

PLANNING COMMITTEE

Minutes of the virtual meeting held on Monday 1st June 2020 via Microsoft Teams

Present: D Pidwell (Chair)

H Brand, M Charlesworth, S Fielding, G Freeman, G Oxby, M Quigley MBE, N Sanders, L Schuller and B Tomlinson

Officers in attendance: B Alderton-Sambrook, C Hopkinson, D Jones J Krawczyk, J Lavender and S Wormald.

(Meeting commenced at 6.30pm).

The Chair welcomed all to the first virtual Planning Committee and explained that councils have been enabled to hold virtual meetings in order to allow business to be conducted while maintaining social distancing due to the outbreak of Covid-19. He then introduced Members and Officers by doing a roll call. The Chair outlined that in the event of the livestream failing or Members losing connection the meeting would be adjourned to allow the connection to be re-established. He also reminded participants to be to take appropriate safety precautions from their place of livestreaming.

78. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Challinor and M Richardson.

79. DECLARATIONS OF INTEREST

(a) Members

A non-pecuniary declaration was made by Councillor Schuller for P.A. 19/00433/FUL. She remained in the meeting.

(b) Officers

There were no declarations of interest by officers.

80. MINUTES OF THE MEETING

RESOLVED that the minutes of the meeting held on Wednesday 1st April 2020 be approved.

81. MINUTES OF THE PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 23rd MARCH AND 4th MAY

RESOLVED that the minutes of the Planning Consultation Group meetings held between 23rd March and 4th May be noted.

82. OUTSTANDING MINUTES LIST

RESOLVED that the Outstanding Minutes List be noted.

SECTION A – ITEMS FOR DISCUSSION IN PUBLIC

Key Decisions

None.

Other Decisions

None.

83. 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 Applications

<u>Application No</u>	<u>Applicant</u>	<u>Location and Proposal</u>
19/01642/FUL	Stancliffe Homes Ltd	Land South Of Woodend Farm, East Of Shireoaks Common West Of A57, Shireoaks, S81 8FL. Erect 27 Dwellings with New Access from Shireoaks Common and Associated Landscaping Works (Resubmission of P.A. 19/00611/FUL).

Members were advised that full planning permission was being sought for the erection of 27 dwellings, including 7 4-bedroom dwellings, 10 3-bedroom dwellings and 10 3-bedroom bungalows on the site. A new access road will be constructed as a T-junction onto the site from Shireoaks Common, with a partial right-hand turn lane being provided.

The development in question is a Greenfield site, roughly triangular in shape with the northern boundary separating it from an existing development of 74 dwellings at Woodend Farm. The southern boundary is formed by the roundabout at Shireoaks Common, which is at the junction of the A57 and Claylands Avenue. The site is well contained with hedgeways and trees forming the western boundary onto Shireoaks Common.

Site plans, photographs and dwelling designs were shown.

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. No objections had been raised from statutory consultees. Shireoaks Parish Council and a District Ward Councillor have raised objections.

The Planning Development Manager gave an overview of questions submitted by Members in advance of the meeting and his responses in relation to the housing mix, affordable housing, the agricultural land grade and education provision.

Councillor David Pressley, Ward Member for Worksop North West, objected to the development on the following grounds;

- The development will not be directly connected to Shireoaks village itself as it is one mile away;
- It is adjacent to the A57 bypass, in which traffic travels at 60 mph and where Shireoaks Road enters it, it will conflict with the site entrance and the traffic leaving the site. Nottinghamshire County Highways agrees with this observation;

- The development is located on one of the last green areas on Shireoaks Common and will add to the 200+ dwellings already agreed with no additional facilities for the residents of Shireoaks;
- The increase in population and vehicles will cause parking problems for the school and railway station;
- It will bring Shireoaks village nearly into Worksop;
- The development does not fit in with the in-development Local Plan and the Shireoaks Neighbourhood Plan;
- The Planning Committee have previously refused this application;
- The Parish Council also objects.

Mr Steve Jones, the Applicant, spoke in support of the application;

- Stancliffe Homes is a local house-building business, with sites under construction Oaktree Park and Weedworth, near Chesterfield;
- Stancliffe Homes recognise the impact of this development upon the residents of Shireoaks;
- They have worked closely with the Council's Planning Department to address concerns promptly and positively;
- Community consultations have taken place and no objections were received from members of the public;
- Local service providers have been consulted and can accommodate an increased demand;
- Local retailers are looking forward to increased trade during and after construction;
- The Community Infrastructure Levy (CIL) and Section 106 agreement will ensure the developer makes financial contributions to the local school, parks and highways;
- Nottinghamshire County Highways have assessed that the development will have no adverse impact to highway safety;
- Highway improvements include a safe right-hand turn lane into the site to ensure the free flow of traffic and relocating the 40 mph beyond the new entrance;
- Pedestrian improvements including a footpath along the frontage of Shireoaks Common and a pedestrian safety island near the junction with Coach Road;
- 46 people are hired on the Oaktree Park development, with most employees living in Shireoaks and Worksop. It will provide continued employment opportunities for these people going forward.

