



10th December 2013

Agenda Item:

**REPORT OF CORPORATE DIRECTOR FOR POLICY, PLANNING AND
CORPORATE SERVICES**

REQUEST FOR SITE INSPECTIONS BY PLANNING AND LICENSING COMMITTEE

Purpose of Report

1. To seek approval, in line with the Code of Best Practice, for Committee to attend formal inspections at two sites subject to current planning applications prior to them being reported for determination by Committee.

The Sites

2. It is anticipated that reports will be presented to Committee in the New Year in respect of the following key planning applications currently before the County Council:

A) Worksop Bus Station.

3. This application seeks planning permission for the site clearance and construction of a new 8-bay bus station including cafe/retail unit, crew room, information office, CCTV cameras and associated street works and fencing (including 3.0m high acoustic fencing) at the junction of Watson Road and Newcastle Street, Worksop. The scheme represents a significant public transport interchange and would require demolition of existing built development.

B) Rufford Country Park

4. This application seeks planning permission for an additional use of the Savile Restaurant, Rufford Country Park, as a wedding venue. The applications also seeks approval for the installation of marquee fixings, realignment of path and the erection of a temporary marquee from April to September (inclusive). Rufford Country Park is a designated heritage asset and assessing the impact such development would have upon the heritage assets will be a key consideration in the determination of the proposal which has been submitted as an alternative to a scheme previously presented to Committee.

Future Steps

5. Should Committee be agreeable to attend these site inspections it is normal practice to arrange them in the run-up to the targeted Committee meeting. Members will note from the Committee Work Programme attached elsewhere on this agenda that it is anticipated to report the application at Rufford Country Park to the January Committee meeting whilst the Worksop Bus Station application would be aiming for the February meeting.
6. It is anticipated that the two inspections would be combined to take place on the same day and arrangements can be put in place to minimise the need to travel by separate vehicles. Should Committee be minded to attend these inspections, it is proposed to liaise with Chairman and Vice-Chairman with a view to circulating suggested dates. Fuller details of the proposed schemes will be circulated nearer the time.
7. Finally the opportunity is taken to remind Members of the format and conduct expected during such inspections as set out in Appendix G of the current Code of Best Practice.

Other Options Considered

8. The alternative course of action would be for Committee to not inspect such sites and instead rely on the information set out in the respective planning submissions, the committee reports and any accompanying PowerPoint presentations. However, given the significance of these particular applications, it is recommended that Members observe the site locations at first hand to assist in their subsequent decision making.

Statutory and Policy Implications

9. 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.

RECOMMENDATIONS

10. It is RECOMMENDED that Committee agree to attend formal inspections of the sites at:
 - a) Worksop Bus Station; and
 - b) Rufford Country Park

on a date to be arranged prior to these applications being reported to Committee for determination.

JAYNE FRANCIS-WARD

Corporate Director Policy, Planning and Corporate Services

Constitutional Comments

Committee have power to decide the Recommendation [NAB 29.11.13]

Comments of the Service Director - Finance

There are no specific financial implications arising directly from this report. [SEM 29.11.13]

Background Papers Available for Inspection

None.

Electoral Division(s) and Member(s) Affected

Worksop	Cllr Kevin Greaves
Rufford	Cllr John Peck

Report Author / Case Officer

Jerry Smith

0115 9696509

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

PPCS.JS/PB – COMMITTEE REPORT FOLDER REFERENCE
29th November 2013 – Date Report Completed by WP Operators