult to see on the slide, a copy of the plan was circulated for closer scrutiny by the Committee.

Members commented on:

- The positivity of the smaller homes proposed on the development.
- Preference for a different layout.
- The proposed loss of trees in an area outside the development boundary and within a Conservation Area.
- The proposed location for the development.

Observations of the Environment Agency; Natural England; Nottinghamshire Wildlife Trust; Nottinghamshire County Council; Nottinghamshire County Council Highways; East Markham Parish Council; the Council's Environmental Health Officer; the Council's Conservation were taken into consideration. Also taken into consideration were twelve objections from local residents.

RECOMMENDATION OF THE HEAD OF REGENERATION – Refuse planning permission for the reasons as listed.

COMMITTEE DECISION – Refuse planning permission for the reasons as listed

(Councillor Burton left the meeting).

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
15/01571/OUT	Mr & Mrs Dallman	Outline application with some matters reserved except for access for the erection of seven dwellings to land adjacent to and to the rear of Whitegates, Top Pasture Lane, North Wheatley.

The application sought outline planning permission with all matters reserved save the means of access to the site. The application had been amended from its originally submitted form in order to remove the layout for the scheme from consideration at this point.

The Development Team Manager advised the site is located outside of the North Wheatley development boundary as defined in the Bassetlaw Local Development Framework. St Peter and St Paul's Church is located approximately 170 metres to the west of the site and is a Grade II listed building. The north-western half of the site is located within an area of 'Archaeological Interest'. The site had been subject of a site visit prior to the meeting. Slides were used to show the site location plans. He added that an appeal had been allowed, (as included in the Appeal Decisions presented earlier on the Agenda), for an outline application for two dwellings with all matters reserved on land adjacent to Whitegates, and that the appeal formed part of the site in question. In addition, planning permission had been refused in July 2015 to erect eight dwellings at the Old Plum Orchard, Top Pasture Lane and permission granted in December 2015 to erect one dwelling on land at Narnia, Top Pasture Lane.

A summary of responses from statutory consultees was given:

- Nottinghamshire County Council Highways has no objection subject to conditions.
- The Lead Local Flood Authority has no objections subject to conditions.
- The Environment Agency has no comments.
- The Council's Environmental Health Officer has no objection subject to conditions.
- The Council's Parks Development Officer requested a contribution towards provision of play equipment on an existing local recreation ground.
- Natural England has no comments.
- Nottinghamshire Wildlife Trust has no objection subject to conditions.
- North and South Wheatley Parish Council object to the application on the grounds that: the proposal is outside the development boundary; the road is narrow and access is restricted; the development would be detrimental to highway safety; the development would lead to drainage and sewerage problems.

42 letters of objection from local residents had also been received. A summary of the grounds for objection was summarised in the Committee report. Since the report had been prepared a further ten letters of objection had been received.

48 letters had been received from local residents in support of the application although since the report had been prepared one resident had withdrawn their support.

A letter had been received from the agent of one of the owners of the land stating that while there are no objections to the development application, it had been submitted without his prior knowledge.

The Ward Councillor had commented that should permission be granted, consideration should be given to an additional condition requiring the thickening up of the northern and eastern boundary of the site with forestry trees and shrubs.

The Applicants Agents had submitted a Design and Access Statement and an Ecological Appraisal in support of the application.

Members were advised of the planning issues to consider including the required five year housing supply which the Council is unable to demonstrate and that the development would help to address this. If permission was granted, the application would be subject to a Section 106 agreement to secure £3,246.25 for play equipment, sustainable urban drainage solutions and 25% affordable housing.

Councillor M Newby spoke on behalf of North and South Wheatley Parish Council (NSWPC) which objects to the development while appreciating that the properties would assist in the shortfall of the Council's five year housing supply. However, NSWPC considers: the village is already contributing to the Council's shortfall in supply; farmland outside the development boundary should not be built on and the formation of a cul-de-sac should not be permitted as it is contrary to the Village Design Statement; in reference to Policy DM4, no consideration has been given to public safety as Top Pasture Lane is a narrow road which is accessed via a 90 degree blind bend where there is insufficient space for cars to pass and no footpath; even if the development is to include affordable housing, the access from the lane to village amenities due to the lack of a pathway and the blind bend is an unacceptable safety risk; in reference to Policy DM12, the village sewerage system is working at capacity and there are already frequent blockages to the system; the village school is full to capacity and has a waiting list.

Mr J Lomas spoke in objection to the application on behalf of a third party and commented: how could the Committee make a fair decision based on the planning history which is not absolutely clear in the report and he highlighted an appeal in 1999 where the Inspector had commented that "the development would be visually intrusive". Given the location of the proposed development in open countryside, the Committee should have had sight of a Landscape Visual Impact Assessment; Policy DM4 states the character of the area should be respected and that a new

development should not have a detrimental effect on the residential amenity of residents or to highway safety - the proposed development does not meet this criteria; the proposed two houses at the front meet the criteria but the seven houses to the rear are contrary to Policy DM4 and equally, there is no reference to NPPF 109 in the report regarding protecting and enhancing the valuable landscape which is visible from Gainsborough Road; the Sturton Ward Neighbourhood Plan is not referred to anywhere in the report.

Mr N Baseley spoke as the agent on behalf of the applicant. He commented that the proposed development had been the subject of a pre-application enquiry at which the principle of the development had been acceptable given the current shortfall in the Council's housing supply. In accepting that the lane was too long for a vehicle to reverse, the plan included a turning head to the required standard and would be of significant benefit. The Conservation Officer did not consider the development would affect the local designated heritage assets. Two previous applications had been recommended for approval despite objections with both refused then later granted on appeal. He added that: the two front houses had been confirmed as acceptable and are material to the determination of this application; forty-nine households support the development; the development helps to meet the local housing shortage; the Design and Access Statement shows a mix in size of proposed houses and comprises a sustainable form of development.

Members made comments/asked questions in relation to:

- The history of the site and issues in relation to the NPPF.
- Village expansion when there are questions regarding sustainability.
- The large number of supporters for the scheme which is not often seen.
- North Wheatley extending to connect to Bole Parish.
- 25% of affordable housing on the development is a significant boost to the village and locals may have the opportunity to purchase a property.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant subject to the conditions as listed and the signing of a S106 legal agreement.

COMMITTEE DECISION – Grant subject to the conditions as listed and the signing of a S106 legal agreement.

(Cllr Burton re-joined the meeting).

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
15/01286/COU	Flannigan Estates Ltd	Change of use to a residential caravan/mobile home park for 14 units to land off Welbeck Place and Landa Grove, Tuxford.

The application sought planning permission for the change of use of the site which is currently vacant. The initial application submission indicated a layout for seventeen park homes and had been due to be considered at Planning Committee on 16th December 2015, however, due to the receipt of an appeal decision on the same day dismissing an application for nineteen units on the site, the application was withdrawn from the agenda to allow this to be taken into account. The applicant subsequently submitted an amended drawing for the siting of fourteen park homes.

The site had been the subject of a site visit prior to the meeting. Slides were used to show the site location plan and proposed site plan.

The Development Team Manager advised that the site is within the development boundary for Tuxford. The refusal in 2015 for nineteen units concerned the impact on the character and appearance of the area. In addition to planning approval, a caravan site licence from the Council

would be required. A planting scheme and payment towards a new S106 legal agreement would also be required if approved.

A previous approval in 2014 for a maximum of eleven units still has live consent retaining the existing un-adopted access road along Welbeck Place. The revised proposal includes surfacing and drainage of the access road.