Members raised questions and concerns regarding:

- A clarification of the boundaries of the development site;
- Why was the Shireoaks Neighbourhood Plan given limited weight in this decision?
- Why has Shireoaks been included in the Worksop Housing Allocation?
- 90% of Shireoaks residents completed a questionnaire which stated that they didn't want any more houses;
- Are Nottinghamshire County Highways going to implement traffic calming measures on Shireoaks Common?
- The development is outside the village envelope;
- Will new outdoor play facilities be on-site or will the existing ones be updated?
- Confirmation of the location of the new access and egress onto the site;
- Is the old track a part of this development or the part of the Woodend Farm development which is currently underway? Can this be changed?
- Are the existing mature trees and hedgeways to be maintained?
- Are there any plans for cycle routes?
- Concern about the highway speed limits and major accidents;

- The County Council have no objections on highway grounds, so it is difficult to defend on those grounds;
- The Shireoaks Neighbourhood Plan should have included specific land allocations for housing, which is something other villages must do with their Neighbourhood Plans;
- Do we have timescales for the Road Safety Audit?
- Assurances that traffic calming measures will be implemented;
- Concerns on the lack of primary school, but the County Council have a plan as they are the authority responsible for schools, but this hasn't been shared with Planning Committee.

In response to the questions raised, members were advised that:

- As the Shireoaks Neighbourhood Plan hasn't been made two years or less before the date of this decision and the plan doesn't contain any policies or allocations to meet the housing requirements, there is a presumption to rule in favour of sustainable development still applies in determination of this application;
- The decision to include Shireoaks in the Worksop Housing Allocation was made as part of the Local Development Framework process prior to 2011. Both Shireoaks and Rhodesia were identified as a part of Worksop and so a growth in housing was identified in accordance with Worksop. The Local Plan will take a different form to the Local Development Framework, but the draft Local Plan currently doesn't have much weight in this decision;
- Nottinghamshire County Highways have raised no concerns regarding the development, subject to conditions being met;
- The Road Safety Audit would need to be completed by the developer before the properties were occupied;
- Whilst the development is outside the village envelope, the report explains why we can't give this due consideration in the decision-making process;
- The questionnaire completed by residents was part of the Shireoaks Neighbourhood Plan process, so as explained in Paragraph 14 of the NPPF, the Neighbourhood Plan has been given limited weighting in the overall decision;
- The Council's Parks Department have identified the play area around York Place in which the Section 106 and CIL payments can be used to improve those facilities;
- The developer has proposed that the current trackway which separates the Woodend Farm site and this one could be used as a wildlife area, with ecological enhancements, which can also act as a buffer between the two sites. As Planning and Highways are satisfied with the new access way to the site, there are no plans for using that tracks as an alternative route of access to the site;
- There are no plans to include the conditions regarding the maintenance of the mature trees and hedgerows, as they actually lie on the highway verge and not within the site;
- There are no plans for a cycle development, the Highway Authority has required the developer to link in with existing road and pedestrian route. Any development of cycle routes would be expensive and wouldn't be acceptable for a sustainable development.

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

COMMITTEE DECISION – Grant planning permission.

<u>Application No</u>	<u>Applicant</u>	<u>Location and Proposal</u>
19/00433/FUL	Ground Group Ltd	Land Off Beverley Road, Harworth DN11 8HD. Proposed Residential Development for 102 Dwellings.

Members were advised that full planning permission was being sought for a proposed residential development of 102 dwellings (83 semi-detached, 4 detached and 15 bungalows) in the land off Beverley Road in Harworth.

The site is located in the centre of Harworth, with the Well Hill Local Wildlife Reserve located to the east of the site.

Site maps, photographs and dwellings designs were shown to members.

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. No objections from had been received from the Council Consultees or the Parish Council. Seven objections had been received from neighbouring occupiers.

Nottinghamshire Wildlife Trust object on the grounds that the site needs an ecology assessment to be provided with the application. The Case Officer advised that planning conditions can be implemented managed.

