

## **PLANNING COMMITTEE**

### **Minutes of the meeting held on Wednesday, 19<sup>th</sup> June 2019 at Retford Town Hall**

#### **Present:**

Councillor D G Pidwell (Chair)

H Brand, D Challinor, M Charlesworth, S Fielding, G Freeman, M W Quigley, M Richardson, N Sanders, L Schuller and B Tomlinson.

Officers in attendance: D Jones, J Krawczyk, B Pinkney and S Wormald.

(Meeting commenced at 6.30pm.)

(The Chair welcomed all to the meeting, introduced Members and officers 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.)

#### **8. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor G A N Oxby.

#### **9. DECLARATIONS OF INTEREST**

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

Councillor H Brand raised a non-pecuniary interest in planning application 18/01491/RSB.

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

There were no declarations of interest by officers.

#### **10. MINUTES OF THE MEETING HELD ON 22<sup>ND</sup> MAY 2019**

**RESOLVED** that the Minutes of the meeting held on 22<sup>ND</sup> May 2019 be approved.

#### **11. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 25<sup>TH</sup> MARCH AND 15<sup>TH</sup> APRIL 2019**

**RESOLVED** that the Minutes of the Planning Consultation Group meetings held between 29<sup>th</sup> April and 13<sup>th</sup> May 2019 be received.

#### **12. OUTSTANDING MINUTES LIST**

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

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

#### **Key Decisions**

None.

#### **Other Decisions**

#### **13. 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 two appeal decisions.

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

(c) Planning Application and Associated Items

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
18/01491/RSB	Mrs Natalie Smith	Outline Application with some matters reserved (approval being sought for access) for six self-build plots, nine developer built dwellings, adopted shared residential accessway, new footpath and drainage details (resubmission of planning application 17/01104/OUT). Land south of Station Road, Beckingham.

Members were advised that the application sought outline planning permission with some matters reserved for the erection of six self-build plots, nine developer built dwellings, adopted shared access way, new footpath and drainage details. It was noted that the application is a resubmission of planning application 17/01104/OUT. Slides were used to show the location. The site had been subject of a site visit prior to the meeting.

The site is located outside of, but directly adjacent to, the Beckingham development boundary, as defined in the Bassetlaw Local Development Framework. The site is level, circular in shape and lies to the south of Beckingham village. There is an existing hedgerow that extends around the majority of the site boundary. The site has a total area of 0.95 hectares and lies to the south east of Southfields.

Members were advised that the six self-build plots and nine developer built dwellings proposed would be served by a single point of access from Station Road.

The relevant planning history and consultee responses were listed in the report. Councillor Sanger has objected to the proposed development and two letters of objection have been received from a neighbouring property.

Members were advised that planning permission has been granted for 58 dwellings to the east of the site. The proposed dwellings are considered to be in keeping with the surrounding area.

Members raised concerns regarding highway safety, the access point and the education contributions. In response to questions/concerns raised the Planning Development Manager advised that County Council Highways have identified the access point as the most appropriate for that site.

**RECOMMENDATION OF THE HEAD OF REGENERATION** – Grant planning permission subject to a S106 agreement and the imposition of conditions as detailed within the report.

**COMMITTEE DECISION** – Grant planning permission subject to a S106 agreement and the imposition of conditions as detailed within the report.

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
189/00399/FUL	Bassetlaw District Council	Residential development of 120 dwellings with associated infrastructure. Former Manton Allotments, land rear of Furnival Street, Worksop.

Members were advised that the application sought residential development of 120 dwellings with associated infrastructure. Slides were used to show the location. The site had been subject of a site visit prior to the meeting.

The site is a parcel of green land which was once used as an allotment for the residents of the surrounding area in Manton. The land is currently vacant and overgrown in parts. The site is surrounded by existing residential properties. Access into the site has been provided via Radford Street between properties 91 and 93. The access point is currently gated and locked to prevent public access into the site. This will become an access point for pedestrians and cyclist only. A new access point has been created into the site following the demolition of 58 and 60 Furnival Street.

Members were advised that the proposed 120 dwellings will be a mixture of house types including, houses, bungalows and a block of flats which is three to four storey high. All the properties will be affordable properties as defined in the National Planning Policy Framework.

The relevant planning history and consultee responses were listed in the report.

The Major Projects Planner gave an update to the report following a further response from the County Council regarding education contributions. County Council have clarified that the education contributions will fund the proposed new Gateford Park Primary School. He also advised that two additional objection letters had been received since the agenda had been published. They did not raise any new matters to those that had previously been received.

Councillor J Potts spoke in support of the application as the Ward Councillor, she commented that:

- She is proud to represent the South East Ward of Worksop.
- This redevelopment is needed for social houses.
- Manton has become a nice place and will be even better with this development.
- A lot of resident in the area are happy with the proposed plans.
- It will be nice to have larger accommodation in Manton for families as there are not very many four bed houses within the area.
- Manton welcomes the development.
- The land has been derelict for a long time and needs to be redeveloped.
- This development will bring the area to a better standard.
- She hopes that Members are in favour of the application.