A summary of responses from statutory consultees was given:

- Nottinghamshire County Council Highways welcomes the improved layout and has no objection subject to conditions.
- Nottinghamshire County Council Education previously confirmed the projected yield of additional primary and secondary school places based on the proposed development of nineteen places could be accommodated therefore as the current proposal is for fourteen units, the requirement for places will be fewer.
- The Council's Environmental Health Manager has no objection subject to conditions.
- Nottinghamshire Right of Way Officer has confirmed there are no rights of way over the site and has no objection to the proposal received by Nottinghamshire County Council from Tuxford Town Council to register a byway open to all traffic between Welbeck Place and Landa Grove.
- The Lead Local Flood Authority does not have any objection in principal but has requested additional details in relation to a risk on part of the area from pluvial run-off.
- Tuxford Town Council objects to the proposal and refers to their comments made on the previous application for nineteen units. A list of their objections was contained with the Committee report.

13 letters of objection from local residents had been received. A summary of the grounds for objection was summarised in the Committee report. Following the amendment to the application to the change of use for fourteen caravans/park home units, a further four objections had been received.

Mr T Silcock spoke in opposition to the application on behalf of the Town Council. He commented that: the proposal is at odds with existing developments alongside; the proposal is not sustainable as it does not provide for high quality homes of good design; the limited plot size will be cramped and not reflect the spacious size of other properties in the area; there is no clear and functional link with the existing settlement and surrounding area; the application does not address any of the issues raised in objection to the previous application and the Committee are urged to refuse permission for the proposed development.

Mr R Thaine spoke as the agent on behalf of the applicant. He commented that: the site had a difficult planning history from when outline planning permission for residential mobile homes was granted following appeal in May 2013 and a plan for eleven units permitted in October 2014: this application proposes fourteen units rather than the nineteen previously proposed in 2015 and fulfils requirements within planning policy; this application will hopefully end the saga with high quality homes proposed; the applicant will appeal if permission is refused.

Elected Members asked questions/ commented regarding:

- Details of the materials for the proposed boundary fencing and gates.
- Details of the planning application approved in 2014 for eleven units.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant subject to the conditions as circulated and the signing of a S106 legal agreement.

Voting for taking this course of action:

FOR None.

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

COMMITTEE DECISION – Refuse planning permission on the grounds of:

1. Policy CS6 of the Bassetlaw Local Development Framework indicates that new development in Tuxford will be of a high quality design, making strong connections with the existing and surrounding communities, as well as providing the facilities to support the community. The National Planning Policy Framework section 6 also supports the delivery of a wide choice of quality homes.

The Proposal would result in over intensification of residential development on the site and would result in a cramped form of development that would be out of keeping with the existing built form in the vicinity.

2. Policy DM4 states that new development will only be accepted where it is of high quality design that respects its wider surroundings in relation to historic development patterns or building/ plot sizes and form and density. Similar advice requiring good design is contained in National Planning Policy Framework section 7.

The design of the proposal would harm the visual appearance of the area and would be out of keeping with the traditional brick and tile dwellings in the immediate vicinity, to the detriment of the character and visual amenity of the area.

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
15/00690/OUT	The Sanderson Family	Outline application with all matters reserved (except access) for residential development of 86 dwellings and construction of new access at Ashvale Road, Tuxford.

The application sought outline planning permission including means of access off Ashvale Road for approximately eighty-six dwellings. A site location plan was included in the report and a slide showed a masterplan of the site which proposes an area for play. The site is located outside but adjacent to the development boundary for Tuxford, between an existing residential area and an employment area. The Committee was advised that a previous application for residential development and a new access road had been refused in 1982. The site had been the subject of a site visit prior to the meeting.

Responses from statutory consultees in the report advised:

- Nottinghamshire County Council Highways has no objection subject to various requirements to be included as conditions or as part of a Section 106 Agreement including bus stops with space for bus shelters.
- Nottinghamshire County Council Education has confirmed that based on current pupil projections, places generated by the development can be accommodated in existing schools, however, the development will impact on the local library service therefore a contribution of £3944 for additional stock would be required.
- The Council's Environmental Health Department has no objection subject to conditions.
- The Council's Parks and Open Spaces department has commented on a preference for an on-site play space with long term maintenance secured as part of the S106 Agreement.
- Nottinghamshire Wildlife Trust advises the retention of boundary hedgerows.
- Natural England has no comments.
- The Lead Local Flood Authority considers that the drainage strategy, flood risk assessment and other layout information is required at planning application stage.

- Tuxford Town Council has no objections.

4 letters of objection from local residents had been received. A summary of the grounds for objection was summarised in the Committee report.

The Development Team Manager added that Policy CS8 requires all housing developments resulting in the net gain of one or more units will be required to contribute 35% affordable housing in Tuxford but the applicant had submitted a viability assessment that indicates the proposal will only be able to deliver 14% affordable housing contribution. This will need to be secured through a S106 legal agreement. The proposal would be CIL liable with the actual amount payable calculated when the reserved matters application is received. Given the lack of a five year land supply and associated housing, the recommendation is to give planning approval as the location is sustainable in relation to services and infrastructure and would not harm the character of the village. A summary of S106 obligations was contained within the report.

Miss Stones spoke as the agent on behalf of the applicant. She commented that: the Ashvale Road site had been recommended as a preferred site for residential development in the Preferred Options Site Allocations consultation document prior to its withdrawal; there is support for the development from the local community; the location is within walking distance of key services; there are no objections on technical matters that cannot be resolved through condition; there have been only four objections; consultation had been undertaken with the Council, local residents and in consultation with the Neighbourhood Plan group following which the master plan had been amended to include open space; the site is viable with contributions for CIL and S106 targeted to where it will be most useful; the development proposed is a sustainable development in line with both Local and National Planning Policy with a robust and detailed assessment undertaken by the planning officer.

Elected Members asked questions/ commented regarding:

- Presentations on the proposed development to the public by the applicant.
- Support from the Town Council and the Neighbourhood Plan group.
- Retention of hedgerows.
- The proposed 14% affordable housing on the development site.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant subject to the conditions as circulated and the signing of a S106 legal agreement.

COMMITTEE DECISION – Grant subject to the conditions as circulated and the signing of a S106 legal agreement.

SECTION B – ITEMS FOR DISCUSSION IN PRIVATE

Key Decisions

None.

Other Decisions

None.

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

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

(Meeting closed at 8.02pm.)

PLANNING CONSULTATION GROUP

Minutes of the meeting held on Monday, 29th February 2016 at Worksop Town Hall

Present: Councillors K H Isard, H Richards (Chair), M Richardson and A Smith.

Officers in attendance: P Cooper and C Crossland.

(Meeting opened at 4.00pm.)

119. APOLOGIES

There were no apologies for absence.

120. PLANNING APPLICATIONS

<u>Application No</u>	<u>Proposal</u>
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16/00175/CDM	County Matter – Siting of three portakabins to be used as classrooms, meeting rooms and toilets at Langold Dyscarr Infant and Nursery School, School Road, Langold
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Members were advised that the application sought to site three portakabins to be used as classrooms, meeting rooms and toilets. This is a County matter and comments from the District Council are being sought as a statutory consultee. A location map, site plans, elevations and photographs were tabled.

The site is within the settlement of Langold and within the development boundary. The portakabins are already in place and in use following a fire at the school. The portakabins are located to the front of site.

Although the portakabins are already in use and of a temporary nature the visual impact requires consideration. The design and choice of materials are not in keeping with the locality. The proposal is considered to be visually intrusive and not visually acceptable. The location of the portakabins, to the front of the school, is visually prominent and would lead to a high level of noise and disturbance to nearby residents and be to the detriment of residential amenity. Officers consider that there are more acceptable locations for the portakabins.

Initial officer recommendation – Raise an objection.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
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16/00033/FUL	Erection and installation of a multi-use games area at land adjacent to St Augustine’s School, Longfellow Drive, Worksop
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Members were advised that the application sought to erect and install a multi-use games area. Site plans were tabled. Bassetlaw District Council is the applicant.

The school raised concerns that a fence between the area and the school was not shown on the plans. The applicant has confirmed that a fence would be erected, as a fence under 2 metres does not require planning permission it has not been included as part of the application.

The Wildlife Trust, Nottinghamshire County Council Highways and Environmental Health have no objections.

