

PLANNING BOARD
Thursday, 26th January, 2017

Present:- Councillor Atkin (in the Chair); Councillors Andrews, Bird, D. Cutts, M. S. Elliott, Jarvis, Price, Sansome, Tweed and Walsh; together with Councillor Short (as substitute for Councillor R.A.J. Turner).

Apologies for absence were received from Councillors Ireland, Khan, R.A.J. Turner and Whysall.

53. DECLARATIONS OF INTEREST

(1) Councillor Andrews declared a personal interest in application RB2016/0806 (Partial demolition and refurbishment of an existing unlisted building within Aston Conservation Area and the erection of 4 No. dwellinghouses at 165 Worksop Road, Aston for Mr. and Mrs. R. Brittain) because of her membership of a group of people who are opposed to the proposed route of the HS2 high-speed railway line through South Yorkshire. Councillor Andrews left the meeting and took no part in the Planning Board's debate on this matter and did not vote.

(2) Councillor M. S. Elliott declared a personal interest in application RB2016/0806 (Partial demolition and refurbishment of an existing unlisted building within Aston Conservation Area and the erection of 4 No. dwellinghouses at 165 Worksop Road, Aston for Mr. and Mrs. R. Brittain) because of his opposition to the proposed route of the HS2 high-speed railway line through South Yorkshire. Having declared that personal interest, Councillor M. S. Elliott decided to remain in the meeting, participated in the debate on this matter and voted.

(3) Councillor Atkin declared a personal interest in application RB2016/1620 (Application to vary conditions 02 (approved plans) and 03 (materials) imposed by RB2015/0671 at 8 Wath Wood Drive, Wath upon Dearne for Mr. J. Ransforth) because of the perception of some members of the public in the local area that Councillor Atkin has previously had an association with a representative of the applicant. Councillor Atkin vacated the Chair, left the meeting and took no part in the Planning Board's debate on this matter and did not vote. The Vice-Chair, Councillor Tweed, assumed the Chair whilst the Planning Board determined this application for planning permission.

(4) Councillor Sansome declared a personal interest in application RB2016/1620 (Application to vary conditions 02 (approved plans) and 03 (materials) imposed by RB2015/0671 at 8 Wath Wood Drive, Wath upon Dearne for Mr. J. Ransforth) because of his involvement in a road safety matter affecting the A633 Warren Vale Road, as referred to in statements from objectors to this application. Councillor Sansome left the meeting and took no part in the Planning Board's debate on this matter and did not vote.

(5) Councillor M. S. Elliott declared a personal interest in the item concerning the Courtesy Consultation from Bassetlaw District Council (Minute No. 57 below refers) because his daughter lives in a residential area situated near to the site of the proposed development in the Gateford Park area of Worksop. Councillor M. S. Elliott took no part in the Planning Board's debate on this matter and did not vote.

54. MINUTES OF THE PREVIOUS MEETING HELD ON 5TH JANUARY, 2017

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday, 5th January, 2017, be approved as a correct record for signature by the Chairman.

55. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

56. DEVELOPMENT PROPOSALS

Resolved:- (1) That, on the development proposals now considered, the requisite notices be issued and be made available on the Council's website and that the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply.

In accordance with the right to speak procedure, the following people attended the meeting and spoke about the applications shown below:-

- Partial demolition and refurbishment of an existing unlisted building within Aston Conservation Area and the erection of 4 No. dwellinghouses at 165 Worksop Road, Aston for Mr. and Mrs. R. Brittain (RB2016/0806)

Mr. A. Northcote (agent for the applicant)
Mrs. J. Shimwell (objector)
Mrs. E. Plummer (objector)
Mrs. L. Kelly (objector)
Mr. R. Bladen (objector)
Mr. C. Plummer (objector)
Mr. P. Maxfield (objector)
Mr. B. Mears (objector)
Ward Councillor R. Taylor (objector)

- Application to vary conditions 02 (approved plans) and 03 (materials) imposed by RB2015/0671 at 8 Wath Wood Drive, Wath upon Dearne for Mr. J. Ransforth (RB2016/1620)

Mrs. B. Hallatt (objector)
Statement read out on behalf of Mr. and Mrs. J. Horsfield (objectors)

(2) That applications RB2016/0961 and RB2016/1620 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That application RB2016/1569 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and to the following additional condition and the informative:-

The development shall not begin until a scheme for the provision of affordable housing across the whole of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include: (i) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and (ii) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy shall be enforced.

