

28 June 2016

Agenda Item: 7

REPORT OF CORPORATE DIRECTOR – PLACE

BASSETLAW DISTRICT REF. NO.:

**PROPOSAL: INSTALLATION OF VERTICAL BAR RAILINGS AT BACK OF
FOOTWAY.**

LOCATION: WORKSOP BUS STATION, NEWCASTLE STREET, WORKSOP

APPLICANT: PLACE DEPARTMENT

Purpose of Report

1. To consider a planning application for the erection of vertical bar railings at Worksop Bus Station. The proposal is being reported to Committee for determination as the application is submitted by Place Department. The recommendation is to grant planning permission subject to the conditions set out in Appendix 1.

The Site and Surroundings

2. Worksop Bus Station is located at the junction of Watson Road (B6040) and Newcastle Street (B6024) (Plan 1). Buses access the site from Queen Street and exit on to Watson Road. Traffic movement on Queen Street is one-way, accessed from Newcastle Street. Pedestrian access to the bus station is through the bus station building fronting Newcastle Street, or when closed around the building from Watson Road. There is no pedestrian access to the bus station permitted from Queen Street. A planted bed is provided to the north of the bus access on the frontage to Queen Street.
3. The bus station lies within Worksop Conservation Area (Plan 2).

Proposed Development

Planning Background

4. 1/13/01372/CDM - Planning permission granted February 2014 for the erection of an eight-bay bus station.

Proposal

5. Notwithstanding there being no permitted pedestrian access to the bus station from Queen Street, the applicant is concerned that there may be foot traffic through the planted bed. Planning permission is sought to erect 2.0m high vertical bar railings coloured black (RAL9005), at the same height as the adjacent wall at 4 Newcastle Street, along the back-edge of the Queen Street footway (Plan 3). The railings are intended as a visual deterrent to pedestrians considering accessing the bus station from Queen Street whilst providing protection while planting becomes established.

Consultations

6. **Bassetlaw District Council** - No objection.
7. **NCC Highways Development Control** - No objection. *The proposal will not affect safety on the highway network.*
8. **NCC Built Heritage Team** - No objection. *The proposed railings are unlikely to cause any harm and rather may enhance the streetscape of this part of the conservation area by introducing a traditional feature that will strengthen the appearance of the boundary.*
9. **Severn Trent Water Limited, Western Power Distribution, and National Grid (Gas)** – No response received. Any comments received will be orally reported.

Publicity

10. The application has been publicised by means of press notice, site notice and neighbour notification sent to the nearest occupiers in accordance with the County Council's adopted Statement of Community Involvement Review.
11. Councillor Kevin Greaves has been notified of the application.
12. No representations have been received.

Observations

13. The development in the context of its location in a conservation area has been appropriately assessed as required by the National Planning Policy Framework. The height and design of the proposed railing is considered to be acceptable and would not detract from the appearance of the conservation area in compliance with Bassetlaw Core Strategy & Development Management Policies DPD Policy DM8 *The Historic Environment – B. Development Affecting Heritage Assets* (which states a presumption against development that would be detrimental to the significance of heritage assets).

Other Options Considered

14. The report relates to the determination of a planning application. The County Council is under a duty to consider the planning application as submitted. Accordingly no other options have been considered.

Statutory and Policy Implications

15. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment, and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Crime and Disorder Implications

16. The proposal would act as a visual deterrent to pedestrians considering accessing the site from Queen Street.

Human Rights Implications

17. Relevant issues arising out of consideration of the Human Rights Act have been assessed. Rights under Article 8 (Right to Respect for Private and Family Life), Article 1 of the First Protocol (Protection of Property) and Article 6 (Right to a Fair Trial) are those to be considered. In this case, however, there are no impacts of any substance on individuals and therefore no interference with rights safeguarded under these articles.
18. There are no implications for Service Users, Finance, Equalities, Safeguarding of Children Human Resources or Implications for Sustainability and the Environment.

Statement of Positive and Proactive Engagement

19. In determining this application the County Planning Authority has worked positively and proactively with the applicant by assessing the proposals against relevant Development Plan policies, all material considerations, and consultation responses received. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

RECOMMENDATIONS

- It is RECOMMENDED that planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the conditions set out in Appendix 1. Members need to consider the issues, including the Human Rights Act issues, set out in the report and resolve accordingly.
20. Members need to consider the issues, including the Human Rights Act issues, set out in the report and resolve accordingly.

TIM GREGORY

Corporate Director – Place

Constitutional Comments

Planning & Licensing Committee is the appropriate body to consider the content of this report.

[SLB 06.06.16]

Comments of the Service Director - Finance

There are no financial implications arising from the contents of the report.

[RWK 09.06.2016]

Background Papers Available for Inspection

The application file available for public inspection by virtue of the Local Government (Access to Information) Act 1985.

Electoral Division and Member Affected

Worksop West Councillor Kevin Greaves

Report Author/Case Officer

David Marsh

0115 9932574

For any enquiries about this report, please contact the report author.

FR3/3508

W001598.doc