

PLANNING COMMITTEE

Minutes of the virtual meeting held on Wednesday 3rd March 2021 via Microsoft Teams

Present: Councillor D Pidwell (Chair)
Councillors H M Brand, D Challinor, M Charlesworth, G Freeman, S Fielding, G A N Oxby, M Richardson, N Sanders, L Schuller and B Tomlinson.

Officers in attendance: L Dore, J Krawczyk, J Lavender and S Wormald.

(Meeting commenced at 6.30pm).

The Chair welcomed all to the 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 take appropriate safety precautions from their place of livestreaming.

150. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M W Quigley MBE.

151. DECLARATIONS OF INTEREST

(a) Members

There were no declaration of interest by Members.

(b) Officers

There were no declarations of interest by Officers.

152. MINUTES OF THE MEETING HELD ON 3RD FEBRUARY 2021

RESOLVED that the minutes of the meeting held on 3rd February 2021 be approved.

153. MINUTES OF THE PLANNING CONSULTATION GROUP MEETING HELD BETWEEN 25TH JANUARY AND 8TH FEBRUARY 2021

RESOLVED that the minutes of the Planning Consultation Group meeting held on between 25th January and 8th February 2021 be noted.

154. OUTSTANDING MINUTES LIST

RESOLVED that the Outstanding Minutes List be noted.

SECTION A – ITEMS FOR DISCUSSION IN PUBLIC

Key Decisions

None.

Other Decisions

155. REPORT(S) OF THE DIRECTOR OF REGENERATION AND NEIGHBOURHOODS

(a) Public Interest Test

The Director of Housing, Neighbourhoods and Regeneration had deemed that all Items on the Agenda were of a non-confidential nature.

(b) Appeal Decision

Members were presented with one appeal decision. This related to application no. 20/00381/OUT, which sought outline planning permission with all matters reserved to erect a single-storey detached dwelling located at Sunnyside, Plantation Road, East Markham, Nottinghamshire. The application was refused by notice dated 30th July 2020. The original decision of refusal was upheld by the Planning Inspectorate.

(c) Planning Applications

<u>Application No.</u>	<u>Applicant</u>	<u>Location and Proposal</u>
20/01667/FUL	Bassetlaw District Council	Larwood House And Surrounding Land, Larwood Avenue, Worksop, S81 0HH. Refurbishment of Larwood House to Modernise The Facility Internally and Externally, Erect Two Storey Extensions and Carry Out Associated Landscape Works. Reconfiguration of the Flats to Provide Larger, Modernised Living Accommodation and Updated Communal Facilities And Reroofing And Recladding Works To Upgrade The Façade.

Members were advised that permission was being sought for the refurbishment of Larwood House, an independent living community consisting of 32 studio apartments and shared facilities. The site was constructed in the early 1980s and contains a series of interlinked single and two storey buildings which contain the flats. The site was positioned within a largely residential area.

The refurbishment works included the modernisation of the facility both internally and externally, the construction of two storey extensions and associated landscape works. The flats would be reconfigured to provide larger, modernised living accommodation, updated communal facilities, reroofing and recladding works to upgrade the external building.

Members were shown the existing and proposed site plans, proposed elevations and extensions and photographs of the site.

No objections were received from the statutory consultees nor from members of the public.

It was felt that the principle of the development was acceptable in principle and sustainable. The development would enhance specialist housing provision in the area and would enhance the character of the site. Whilst there would be a considerable change in appearance, it would have a beneficial impact as it would modernise the appearance of Larwood House. The design

of the proposal was considered to be in accordance with Policy DM4 of the Council's Development Framework and the National Planning Policy Framework (NPPF).

The development would include the removal of one Silver Birch tree to facilitate the extension of the western elevations and some minor scrub would also be removed. Otherwise, all trees would be retained and these landscaping works raised no visual concerns and could be undertaken without planning permission.

The cladding that would be used has an excellent fire resistance rating and would therefore not compromise fire safety.

Members raised comments and questions which were addressed by the Planning Development Manager as follows:

- Further council-owned housing lay adjacent to the site;
- The warden's house would be retained as part of this development;
- The number of apartments would be reduced from 32 to 18 units, but would be larger to add to the residential amenity;
- With regards to Condition 4, the relaxation of construction hours during the COVID-19 Pandemic would last until May. If the construction hours were to be extended, further permission would need to be sought;
- Solar panels would be included as part of this development.

After comments from Members of the Committee, the Notes to the Applicant section of the Conditions was amended to state that:

1. It is *strongly recommended* that the applicant make provision for Electric Vehicle (EV) and Ultra Low Emission Vehicle (ULEV) charging points within the site in the interest of sustainability.

RECOMMENDATION OF THE DIRECTOR OF HOUSING, NEIGHBOURHOODS AND REGENERATION – Grant outline planning permission subject to conditions (with the amended Notes to the Applicant section).

COMMITTEE DECISION – Grant planning permission.

156. 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 7:06pm).