

## **PLANNING COMMITTEE**

### **Minutes of the meeting held on Wednesday, 10<sup>th</sup> October 2018 at Worksop Town Hall**

#### **Present:**

Councillor S Fielding (Vice in Chair)  
Councillors D Brett, H Burton, G Clarkson, G Freeman, K H Isard, G A N Oxby, M W Quigley, S Scotthorne, A Smith and T Taylor.

Officers in attendance: J Elliott, M Joyce, B Pinkney and S Wormald.

(Meeting commenced at 6.30pm.)

(The Chair welcomed all to the meeting and read out the Fire Evacuation Procedure. He also enquired as to whether any member of the public wished to film the meeting or any part thereof; this was not taken up.)

#### **39. NOMINATIONS FOR THE APPOINTMENT OF VICE-CHAIR**

**RESOLVED** that Councillor G A N Oxby be appointed vice-chair for this meeting.

#### **40. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor D G Pidwell.

#### **41. DECLARATIONS OF INTEREST**

##### **(a) Members**

Councillors S Fielding and T Taylor raised a disclosable pecuniary interest in planning application 18/00920/CDM.

Councillor A Smith raised non-pecuniary interests in planning applications 18/00920/CDM and 17/01102/OUT.

##### **(b) Officers**

There were no declarations of interest by officers.

#### **42. MINUTES OF THE MEETING HELD ON 12<sup>TH</sup> SEPTEMBER 2018**

**RESOLVED** that the Minutes of the meeting held on 12<sup>th</sup> September 2018 be approved.

#### **43. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 28<sup>TH</sup> AUGUST AND 17<sup>TH</sup> SEPTEMBER 2018**

**RESOLVED** that the Minutes of the Planning Consultation Group meetings held between 28<sup>th</sup> August and 17<sup>th</sup> September 2018 be received.

#### **44. OUTSTANDING MINUTES LIST**

Members were advised that the outstanding report will be presented to a future meeting.

**RESOLVED** that the Outstanding Minutes List be received.

## **SECTION A – ITEMS FOR DISCUSSION IN PUBLIC**

### **Key Decisions**

None.

### **Other Decisions**

#### **45. REPORT(S) OF THE DIRECTOR OF REGENERATION AND NEIGHBOURHOODS**

##### **(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 three appeal decisions.

An Elected Member raised concerns regarding the Crossingate Cottage appeal decision that was allowed with alterations made. The Interim Development Team Manager confirmed that minor alterations can be added to schemes.

**RESOLVED** that the appeal decisions be received.

(Councillors S Fielding, T Taylor and A Smith left the meeting)

(Councillor G A N Oxby took the chair)

##### **(c) Planning Application and Associated Items**

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
18/00920/CDM	NU Energy Harworth Ltd	Proposed new 20MWE waste to energy power generation facility and associated plant and external works. Plots A5 and A6, Lords Wood Road, Harworth.

Members were advised that the application sought to construct a new 20MWE waste energy power generation facility and associated plant and external works. Slides were used to show the site location. The site had been the subject of a site visit prior to the meeting.

The Case Officer advised that Bassetlaw District Council is a consultee in this instance and has been invited to comment on the proposed development. The application is accompanied by an environmental Impact Assessment.

The site is located within the Harworth Bircotes development boundary, as defined in the Bassetlaw Local Development Framework. The site is located within an established industrial estate to the south of Harworth Bircotes with access to Lords Wood Road. The site has a total area of 1.6 hectares.

The proposal is to construct a new power generation facility utilising 320,000 tonnes per annum of Refuse Derived Fuel to generate approximately 29MWE of electricity for export to the local distribution network. Thermal energy will be recovered from the RDF power plant and will be available for export to industrial and commercial facilities in the area for space heating or

refrigeration. The proposed development would generate sufficient electricity to power between 35,100 and 47,600 homes each year.

The proposed building has four floors and a maximum height of 30.6m. The chimney stack height of 65m is proposed to minimize disbursement effects. The building would be stepped in height to help reduce the massing of the building and broken up by the use of different cladding materials and colours to help reduce the vertical scale of the building and to provide a horizontal emphasis.

Members were advised that it is hoped that the site will be constructed by 2019/20 and fully operational from 2021.

The relevant planning policies were appended to the report.

The proposed incinerator is located to the south of the former colliery site. The scale of the proposed development is significant and would have a strong negative visual impact on the surrounding area.

Councillor Evans spoke in objection as the Chair of Harworth and Bircotes Town Council, she commented that:

- She declared that she is a Ward Member of Harworth and is a Cabinet Member for finance at Bassetlaw District Council.
- The proposal has raised concerns regarding noise, size, pollution and emissions.
- The proposed building is high and will have a negative impact on the community and the future prospects.
- 31 businesses expansion proposals are on hold because of the proposal and other business will have to relocate if the proposal is granted.
- The site will be built on the hills and will look over Harworth and Bircotes. The size of the development will have a big impact on the area.
- The proposal is within close proximity to the designated housing zone where 13,000 new homes will be built.
- New residents have commented that they wouldn't have moved into the area if they would have known about the proposed incinerator.
- Risk to residents health.
- Unacceptable application and asks that the Committee raise objection.

Members raised questions/concerns on the following grounds:

- The size of the development.
- The proposal will result in a loss of investment in Harworth and Bircotes.
- During the site visit the direction of the wind was blowing towards the housing estate, this will cause problems when all houses are built.
- The development could be located in a better area.

