

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Special Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Kelham Hall, Newark on Tuesday, 13 September 2016 at 4.00pm.

PRESENT: Councillor D.R. Payne (Chairman)

Councillors: R.V. Blaney, Mrs C. Brooks, R.A. Crowe,
Mrs M. Dobson, G.P. Handley, J. Lee, N.B. Mison,
Mrs P.J. Rainbow, Mrs S. E. Saddington, Mrs L.M.J. Tift,
I. Walker, B. Wells and Mrs Y. Woodhead

78. APOLOGIES FOR ABSENCE

An apology for absence was received on behalf of Councillor D.M. Batey.

79. DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

NOTED that the following Member declared an interest in the items shown below:

<u>Member/Officer</u>	<u>Agenda Item</u>
Councillors N. Mison	Agenda Item No. 4 – Land at Fernwood South, Nottinghamshire (16/00506/OUTM) – Personal interest, the Councillor is a resident of Fernwood.

80. DECLARATION OF ANY INTENTIONS TO RECORD THE MEETING

The Chairman informed the Committee that the Council was undertaking an audio recording of the meeting.

81. LAND AT FERNWOOD SOUTH, NOTTINGHAMSHIRE (16/00506/OUTM)

The Committee considered the report of the Deputy Chief Executive, which sought outline planning consent for a residential led mixed use development comprising up to 1,800 dwellings, a local centre, a primary school, a sports hub with extensive areas of public open space and associated infrastructure. The application had been submitted on the basis of all matters except access being reserved.

A schedule of communication was tabled at the meeting, which detailed correspondence received after the agenda was published from the following: a neighbouring party; neighbouring parties from Claypole; the applicant; consultee responses; and the case officer.

A plan of the proposed site including a map of the area was tabled for Members at the meeting.

The Planning Committee Chairman informed the Committee of a typographical error in the report. The recommendation should read 'outline planning permission' and not full

planning permission as stated in the report.

The Business Manager Growth and Regeneration informed the Committee that Condition 13 had been changed to include a construction requirement for reasonable access to the existing residential dwellings, as detailed in the Late Items Report. A typographical error was also noted on page 88 of the report which should read as follows:

- 48% of units will be intermediate provision (the policy aspiration is **40%**), consisting of:
 - 25% of units to be shared ownership;
 - 75% of units to be Discount Open Market Value (DOMV) properties, with a discount of 25%;
- 52% of units will be affordable rent provision (the policy aspiration is **60%**), owned and managed by a Private Registered Provider or the Local Authority.

The Business Manager Growth and Regeneration informed the Committee that whilst the overall numerical value and percentage split between Intermediate and Affordable Rent was being secured, the actual split of house types (eg. number of 1, 2, 3, 4 bed units) was to be negotiated and agreed by Officers prior to the signing of the S106 Agreement.

The Chairman sought clarification regarding the payment through the management company towards the allotments and questioned why all residents would have to contribute towards those allotments if they choose not to have one. The Business Manager Growth and Regeneration confirmed that this would be addressed as part of the management arrangements secured.

Councillor Gould representing Fernwood Parish Council spoke against the application in accordance with the views of the Parish Council, as contained within the report.

Councillor Bett representing Barnby in the Willows Parish Council expressed concerns regarding potential traffic congestion, but acknowledged that the Parish Council had not opposed the application as reflected within the report.

Councillor Wood representing South Kesteven District Council spoke regarding the application in accordance with the views of South Kesteven District Council. Whilst South Kesteven District Council had no fundamental objection to the proposal, he asked that careful consideration being given to certain points as contained within the report.

Members considered the application and concern was raised regarding the impact from additional traffic the development would cause. A Member commented that the road network as a whole needed to be addressed to alleviate highway issues. This led to further concerns regarding the road infrastructure running through the estate to Claypole, as it was felt that would create a rat run. It was commented that the medical practice should be located on the development site. Concern was also raised regarding the development being in close proximity to the A1 and it was suggested that the design could be amended to alleviate that.

Other Members noted that in this case the Highway Authorities had not objected, nor had the Council's own independent Highway Consultants. On this basis there were no grounds to challenge the highways conclusions or the mitigation package being secured.

Current problems with the bus service to existing Fernwood were also reported. The Business Manager Growth and Regeneration confirmed that bus provision would be subsidised by the applicants relatively early given the adopted nature of Shire Lane as existing. Any bus provision could only come forward once sufficient houses were built.

A Member commented that the location of the new school was correct, but it was suggested that the school should be open before the completion of 200 dwellings. The road infrastructure around the school should also be given some consideration with the inclusion of a drop off area and double yellow lines to clearly define where parents could park, to prevent future car parking issues. The Business Manager Growth and Regeneration confirmed that recommended condition 12 would require such details to be submitted. With respect to double yellow lines this was something the County Council, as Local Highway Authority, could pursue.

The inclusion of solar panels and underground water collection tanks within the development was also suggested.

Concern was raised regarding the proposed sports provision, as the identified land was divided by Shire Lane, with changing facilities only on one side. This was considered not suitable given that children would have to cross Shire Lane to use the changing facilities on the adjacent land. The Business Manager Growth and Regeneration confirmed that the applicants Design and Access Statement referred to changing provision on either side of Shire Lane. A condition could be attached and/or amended to secure this.

Concern was also raised regarding the access to Syvlan Way Depot which would result in shared residential and HGV traffic, including potential conflicts. The Business Manager Growth and Regeneration suggested that any reserved matters should set out how any conflict was being minimised to an acceptable level.

A local Member commented that land for a cemetery and a communal church would also be a future requirement for this area.

Clarification was sought as to whether the Authority was securing all required developer contributions that the Authority was seeking. The Business Manager Growth and Regeneration confirmed that as a whole the scheme was considered to be fully compliant with the Council's Developer Contributions SPD.

A Member asked that conditions 13 and 14 regarding noise would be thought through carefully in order that noise and disruption be kept to a minimum and controlled.

Concerns were raised regarding the proposed Management Company and how that would operate. The Business Manager confirmed that the management company would be a requirement of a S.106 agreement and would be a not for profit organisation, set up by the developers solely to administer the management and financial obligations associated with the communal facilities and infrastructure of a

development. All details would need to be submitted prior to occupation of any unit. Confirmation was also provided by the Business Manager Growth and Regeneration that there would be adequate provision for green open space.

Clarification was sought regarding when the widening of the bridge over the A1 would commence. The Business Manager Growth and Regeneration confirmed that the Authority would take the lead on securing the widening of the bridge, which could be financed through CIL payment. The scheme would only take place when required, which would be dependent on funding (including CIL receipts) and the level of development taking place above and beyond this application.

AGREED (with 11 votes for and 3 abstentions) that outline planning permission be granted in accordance with the Officer recommendations subject to:

- (1). The final wording of conditions being agreed by the Business Manager Growth and Regeneration, in consultation with the Planning Committee Chairman and Vice-Chairman;
- (2). The signing of a S106 Agreement to secure matters outlined in the report and in particular Appendix 2 thereof, the triggers for which to be agreed by the Business Manager Growth and Regeneration, in consultation with the Planning Committee Chairman and Vice-Chairman; and
- (3). Additional and/or amended conditions to secure (a). an appropriate access for existing residential properties; and (b). securing appropriate changing facilities in association with Sports Hubs on both sides of Shire Lane.

The meeting closed at 6.27pm

Chairman