St Augustine's School Council supports the application on the grounds that the school does not have a lot of play equipment and the location is ideal and safe.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
15/01699/VOC	Variation of condition 2 of PA 30/11/00005 (approved at appeal) regarding amendments to plans to reflect technical design of CHP and regulatory changes at J G Pears (Newark) Ltd, Marnham Road, Low Marnham

Members were advised that the application seeks to vary a condition of previously approved planning permission. Site plans and site layouts were tabled.

The application relates to an application allowed on appeal in 2011. The application seeks to vary the condition following technical design and regulatory changes. The changes mean that it is no longer necessary to have two boilers and there is no need to have separate fuel delivery or storage provision. The technical design is now more compact and results in a smaller footprint and a more compact arrangement.

A summary of the sites planning history was given.

Members were advised that it is not considered that there would be a significant adverse impact on amenity due to the reconfiguration.

Highways have no objection.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
15/00940/COU	Retrospective application for change of use of barn to retail garden nursery at Manor Farm, Gainsborough Road, Saundby

Members were advised that the application sought retrospective planning permission for the change of use of a barn to a retail garden nursery. Site plans, location maps and photographs were tabled. An associated application followed.

Members were advised that the garden nursery is already operational.

A summary of responses from statutory bodies was given:

- The Environment Agency have commented that the site is within flood zone 3 however the proposal would not increase the flood risk.
- Historic England have no comments.
- The Council's Conservation Officer has no concerns.
- The Parish Council have commented that deliveries may result in a danger to highway safety.

The barn is a former stable block, no external alterations are proposed except signs which are the subject of a separate application. The building retains the appearance of a stable block and there would be no impact on visual amenity.

The applicant estimates approximately one delivery vehicle per day and ten cars per hour to visit the site. It is considered that the use of the building would not be of any detriment to the character and appearance of the area or the amenity of nearby residents.

Adequate parking is provided on site and the existing access is being utilised.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
15/00946/ADV	Retain display of 1no non-illuminated fascia sign, 1no freestanding sign and 4no banner signs at Manor Farm, Gainsborough Road, Saundby

Members were advised that the application sought to retain a number of signs. Photographs and site plans were tabled.

Highways have no objection to the banners and fascia sign but have raised concerns in relation to the freestanding sign on the highway verge. The freestanding sign constitutes an unacceptable obstruction in the highway verge, creates a distraction for road users and does not comply with regulations for signage in the public highway.

The Parish Council object to the application as the access is from the main road and is potentially hazardous.

In terms of visual amenity the freestanding sign is sited in a prominent position on the highway verge and appears as an incongruous feature in the countryside. In view of the size and form of the banners and fascia signs they are not considered to be to the detriment of the area. The signs are non-illuminated and are not considered to be to the detriment of residential amenity.

Initial officer recommendation – Refuse freestanding sign and grant remainder.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
15/01160/FUL	Construct mezzanine floors to units 2 and 4, refurbish front elevations including new entrances. New substation within car park area and improvements to car park, Sandy Lane Retail Park, Worksop

Members were advised that the application sought to construct mezzanine floors to units 2 and 4, refurbish front elevations including new entrances and improve the car parking area. A location map and site plans were tabled. An associated application follows.

Original outline planning permission was granted in 1988. At that time the sale of food and drink was restricted by a condition, this was amended in 2013 to allow the sale of pet food.

Environmental Health have no comment.

Highways have commented that that the impact on traffic congestion can be mitigated by condition. The parking provision is considered acceptable for the proposal.

The application proposes to subdivide a retail unit into three units. The unit is currently occupied by B&Q. The proposal would result in an increase in the total retail floor area. The application includes enhancements to the front elevations.

A retail impact assessment has been submitted as part of the application and the proposal is considered to be acceptable.

A letter of objection has been received from the current occupiers of the unit on the grounds that they are being forced to close and it is not clear if other premises are available.

A letter of support has been received from a potential occupier.

Members were advised that the application is CIL liable.

The Development Team Manager advised that concerns regarding the current occupier are a commercial issue and not a planning consideration.

Initial officer recommendation – Grant planning permission.

PCG decision – Refer to Planning Committee.

<u>Application No</u>	<u>Proposal</u>
15/01167/VOC	Variation of condition 2 to allow sale of food and drink up to 30% floor space to unit 4a and 5% to unit 4c, Sandy Lane Retail Park, Worksop

Members were advised that the application sought to vary a condition of previously approved planning permission. The application was associated to the preceding application. A location map was tabled.

Original outline planning permission was granted in 1988. At that time the sale of food and drink was restricted by a condition. This application proposes to change the type of retail.

The change in type of retail and increase in floor space could increase the demand for parking. Highways have commented that the increase in parking demand could be mitigated through conditions.

Initial officer recommendation – Grant planning permission.

PCG decision – Refer to Planning Committee.

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

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

(Meeting closed at 4.55pm.)

PLANNING CONSULTATION GROUP

Minutes of the meeting held on Monday, 7th March 2016 at Worksop Town Hall

Present: Councillors K H Isard, H Richards (Chair), S Scotthorne and A Smith.

Officers in attendance: P Cooper and J Hamilton.

(Meeting opened at 4.00pm.)

122. APOLOGIES

There were no apologies for absence.

123. PLANNING APPLICATIONS

<u>Application No</u>	<u>Proposal</u>
16/00070/HPD	Erection of single-storey rear extension to form orangery at Glebe Lodge, Everton Sluice Lane, Everton

Members were advised that the application sought to erect a single-storey rear extension. Floor plans were tabled.

The proposal is within Household Permitted Development Rights but, as an objection has been received, a proper assessment is required.

Planning permission was given in 2009 for two dwellings on the site. The property is a large detached house on a large plot.

Everton Parish Council has not raised any concerns.

An objection has been received from the occupier of the adjacent property on the grounds that the proposal will dominate the property. Another objection has also been received from the occupier of the other adjacent property on the grounds that balconies are to be installed and overlooking could result; also the proposed roof area could be used for viewing/seating.

There is an ongoing neighbour dispute with the occupiers of one of the adjoining properties regarding trees on the boundary. Some of the trees are the subject of Tree Preservation Orders.

The site lies within the rural service centre of Everton and the village development envelope.

The Interim Development Team Manager advised Members of the dimensions of the proposal and that facing materials will match those already in existence. No part of the proposal will be visible from Everton Sluice Lane. One of the adjoining properties is set back and so the proposal will not block any significant light to that property. Officers consider that the proposal will not have any detrimental impact on the visual or residential amenity of the area.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
-----------------------	-----------------

16/00088/HSE Erection of a two-storey side extension at Woodhall, Sparken Hill, Worksop

Members were advised that the application sought to erect a two-storey side extension. Site plans, floor plans and photographs were tabled.

Outline planning permission has been granted for one dwelling to the east of the property and this will be achieved by demolishing the existing garage belonging to this property.

The Highways Authority has not raised any concerns.

The Nottinghamshire Wildlife Trust has requested a bat survey.

An objection has been received from the occupier of a neighbouring property on the grounds that: there are two trees in close proximity to the proposed foundations; the proposal will result in a loss of light and views, and will result in an overbearing mass. There is also an ongoing neighbour dispute.

The Interim Development Team Manager advised Members of the dimensions of the proposal. The existing property is a large, detached house. Access is via a track which serves three properties. There is extensive hedging along the common boundary. The proposal will result in a bedroom with en-suite facilities and will replicate existing design details. No windows are proposed in the side elevation.

Officers consider that the proposal will not have any detrimental impact on the visual or residential amenity of the area.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
15/01704/FUL	Convert existing two-storey building to two dwellings and erect six dormer bungalows at the former County Court and Driving Test Centre, Slack Walk, Worksop

Members were advised that the application seeks to convert an existing two-storey building to two dwellings and erect six dormer bungalows. Site plans, floor plans, photographs and a sale brochure were tabled.

