

## **PLANNING COMMITTEE**

### **Minutes of the meeting held on Wednesday, 7<sup>th</sup> March 2018 at Worksop Town Hall**

#### **Present:**

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

Officers in attendance: D Askwith, S Britt, K France, C Hopkinson and M Joyce.

(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.)

#### **69. APOLOGIES FOR ABSENCE**

There were no apologies received.

#### **70. DECLARATIONS OF INTEREST**

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

Councillors S Fielding, M W Quigley and T Taylor declared non-pecuniary interests in Agenda Item No. 6(b) - Proposed Article 4(a) Director for Former North Border Infants and Nursery School and Former Serlby Park Academy Primary School, Shrewsbury Road, Harworth. They remained in the meeting.

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

There were no declarations of interest by officers.

#### **71. MINUTES OF THE MEETING HELD ON 7<sup>th</sup> FEBRUARY 2018**

**RESOLVED** that the Minutes of the meeting held on 7<sup>th</sup> February 2018 be approved.

#### **72. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 22<sup>ND</sup> JANUARY AND 19<sup>TH</sup> FEBRUARY 2018**

**RESOLVED** that the Minutes of the Planning Consultation Group meetings held between 22<sup>nd</sup> January and 19<sup>th</sup> February 2018 be received.

#### **73. OUTSTANDING MINUTES LIST**

There were no Outstanding Minutes.

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

### **Key Decisions**

None.

## **Other Decisions**

### **74. 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) Proposed Article 4(a) Director for Former North Border Infants and Nursery School and Former Serlby Park Academy Primary School, Shrewsbury Road, Harworth**

Members were presented with a report which sought authorisation for the making of an immediate Article 4 Direction under Article 4(1) of the Town and County Planning (General Permitted Development) (England) Order 2015, as amended, to restrict permitted development rights in respect of the former Serlby Park Academy Primary School and former North Border Infants and Nursery School on Shrewsbury Road, Harworth. The site had been the subject of a site visit prior to the meeting.

The Conservation Officer advised that the buildings were constructed in the 1920s and were one of a number of similar school complexes built across the Nottinghamshire Coalfield, all designed by Nottinghamshire County Council's Chief Architect at the time, L. E Maggs. All these buildings are of considerable architectural interest, buildings of this type are identified as heritage assets across the County on the Nottinghamshire Historic Environment Record.

If approved the Article 4 would remove permitted development rights and a six week consultation would be undertaken. A report would then be brought back to the Committee with the options to confirm, modify or remove the Article 4 Direction.

Members were made aware that the withdrawal of permitted development rights by an Article 4 Direction may give rise to a claim for compensation if a planning application submitted within 12 months of the date of the Direction coming into force is either refused, or if an application is granted subject conditions. However, research shows that no incidences of claims for compensation have made to the authorities consulted.

In response to questions raised the Conservation Officer advised that there is no obligation on the owner to carry out maintenance but as a Local Authority a notice could be served if the building was not in a good state of repair. The consultation will be carried out through site notices, the Town Council, the Council's website and the press.

#### **RESOLVED that:**

1. The making of the 'Former North Border Infant and Nursery School and Former Serlby Park Academy Primary School' Article 4(1) Direction be approved.
2. Delegated authority be conferred to officers of the Conservation Team to implement the making of the 'Former North Border Infant and Nursery School and Former Serlby Park Academy Primary School' Article 4(1) Direction.
3. Following the consultation period and consideration of public responses a further report be brought to a future meeting to authorise confirmation of the Article 4(1) Direction or otherwise.
4. Any future cost implications for employee structure be reported to Cabinet.

#### **(c) Appeal Decisions Received**

Members were presented with five appeal decisions.

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

(d) Planning Applications and Associated Items

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
17/01520/RSB	Mr & Mrs D W & L A White	Outline planning application, with some matters reserved, approval being sought for access for residential development (resubmission of 16/00550/OUT), land off Beckingham Road, Walkeringham

Members were advised that the application sought outline planning permission, with details of access, to erect up to 25 dwellings with access from Beckingham Road to serve the proposed development. Slides were used to show the site location. The site had been the subject of a site visit prior to the meeting.

Members were advised on an error on page 70 of the Agenda, at present the Council can demonstrate a 3.27 housing land year supply.

The site is outside of, but adjacent, the Walkeringham Development Boundary. The Site lies to the south of Walkeringham Village and there is an existing hedge on the road side boundary. The site is bounded by the A161 to the west, an area of tree planting to the south, Birdcroft Lane to the north and agricultural land to the east.

The Case Officer presented the proposals and a summary of responses from statutory consultees was given. Given the Councils' housing land supply figures and the sustainability of the site the proposal is considered acceptable. Walkeringham is considered a rural service centre and it is considered that the proposal would help to maintain existing facilities in the village. The application proposes affordable housing and financial contributions for education and play equipment. It is not considered that there would be a detrimental impact on the character or appearance of the area.

Members were advised that a previous appeal on the site was dismissed due to the flood risk. The current application is considered to address issues and the Lead Local Flood Authority and the Council's Drainage Engineer have no objection to the application subject to conditions.