**RECOMMENDATION OF THE HEAD OF REGENERATION** – Raise objections to the proposed development for the reasons as circulated.

**COMMITTEE DECISION** – Raise objections to the proposed development for the reasons as circulated.

(Councillors S Fielding, T Taylor and A Smith re-joined the meeting)

(Councillor S Fielding took the position of Chair)

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
17/01102/OUT	Bawtry Farms Ltd	Outline application with some matters reserved approval being sought for access and scale for the erection of 150 dwellings. Land off Essex Road, Bircotes, South Yorkshire.

Members were advised that the application sought outline permission with some matters reserved, approval being sought for access and scale for the erection of 150 dwellings. Slides were used to show the site location. The site had been subject to a site visit prior to the meeting.

The Case Officer presented the proposals and a summary of responses from statutory consultees were given. The relevant planning history was set out within the report.

The site is located outside of but adjacent to the Harworth Development boundary. The site consists of 3.39 hectares of agricultural land. The site is identified as an area of archaeological interest.

It was noted that a public footpath runs along the length of the western boundary of the site.

The five year land supply statement published in December 2017 shows that the Council could not demonstrate a five-year supply of deliverable land and that Bassetlaw has a shortfall of houses.

Members raised questions/concerns regarding the following:

- Viability and developer contributions.
- Specific profit level of the development.
- CIL payments.
- The lack of social housing.

In response to questions regarding viability and developer contributions Members were advised that a detailed viability assessment has been done as stated in policy DM11. The new National Planning Policy Framework that came out at the end of July states that viability statements can be public. The developers have to justify under regulations where money has been spent. The principle Planner agreed to circulate the specific profit level of the development to all Committee Members.

An Elected Members suggested that a report on the production of viability statement being made public be presented to a future meeting.

**RECOMMENDATION OF THE HEAD OF REGENERATION** – Grant subject to conditions as circulated and the execution of a S106 agreement/unilateral undertaking within 6 months of the date of this resolution, after which time the application will be re-presented to Planning Committee for subsequent determination.

**COMMITTEE DECISION** - Grant subject to conditions as circulated and the execution of a S106 agreement/unilateral undertaking within 6 months of the date of this resolution, after which time the application will be re-presented to Planning Committee for subsequent determination.

**FURTHER RESOLUTION** – A report be brought to a future Planning Committee on the production of viability statements being made public.

(Councillor A Smith left the meeting)

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
18/00337/FUL	Big City Co	Erection of 111 dwellings, construct a new access and associated landscaping, amenity space and car parking. Land south of Tylden Road, Rhodesia.

Members were advised that the application sought to erect 111 dwellings. A new access is to be constructed along with associated landscaping, amenity space and parking. Slides were used to show the site location. The site had been subject to a site visit prior to the meeting.

Late amendments to condition 1 and 25 were tabled.

The Case Officer presented the proposals and a summary of responses from statutory consultees were given. The relevant planning history was set out within the report.

The application site lies outside but adjacent to the development boundary of Worksop. The proposed site extends to 5.1 hectares and is adjacent the settlement of Rhodesia. The site is irregular in shape and is currently uncultivated agricultural land, with trees and woodland on the site boundaries. The majority of the site will be served by a single point access onto Tylden Road with plots 16 – 19 taking access from Tylden Road.

The proposed development consists of a number of different house types listed in the report.

A summary of the S106 obligations was listed in the report.

Councillor D Pressley spoke in support of the application as the Ward Member, he commented that:

- He supports the application in principle but asks for three issues to be looked at.
- The first issue is regarding open space; he questioned if the open space can be moved to the centre of the site as it is too close to the attenuation pond, this will prevent young children from using the pond as open space.
- Dykes around the whole area need to be kept clear to ensure the drainage of the site is working properly to prevent quarry floods. The dykes also need to be kept clear as the water flows into the River Ryton.
- He asked if a recycling facility could be built on the development as there are none nearby.
- The s106 agreement is good for the village.

David Cross spoke in support of the application as the agent, he commented that:

- Their business aims to provide award winning designs for retirement homes, starter homes ect.
- The site was bought over a year ago in July 2017.
- The houses are not built by a cheap developer.
- The proposal is for 111 new homes, consisting of 53 bungalows ranging from 1-3 bedrooms. 56 family homes ranging from 2-5 bedrooms.
- A new drainage system will be put into place.
- The development will include streets lined with trees; private drives feature walls and open space.

An Elected Member commented that it was positive to see bungalows being built.

In response to Councillor Pressley's the Interim Development Team Manager advised that the position of the SUDS has already been agreed by the Open Space Officer and condition 24 relates to this. It was advised that a condition relating to drainage issues has already been added

to the application. In regards to recycling, it was advised that this has not yet been requested by the Waste Access Manager. This could potentially be conducted.

Members raised questions/concerns regarding the following:

- Lack of affordable housing.
- Viability.
- Management over the ditches around the site.

**RECOMMENDATION OF THE HEAD OF REGENERATION** – Grant subject to the amended conditions as circulated and the execution of a S106 agreement/unilateral undertaking within 6 months of the date of this resolution, after which time the application will be re-presented to Planning Committee for determination.

**COMMITTEE DECISION** – Grant subject to the amended conditions as circulated and the execution of a S106 agreement/unilateral undertaking within 6 months of the date of this resolution, after which time the application will be re-presented to Planning Committee for determination.

## **SECTION B – ITEMS FOR DISCUSSION IN PRIVATE**

### **Key Decisions**

None.

### **Other Decisions**

None.

### **46. 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 7.55pm.)