Planning permission was granted in 2012 for an existing derelict building to be demolished and two dwellings erected; these properties are the subject of the sales brochure. The site has been the subject of enforcement action due to the condition of the site, which has attracted vandalism, anti-social behaviour and fly-tipping. No conditions have been discharged from the 2012 permission so action is ongoing.

The Highways Authority has raised concerns that the internal road layout does not conform to standard and, as a result, the Highways Authority will not adopt the internal road upon completion. There are also other issues regarding the access level into the site being dropped and the future management and maintenance of the internal road.

Environmental Health Officers have not raised any concerns and there is no evidence of contamination on the site.

The Conservation Officer has not raised any concerns. The Grade 2* Ship Inn public house and Castle Hill monument lie within close proximity to the site.

Two objections to the proposal have been received on the grounds that development has already commenced and some established trees have been felled.

The Interim Development Team Manager advised Members of the dimensions of the proposal. Although the average outside amenity space of each plot does not meet the required minimum area of 70 sq metres, officers consider that this is offset by the proximity of the town centre and Farr Park. In 2013, planning permission was granted with an average of 48 sq metres per plot. Drainage will be conditioned.

An affordable housing contribution of 15% is required. This equates to 1.2 dwellings and will result in one dwelling. However, the developers have said that this is not practical and has offered £74,000 in lieu of off-site affordable housing provision.

Officers consider that the visual amenity of the area will be improved and that, given the history of planning permissions on the site, the proposal is acceptable.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

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

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

(Meeting closed at 4.20pm.)

PLANNING CONSULTATION GROUP

Minutes of the meeting held on Monday, 14th March 2016 at Worksop Town Hall

Present: Councillors K H Isard, M W Quigley, H Richards (Chair), and A Smith.

Officers in attendance: P Cooper and C Crossland.

(Meeting opened at 4.00pm.)

124. APOLOGIES

There were no apologies for absence.

125. PLANNING APPLICATIONS

<u>Application No</u>	<u>Proposal</u>
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15/01286/COU	Change of use to a residential caravan/mobile home park for 14 units to land off Welbeck Place and Landa Grove, Tuxford.
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At the Planning Committee meeting which took place on 9th March 2016 Members resolved to refuse planning permission for the above application.

The Development Team Manager advised Members of the proposed wording for the reason for refusal:

“Policy DM4 of the Bassetlaw Core Strategy states that proposals should complement and enhance the character of the built, historic and natural environment. In the opinion of the Local Planning Authority the boundary treatments proposed do not complement the built environment and do not promote the inclusion of the site into the wider locality, contrary to the aims of Policy DM4.”

RESOLVED that the reason for refusal be endorsed.

<u>Application No</u>	<u>Proposal</u>
-----------------------	-----------------

15/01656/VOC	Variation of condition 2 of PA 12/01312/FUL to allow the Great Hall to accommodate 4no. dwellings and combine two smaller residential units into one larger unit at the Former King Edward VI School, London Road, Retford
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Members were advised that the application sought to vary a condition of previously approved planning permission. A location map, site plan, elevations and floor plans were tabled.

The original planning permission was granted in 2013 to create 25 residential units and 27 dwellings. The application was subject to a S106 Agreement with the new builds to be occupied by the over 55's.

This application seeks to vary a condition to combine two smaller residential units into one larger unit.

The Council's Conservation Officer has no objection. He has commented that the site is within the Conservation Area and within the setting of listed buildings. Planning permission has been previously granted for the conversion of the building into residential units. The loss of the hall for community space is a concern however the building is at risk and has been vacant since 2008. The long term use of the building has been identified and there are benefits of bringing the building back into use.

Members were advised that the principle of the development is considered to be acceptable. The scheme is considered acceptable, sympathetic to the area and would have benefits.

Highways have no comments.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
15/01675/FUL	Conversion of existing barns into 5no. self-contained dwellings with associated external works and garage block refurbishment on site at Holbeck Hall Farm, off Park Lane, Holbeck

Members were advised that the application sought to convert existing barns into five dwelling. A location plan, site plans, and elevations were tabled.

A summary of comments received from statutory bodies was given:

- Nottinghamshire County Council Highways do not object to the principle of the development subject to the imposition of conditions.
- The Parish Council have expressed concerns in relation to the vehicular access. They have commented that the access is on a bend on a narrow road.
- The Council's Conservation Officer originally raised concerns. Amended plans have now been submitted which overcome these concerns. It is considered that the scheme would preserve the interest of the listed buildings and character of the Conservation Area.
- Environmental Health have no objections subject to conditions.

Members were advised that the site is within the Welbeck Conservation Area adjacent to Grade II Listed Buildings. The dwellings and form are considered acceptable and the existing access would be used.

The barn and cart shed are Grade II listed for their group value. The buildings are buildings at risk due to dilapidation. As part of the application a 20th Century garage is to be demolished to the front of the site. The existing cart shed is to be restored as a garage.

There is a large tree to the front of the site which is to be removed.

Following the amendments to the scheme the proposal is considered to be well designed and to be a visual improvement.

In terms of residential amenity there would be an impact in the short term during construction however there would be a visual improvement when the works have taken place. The impact of the additional residents is not considered to outweigh the benefits of bringing the building back into use.

Members were advised that the application is CIL liable.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
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16/00099/LBA	Installation of conservation roof light at 2 The Laurels, Retford
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Members were advised that the application is a listed building application which seeks to install a conservation roof light. Photographs were tabled.

An objection has been received on the grounds of loss of privacy, overlooking and access would be required across their private garden.

Planning permission for the original conversion was granted in 2010. The building is listed due to its association with the neighbouring Grade II listed building. The dwelling is single storey, brick built, with clay pan roof tiles.

Whilst there is a preference for listed buildings to remain unaltered the Planning Authority have previously taken the decision that a roof light would be acceptable. Members were advised that the matters raised regarding overlooking and loss of privacy are not an issue due to the height of the roof light. Any concerns raised in relation to further works are controlled by the planning act and listed building consent.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

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

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

(Meeting closed at 4.30pm.)

PLANNING CONSULTATION GROUP

Minutes of the meeting held on Monday, 21st March 2016 at Worksop Town Hall

Present: Councillors K H Isard, H Richards (Chair), A Smith and T Taylor.

Officers in attendance: P Cooper and C Crossland.

(Meeting opened at 4.00pm.)

127. APOLOGIES

There were no apologies for absence.

128. PLANNING APPLICATIONS

<u>Application No</u>	<u>Proposal</u>
-----------------------	-----------------

16/00354/CDM	County Matter – Vary conditions 8 and 11 of Planning Permission 46/11/00002/R to enable the quarry road to be constructed in two stages at the Gravel Pit, Cowpasture Lane, Sturton le Steeple
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Members were advised that the application is a Nottinghamshire County Council matter, the Council is a consultee. The site is located to the east of West Burton Power Station, to be served by a new access from Gainsborough Road. A location map and site plan was tabled.

A summary of the sites planning history was given. An application was granted in 2011 subject to 69 conditions. Two of the conditions related to the access and required extensive works to be carried out prior to the implementation of the permission.

In order to facilitate implementation of the planning permission by the deadline of March 2017 the applicant has proposed to vary conditions 8 and 11 to enable the access road to be constructed in two stages.

For the first stage it is proposed to construct a permanent bound surface a section of the approved access road. This section will only be used for the removal of up to 100,000 tonnes of mineral. The second stage will construct the remainder of the road prior to any processed mineral in excess of 100,000 tonnes being exported from the site.

Members were advised that the existing planning permission included protection measures to prevent damage to the public highway.

Initial officer recommendation – Raise no objection.

PCG decision – Delegate for officer decision

<u>Application No</u>	<u>Proposal</u>
-----------------------	-----------------

16/00130/FUL	Erection of two storey dwelling and construction of new access on land adjacent to Allsion Dene, Treswell Road, Rampton
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Members were advised that the application sought to erect a two storey detached dwelling and construct new access. A location map, site plan, photographs, elevations and floor plans were tabled.

