

Planning Committee

Minutes of the Meeting held on Wednesday, 16th August, 2023 at The Ceres Suite, Workop Town Hall, S80 2AH

Present: Councillor N J Sanders (Chairman)

Councillors:

C Adams	H M Brand
G Freeman	F McFarland
G A N Oxby	

Officers: C Cook, C Hopkinson, S Wormald and C Cook.

(The meeting opened at 6.30 pm.)

8 Apologies

Apologies for absence were received from Councillors Challinor, Charlesworth, Fielding and Pidwell.

9 Declarations of Interest

9a Members

There were no Declarations of Interest by Members.

9b Officers

There were no Declarations of Interest by Officers.

10 Minutes of the Meeting held on 24th May 2023

Resolved that the Minutes of the meeting held on 24th May 2023 be approved.

11 Minutes of the Planning Consultation Group meetings held between 30th May and 24th July 2023

Resolved that the Minutes of the Planning Consultation Groups held between 20th May and 24th July 2023 be received.

12 Outstanding Minutes List

Members were advised that 28(f), Planning Services; Establishment of a viability Protocol, could now be removed from the list.

Resolved that the Outstanding Minutes List be received.

13 Report(s) of the Head of Regeneration

13a Public Interest Test

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The Head of Regeneration, determined that all items on the agenda are non-confidential.

13b Appeal Decision APP/A3010/W/22/3308856 - Blanefield, Blyth Road, Oldcotes S81 8JL

Members were present with one appeal decision. The Planning Development Manager gave a summary of the appeal.

Resolved that the appeal decision be received.

13c Planning Application 22/01714/OUT - Land to the North of Gateford Tollbar, Worksop

Members were advised that outline planning permission was sought with all matters reserved save for the means of access, for the erection of a care home and up to 10 dwellings.

The site was subject to a site visit prior to the meeting.

The Planning Development Manager presented the application. Members were presented for consideration, site photographs, maps and an illustrative masterplan.

Responses from statutory consultees were detailed in the report.

This application was advertised by neighbour letter, site notice and press notice. Three Letters had been received from Local Residents making comment and two objecting to the development, a summary was included within the report.

In accordance with the rules of procedure for public participation Ms M Wilson spoke in favour of the application as the Agent.

Member's questions and comments were addressed by the Planning Development Manager.

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Regeneration: Grant Subject to Conditions and a S106 Agreement.

Committee Decision Resolved that: Grant Subject to Conditions and a S106 Agreement.

13d Planning Application 23/00329/FUL - Land Next to Low Lound Road, Sutton cum Lound, Retford

The application seeks full planning permission for the erection of 9 dwellings, consisting of 1 two bedroom bungalow, 2 three bedroom bungalows, 3 four bedroom dwellings and 3 five bedroom dwellings.

The site was subject to a site visit prior to the meeting.

The Major Projects Planner presented the application. Members were presented for consideration site photographs and maps.

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The dwellings would be laid out in a linear manner to front Lound Low Road and would be of a traditional design and would feature detailing such as chimneys, brick arches, dentil courses to eaves and gables and stone cills.

It is proposed to access the site from a single priority access on to Lound Low Road with a private drive extending along the front of the dwellings.

Responses from statutory consultees were detailed in the report. Sutton-cum-Lound Parish Council object to the proposal.

This application was advertised by neighbour letter, site notice and press notice. This application was advertised by neighbour letter and site notice and 25 letters have been received from Local Residents objecting to the development. Following re-consultations on the amended scheme a further 5 Letters of objection have been received re-iteration the comments.

In accordance with the rules of procedure for public participation Mr M Rees (Parish Council Chairman) spoke in objection of the application on behalf of the Parish Council and Mr D Dwan spoke in support of the application as the agent.

Member's questions and comments were addressed by the Major Projects Planner.

The Major Projects Planner proposed the following additional condition to the conditions circulated in the report:

"No development shall commence unless and until a Biodiversity Management Plan that demonstrates that there is a no net loss in biodiversity has been submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity metric as applied in the area in which the site is situated at the relevant time and the Biodiversity Management Plan shall include a management and monitoring plan for a period of 30 years.

Reason: to ensure that there is no net loss in biodiversity."

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Regeneration: Grant Subject to Conditions.

Committee Decision Resolved that: Grant Subject to Conditions.

14 Any other business which the Chairman considers to be urgent

As there was no other urgent business, the Chair closed the meeting.

(Meeting closed at 7.25 pm.)