

Planning Committee

Minutes of the meeting held on Wednesday 29th March 2023 at The Ballroom, Retford Town Hall DN22 6DB

Present: Councillor D. G. Pidwell (Chairman)

Councillors:

S. Fielding (Vice-Chairman)	D. Challinor
G. Freeman	D.J. Merryweather
D.R. Pressley	N.J. Sanders

Officers: B. Alderton-Sambrook, C. Cook, E. Grant, S. Johnson and S. Wormald.

(The meeting opened at 6.30pm.)

70 Apologies

Apologies for absence were received from Councillors: J. Bowker, H.M. Brand, G.A.N. Oxby and M.W. Quigley MBE.

Councillor L. Stanniland was absent from the meeting.

71 Declarations of Interest

71a Members

There were no declarations of interest from Members.

71b Officers

There were no declarations of interest from Officers.

72 Minutes of the meetings held on 01st February 2023 and 23rd March 2023.

Resolved that:

The Minutes of the meetings held on 01st February 2023 and 23rd March 2023 be approved.

73 Minutes of Planning Consultation Group meeting held on 06th March 2023

Resolved that:

The Minutes of the Planning Consultation Group held on 06th March 2023 be received.

74 Outstanding Minutes List

Resolved that:

The Outstanding Minutes List be received.

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75 Report(s) of the Head of Regeneration

75a Public Interest Test

The Head of Regeneration deemed that all items on the Agenda were non-confidential.

75b Appeal Decision: APP/A3010/W/22/3306495 - 4 Church Street, Beckingham DN10 4PH

Resolved that:

The Appeal Decision be received.

75c Planning Application: 22/01493/COU - 34A Dukeries Crescent, Worksop S80 2QW

Ref No.	Applicant	Location and Proposal
22/01493/COU	Mr Mohamed Kamara	34A Dukeries Crescent, Worksop, Nottinghamshire S80 2QW. Application for the Change of Use of a (C3a) Dwelling to a Children's Home for a maximum of four children, with two carers sleeping overnight, working on a rota basis (C2).

Members were advised that permission was being sought, for an application proposing a change of use from a domestic dwelling (Use Class C3) into a children's home (Use Class C2), for the care of up to 4 children aged between and 8 and 18. This will be operated by an independent provider. Provisions will be made for two carers to sleep overnight to allow 24 hour care.

The Planning Officer presented the application which outlined the site history, housing type and sustainability of the site.

Members were presented for consideration, site photographs, maps, dwelling designs and site layout.

In accordance with the rules of procedure for public participation, Mrs Christine Raisbeck (local resident), Councillor Josie Potts (Ward Member) and Councillor John Shephard (Ward Member) spoke against the application. Mr Adrian Rose (Agent) spoke in favour of the application.

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

Responses from statutory consultees were detailed in the report.

Further to publication of the agenda an additional written response, from the Police's Designing Out Crime Officer, was circulated for consideration to Members prior to the meeting.

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Regeneration

That permission for Change of Use be granted subject to conditions.

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Formal Vote:

For: 1	Councillor N.J. Sanders
Against: 4	Councillors: D. Challinor, G. Freeman, D.J. Merryweather and D.R. Pressley
Abstain: 2	Councillors: S.J. Fielding and D.G. Pidwell

Committee Decision

Resolved that:

Permission for Change of Use be refused for the following reason(s):

Reason(s):

It is the opinion of the Local Planning Authority that the proposal is inconsistent with Policy DM5 of the Bassetlaw Core Strategy 2011 which states that proposals for new housing development will be expected to deliver housing of a size, type and tenure appropriate to the site and locality, having regard to the local demographic context. It is the opinion of the Local Planning Authority that the application site is not located within an appropriate area to accommodate new housing for vulnerable children due to the fact that the area is within the 79th percentile for all crime and anti-social behaviour in the UK. The proposal if permitted would put vulnerable children at further risk through exposure to crime and disorder. The proposal is therefore inconsistent with the aims and objectives of Policy DM5 of the Bassetlaw Core Strategy 2011.

76 Any other business which the Chairman considers to be urgent

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

(Meeting closed at 8.10pm.)