Members were advised that a previous application on the site was refused in 2001 for a single dwelling and an application for a four bedroom house was refused in 2010.

The Parish Council support the application.

Nottinghamshire Wildlife Trust have commented that an ecology survey should have been submitted.

A letter of support has been received from the adjacent property and a list of local people who support the application has been submitted by the applicant.

The local Councillor has written in support of the application. She has commented that the site is close to Rampton, a rural service centre, there is a regular bus service and there is demand for properties in the area.

Members were advised that the site is outside of development boundary. The proposal is not in accordance with planning policy and the Local Development Framework that steer towards development in sustainable locations. The site is a considerable distance outside of Rampton which is considered to be a rural service centre. Officers have recommend that the application be refused on the basis of sustainability.

Initial officer recommendation – Refuse planning permission.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
16/00135/FUL	Erect dwelling and garaging and convert existing building to form annex at the former Clarborough Primary School, Church Lane, Clarborough

Councillor T Taylor declared a non-pecuniary interest in the application. She remained in the meeting.

Members were advised that the application sought to erect a dwelling and convert the existing building to form an annex. A location plan, site plans, and elevations were tabled.

The applicant sought pre-application advice in 2013 for the demolition of all the buildings on site. The applicant was given advice that the old school building should be retained.

A summary of comments received was given:

- English Heritage have no comment.
- The Highways Authority have no objection subject to conditions.
- Rights of Way have no objection however have requested that informatives be added to the permission.
- The Parish Council have no objection.
- The Council's Conservation Officer has commented that the impact on the adjacent buildings and setting of the listed church should be considered. The former school building itself is classified as a non-designated heritage asset which is currently considered to be at risk. The retention and restoration of the former school is welcomed and ensures that the historic building is retained. While the proposed dwelling footprint is larger than the school, the overall form and style reflects the school. The original school remains the focus from the lane.
- The Wildlife Trust have commented regarding the impact on bats. A condition is proposed to require a bat survey to be undertaken.

Members were advised that subject to appropriate materials the proposal will bring the building back into use. The proposal is not considered to be harmful to the nearby listed buildings.

A letter of objection has been received raising concerns regarding the impact on the setting of the listed church.

In response to a question raised Members were advised of the proposed conditions to be proposed.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
16/00144/HSE	Single storey rear extension, reduce garage by 1.87m and rebuild front garage at 33 Southfall Close, Ranskill

Members were advised that the application seeks to erect a single storey rear extension, reduce the size of the garage and rebuild the front garage. A site plan, location map and elevations were tabled.

The Parish Council have no objection.

The adjacent neighbour has objected to the application on the grounds that it is not in keeping with the area, the difference in land levels, overshadowing and loss of light.

The local District Councillor has objected to the application on behalf of a local resident on the grounds that the development would be overpowering.

Members were advised that the three bungalows are on a gradient rising from 31 to 35. The application proposes to erect a single storey extension to the rear of the bungalow to create a family room and study. The extension would project 7.8m from the rear elevation, with a total width of 8.8m. A hip roof and matching materials are proposed.

The proposal is considered to be in keeping with the existing dwelling and adjacent properties. The development is not considered to be to the detriment of nearby residents.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

<u>Application No</u>	<u>Proposal</u>
16/00113/HSE	Extend height of existing roof by 1.2m, install velux roof lights and convert roofspace to form two bedrooms at 9 The Crescent, Beckingham

Members were advised that the application sought to extend the height of the roof and covert the roofspace. A site plan, layout, elevations, photographs and street plan were tabled.

The Parish Council have no objection.

The Council's Conservation Officer has commented that although the site is within 65m of a Grade II listed building the bungalow is a mid-20th century. Given the distance and context of the property it is not considered that there would be an impact on the setting of the listed building.

A neighbouring resident has commented that extending the height will have a visual impact on the road and set a precedent for others.

Members were advised that the proposal is not considered to have an impact on the privacy and light of neighbouring properties.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

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

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

(Meeting closed at 4. 45pm.)

PLANNING CONSULTATION GROUP

Minutes of the meeting held on Tuesday, 29th March 2016 at Worksop Town Hall

Present: Councillors H Burton, K H Isard and A Smith.

Officers in attendance: C Crossland and F Dunning.

(Meeting opened at 4.00pm.)

130. APOLOGIES

There were no apologies for absence.

131. PLANNING APPLICATIONS

<u>Application No</u>	<u>Proposal</u>
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16/00123/FUL	Erect canopy above main entrance and erect nine bin stores at Westmorland House, Cumberland Close, Bircotes, South Yorkshire
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Members were advised that the application sought to erect a canopy above the main entrance and erect a bin store. A location map, site plan and proposed layout was tabled. The application is an A1 Housing application.

The proposed canopy would be 3m deep and just under 4m in width. No objections have been received.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision

<u>Application No</u>	<u>Proposal</u>
-----------------------	-----------------

16/00194/COU	Change of use of residential bungalow to welfare unit and site office the bungalow Crookford Hill, Brough Lane, Elkesley, Retford
--------------	---

Members were advised that the application sought change of use of a vacant bungalow to an amenity area for staff and visitors. A location map, site plan, photographs, elevations and floor plans were tabled.

A letter has been received from a local resident in relation to a bat survey undertaken on the site in 2009. A condition is proposed to ensure that a bat survey is carried out prior to any works being undertaken.

Elkesley Parish Council have no objection but did raise concerns regarding the number of facilities for men in relation to women. The Parish Council have commented in regard to the lack of disabled facilities. Members were advised that there is a unisex disabled facility proposed and a condition is proposed to ensure this occurs.

In terms of the exterior of the building it is proposed to paint the outside of the building and change the windows.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

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

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

(Meeting closed at 4. 15pm.)

PLANNING CONSULTATION GROUP

Minutes of the meeting held on Monday, 11th April 2016 at Worksop Town Hall

Present: Councillors S Fielding, K H Isard, H Richards and A Smith.

Officers in attendance: P Cooper and C Crossland.

(Meeting opened at 4.00pm.)

133. APOLOGIES

There were no apologies for absence.

134. DCLG RURAL PLANNING REVIEW: CALL FOR EVIDENCE

Members were presented with a call for evidence from the Department for Communities and Local Government regarding a review of rural planning. A copy of the Council's proposed response was provided for Members.

Members were asked to contact the Interim Development Team Manager if they have any comments. The deadline for response is 25th April 2016.

RESOLVED that the information be noted and Members contact the Interim Development Team Manager if they have any comments.

135. PLANNING APPLICATIONS

<u>Application No</u>	<u>Proposal</u>
16/00410/CDM	County matter – variation of condition 3 of application 14/0125/CDM – extend the time limit for importation and spreading of material to reduce acidity level of surface water runoff from the tip at No2 Spoil Heap, Harworth Colliery, Blyth Road, Harworth

Members were advised that the application is a Nottinghamshire County Council matter, the District Council is a consultee. A location map was tabled.

Members were advised that the application sought to extend the time limit for a further 12 months for the spreading of low alkaline material to reduce the acidity levels. The spreading of the material has been completed in most areas around the main tip but it has not been possible to treat the area under the conveyer system. This application would allow the restoration of this area of the site which is visible from Blyth Road.

A letter of objection has been received from Styrrup with Oldcotes Parish Council who have commented that there is no legitimate reason to delay restoration any further.

Initial officer recommendation – Raise no objection.

PCG decision – Delegate for officer decision

Application No Proposal

16/00413/CDM County matter – extension to foundation unit including demolition of portacabin, erection of a classroom modular building with related works and alterations at St Augustine’s School Complex, Longfellow Drive

Members were advised that the application is a Nottinghamshire County Council matter, the District Council is a consultee. A location map, layout plan and proposed elevations and floorplans were tabled.

Members were advised that there are currently two portable classrooms on site. This application seeks to replace the portable classrooms with modular classroom buildings. The larger detached classroom would be visible from the road and the smaller classroom would be screened from view.

