

## **PLANNING COMMITTEE**

### **Minutes of the meeting held on Wednesday, 6<sup>th</sup> November 2019 at Worksop Town Hall**

#### **Present:**

D G Pidwell (Chair)

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

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

(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.)

#### **43. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

#### **44. DECLARATIONS OF INTEREST**

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

Councillor D Challinor raised a non-pecuniary interest in planning application 19/01059/OUT.

Councillor L Schuller raised a disclosable pecuniary interest in planning application 19/01059/OUT.

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

There were no declarations of interest by officers.

#### **45. MINUTES OF THE MEETING HELD ON 9<sup>th</sup> OCTOBER 2019**

**RESOLVED** that the Minutes of the meeting held on 9<sup>th</sup> October 2019 be approved.

#### **46. MINUTES OF PLANNING CONSULTATION GROUP MEETINGS HELD BETWEEN 9<sup>th</sup> SEPTEMBER AND 14<sup>th</sup> OCTOBER 2019**

**RESOLVED** that the Minutes of the Planning Consultation Group meetings held between 9<sup>th</sup> September and 14<sup>th</sup> October 2019 be received.

#### **47. OUTSTANDING MINUTES LIST**

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

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

#### **Key Decisions**

None.

## Other Decisions

### 48. 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 one appeal decision. Councillor D Pidwell commended officers for their good record of successfully defending appeals.

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

#### (c) Planning Applications and Associated Items

(Councillor L Schuller left the meeting)

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
19/01059/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 (resubmission of 18/00903/OUT). Land rear of Grange Farm, Blyth Road, Harworth.

Members were advised that the application sought outline planning permission, including the means of access, for residential development for up to 199 dwellings. The appearance, landscaping, layout and scale would be considered at reserved matters stage. Slides were used to show the location and photographs of the site. The site had been the subject of a site visit prior to the meeting.

The site is an agricultural field to the south of the historic core of Harworth village. To the south of the site is a railway cutting, with Brunel Industrial Estate on the opposite side. The proposed site access is from the classified C65 Blyth Road that runs along the eastern boundary.

The site is within the setting of several Listed Buildings and the setting of several non-designated heritage assets along Main Street.

Members were informed that this application is a resubmission of planning application 18/00903/OUT which was refused permission at Planning Committee on 9<sup>th</sup> January 2019. The application will be the subject of a forthcoming informal hearing.

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

Members were advised what infrastructure contributions would be required to make this scheme acceptable in planning terms. The requirements were listed in the report.

Councillor Anita Smith spoke in objection to the application on behalf of Harworth Town Council, she commented that:

- The town council strongly objects to the proposed development.
- Residents recognise the need for growth and approve of the development of the colliery site as a driver for regeneration and ongoing investment in the town.
- Residents are frustrated at the number and size of applications being made for other sites within Harworth.

- The development would contribute to the disappearance of greenfield land.
- Allowing new developments could affect development on the colliery site.
- The development would have an impact on school capacity.
- There is a lack of infrastructure to cope with more housing development.
- The proposed development is beyond the settlement boundary.
- The development would cause traffic problems.
- There is no route connecting with Styrrup Road.

Councillor J Evans spoke in objection to the application as the Ward Member, she commented that:

- An identical application had previously been refused as it was not within the settlement boundary and did not address a housing shortfall.
- This development would have an impact on the redevelopment of Simpson Park.
- The redevelopment of the colliery site is being undermined by a saturation of other housing sites.
- A deluge of new housing sites would result in the loss of green spaces.
- Strategic Objective 3 in the Core Strategy advises development of brownfield sites in preference to greenfield.
- Improvement and redevelopment of education facilities is required.
- This development would cause infrastructure problems.
- There is no evidence of need for this proposal.

Joanne Neville spoke in objection to the application on behalf of The Harworth Group, she commented that:

- Approval of planning permission for this scheme would have an impact on the redevelopment of Simpson Park, which they have worked collaboratively with the Town Council to deliver.
- The Harworth Group will need to consider whether to continue to invest in Simpson Park if this application is given permission.
- The group relies on a pool of developers, but Barratt Homes has been removed from the developer list.
- It would appear that nothing has changed from the previous application.
- Planning balance is not in favour of approval due to the impact it would have on Simpson Park.

Richard Walters spoke in support of the application on behalf of the applicant, he commented that:

- The report sets out the planning balance and demonstrates that the tilted balance is engaged.
- Fifteen per cent of the site would be affordable housing.
- Contributions to public open space and school places would be made.
- Harworth Town Council were in favour of the original application.
- The proposed development is in a sustainable location and delivers a number of strong benefits.

Members raised questions/concerns regarding highway issues, school places, the site being outside the development boundary, safe routes to schools, potential harm on heritage assets, pressure on GP surgeries and the potential impact of the Harworth Group withdrawing from the Simpson Park site.