Mr C Howard spoke in objection on behalf of Walkeringham Parish Council. He advised that:

- He is the Chair of the Parish Council and Neighbourhood Plan Group.
- The drainage system cannot cope with the demand.
- Part of the site is in flood zone 2. Policy states that development will be not permitted where there are alternative sites.
- The Neighbourhood Plan Group are trying to find other sites in the Village.
- It has previously been stated that flood risk is a concern.
- There is a concern about road safety and the area is an accident blackspot.
- The Neighbourhood Plan Group has undertaken a consultation and this site was submitted to the Bassetlaw Planning Department and was excluded from the site allocations. A letter received from the Planning Department stated that the site was not appropriate for inclusion as it was away from built development and the existing road network was poor with changes being needed before any development.
- The majority of residents do not want the development.

Mr S Kisby spoke in objection to the application. He advised that:

- The site is outside of the development boundary.
- Nothing has changed since the previous application and appeal.

- Policy states that permission will only be granted in exceptional circumstances outside of the development boundary.
- The application states that trees have been planted; the meadow can currently be seen so the trees will not block buildings.
- The site is in flood zone 2, policy states that development will not be supported where there are superior sites.
- There have been 52 houses recently approved and another 62 proposed.
- The road is too dangerous to walk into the village.

Councillor J Sanger spoke as Ward Member for Beckingham. She commented that a number of residents would have been at the meeting but the notification letters only arrived Monday, she suggested that in future Parish Clerks be emailed. She advised that she cannot see any changes from the appeal, flooding and drainage are still serious issues. Residents often see standing water in the field and it is still in Flood Zone 2. Road safety is a major issue, the A161 is a very fast road and 40 plus cars could be entering and exiting the site onto this road, plus pedestrians. Traffic is horrendous and the path is narrow and frightening. The site is outside of the village development boundary and as stated by Historic England contributes to the rural setting and the open countryside, creating a sense of place in which the village and the church are experienced and enjoyed. Residential use will result in the loss of part of the rural setting and separation of the nearby listed buildings from their rural setting. There is a lot of medieval history attached to the field which will be lost, it is hoped that some programme of archaeological evaluation will take place should the application be approved. Walkeringham is a linear village; this is not a linear development. The site was marked in red on the map used by the Neighbourhood Planning Group stating not suitable for development, this needs explanation. Applications of this nature in villages are having an irreversible impact on the nature of the villages.

**RESOLVED** that the application be deferred to a future meeting of the Committee for clarification on information provided to the Neighbourhood Plan Group.

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
17/01542/FUL	BB Showhouses Ltd	Erection of 4 no. custom build dwellings and garages, land to the rear of The Chase, Park Lane, Retford.

Members were advised that the application sought full planning permission for the erection of four detached dwellings and garages. Slides were used to show the site location. The site had been the subject of a site visit prior to the meeting.

The site is located within the Retford development boundary. The application site lies to the rear of The Chase; a two storey residential property. The garden has substantial cover, protected as an area TPO. Some of the less substantial trees are proposed for removal in order to extend and widen the existing driveway to facilitate the proposed development.

The land to the rear of The Chase is a disused paddock. The site is currently landlocked with residential properties along the entire east and west boundaries, varying in type and size. To north of the site is an individual building plot which has been granted planning permission for a 'self-build' detached dwelling.

The Case Officer presented the proposals and a summary of responses from statutory consultees was given. No objections have been received from statutory bodies. Ten letters of objection have been received from local residents as detailed within the report.

Mr N Lacey spoke in support of the application. He advised that he is a resident on The Chase and has renovated a house over two years. He noted that when the property was purchased he was aware of the planning application to the rear. He advised that in his opinion the proposal would enhance the area and neighbourhood, turning a wasteland into homes. There is plenty of

space between the houses and it would not impact his property. The houses of the perimeter have high fences. The country is in crisis for new houses and these would be appealing to families.

Mr N Baseley spoke as the agent on behalf of the applicant. He advised that:

- The application is in full compliance with the planning requirements.
- The design of dwelling, impact on residential amenity and ecology has been scrutinised in detail.
- The previous appeal which was allowed is a material planning consideration.
- The only thing to consider is what has changed over time in policy terms.
- The location is sustainable.
- New National Planning Policy Guidance places additional emphasis on local authority housing requirements.
- There has been some local objection that repeats the objections at the previous appeal that have been considered by the inspector.

In response to questions raised Members were advised that the previous planning history is a material planning consideration and the previous planning permission has now lapsed.

**RECOMMENDATION OF THE HEAD OF REGENERATION** – Grant planning permission subject to the conditions as circulated.

**COMMITTEE DECISION** – Grant planning permission subject to the conditions as circulated.

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

### **Key Decisions**

None.

### **Other Decisions**

None.

## **75. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS TO BE URGENT**

### (a) **Housing Policy**

The Chair advised that following the Prime Ministers recent key note speech regarding housing policy the Development Team Manager has agreed to circulate a summary to Members and a briefing session will be arranged prior to the next meeting.

**RESOLVED** that a briefing note be circulated to Members.

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

(Meeting closed at 7.33pm.)