It is not considered that the proposal would have a detrimental impact on the visual amenity of the area. In terms of noise it is not considered that there would be any detrimental impact on nearby residents. It is likely given the use of materials that there would be a reduction in noise compared to the temporary units.

Initial officer recommendation – Raise no objection.

PCG decision – Delegate for officer decision.

Application No Proposal

15/01704/FUL Conversion of two storey court building to create two houses, demolition of single storey buildings and erect six dormer bungalows at County Court and Driving Test Centre, Slack Walk, Worksop

Members were advised that the application had been presented to the Group on 7th March where Members resolved to delegate the application for officer decision which was to grant planning permission subject to the approval of a S106 Agreement.

The applicant has subsequently submitted a viability assessment which shows a low return. The financial statement has been accepted and therefore an affordable housing contribution will not be sought.

Members were advised that there is a potential enforcement issue as work has already commenced on site with plans that have not yet been approved. As work has already commenced on site the development will be CIL liable.

Initial officer recommendation – Grant planning permission subject to conditions.

PCG decision – Delegate for officer decision.

Application No Proposal

16/00176/HSE Erection of two storey rear extension at 112 Eldon Street, Tuxford

Members were advised that the application that the application sought to erect a two storey rear extension. A location map, site plan, elevations and floor plans were tabled.

The Town Council have no objection.

A letter has been received from the occupants of the adjacent property raising concerns regarding the proximity to the property and rights of access for repair, maintenance and window cleaning. Members were reminded that covenants are a private matter and not a planning consideration.

The proposal would not be visible from the street scene and is in an established residential area. The proposed extension would sit alongside an existing porch extension, the extension would have a pitched roof and a roof light is proposed.

The proposal is considered to be an appropriate scale and design and subservient to the host dwelling. It is not considered that there would be a detrimental impact on the adjacent property and there would be no impact on parking arrangements.

Initial officer recommendation – Grant planning permission.

PCG decision – Delegate for officer decision.

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

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

(Meeting closed at 4. 30pm.)

PLANNING COMMITTEE

4th May 2016

OUTSTANDING MINUTES LIST

Members please note that the updated positions are shown in bold type following each item.

<u>Min. No.</u>	<u>Date</u>	<u>Subject</u>	<u>Decision</u>	<u>Officer Responsible</u>
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None.

BASSETLAW DISTRICT COUNCIL
INDEX FOR PLANNING COMMITTEE 09.03.2016

Sheet No.	Ref No.	Location
A1	B000530	York House, High Street, Blyth, Worksop, Notts, S81 8EQ. Confirmation of provisional Tree Preservation Order B000530

(Pages 38 - 43)

ITEM SUBJECT OF A SITE VISIT

Item No: a1

TPO

No:B000530

Proposal Confirmation of provisional Tree Preservation Order B000530

Location York House, High Street, Blyth, Worksop, Notts, S81 8EQ.

Recommendation: Tree Preservation Order B530 is confirmed

Case Officer:
Ian Kennedy

Tel 01909 534498
No:

THE APPLICATION

In October 2014 a Section 211 notice was received to fell eight trees and prune one tree in the grounds of York House, Blyth. This was a six week notice of intent to complete the works to trees in a conservation area. The local planning authority (LPA) has six weeks to decide whether to agree to the works. If not then the LPA has the power to make a tree preservation order preventing the work from proceeding.

The LPA agreed with the removal of three trees because they were contributing to damage to a retaining boundary wall, the felling of two more trees because of relatively poor health or lack of public amenity, and the pruning of one further tree because of its proximity to York House.

The LPA disagreed with the felling of a further four trees and included these in a tree preservation order, together with other trees in the garden that formed part of the group.

The TPO was not made using the correct form and quoted out of date legislation.

A second order was made using the correct form but was not confirmed within six months as required and the trees were no longer protected. Consequently, a third order was made on 22 December 2015.

THE OBJECTION

An objection has been made to the making of the last TPO. The applicant's agent gives a number of reasons why he considers the TPO should not be confirmed.

Included below are the reasons for the objection together with the case officer's response to those objections.

1. *The trees should be protected as individuals rather than as a group.*

Response: It is common to protect trees as groups where the value they provide is as such. The trees at York House are growing in close proximity to each other and as a cohesive group. Protecting trees as groups in tree preservation orders is common and is in accordance with the Department for Communities and Local Government Planning Practice Guidance. Protecting trees in groups is not considered to be poor practice.

It is accepted that identifying the location of each tree within the group on the plan is good practice. This is a provisional order and if it is confirmed the locations of the trees within the group can be plotted.

2. *'Government guidance reasons that trees worthy of protection should be something more than merely visible.'*

This reason for objection is merely quoting one sentence in an extensive paragraph of guidance. For example the Department for Communities and Local Government Planning Practice Guidance goes on to advise:

The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:

- *size and form;*
- *future potential as an amenity;*
- *rarity, cultural or historic value;*
- *contribution to, and relationship with, the landscape; and*
- *contribution to the character or appearance of a conservation area.*

Officers response to each point:

- The trees have reached a size that makes them significant in the local landscape. Their form is good. Whilst some have accumulated a number of defects these are quite typical for trees of this age and none of the defects are significant enough to significantly reduce the life expectancy of the trees.
- The trees are not expected to grow significantly larger but have sufficiently good health and structural condition that they are expected to continue to provide amenity for many years to come.

- None of the trees are rare and it is unlikely that they will have cultural or historic value.
- The trees are prominent when viewed from the southern end of High Street, one of the main roads into and out of Blyth.
- These trees make an important contribution to the overall tree cover of the conservation area.

Only one of the five points above is not relevant to these trees. Therefore, on balance official guidance has been followed in the making of this order.

3. *Government guidance is also that trees should not be protected when it is not expedient and that trees in good management should not be protected.*

Response: Four of the trees included in this tree preservation order were included in a Section 211 notice to fell them in 2014. The felling of healthy trees that hold a prominent position in the landscape is not good management.

4. *All of the trees that were mentioned in the section 211 notice were rather nondescript with little to be said about them than they are visible to the public.*

Response: Five of the trees in the section 211 notice were small, some of these had the potential to contribute to damage to the boundary wall, or did not have high amenity value. These trees were not included in the Tree Preservation Order and have since been felled by the owner. The protected trees are prominent and in good health and cannot be described as 'nondescript'.

5. *The section 211 notice had nothing to do with development as so the Core Strategy policy DM9 and NPPF part 11 were not relevant.*

Response: These policies relate to Green Infrastructure and conserving and enhancing the natural environment respectively. DM9 does refer mainly to development proposals and there is no development proposed on this parcel of land. This policy however does refer to a number of Strategic Objectives set out in the Core Strategy. The most relevant objective is SO8, which seeks to protect Bassetlaw's natural environment. This is relevant to the notice. Part 11 of the NPPF is relevant as it discussing conserving and enhancing natural environments.

6. *The TEMPO tree evaluation system was designed as a tool for reviewing TPOs and therefore isn't really suitable for using here.*

Response: The Tree Evaluation Method for Preservation Orders (TEMPO) system was designed 'as a reliable means of assessing trees for TPO suitability'.

It is a scoring scheme that places a value on trees after assessing their condition, life expectancy, prominence in the landscape, 'other factors', together with the magnitude of any threat. This creates a threshold for deciding whether a tree preservation order is defensible or not. It can therefore be used to assist in reviewing existing TPOs or for making new TPOs.

- 7. The TEMPO assessment was used incorrectly as it makes great play of the expediency assessment, yet it was clearly not expedient to protect trees that were not clearly mooted for removal.*

Response: Three of the trees included in this tree preservation order were included in a Section 211 notice to fell them in 2014.

- 8. The TEMPO evaluation system makes it easy to overstate the scoring system and back up an impulsive decision to protect a tree.*

Response: The TEMPO evaluation system is used because it is one of the more straightforward systems to use for assessing the value of trees. However, the TEMPO system is also supported by six pages of guidance notes which remove, as far as possible, ambiguity and bias. Crucially, the TEMPO evaluation system is used to help decide whether a tree should be included in a TPO. This assessment is completed before the TPO is made. It is not correct to state that it is used to back up an impulsive decision to protect a tree. The trees clearly have value and the Council has identified this since 2014.

