

## **PLANNING COMMITTEE**

### **Minutes of the meeting held on Wednesday, 7<sup>th</sup> November 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, and T Taylor.

Officers in attendance: T Bannister, K France, M Freeman, M Joyce and 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.)

#### **47. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor A Smith.

#### **48. DECLARATIONS OF INTEREST**

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

Councillor G A N Oxby raised a disclosable pecuniary interest in planning application 18/00747/OUT.

Councillor M W Quigley raised a non-pecuniary interest in planning application 18/00747/OUT.

Councillor K H Isard raised a non-pecuniary interest in planning application 18/00830/FUL.

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

There were no declarations of interest by officers.

#### **49. MINUTES OF THE MEETING HELD ON 10<sup>th</sup> OCTOBER 2018**

It was noted that a minor amendment has been made to the minutes, 1,300 homes are planned to be built not 13,000.

**RESOLVED** that the Minutes of the meeting held on 10<sup>th</sup> October 2018 be approved.

#### **50. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 24<sup>th</sup> SEPTEMBER AND 1<sup>st</sup> OCTOBER 2018**

**RESOLVED** that the Minutes of the Planning Consultation Group meetings held between 24<sup>th</sup> September and 1<sup>st</sup> October 2018 be received.

#### **51. OUTSTANDING MINUTES LIST**

Members were advised that a discussion will take place prior to the next Planning Committee on the Scheme of Delegation.

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

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

### **Key Decisions**

None.

### **Other Decisions**

#### **52. 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) The Bassetlaw District Council Five Year Housing Land Statement**

The Planning Policy Manager presented the Bassetlaw District five year housing land statement.

Members were advised of an amendment made to the five year housing land statement. The amendment is as follow; The basic OAN figure for Bassetlaw is not 324 dwellings per annum (dpa). The basic minimum OAN is 299 dpa. The target of 324 dpa is a more appropriate figure to be used for the five year supply target as it better aligns with past delivery rates. This target still uses the NPPF standard OAN methodology but is based on an earlier set of household projections and an earlier base year for establishing the average projections.

Members welcomed the statement but some concerns were raised regarding the increase in the total housing supply from 3 years to 7.9 years. The Planning Policy Manager explained to Members of the calculations to get to these figures.

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

Members were presented with five appeal decisions.

The Interim Development Team Manager outlined to Members the appeal decision on Walkeringham Road as this was overturned at Committee and dismissed by the inspector.

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

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

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
15/00493/OUT	The Hospital of The Holy and Undivided Trinity.	Variation of S106 agreement of outline application for a mixed use development of up to 196 dwellings and 11.11ha of employment land with all matters reserved except access. Land at North Road, Retford.

Members were advised that the application sought to vary the S106 agreement of an outline planning application for a mixed use development of up to 196 dwellings and 11.11ha of employment land with all matters reserved except access. Slides were used to show the site location.

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

Members were advised that the outline application was granted planning permission subject to conditions and a Section 106 Legal Agreement at Planning Committee in November 2015. The Section 106 Agreement has still yet to be completed.

An independent assessor was appointed to appraise the submitted viability assessment and its conclusions in respect of the S106 contributions. The Independent Assessor indicated that the full 25% affordable housing contributions would make the development unviable. However, it was concluded that the development could provide six affordable housing units together with the full remaining S106 and CIL contributions.

Reverend Cannon John Patrick spoke in support of the application as the applicant, he advised that:

- He is a trustee of Trinity Hospital and the land owner of the site.
- He spoke at Planning Committee in 2015 when the outline application was granted subject to Section 106 agreement.
- A viability exercise was carried out and the site was identified as not viable with some of the Section 106 contributions.
- Other Section 106 contributions will remain.
- Trinity hospital is not medical care but is for hospitality.
- He is committed to the town and the built heritage assets around.
- The proposal is a high quality gateway and hopes that the modification of the Section 106 is agreed.

Members raised questions/concerns regarding the following:

- The project price level for affordable housing within the area.
- The drop in affordable housing from the original outline application.
- The timelines from when planning permissions are granted and the agreement of the Section 106.
- Relationship between CIL and affordable housing.

In response to questions raised it was noted that affordable housing prices are normally 25% less than market value. The Interim Development Team Manager also outlined that an independent assessor has been out to the site and concluded that the development could provide only six affordable housing units.

**RECOMMENDATION OF THE HEAD OF REGENERATION** – Grant planning permission subject to the modifications to the S106 planning obligations as detailed in the report.

Voting for taking this course of action:

**FOR:** None.

**AGAINST:** Councillors D Brett, H Burton, G Clarkson, S Fielding, G Freeman, K H Isard, G A N Oxby, D G Pidwell, S Scotthorne and T Taylor.

**ABSTAIN:** Councillor M W Quigley.

**COMMITTEE DECISION** – Refuse planning permission for the following reason:

- Reduction in affordable housing.

**FURTHER RESOLVED** that the final wording of the reasons for refusal be approved at the Planning Consultation Group.

(Councillor G A N Oxby left the meeting)

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
18/00747/OUT	Mr T & M Strawson & Horrocks	Outline planning application with some matters reserved (approval being sought for access) for up to 71 dwellings and other associated works. Land north of Bracken Lane, Retford.

Members were advised that the agent had made a request to defer the application prior to the meeting due to the five year land supply statement.

Members discussed and agreed to defer the application to a future committee.

**RESOLVED** that the application be deferred to a future meeting.

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
18/00903/OUT	MLN(Land and Properties) Ltd	Outline application with some matters reserved – approval being sought for access for residential development for up to 199 dwellings. Land rear of Grange Farm, Blyth Road, Harworth.

Members were advised that the agent had made a request to defer the application prior to the meeting due to the five year land supply statement.

Members discussed and agreed to defer the application to a future committee.

**RESOLVED** that the application be deferred to a future meeting.

(Councillor G A N Oxby joined that meeting)

(Councillor K H Isard left the meeting)

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
18/00830/FUL	Mr Robert Clough	Erection of six agricultural buildings for poultry rearing with associated buildings and infrastructure and construct new access. Farley's Farm, Ollerton Road, Tuxford.

Members were advised that the application sought to erect six agricultural buildings for poultry rearing with associated buildings and infrastructure and to construct a new access. 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 and planning policies was set out within the report.

The site is currently part of an agricultural field. A new access will be created from the existing farm access track. It is proposed to amend the line of the existing access track to take it away from residential properties and improve the access onto the A6075.

The additional associated buildings and infrastructures were outlined to Members.

Ian Pick spoke in support of the application as the agent, he advised that:

- The agricultural industry is changing.
- Brexit may change things, don't know what will happen in 2020.

- 96% of produce is all done indoors.
- The site has an environment permit which holds a high level of protection to control issues such as odour, dust and disposable waste etc.
- Through the pre-application stage issues regarding the highways access were raised because of the visibility splays. The highways access has been moved and is compliant with highway safety.

Members raised questions/concerns regarding licenses and the extraction system.

Members commented on how clean and tidy the site looked during the site visit.

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

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

(Councillor K H Isard joined the meeting)

(e) Development Management Performance Report Quarter 2 2018-19

Members were presented with a performance report for the Development Management function for the second quarter of 2018-19.

Members were given a summary of the report. The measures of performance outcomes and current positions for determining ‘major’ and ‘non-major’ applications were given.

The outcome of appeals against refused applications allowed was also given along with planning enforcement.

The chair thanked officers for their continued hard work and thanked Members of the Committee for decisions that have been made.

**RESOLVED** that the report be received and the current performance data be noted.

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

### **Key Decisions**

None.

### **Other Decisions**

None.

### **53. 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.)