

Meeting PLANNING AND LICENSING COMMITTEE

Date Tuesday 24 April 2018 (commencing at 10.30 am)

**Membership**

Persons absent are marked with `A`

**COUNCILLORS**

Chris Barnfather (Chair)  
Jim Creamer (Vice-Chair)

Pauline Allan  
Andy Brown  
Richard Butler  
Neil Clarke MBE  
Sybil Fielding  
Paul Henshaw

Rachel Madden  
Sue Saddington  
Tracey Taylor  
Keith Walker  
Andy Wetton

**OFFICERS IN ATTENDANCE**

Pete Barker – Resources Department  
Rachel Clack – Resources Department  
Sally Gill – Place Department  
Ruth Kinsey – Place Department  
David Marsh – Place Department  
Jonathan Smith – Place Department

**1. MINUTES OF LAST MEETING HELD ON 13<sup>TH</sup> MARCH 2018**

The minutes of the meeting held on 13<sup>th</sup> March 2018, having been circulated to all Members, were taken as read and were confirmed and signed by the Chair.

**2. APOLOGIES FOR ABSENCE**

Councillor Butler replaced Councillor Longdon for this meeting only.

**3. DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS**

Councillor Barnfather informed Committee of his intention to stand down as Chair for the item on Bestwood Hawthorne Primary School as he was the local member for the area and intended to speak.

#### **4. DECLARATIONS OF LOBBYING OF MEMBERS**

No declarations of lobbying were made.

#### **5. BESTWOOD HAWTHORNE PRIMARY SCHOOL, KEEPER'S CLOSE, BESTWOOD VILLAGE**

Councillor Barnfather stood down for this item and Councillor Creamer assumed the Chair.

Mr Smith introduced the report which concerned a planning application for the erection in two phases of a 420 place Primary School, along with a 39 place nursery on land to the north of Keeper's Close and east of The Spinney, Bestwood Village.

Mr Smith informed Committee that the key issues related to proposed development in the Green Belt, access to the school, the timing of planned development in the area, the routeing of construction traffic, and operational traffic and amenity impacts.

Mr Key of Bestwood Village was then given the opportunity to speak and a **summary** of that speech is set out below:

- I have no objection in principle to the building of a new school on the proposed site
- The address of the school has been given as Keeper's Close with the postcode of NG6 8XE. This will mean all vehicles visiting the school, be they visitors, parents, deliveries etc, will access the school via this small close that will become congested and blocked in a short space of time.
- The majority of the residents on Keeper's Close are either retired or near retirement age. Some of these residents have carers who require access throughout the day.
- The access to the school should be via Moor Road, which is the main road, and not off Keeper's Close.
- Assurances have been given that construction traffic will access the site via Moor Road, presumably by way of a new access road. This access road should be built at the same time as the new school obviating the need to use Keeper's Close to access the site.
- I live next to the proposed access road at the end of Keeper's Close which will be used by teachers, deliveries and visitors. My bedroom wall is only 10-12 feet away from the barrier access and this is unacceptable.
- I understand that there will be an intercom and video entry system. This will mean the presence of stationary vehicles with their engines running as they wait for access to be granted. Not only could the consequent

vibration cause structural damage but there will be an increase in exhaust fumes in close proximity to my property.

- The cost of the peripheral road will be substantial and this sum would be better spent on the school itself, especially as the road will become superfluous once Phase 2 has been completed.
- The planned parking restrictions will not work as parents and delivery drivers will ignore them.
- If there is heavy snowfall come winter, because of the steep incline of the road it will be very difficult to access the school via this route. There is never enough grit available and in these circumstances residents have been known to abandon their cars and walk home.
- The County Council, Parish Council and Langridge Homes need to meet to discuss access for construction traffic and final access arrangements for the completed school.
- Fellow residents have the same objections, namely that access via Keeper's Close should be withdrawn, the postcode for the school should be changed and residents feel that their concerns have not been taken into consideration.

There were no questions.

Mr Heaps of Bestwood Village was then given the opportunity to speak and a **summary** of that speech is set out below:

- Mr Heaps did not receive any communication regarding the proposed development and access arrangements though his neighbour did.
- The address of the school should not be given as Keeper's Close as this will increase traffic to this tiny cul de sac, especially by those using sat navs.
- The access road should not be via Keeper's Close – especially as parking for staff will not be via this route once the school is opened.
- Keeper's Close is a small cul de sac with 17 bungalows mainly occupied by elderly residents and not in the immediate vicinity of the school. This makes it unsuitable to be used as an access road.
- Common sense dictates that access should be off the main Moor Road.
- There appear to be single yellow lines proposed to restrict parking, though these are only on one side of Keeper's Close. Does this mean the other half of the cul de sac is to be used as a drop off and collection point and who is going to police these restrictions if parents use the Close to access the school?

In response Mr Smith stated that the long term aspiration is for access to the school and the proposed new housing estate to be via Moor Road and that ultimately Keeper's Close would only be used occasionally by maintenance vehicles wishing to access the school grounds.

Mr Sharp, on behalf of the applicants, Nottinghamshire County Council, was then given the opportunity to speak and a **summary** of that speech is set out below:

- There is no doubt a new school is needed as over the last 8 years the school roll has increased from 140 to approximately 210.
- Every year for the last 7 years the school has been over-subscribed with no in-year recruitment.
- Children from families living in the catchment area have been refused places at the school and this is a good opportunity to expand the school and cater for future demand.
- The split site character of the present school has a negative impact on the pupils' education.
- The recommended minimum site area for a one form entry school is 1.1 hectares. The present school sits on a site of 0.34 hectares.
- The small size of the site means that play space is very restricted and hinders the delivery of significant areas of the curriculum which would otherwise use the outdoor space.
- The Local Plan shows that growth is planned in the area making the need for a larger school profound and apparent.