- 9. This TPO is a mess and at very least needs to be revised taking into account the trees that are actually in existence now, not ones that aren't there.*

Response: If Members agree that the group of trees is important and the TPO should be confirmed then it can be confirmed with modification to exclude trees that have been removed since the provisional order was made. There is no need to re-serve the order.

RELEVANT PLANNING HISTORY

14/01261/CAT, a notice of intent submitted 30 September 2014 to fell eight trees and prune one tree in the ground of York House.

RESPONSE OF STATUTORY BODIES

None

CONSIDERATION OF PLANNING ISSUES

None

RECOMMENDATION:

The TPO is confirmed with modification to remove one holm oak that allegedly died since the TPO was made.

No other modifications are made because the trees have been assessed in accordance with Department for Communities and Local Government Planning Practice Guidance.

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation
None		

Trees specified by reference to an area (within a dotted black line on the map)

Reference on map	Description	Situation
None		

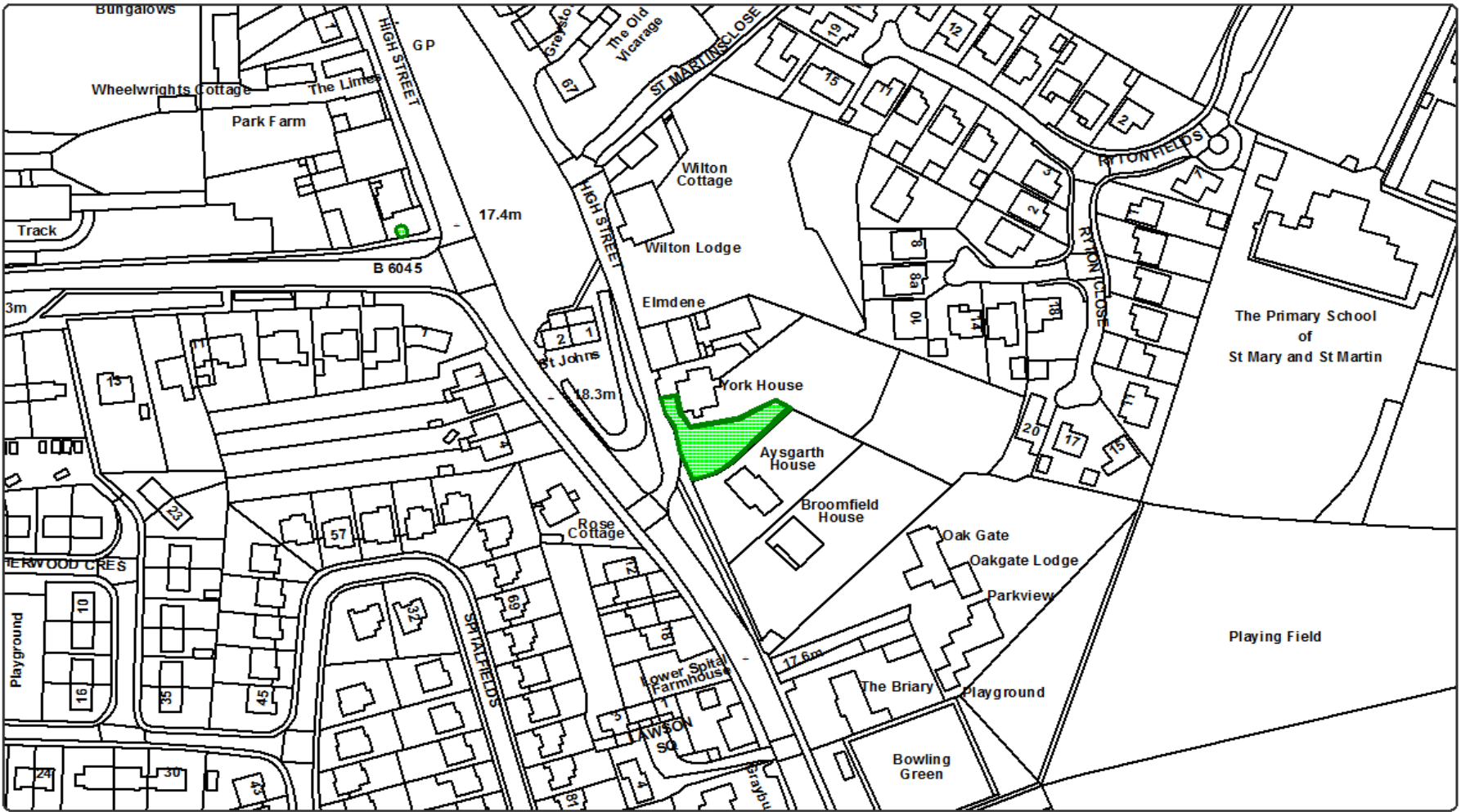
Groups of trees (within a broken line on the map)

Reference on map	Description (including number of trees in the group)	Situation
G - 1	1 Beech, 2 Holm Oak, 2 Cedar, 2 Horse Chestnut & 1 Yew	Front and side garden of York House

Woodlands (within a continuous black line on the map)

Reference on map	Description	Situation
None		

Bassetlaw District Council



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Scale: 1:1,570
Date: 25/04/2016



BASSETLAW DISTRICT COUNCIL
PLANNING COMMITTEE
4 MAY 2016

REPORT OF THE HEAD OF REGENERATION
DEVELOPMENT MANAGEMENT PERFORMANCE REPORT
2015/16 QUARTERS 2 AND 3

Cabinet Member: Regeneration
Contact: Beverley Alderton-Sambrook
Ext: 3328

1.0 Public Interest Test

- 1.1 The author of this report, Beverley Alderton-Sambrook has determined that this report is not confidential.

2.0 Purpose of the Report

- 2.1 To provide Members with a quarterly performance report recorded for the Development Management function for Quarters 2 and 3 of 2015/2016, for the periods 01 July to 30 September 2015 and 01 October to 31 December 2015.

3.0 Background and Discussions

- 3.1 Following agreement at Planning Committee in June 2014 that performance reporting would be presented to Members on a regular basis, this paper seeks to offer insight into planning application performance for Quarters 2 & 3 of 2015/2016 which encompasses the periods as set out above.
- 3.2 Performance figures for Quarter 4 and the end of 2015/2016 figures will be presented at the next Planning Committee.

4.0 Matters for Consideration

- 4.1 Once a planning application has been validated, the Local Planning Authority should make a decision on the proposal as quickly as possible, and in any event within the statutory time limit unless a longer period is agreed in writing by the applicant.
- 4.2 Statutory time limits are usually 13 weeks for applications for major development, and 8 weeks for all other types of development (unless an application is subject to Environmental Impact Assessment, in which case a 16 week time limit applies).
- 4.3 Two criteria are used for measuring the performance of Local Planning Authorities. These are:-

- Timeliness – Local Planning Authorities are deemed to be underperforming if they determine less than 50% of major developments within the statutory timescales; or
- Quality – Where more than 20% of major appeal decisions are overturned at appeal.

Failure to meet these targets will render the Local Planning Authority as one that is “performing poorly” by the Secretary of State and allows applications for major development, and other connected applications, to be made directly to the Secretary of State rather than to the Local Planning Authority.

4.4 Major applications are defined as those where 10 or more dwellings are to be constructed (or where the number is not given, the site area is more than 0.5ha), or where the commercial floorspace proposed is 1000sqm or the commercial site area is 1000sqm or more.