In response to questions raised, the Major Projects Manager clarified that the county conservation officer and district conservation officer had a difference of professional opinion in relation to potential harm on five listed buildings as detailed in the report. Nottinghamshire County Council education would be seeking contributions to expand Serlby Park Academy to provide additional primary school places. Highways have also assessed the scheme and have not raised any concerns.

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

Voting for taking this course of action:

**FOR:** Councillors S Fielding, D G Pidwell, M W Quigley, M Richardson, N Sanders.

**AGAINST:** Councillors H Brand, D Challinor, M Charlesworth, G Freeman, G A N Oxby and B Tomlinson.

**ABSTAIN:** None.

**COMMITTEE DECISION** – Refuse planning permission for the reasons as follows:

- The development would be harmful to the heritage setting.
- Potential highway issues if the proposed link road is not provided.
- The site is outside of the development boundary.
- Approval of this development would impact on the redevelopment of Simpson Park.
- The site would put pressure on local infrastructure, such as health and education provision.

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

(Councillor L Schuller re-joined the meeting)

<u>Application No</u>	<u>Applicant</u>	<u>Proposal</u>
19/00866/VOC	Mulberry Commercial Developments Ltd	Vary Conditions 3, 4, 9, 10, 12 and 13 of 15/00971/OUT to refer to updated application drawing package, including revised parameter plan, illustrative masterplan and site access plans - outline planning application for an employment park comprising of up to 235,000 sqm of B1(c), B2 and B8 uses and ancillary development (EIA development). Land at Sunny Nook Farm, Blyth Road, Harworth.

Members were advised that permission was being sought to vary conditions 3, 4, 9, 10, 12 & 13 of approved outline application 15/00971/OUT, granted on 14<sup>th</sup> March 2017, to allow for a different site layout with a smaller number of larger buildings over that previously approved. Slides were used to show the location of the site, the approved site layout and the proposed new site layout. Photographs of the site were also shown. The site had been subject of a site visit prior to the meeting.

The application site is approximately 81 hectares of predominantly agricultural land located 1.5 km to the south of Harworth Bircotes and 0.5 km north of junction 34 of the A1(M). The site is bounded by existing industrial land and Snape Lane to the north, the A614 Bawtry Road, isolated residential properties, Serlby Hall and associated parkland and agricultural land to the east, Blyth Road and the former colliery to the west and residential development beyond the southern boundary.

The overall shape of the site is triangular and the site slopes from north to south and undulates over a number of field areas. There are no public rights of way across the site. Two buildings associated with Steer Bank Farm are located within the application site.

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

Members were advised of the contributions which would be expected from the developer to ensure that sustainable modes of travel are possible to and from this development and also a contribution towards upgrading the Tickhill/Blyth Road double mini roundabout in Harworth.

Councillor Jack Bowker spoke in objection to the application, he commented that:

- The proposed new building sizes won't provide the types of employment that the council supports. The larger buildings will provide low paid warehouse contracts.
- The proposals would be detrimental to the local landscape.
- The roof heights of the proposed buildings need to be considered.

Douglas Oliver spoke in objection to the application on behalf of Serlby Hall, he commented that:

- The owners of Serlby Hall remain supportive of the original development, which placed smaller buildings to the north of the site to minimise any impact on the hall.
- The new proposals feature a significant increase in height and a different layout.
- The existing trees referred to in the report are deciduous, so would only screen the development in the summer.
- Large industrial buildings would have an impact on the arch and the hall.
- If the new layout and building sizes were approved, public money would be wasted on a judicial review.
- The owners of Serlby Hall would be happy for Planning Committee members to view the site from the hall.

Dan Mitchell spoke in support of the application on behalf of the applicant, he commented that:

- The amendment to the scheme reflects the market and has support from the Carlton Forest Group.
- A full visual assessment has been completed.
- There is no increase in floor space in the amended scheme.
- The scheme would provide skilled jobs, with apprenticeships and investment.

Members raised concerns/questions regarding highway issues, noise nuisance, impact on historical assets, opportunities for jobs and apprenticeships, sustainable travel options and the size and location of proposed buildings within the site.

In response to questions raised the Major Projects Manager advised that while the highways authority preferred the original plan to create a link road between Bawtry Road and Blyth Road, they still find the amended proposals acceptable. The new scheme provides pedestrian links through the site and the developer would be required to contribute £250,000 towards the public transport infrastructure and the creation of more bus stops.

In relation to noise nuisance, the Environmental Health Team had raised no objections, and conditions for the prevention of noise nuisance would be included if permission was granted.

Historic England had raised no objections and it was felt that the new scheme would cause no greater impact on Serlby Hall than the original plan. The colour and appearance of the buildings would be considered at reserved matters stage to further minimise any impact.

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

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

### **Key Decisions**

None.

### **Other Decisions**

None.

### **49. 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 8.45pm).