

PLANNING COMMITTEE

Minutes of the meeting held on Wednesday, 17th July 2019 at Worksop Town Hall

Present:

Councillor D G Pidwell (Chair)

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

Officers in attendance: S Bacon, L Dore, D Jones and J Krawczyk.

(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.)

15. APOLOGIES FOR ABSENCE

There were no apologies for absence.

16. DECLARATIONS OF INTEREST

(a) Members

Councillor M Richardson raised a non-pecuniary interest in planning application 19/00508/HSE.

(b) Officers

There were no declarations of interest by officers.

17. MINUTES OF THE MEETING HELD ON 19TH JUNE 2019

RESOLVED that the Minutes of the meeting held on 19th June 2019 be approved.

18. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 22ND MAY AND 24TH JUNE 2019

RESOLVED that the Minutes of the Planning Consultation Group meetings held between 22nd May and 24th June 2019 be received.

19. OUTSTANDING MINUTES LIST

RESOLVED that the Outstanding Minutes List be received.

SECTION A – ITEMS FOR DISCUSSION IN PUBLIC

Key Decisions

None.

Other Decisions

20. 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>
18/00989/FUL	JAM Development Ltd	Erect 9 dwellings with part demolition of Folly Nook House and construct new access to Land including Folly Nook House, Folly Nook Lane, Ranskill

Members were advised that the application sought full planning permission for the erection of 9 detached dwellings comprising a mix of 4 and 5 bedroom properties. It was noted that outline planning permission had previously been granted in September 2018 (16/01323/OUT). This application was originally submitted for 10 dwellings but was amended to omit an area of land outside of the applicant's ownership. Slides were used to show the location, site plan and proposed property elevations. The site had been the subject of a site visit prior to the meeting.

The site lies to the north of the main settlement of Ranskill and comprises Folly Nook House and its curtilage and an area of open paddock land to the rear covering a total area of approximately 1.1 hectares. The site is relatively flat and bounded to the east by the East Coast Main Line. The surrounding area is predominantly residential in nature and is characterised by low-density development with a mixture of architectural styles and dwelling types.

Access to the site would be made from Folly Nook Road with a new cul-de-sac being formed within the site. In order to facilitate the access road, the development proposes the demolition of a 3.5m section of the existing Folly Nook House. A condition of the new development is for a new footway to be constructed along a section of Folly Nook Road from the development in the interest of pedestrian safety.

The relevant planning history and consultee responses were listed in the report. The grounds for objection to the proposed development from the Parish Council and points of objection in 10 letters received from local residents were detailed and included concerns over; the type of the proposed dwellings; the character of the development; increased traffic; overlooking and loss of privacy for adjacent residents; loss of hedgerows; the potential to exacerbate drainage problems.

The Committee was advised an additional condition had been added since publication of the Agenda which required Electric Vehicle charging points to be fitted to each of the proposed new dwellings prior to occupation.

In response to a concern raised by a Member regarding investigation into any contaminated land at the site as mentioned in the report, the Committee was advised this related to possible previous agricultural storage. The Environmental Health Team had therefore recommended a condition requiring investigation into site contamination and subsequent mitigation prior to commencement of the development.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant planning permission subject to a S106 agreement and the imposition of conditions as detailed within the report and the additional condition requiring an Electric Vehicle Charging Point be installed to each of the new dwellings prior to occupation.

COMMITTEE DECISION – Grant planning permission subject to a S106 agreement and the imposition of conditions as detailed within the report and the additional condition requiring an Electric Vehicle Charging Point be installed to each of the new dwellings prior to occupation.

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
19/00452/HSE	Householder Permission	New detached garage and enlargement of entry bridge at Pear Tree Cottage, North Moor Road, Walkeringham.

Members were advised that the application proposed the erection of a detached garage and hobby workshop building in the rear garden of the property. The development requires the removal of an existing garage along with the enlargement and structural alteration to the entrance bridge over the dyke adjoining the front boundary of the property. The surrounding area is characterised by low-density development and a mixture of dwelling types and architectural styles. Slides were used to show the location, a plan of the site, elevations of the new garage and also of the new access bridge. A photograph provided a view of the current bridge access and the front of the dwelling. The site had been subject of a site visit prior to the meeting.

Consultee responses were listed in the report. The Parish Council had objected to the planning application regarding the size of the proposed new garage and also the enlargement of the bridge which it considered would reduce the water flow capacity of the dyke. The meeting was advised however, that the proposed garage would visually have a lesser impact than a neighbouring building and that while in the Board's catchment area, the drainage ditch is not a formal watercourse and therefore not maintained by the local Drainage Board. Also that other dwellings on North Moor Road have similar style wider access bridges so the proposed new bridge would be in keeping. No comments had been received following the distribution of neighbour letters inviting comment.

Members raised concerns and commented on the large size of the proposed new garage which appeared larger than the main dwelling and the design of the proposed bridge with its smaller aperture for water to run through differing greatly from the 'slab' construction of the existing one. Following discussion, it was suggested that a condition be added ensuring the new garage be used for private and domestic purposes only, i.e. not for residential, commercial or industrial use.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant planning permission subject to conditions as detailed within the report and an additional condition restricting the garage to private and domestic use only.

COMMITTEE DECISION - Grant planning permission subject to conditions as detailed within the report and an additional condition restricting the garage to private and domestic use only.

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
19/00508/HSE	Householder Permission	Erect two-storey rear extension to property at 24 Blyth Road, Worksop.

Members were advised that the application sought permission to erect a two-storey extension onto the south-eastern elevation to the rear of the property. The property is a 1920's traditional semi-detached property within the Mr Straw's House Conservation Area (designated May 2011) and is regarded as a building which contributes positively to the Conservation Area's character and appearance. The extension would form a continuation of a previously built extension.

The site lies within the main urban area of Worksop and is bounded by residential properties with North Nottinghamshire College being positioned to the west. A series of slides were used to show the location, existing and proposed rear elevation, existing and proposed ground floor and first floor arrangements. The site had been subject of a site visit prior to the meeting.

There had been no concerns raised by statutory consultees. One letter of support had been received from an adjacent neighbour and one letter of objection had been received from an adjoining neighbour.

Members raised concerns and commented on overshadowing of and loss of amenity to the adjoining property. The Committee was advised that the scheme had been considered against the Council's 'Supplementary Planning Document on Residential Design' which provides criteria on how to assess the impact of new schemes on the living conditions of neighbouring occupiers. While assessment had concluded the proposed extension would impact on the living conditions of the neighbour, it would not be to a significant and demonstrable level to justify a defensible reason to refuse the application.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant planning permission subject to conditions as detailed in the report.

COMMITTEE DECISION – Grant planning permission subject to conditions as detailed in the report.

Key Decisions

None.

Other Decisions

None.

21. 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 7.10pm).