Quarter 2 Performance; Speed of Determination Against Local Targets, Compared to 2014/2015 Outturn

Indicator	Achievement 2014/15	Local Target	Q2 July – September 2015
% of “ major ” applications determined in 13/16 weeks (or authorised extended period)	93.2%	65%	88.2% (15/17)
% of “ minor ” applications determined in 8 weeks	87.7%	75%	80.9% (68/84)
% of “ other ” applications determined in 8 weeks	91.8%	85%	92.8% (141/152)

4.5 Whilst Quarter 2 performance surpassed both the national and local expectations, it was a marginally lower outturn than the previous year. This was in the main due to a Planning Officer leaving the Authority and another commencing maternity leave, which, although replaced with a new permanent member of staff and another in a temporary position eased the burden, this on the whole placed pressure on remaining staff to take on heavier workloads whilst the new/temporary staff caught up with local knowledge and existing caseloads.

4.6 It is noted that 15 out of 17 major applications were determined in the timeframe but the impact of just 2 out of time had a greater impact on the overall figure given the overall numbers coming forward in this quarter.

4.7 It is noted that the % of ‘other’ applications determined in this quarter increased from that of 2014/2015.

Quarter 3 Performance; Speed of Determination Against Local Targets, Compared to 2014/2015 Outturn

Indicator	Achievement 2014/15	Local Target	Q3 October – December 2015
% of major applications determined in 13/16 weeks (or other extended period)	93.2%	65%	71.4% (5/7)
% of minor applications determined in 8 weeks	87.7%	75%	98.6% (71/72)
% of other applications determined in 8 weeks	91.8%	85%	95.3% (122/128)

4.7 Again, performance comfortably out-performs local and national expectations, but the low numbers of major applications gives a false lower-performance impression. Both major applications that missed the determination deadline were as a result of applications needing to be heard at Committee, one of which was deferred to the following committee for further negotiations to be had. Minor and other applications performance was strong, due to the new staff discussed in Q2 settling into position well. This strong upward trend is encouraging and expected for the Q4 and into the new financial year.

Qualitative Measures - Appeals

4.8 During Quarters 2 and 3, a total of 20 appeal determinations were made. Out of these, 7 were allowed and 13 were dismissed by the Planning Inspectorate which equates to a performance of 35%.

4.9 This percentage is higher than both the local and national target of 20% and reflects a position that Bassetlaw unfortunately often finds itself in. It is not considered that the higher than target performance is due to the lack of quality in Officer reports.

Appeal Performance Detail; Quarters 2 and 3 of 2015/2016

App Ref	ADDRESS	Proposal	Appeal Decision
14/01064/ OUT	Land At Wood Lane Askham Nottinghamshire	Outline Application with Access Considered to Erect a Farm Dwelling in Association with the Relocation of the Farm Yard with Access	ALLOWED
14/01369/ OUT	Land To The North Of Station Road Beckingham Doncaster	Outline Application for Residential Development With All Matters Reserved	ALLOWED

15/00706/C OU	6 Thorne Close Harworth Doncaster South Yorkshire DN11 8SN	Change of Use of a Dwelling to Mixed Use for the Operation of a Business (Office)	ALLOWED
15/00282/F UL	Unit 1 At Bellmoor Farm Lound Low Road Sutton Cum Lound Retford Nottinghamshire DN22 8SD	Conversion of Barn and Covered Crew Yard Area to Single Dwelling together with Erection of Garage and Boiler Room	ALLOWED
14/01508/F UL	Derby House Stud Farm Retford Road Mattersey Doncaster South Yorkshire DN10 5HJ	Retention of Eighteen Floodlights Mounted on Twelve Poles (8.2 Metres High)	ALLOWED
14/00199/F UL	Cemetery Thorpe Road Mattersey South Yorkshire	Erection of a Community Mosaic	ALLOWED
14/01352/L BA	50 Watson Road Worksop Nottinghamshire S80 2AA	Renovation, Alteration and Erection of Single and Two Storey Rear Extension to Existing Office Building	DISMISSED
14/01468/F UL	61 Cobwell Road Retford Nottinghamshire DN22 7DD	Demolition of Existing Dwelling and Erect Seven New Dwellings	DISMISSED
14/01310/F UL	Land East Of The Greyhound Cavendish Road Worksop Nottinghamshire	Construction of Six No. Dwellings Consisting of Five No. Two-Storey Town Houses and One No. Two-Storey Dwelling and Construct New Access	DISMISSED
15/00248/C OU	Land Off Welbeck Place And Landa Grove Tuxford Nottinghamshire	Change of Use to a Residential Caravan/Mobile Home Park for 19 Units	DISMISSED
15/00450/T PO	Beech Tree At 15 Babworth Road Retford Nottinghamshire DN22 7BP	Crown Reduction of Beech Tree in Front Garden by 40%	DISMISSED

15/00140/F UL	The Old Coach House And Land Great North Road Barnby Moor Retford Nottinghamshire DN22 8QS	Retain Unauthorised Port-a-Cabin and Land Used as Residential Curtilage for a Period not Exceeding 12 Months	DISMISSED
15/01200/R SB	51 Maple Leaf Gardens Worksop Nottinghamshire S80 2PR	Application to Retain Wooden Outbuilding to Front of Dwelling (Resubmission of P/A 14/01450/HSE)	DISMISSED
15/00011/C OU	Garage Block At Hannams Yard Hospital Road Retford Nottinghamshire DN22 7BG	Convert Existing Garage Block to Form One Dwelling and Erect Single Storey Side Extension	DISMISSED
14/01351/F UL	50 Watson Road Worksop Nottinghamshire S80 2AA	Renovation, Alteration and Erection of Single and Two Storey Rear Extension to Existing Office Building	DISMISSED
14/01521/L BA	Corner Cottage 17 Rectory Lane Gamston Retford Nottinghamshire DN22 0QB	Retain Four CCTV Cameras Installed on Front, Rear and Side Elevations to Dwelling	DISMISSED
14/01132/F UL	Cherry Tree Cottage Mill Lane Normanton On Trent Newark Nottinghamshire NG23 6RW	Erect Two Storey Detached Dwelling In Garden Area	DISMISSED
15/00009/F UL	47 Milnercroft Retford Nottinghamshire DN22 7QE	Erect Detached Dwelling and Construct New Access	DISMISSED
15/00879/ HSE	66 Middle Meadow Shireoaks Worksop Nottinghamshire S81 8PX	Erect Single Storey Front Extension with First Floor Balcony Above, Conversion of Garage to Habitable Room and Single Storey Rear Extension	SPLIT DECISION

5.0 Summary : How are we performing?

- 5.1 This report has shown that in the second and third quarters of 2015, standards of performance were very good, with determination targets being met comfortably, and although there is a higher amount of appeals than desired this is played out nationally by other district councils which will be demonstrated in the annual reporting. Early indications for Quarter 4 show that the performance figures continue to improve as new staff has brought a fresh impetus to the team as a whole.
- 5.2 There is always a need to maintain focus, as given the relatively low numbers of appeals and major applications that are received, even a small number of overturned appeals or out of time major applications can make a large difference to the performance figures.

6.0. Implications

- a) For service users
There are no service user implications arising from this report.
- b) Strategic & Policy
The reporting of the Development Team performance meets with Corporate Ambition 2: Local Growth through ensuring that the Service provides an efficient processing of applications to deliver a maximisation of potential.
There are no strategic and policy implications arising from this report.
- c) Financial - Ref: 17 / 150
There are no financial implications arising from this report.
- d) Legal – Ref: 460/05/16
There are no legal implications arising from this report.
- e) Human Resources
There are no human resources implications arising from this report.
- f) Community Safety, Equalities, Environmental
There are no Community Safety, Equalities or Environmental implications arising from this report.
- g) Whether this is a key decision, and if so the reference number.
No.

7.0 Options, Risks and Reasons for Recommendations

To ensure that appropriate monitoring and performance management procedures are in place and that the Council continues with its focus on improving performance, facilitating development and providing good service to all who use the Planning Service.

8.0 Recommendations

- 8.1 That the report be received and the Committee notes the current performance data.

- 8.2 That the Committee accept that the submission of Quarter 4 and an End of Year Comprehensive Performance Summary will be published on the next Committee Agenda in June 2016.