Reason

The development of the application would not be acceptable without the provision of all of the dwellings being affordable in accordance with Policy CS4 and CS7 of the Core Strategy and the provisions of the NPPF.

Informative

INF 11A Control of working practices during construction phase (Close to residential)

It is recommended that the following advice is followed to prevent a nuisance/ loss of amenity to local residential areas. Please note that the Council's Neighbourhood Enforcement have a legal duty to investigate any complaints about noise or dust. If a statutory nuisance is found to exist they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Rotherham Magistrates' Court. It is therefore recommended that you give serious consideration to the below recommendations and to the steps that may be required to prevent a noise nuisance from being created.

(i) Except in case of emergency, operations should not take place on site other than between the hours of 08:00 – 18:00 Monday to Friday and between 09:00 – 13:00 on Saturdays. There should be no working on Sundays or Public Holidays. At times when operations are not permitted work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Local Planning Authority should be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

(ii) Heavy goods vehicles should only enter or leave the site between the hours of 08:00 – 18:00 on weekdays and 09:00 – 13:00 Saturdays and no such movements should take place on or off the site on Sundays or Public Holidays (this excludes the movement of private vehicles for personal transport).

(iii) Best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

(iv) Effective steps should be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.

(4) That application RB2016/0806 be refused for the reason set out in the submitted report.

(i) (Councillor Andrews declared a personal interest in application RB2016/0806 (Partial demolition and refurbishment of an existing unlisted building within Aston Conservation Area and the erection of 4 No. dwellinghouses at 165 Worksop Road, Aston for Mr. and Mrs. R. Brittain) because of her membership of a group of people who are opposed to the proposed route of the HS2 high-speed railway line through South Yorkshire. Councillor Andrews left the meeting and took no part in the Planning Board's debate on this matter and did not vote).

(ii) (Councillor M. S. Elliott declared a personal interest in application RB2016/0806 (Partial demolition and refurbishment of an existing unlisted building within Aston Conservation Area and the erection of 4 No. dwellinghouses at 165 Worksop Road, Aston for Mr. and Mrs. R. Brittain) because of his opposition to the proposed route of the HS2 high-speed railway line through South Yorkshire. Having declared that personal interest, Councillor M. S. Elliott decided to remain in the meeting, participated in the debate on this matter and voted).

(iii) (Councillor Atkin declared a personal interest in application RB2016/1620 (Application to vary conditions 02 (approved plans) and 03 (materials) imposed by RB2015/0671 at 8 Wath Wood Drive, Wath upon Dearne for Mr. J. Ransforth) because of the perception of some members of the public in the local area that Councillor Atkin has previously had an association with a representative of the applicant. Councillor Atkin vacated the Chair, left the meeting and took no part in the Planning Board's debate on this matter and did not vote. The Vice-Chair, Councillor

Tweed, assumed the Chair whilst the Planning Board determined this application for planning permission).

(iv) (Councillor Sansome declared a personal interest in application RB2016/1620 (Application to vary conditions 02 (approved plans) and 03 (materials) imposed by RB2015/0671 at 8 Wath Wood Drive, Wath upon Dearne for Mr. J. Ransforth) because of his involvement in a road safety matter affecting the A633 Warren Vale Road, as referred to in statements from objectors to this application. Councillor Sansome left the meeting and took no part in the Planning Board's debate on this matter and did not vote).

57. COURTESY CONSULTATION - 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

Consideration was given to a report of the Assistant Director of Planning, Regeneration and Structure concerning the courtesy consultation from the Bassetlaw District Council about the 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 on an area of land to the north of Churchill Way in the Gateford Park area of Worksop.

Resolved:- (1) That the report be received and its contents noted.

(2) That Bassetlaw District Council be informed that this Council raises no objection to the submitted application for planning permission.

(Councillor M. S. Elliott declared a personal interest in the above item because his daughter lives in a residential area situated near to the site of the proposed development. Councillor M. S. Elliott took no part in the Planning Board's debate on this matter and did not vote).

58. UPDATES

Members were informed that the applications for planning permission in respect of the Gulliver's Theme Park would be considered at a meeting of the Planning Board to be held during February, 2017, with Members making a visit of inspection to the application site prior to the meeting.