

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday, 9th January at Retford Town Hall 2019

Present:

Councillor D G Pidwell (Chair)

Councillors D Brett, H Burton, G Clarkson, S Fielding, G Freeman, K H Isard, G A N Oxby and A Smith.

Officers in attendance: B Alderton-Sambrook, J Elliott, K France, M Freeman 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.)

The chair advised the Members of the Committee and the public that planning applications 18/01297/OUT and 18/01148/FUL have been withdrawn and will not be discussed during the meeting.

61. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M W Quigley, S Scotthorne and T Taylor.

62. DECLARATIONS OF INTEREST

(a) Members

There were no declarations of interest by Members.

(b) Officers

Bev Alderton-Sambrook raised a non-pecuniary interest in planning application 17/01728/OUT.

63. MINUTES OF THE MEETING HELD ON 5th DECEMBER 2018

RESOLVED that the Minutes of the meeting held on 5th December 2018 be approved.

64. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 12TH NOVEMBER AND 3RD DECEMBER 2018

RESOLVED that the Minutes of the Planning Consultation Group meetings held between 12th November and 3rd December 2018 be received.

The Chair welcomed Councillor Smith back to the Planning Committee after missing some meetings due to her health.

The Chair indicated to the Committee that Myles Joyce, the Interim Development Team Manager left Bassetlaw District Council before Christmas. He thanked Myles Joyce for all his work towards the Committee.

The Chair welcomed the Head of Regeneration, Bev Alderton-Sambrook back to the Committee

65. OUTSTANDING MINUTES LIST

RESOLVED that the Outstanding Minutes List be received.

SECTION A – ITEMS FOR DISCUSSION IN PUBLIC

Key Decisions

None.

Other Decisions

66. 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 four appeal decisions.

The chair advised Members that an amendment has been made to appeal decision two in the agenda, the amendment sheet has been circulated.

RESOLVED that the appeal decisions be received.

(c) Planning Application and Associated Items

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
17/01728/OUT	Barratt Homes	Hybrid planning application for outline planning permission for residential development of approximately 650 new homes (approval being sought for access), public open space, a new primary school, landscaping and associated infrastructure with access into the site included. Full planning application (phase 1) for the development of 161 new homes, open space, landscaping and associated infrastructure. Land south of Tickhill Road, Harworth.

Members were advised that the application sought outline permission for residential development of approximately 650 new homes, public open space, a new primary school, landscaping and associated infrastructure with access into the site included. A full planning application (phase 1) for the development of 161 new homes, open space, landscaping and associated infrastructure. 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 located outside of, but adjacent to the Harworth development boundary as defined in the Bassetlaw Local Development Framework. The site consists of 26.77 hectares of agricultural land. The site falls within an area of an archaeological interest.

Members were advised that two illustrative master plan options have been submitted in respect to the outline application; option one, includes approximately 1.5 hectares of land for a school site and option two, provides no land for a school.

Mr Butler spoke in support of the application as the Agent, he commented the following:

- He thanked the Committee for giving him the opportunity to speak and outline the benefits of the proposals.
- He outlined his ongoing commitment to the site/proposals over the years.
- The proposed application site has previously been identified as suitable development land and had been allocated in the current Bassetlaw District Council Local Plan at the preferred options stage which hadn't progressed to adoption, and the Harworth and Bircotes Neighbourhood Plan.
- The Officers recommendation to refuse the application is only based on the 5 year land supply, this land supply will fluctuate.
- The development will have many benefits to the Town.
- The proposal offers 15% affordable housing.
- The development will provide 174 new jobs including a scheme for apprentices.
- Different locations for the school on the site have been explored.
- He asked for Members to support the benefits the proposal will bring to the Town.

RECOMMENDATION OF THE HEAD OF REGENERATION – Refuse planning permission for the reasons as detailed in the report.

COMMITTEE DECISION – Refuse planning permission for the reasons as detailed in the report.

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
18/01297/OUT	Brooke Planning and Consultancy Ltd	Outline planning permission with all matters reserved except for access for the erection of up to 60 dwellings with open space including the provision of sports pitches, changing facilities and a pavilion, landscaping access and other infrastructure. Land north and west of Misterton Primary School, Grovewood Road, Misterton.

The application was withdrawn prior to Planning Committee.

<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 application sought outline permission with some matters reserved, approval being sought for access for residential development for up to 199 dwellings. 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 that the application was deferred from Planning Committee on 7th November 2018.

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

The site is currently an agricultural field. To the south of the site is a railway cutting with Brunel Industrial Estate on the opposite side.

The site is within the setting of several listed buildings and the setting of several non-designated heritage assets.

Mr Silkstone spoke in objection to the application as a local resident, he commented the following:

- He lives on Grange Farm and is speaking on behalf of the local residents.
- Adjacent to the site are listed buildings. If the application is granted a greater buffer is needed between the old and the new buildings.
- Local residents are concerned about the local infrastructures arising that are not provided within plans.
- He has concerns with the surface water drainage. Three soakaways are in effect, one of which is behind Grange Farm. Development on the site will lead to the risk of flooding.
- He feels that the development is premature.

RECOMMENDATION OF THE HEAD OF REGENERATION – Refuse planning permission for the reasons as detailed in the report.

COMMITTEE DECISION – Refuse planning permission for the reasons as detailed in the report.

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
18/01148/FUL	Avant Homes Limited (Central Division) & Wynd	Residential development of 151 dwellings, construct new access with associated infrastructure and landscaping. Land east of Doncaster Road, Costhorpe.

This application was withdrawn prior to Planning Committee.

(d) Development Management Scheme of Delegation for Determining Planning Applications

Members were presented with a report to note the proposed review of the 2011 Scheme of Delegation for determining planning applications with recommended changes.

The Chair of Planning Committee and the Cabinet Portfolio Holder for Planning resolved at the Planning Improvement meeting on 19th June 2018 that a review be undertaken by the Planning Committee to review the Scheme of Delegation.

In August 2011 the Planning Committee agreed a revised Scheme of Delegation for determining planning applications to provide more clarity on when applications will be dealt with using delegated powers.

It was noted that the current Scheme of Delegation was created 7 years ago, therefore, is ready to be updated. It was advised that a workshop and previous discussions had taken place for Members to consider the revised Scheme of Delegation.

Members were presented with the existing Scheme of Delegation and the revised Scheme of Delegation for determining planning applications for consideration.

A minor amendment was tabled by the Head of Regeneration which sought that all County Matter applications 'excluding minor developments' would move through the Planning Consultation Group process. Minors to be processed under Officer delegated powers.

An Elected Member raised questions/concerns regarding County Matter applications and the process to follow if a Member had concerns with a minor application that wouldn't normally go through the Planning Consultation Group or the Planning Committee for determination.

The Head of Regeneration clarified how major and minor applications are defined and advised that Members can write in to request that a minor application goes to the Planning Consultation Group if they have concerns and to detail those concerns.

RESOLVED that:

1. Members receive the report and agree the recommendations (including the minor amendment) to amend the current Scheme of Delegation.
2. The proposed Scheme of Delegation be taken through the Audit and Risk Scrutiny Committee with onward referral to full Council for formal ratification.
3. The Scheme of Delegation is monitored with a report presented to Planning Committee in 12 months' time.

SECTION B – ITEMS FOR DISCUSSION IN PRIVATE

Key Decisions

None.

Other Decisions

None.

67. 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 7.08pm)