

Planning Committee

Minutes of the Meeting held on Wednesday, 6th March, 2024 at The Ceres Suite, Worksop Town Hall, S80 2AH

Present: Councillor N J Sanders (Chairman)

Councillors:

S Fielding	C Adams
H M Brand	D Challinor
M Charlesworth	G Dinsdale
G Freeman	F McFarland
G A N Oxby	D G Pidwell

Officers: B Alderton-Sambrook, J Krawczyk, L Thompson and E Wallace.

(The meeting opened at 6.30 pm.)

61 Apologies

Apologies for absence were received from Councillor J Bowker.

62 Declarations of Interest

62a Members

Councillor S J Fielding declared a Disclosable Pecuniary Interest in:

Item 6(a) – Planning Application: 23/01313/CTP

- Apple Barn, Great North Road, Gamston, Nottinghamshire DN22 0PY

Item 6(b) – Planning Application: 23/00854/FUL

- Apple Barn, Great North Road, Gamston, Nottinghamshire DN22 0PY

Councillor Fielding left the meeting for the duration and determination of these items.

Councillor G Dinsdale declared a Non-Pecuniary Interest in:

Item 6(a) – Planning Application: 23/01313/CTP

- Apple Barn, Great North Road, Gamston, Nottinghamshire DN22 0PY

Item 6(b) – Planning Application: 23/00854/FUL

- Apple Barn, Great North Road, Gamston, Nottinghamshire DN22 0PY

Councillor Dinsdale remained in the meeting.

Councillor F McFarland declared a Non-Pecuniary Interest in:

Item 6(d) – Planning Application: 23/01444/FUL – Land off Rayton Lane, Osberton, Worksop, Nottinghamshire

Councillor McFarland remained in the meeting.

62b Officers

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There were no declarations of interest from Officers.

63 Minutes of the Meeting held on 7th February 2024

Resolved that the Minutes of the meeting held on 7th February 2024 be approved.

64 Minutes of Planning Consultation Group Meetings held on:

64a 29th January 2024

Resolved that the Minutes of the Planning Consultation Group held on 29th January 2024 be received.

64b 5th February 2024

Resolved that the Minutes of the Planning Consultation Group held on 5th February 2024 be received.

64c 19th February 2024

Resolved that the Minutes of the Planning Consultation Group held on 19th February 2024 be received.

65 Outstanding Minutes List

Resolved that the Outstanding Minutes List be received.

Section A - Items for discussion in public

Key Decisions

None.

Other Decisions

Public Interest Test

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

66 Report(s) of the Head of Planning and Place

Planning Application(s) and Associated Items

66a Planning Application: 23/01313/CTP - Apple Barn, Great North Road, Gamston, Nottinghamshire DN22 0PY

Members were advised that permission was being sought, for an application for a Lawful Development Certificate for the creation of hardstanding area for the landing and take-off of a personally owned helicopter.

The site was not subject to a site visit prior to the meeting.

The Planning Development Manager presented the application. Members were presented with a location map and site plan layout for consideration.

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The application was not publicised as there is no statutory requirement to do so. However, the application is accessible to the public via the Bassetlaw District Council Public Access page. In response to which 20 public comments were received in objection to the application. These comments are detailed in the report.

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

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Planning and Place: Grant Certificate of Lawful Development.

Committee Decision Resolved that: Grant Certificate of Lawful Development.

66b Planning Application: 23/00854/FUL - Apple Barn, Great North Road, Gamston, Nottinghamshire DN22 0PY

Members were advised of an application seeking permission for the removal of existing stable block and replace with a temporary building to store a private helicopter for 24 months and the existing stable base to be re-used for a storage building.

The site was not subject to a visit prior to the meeting.

The Planning Development Manager presented the application. Members were presented with a location map, site plan layout and photographs for consideration.

Responses from statutory consultees were detailed in the report.

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

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Planning and Place: Grant planning permission subject to conditions.

Committee Decision Resolved that: Grant planning permission subject to conditions.

66c Planning Application: 23/00946/OUT - Land North of Ollerton Road, Tuxford, Nottinghamshire

Members were advised of an outline application with some matters reserved (access) seeking permission for a proposed commercial development of existing agricultural land (a re-submission of 22/00821/OUT.)

The site was not subject to a visit prior to the meeting.

The Planning Development Manager presented the application. Members were presented with a location map, site plan layout and site photographs for consideration.

Responses from statutory consultees were detailed in the report.

In accordance with the rules of procedure for public participation, Daniel Walker spoke in support of the application as the applicant.

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

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Planning and Place: Refuse Planning Permission.

Formal vote:

For: 4	D Challinor, S Fielding, G Freeman and N Sanders.
Against: 6	C Adams, H M Brand, M Charlesworth, G Dinsdale, F McFarland and G A N Oxby.
Abstain: 1	D G Pidwell.

Committee Decision resolved that: To overturn the officer recommendation and grant planning permission subject to conditions.

Members discussed potential conditions and the Planning Development Manager advised that the standard set of planning conditions would be imposed.

An elected Member proposed an additional condition to ensure that the site would be developed in accordance with the indicative site plan. The proposal was seconded and Members took a vote on the condition.

Committee Decision Resolved that: The additional condition be agreed.

An elected Member proposed the implementation of a S106 Agreement including the planning obligations detailed in the report that had been relayed from statutory consultees. This proposal was seconded and Members took a vote.

Committee Decision Resolved that: A S106 Agreement be agreed.

66d Planning Application: 23/01444/FUL - Land Off Rayton Lane, Osberton, Worksop, Nottinghamshire

Members were advised of an application seeking permission for a proposed solar farm to produce up to 34MW of renewable energy at land off Rayton Lane, Osberton, Worksop.

The site was not subject to a site visit prior to the meeting.

The Planning Development Manager presented the application. Members were presented with a location map, site plan layout and site photographs for consideration.

Responses from statutory consultees were detailed in the report.

In accordance with the rules of procedure for public participation, Tessa Fletcher spoke in support of the application as the applicant.

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

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In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Planning and Place: Grant permission subject to conditions.

Committee Decision Resolved that: Grant permission subject to conditions.

Exempt Information Items

Section B - Items for discussion in private

Key Decisions

None.

Other Decisions

None.

67 Any other business which the Chair considers to be urgent

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

(Meeting closed at 8.29 pm.)