David Armiger spoke in support of the application as the applicant, he commented that:

- He thanked Members for allowing him to speak at Committee.
- He is speaking as the applicant.
- The site has no planning constrictions and no objections have been raised.
- The comments received from the neighbouring properties have been addressed; these were mainly to do with how the site will be managed during construction.
- The Council will ensure that construction works will cause minimal disruption to local residents.
- The proposal will enhance the local area.
- The proposed site is in a good location.
- Modern high energy development, delivering 120 affordable homes.

- The government have recently informed Councils to get on with social housing and that is what Bassetlaw intend to do.

Members raised concerns regarding the way the education contributions will be spent. The Major Projects Planner advised that Nottinghamshire County Council work in education planning areas, not catchment areas. Therefore within this area the education contributions could have gone to 12 different schools. County Council have indicated that the Contributions will deliver the new Gateford Park Primary School.

Concerns were raised regarding the current access point. The Major Projects Planner advised that the access will remain the same up to the point of entry to the site, where it will then narrow to allow for a pedestrian and cyclist access only.

Members raised the following comments:

- The site is desperate for redevelopment as it is currently overgrown.
- The CIL money generated could be spent in the Manton area.
- It is impressive to see that the proposals facilitate for electric vehicles.
- The redevelopment will reduce the waiting list for houses.
- It will set a standard for the area.
- The development will set a trend in Nottinghamshire for more social housing.
- It is a fantastic pilot scheme.

**RECOMMENDATION OF THE HEAD OF REGENERATION** – Grant planning permission subject to conditions as detailed within the report and the execution of a legal agreement.

**COMMITTEE DECISION** - Grant planning permission subject to conditions as detailed within the report and the execution of a legal agreement.

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
19/00273/FUL	Walker & Son (Hauliers) Ltd.	Substitution of apartments approved as part of planning permission 16/00725/FUL on plots 07-15 (nine dwellings) with five bungalows A01 to A05 (types G and H) and detached garages for plots 27 and 36. Land north east of Shireoaks Road.

Members were advised that the application sought substitution of apartments approved as part of planning permission 16/00725/FUL on plots 7-15 with five bungalows A01 to A05 and detached garages for plots 27 and 36. Slides were used to show the location. The site had been subject of a site visit prior to the meeting.

The site lies to the north west of Worksop and is part of an approved housing site which received planning permission for 80 dwellings. The proposals will reduce the number of dwellings to 76 on site.

The relevant planning history and consultee responses were listed in the report.

The Major Projects Planner advised that a new tree survey has been submitted. No additional trees are to be removed to facilitate the development. There are trees that are protected by Tree Preservation Orders directly surrounding the housing site, none of them will be affected by the scheme.

It has been recommended for the S106 agreement to be modified to reduce the threshold to 76 dwellings in order for a viability review to be carried out.

An elected Member advised that the Parish Council have met with the developer and support the proposal for bungalows.

**RECOMMENDATION OF THE HEAD OF REGENERATION** – Grant planning permission subject to conditions as detailed in the report and the execution of a variation to the S106 agreement.

**COMMITTEE DECISION** – Grant planning permission subject to conditions as detailed in the report and the execution of a variation to the S106 agreement.

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
19/00274/FUL	Walker & Son (Hauliers) Ltd	Substitution of dwelling houses (formerly plots 49-70) of approved permission 16/00725/FUL with 19 bungalows (shown as plots A06 to A24) and amend the position of dwellings on plots 79 and 80. Land north east of Shireoaks Road, Worksop.

Members were advised that the application sought substitution of dwelling houses of approved permission 16/00725/FUL with 19 bungalows and to amend the position of dwellings on plots 79 and 80. Slides were used to show the location. The site had been subject of a site visit prior to the meeting.

The site lies to the north west of Worksop and is part of an approved housing site which received planning permission for 80 dwellings. The proposals will reduce the number of dwellings to 76 on the site.

It was noted that the layout will remain very similar.

The relevant planning history and consultee responses were listed in the report.

It has been recommended for the S106 agreement to be modified to reduce the threshold to 76 dwellings in order for a viability review to be carried out.

Members raised questions/concerns regarding the access and parking. The Major Projects Planner clarified the access points and advised that the parking meets the parking standards set.

**RECOMMENDATION OF THE HEAD OF REGENERATION** – Grant planning permission subject to conditions as detailed in the report and the execution of a variation to the S106 agreement.

**COMMITTEE DECISION** – Grant planning permission subject to conditions as detailed in the report and the execution of a variation to the S106 agreement.

#### **Key Decisions**

None.

#### **Other Decisions**

None.

#### **14. 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 7:46pm)