Mr Ian Barraclough, spoke in support of the application as the Agent on behalf of the Applicant;

- This development is part of a larger scheme in which the first phase of development, which contains 35 dwellings, have been sold to a housing association to provide affordable housing for the area. The remaining scheme has existing permission for residential development of dwellings and apartments and has already started;
- The developer has decided to put in this application as this site would link the two developments and created a link road from Beverley Road to Scrooby Road;
- A housing association is interested in purchasing the remaining 102 dwellings for the site;
- A heritage assessment has been completed;
- A wildlife report was completed, but according to the Nottinghamshire Wildlife Trust, more information was needed. Planning said this wasn't needed for the wildlife area as this had been done during the first phase of development;
- Comprehensive highway report with Doncaster Council;
- Highway criteria for parking has been met with wider drives being created for individual properties;
- Retained footpath links to the wildlife reserve.

Councillor David Challinor, Ward Member for Harworth, supported to the development on the following grounds:

"The extension to the Beverley Road has been a long time in coming, having had a previous application passed by Bassetlaw Planning Committee. This new revised application is a much better mixture of housing requirements for the community. With 2-bedroom bungalows being included a much asked requirement in the Harworth and Bircotes Neighbourhood Plan. The area has long been used as a local grass cutting disposal point and the council has to tidy up. The design of the property outlay has no major impact on footpaths which are already established which have also needed an

upgrade. It is also in a good area for development being close to local amenities shops etc. The upgrade of the drainage system by reducing the number of properties can only benefit the area. The local sewage treatment plant is going through a major upgrade to take into account the development earmarked for this community. It's about working together on applications and developments and getting the right mixture for a community. To get improvements in infrastructure which will in turn benefit everyone. Development of this area has been a long time coming".

Members raised questions and concerns regarding:

- Clarification of the access roads, driveways and pedestrian access points;
- Clarification of what happens if protected species are found on the site;
- Clarification on whether a full ecological report was needed prior to granting of planning permission;
- Can the ecology of the area be maintained with the planning conditions outlined in the report?
- Clarification on number of affordable houses;
- Praise for the number of affordable houses being provided in this development.

In response to questions raised Members were advised that fly-tipping on the site has reduced the land's status as a wildlife area and assessments will be carried out to identify if there are any protected species on this site prior to development. Conditions 14, 15 and 16 mitigate and control the ecology of the site.

RECOMMENDATION OF THE HEAD OF REGENERATION – Grant planning permission subject to a Section 106 agreement and the conditions as detailed within the report.

COMMITTEE DECISION – Grant planning permission.

(d) Proposed Confirmation of an Article 4(1) Direction for Worksop Central Area Houses in Multiple Occupation

Members were presented with a report, originally approved by Planning Committee on 4th December 2019, to approve for the confirmation of an Article 4(1) Direction in order to restrict permitted development rights in respect to the Change of Use of Class C3 dwellings into Houses in Multiple Occupation (HMOs) in the Central Worksop area.

The Worksop Central Area is relatively small, but highly accessible catchment and can provide affordable accommodation for those moving to Worksop to work in the town. To date, at least 48 properties have been converted into HMOs in Central Worksop and are therefore no longer available as family accommodation.

The ongoing unmanaged growth in HMOs and loss of larger dwellings can also adversely affect the ability of the Worksop Conservation Area, the Worksop Town Centre and Worksop Central Regeneration Area to fulfil their role and functions. Further, the impact of clusters of HMOs may also have a negative impact on the amenity of existing non HMO properties as a result of their location and over concentration.

Consultation responses have been taken into account and it is recommended that, due to the importance of retaining a good mix of properties in the Worksop Central Area to support the area's many roles and functions in a positive manner - in addition to the lack of opposition from those consulted - the area should be protected from the further unmanaged loss of properties to HMOs by the confirmation of the Article 4(1) Direction.

It is recommended that the Committee approve the 'confirmation' of the 'Worksop Central Area Houses in Multiple Occupation' Article 4(1) Direction and that Committee confer delegated authority to the Head of Regeneration to implement the confirmation of the 'Worksop Central Area Houses in Multiple Occupation' Article 4(1) Direction.

Members raised questions and concerns regarding:

- The consultation which involved Worksop councillors and the areas outlined by Members of this Committee on the 4th March meeting have now been included in this area;
- What would happen if further streets needed to be identified as falling under this Article 4(1) Direction?

Members were advised that if clustering of HMOs were taking place in streets outside the currently outlined area covered by the Article 4(1) Direction, Planning Officers would look to include those areas in the Article 4(1) Direction with final approval from the Planning Committee.

RESOLVED that:

1. The 'confirmation' of the 'Worksop Central Area Houses in Multiple Occupation' Article 4(1) Direction be approved;
2. Delegated authority be conferred to the Head of Regeneration to implement the confirmation of the 'Worksop Central Area Houses in Multiple Occupation' Article 4(1) Direction.

84. 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 ended at 8:25pm).