

**To the Chairman and Members of the  
PLANNING REGULATORY BOARD**

**Date 26<sup>th</sup> January 2017**

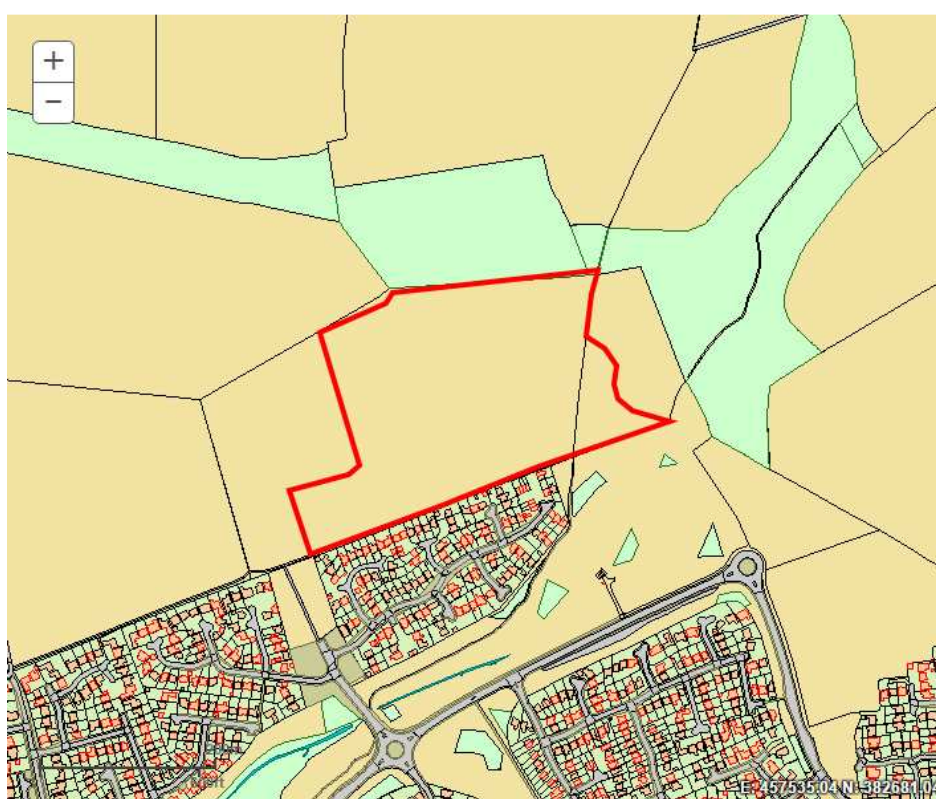
Report of the Assistant Director of Planning, Regeneration and Culture

ITEM NO.    SUBJECT

1            Ref: RB2016/1507

Courtesy Consultation re: Reserved Matters Application for the Approval of the Layout, Scale, Appearance and Landscaping following Outline Application 14/00431/OUT – Erection of 261 dwellings including open space and associated service infrastructure for Bassetlaw District Council

<b>Application Number</b>	<b>RB2016/1507</b>
<b>Proposal and Location</b>	Courtesy Consultation re: Reserved Matters Application for the Approval of the Layout, Scale, Appearance and Landscaping following Outline Application 14/00431/OUT – Erection of 261 dwellings including open space and associated service infrastructure for Bassetlaw District Council
<b>Recommendation</b>	That Bassetlaw District Council be informed that Rotherham MBC raise no objections to the proposals



## Background

Rotherham MBC has been consulted on the above planning application submitted to Bassetlaw District Council. This is a 'courtesy' consultation as required due to the close proximity of Rotherham Borough to the application site which is across the boundary in Bassetlaw. RMBC are invited to provide Bassetlaw District Council with comments on the application and the impact of the proposal on Rotherham.

A separate courtesy consultation in respect of the erection of the primary street into and through the development site from Churchill Way and Ashes Park Avenue, two secondary streets, provision of utilities and drainage, details of landscaping at the gateway land and SUDS land and associated Earthworks (details of the amount, layout, scale, landscaping, appearance, use and access) was submitted to RMBC in 2015, though the Council raised no objections to those details (RB2015/1555).

## **Site Description and Location**

The site of application is an area of farmland to the north of Churchill Way in the Gateford Park area of Worksop. The site falls entirely within Bassetlaw District Council. The site is close to the boundary with Rotherham Metropolitan Borough Council which is Owday Lane to the south east of Woodsetts.

## **Proposal**

Outline planning permission (with all matters reserved except for access) was granted on 27<sup>th</sup> May 2015 by Bassetlaw District Council. This outline planning permission gave consent for access to the site from Churchill Way and Ashes Park Avenue all being in Worksop. This was for the erection of up to 750 new homes. Rotherham MBC was not consulted on this application.

This current application is for the Reserved Matters relating to the details of the erection of 261 dwellings on part of the overall site and includes an area of open space and associated service infrastructure to be constructed for Bassetlaw District Council.

## **Publicity**

It is incumbent upon Bassetlaw District Council to carry out appropriate consultations in the processing of this application to ensure any affected residents are aware of the issues involved. There are no residents within the Rotherham area that are considered to be directly affected by the reserved matters proposals.

## **Consultations**

Transportation and Highways Design: Note that as outline planning permission has already been granted at the site, which included the points of access, and as the site is entirely within Bassetlaw DC, no objections are raised to the proposal in a highway context.

## **Appraisal**

The main considerations relating to Rotherham are:

- Impact on the setting of Rotherham Borough and residents therein.

It is considered that the site is sufficiently distant from the boundary of Rotherham Borough Council and is partially screened by mature woodland. As such, it is considered that the development of the site would not have a harmful impact of the setting of Rotherham Borough Council land or residents.

## **Conclusions:**

It is considered that no objections are raised to the application in terms of the impact on the setting of Rotherham Borough and residents therein. It is therefore recommended that Bassetlaw District Council be informed that Rotherham Borough Council raises no objections to the proposals.