

## **PLANNING COMMITTEE**

### **Minutes of the meeting held on Wednesday, 12<sup>th</sup> September 2018 at Retford Town Hall**

#### **Present:**

Councillor D G Pidwell (Chair)

Councillors D Brett, H Burton, S Fielding, G Freeman, G A N Oxby, S Scotthorne and T Taylor.

Officers in attendance: B Alderton-Sambrook, K France, M Joyce, B Pinkney.

(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.)

#### **32. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors G Clarkson, K H Isard, M W Quigley and A K Smith.

#### **33. DECLARATIONS OF INTEREST**

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

Councillors H Burton, G A N Oxby and T Taylor raised a non-pecuniary interest in planning application 18/00737/OUT.

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

There were no declarations of interest by officers.

#### **34. MINUTES OF THE MEETING HELD ON 15<sup>TH</sup> AUGUST 2018**

**RESOLVED** that the Minutes of the meeting held on 15<sup>th</sup> August 2018 be approved.

#### **35. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 30<sup>TH</sup> JULY AND 20<sup>TH</sup> AUGUST 2018**

It was noted that the minutes from the Planning Consultation Group on 30<sup>th</sup> July have been amended to remove the sentence regarding the Parish Council objection.

**RESOLVED** that the Minutes of the Planning Consultation Group meetings held between 30<sup>th</sup> July and 20<sup>th</sup> August 2018 be received.

#### **36. 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

### 37. 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) Planning Application and Associated Items

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
18/00737/OUT	Network Space	Outline Planning Permission with All Matters Reserved to Provide up to 93,000sqm of Employment and Distribution Development (Use Classes B1, B2 and B8) Utilising the Recently Constructed Access onto the A57. Land off the A57, Worksop Bypass, Manton, Worksop.

Members were advised that the application sought outline planning permission with all matters reserved to provide up to 93,000sqm of employment and distribution development (use classes B1, B2 and B8) utilising the recently constructed access onto the A57. 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 presented the proposals and a summary of responses from statutory consultees were given. The relevant policies and site planning history was set out within the report.

The site is outside the development boundary of Worksop, opposite the Wilkinson distribution depot, with woodland to the south and east of the site. It is bordered by Manton Pit Wood community woodland on former colliery spoil heap to the west. The land is currently overgrown agricultural fields.

Members were advised that the site lies within the setting of Clumber Park Grade I Registered Park and Garden. It is also within the setting of the non-designated heritage assets of Manton Lodge and Manton Forest Farm and the setting of the grade II listed Worksop College.

Due to scale of the application proposal and the nature of the employment market, the applicants are seeking an extension to the default 3-year period for submission of all Reserved Matters for all phases of development. The applicants request is that the period for submission of the Reserved Matters application is extended to 10 years.

A summary of planning obligations were presented to Members.

Hannah Richardson spoke in support of the application as the agent, she commented that:

- £1.2 million has been spent on constructing a new access and altering the access to the A57.
- The development will have local benefits including 1,200 jobs within high quality employment units.
- The development will include 48 hectares of employment land.
- The site is in good locality for employment and distribution development.
- The site has been identified as preferred employment land.

- The report set out in the agenda outlines a full summary of technical reports and indicates that no objections have been received from statutory consultees.
- She commented that they are aware of the importance of the nearby setting of Clumber Park. This is separated by woodland.
- An archaeological survey has recently been carried out and submitted.

The Chair welcomed the application and was happy to hear about the benefits the development will have to the local community.

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

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

(c) Speaking at Planning Committee

Members were presented with a report which provided details of the proposed amendments to the procedure for speaking at Planning Committee.

Members were advised that the protocol for speaking at Planning Committee was last updated in August 2017 to assist Members in enabling a right to speak without prior written representation and to offer a clear deadline for Members to indicate when they wish to speak.

Members were given a summary of the changes proposed.

An additional amendment was suggested by the Head of Regeneration to add a sentence into the 'who can speak?' section to allow a Ward Member or County Councillor to speak at the discretion of the chair without previous written registration. This was in response to recent matters where Members had been approached by constituents at short notice prior to planning committee.

Elected Members raised questions regarding the 48 hour period of which letters are sent out to those who have commented on an application after online publications and acknowledgement letters and it was discussed that this was a worst case scenario in case of staff shortages, the usual time for dispatch of notifications being within 24 hours. It was suggested for an auto acknowledgment to be set up to respond to everyone who comments on any application. -The Head of Regeneration responded that acknowledgements had ceased to occur approx. four years ago and that Parish Councils had been notified of that procedural change. The rationale being the quantum of representations received proved costly to the Council to acknowledge especially in light of some historic applications with in excess of a thousand representations. Whilst many representations are made online there is still a large number posted into the office and that creates an additional necessary resource. All representations are published online accordingly and viewable via Public Access. To recommence acknowledgements would create additional expense and should an acknowledgement be established for online submissions then this would be unequitable for those representees not able to make digital submissions.

The Chair thanked Ms Alderton-Sambrook for a swift turnaround of the amended protocol following matters highlighted recently by Members.

**RESOLVED** that:

1. Members approve the protocol for speaking at Planning Committee with the additionality and amendments set out in the report.

2. The final wording of the 'who can speak?' section be agreed by the Planning Consultation Group.

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

### **Key Decisions**

None.

### **Other Decisions**

None.

### **38. 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 7.04pm.)