There were no questions.

As the local Member, Councillor Barnfather was then given the opportunity to speak and a **summary** of that speech is set out below:

- The current site is inadequate. The school is old, on a split site, with a CLASP element and has used temporary classrooms in the past.
- It is not possible to cater for all the children that live in the catchment
- I have lobbied for a new school for years and with officers from Gedling Borough Council, Nottinghamshire County Council every other option has been explored and there is no other suitable site.
- The Gedling Local Plan, which will not be contested, will mean 500 extra homes in the village, with 21 primary aged children per 100 houses. The present school cannot cope with the present demand let alone this significant increase.

- I have listened to Mr Heaps and Mr Key today and I am sympathetic to what they have had to say, but to take a general view, this application represents an investment of £5.8m, a significant sum of which other communities would be envious.
- I have attended many meetings and listened to all representations and I have given the rationale behind the proposals. Everyone recognises the need for the school, but the priority at the moment is providing access.
- The problem is the County Council do not own the land adjacent to the school. We cannot just build a spine road on anyone else's land.
- I would like to see the building of the road brought forward but until the Plan has been approved this is not possible. The access via Keeper's Close will be built only if it is not possible to build the spine road off Moor Road first. If access is to be via Keeper's Close this will only be a temporary arrangement whatever happens.
- Access via Keeper's Close is convoluted. Some parents may attempt to use it, but only initially until they realise it is only a drop off point, not an access point.
- Parents dropping off their children at school will normally want to make an onward journey. This is not practical if they use Keeper's Close. There will be alternative spots and parents will try a number of them until they find one that suits them.
- Nottinghamshire County Council will keep the current school car park open and encourage parents to use it as a drop off and collection point for their children.
- Traffic Regulation Orders will restrict access and waiting times.
- A meeting has been arranged with myself and representatives from Gedling Borough Council and the County Council. We are all working together to mitigate the impact of the development on residents.

Mr Smith confirmed that other sites had been investigated but the proposed development was the only suitable one and that access via Keeper's Close would only be used if it were not possible to build the spine road off Moor Road first.

Councillor Barnfather left the meeting at this point.

Members then debated the item and the following questions were responded to:

- Condition 8 could be used to ensure the access road was improved and widened if necessary.
- The compound is within the red line of the application site and so all permissions and conditions would apply to the compound.

- There would be no direct pedestrian access to the school via Keeper's Close at any time. Parents would need to walk to the south west corner of the site from there via a steep path then walk all the way back again. It would be far easier using alternative routes to Keeper's Close to gain access, with walking distances detailed on Plan 4.
- In terms of lighting affecting residents, the public footpaths are already lit and Condition 11 would take account of any new lighting installed.
- A Section 106 is not necessary to deal with any potential parking and access problems because all of the site is included within the red line of the application and can be dealt with the imposition of Conditions.
- Keeper's Close is wide enough to allow two way traffic if parents were to use it to drop off their children when visitors' cars or other vehicles are parked or using the Close. Residents have access to off street parking.
- Depending on where parents live other routes are more convenient than using Keeper's Close.
- There is a well established network of paths in the village that will continue to be used when the school is built and the development has been designed with this in mind.
- NCC's Highways have looked at the application and are satisfied that Keeper's Close is suitable to be used for access to the site.
- The school is planned to be ready in September 2019.
- Once the new housing development has been built waiting restrictions will be retained on Keeper's Close which will only be used periodically by maintenance vehicles, for example when grass cutting is required at the school.
- The possibility of providing the school with a new postcode to avoid congestion on Keeper's Close was debated. After the meeting Councillor Creamer agreed that the additional informative shall be attached to any planning permission issued:

*With reference to Condition 19 drivers of construction traffic shall be provided with a suitable post code to ensure that all construction traffic (other than approved in compliance with Condition 18) is directed to the construction site via Moor Road.*

Further consideration was given to the issue of the school being provided with a post code of its own but the concern is that traffic could be directed to that post code via Keeper's Close, as the construction access road off Moor Road is not part of the public highway and so sat navs would not direct traffic to the new post code by that direction.

For clarification, Conditions 18 and 19 of the planning permission to be issued state:

18. Keeper's Close shall be used only as an access for construction during Phase 1 of Development works where necessary to provide services to the site and for the construction of the road, footway and associated works between the end of the Keeper's Close cul-de-sac and the new school entrance gate and only in accordance with details and a timescale that has been first submitted to and approved in writing by the CPA. Keeper's Close shall expressly not be used as a means of construction access during Phase 1A or 2 of Development.

*Reason: To minimise the impact of construction traffic on residents of Keeper's Close.*

19. Other than as approved in compliance with Condition 18, construction access for Phase 1 of Development shall be from Moor Road only.

*Reason: For the avoidance of doubt as to the development permitted and to minimise the impact of construction traffic on residential amenity.*

On a motion by the Vice-Chair and seconded, it was:-

### **RESOLVED 2018/010**

That subject to the application being referred to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009 and the Secretary of State deciding not to call in the application for his own determination, it is RECOMMENDED that planning permission is granted for the above development subject to the conditions set out in Appendix 2.

Councillor Barnfather returned to the meeting after the vote and resumed the Chair.

## **6. DEVELOPMENT MANAGEMENT PROGRESS REPORT AND END OF YEAR PERFORMANCE**

Mrs Gill introduced the report and confirmed that this was not just the usual regular report detailing which reports were likely to come before Committee, but also included details of end-of-year-performance.

Mrs Gill referred Members to Appendix C of the report which compared the performance of the Authority nationally on County Matters and where Nottinghamshire achieved 100% against a target of 60%. Mrs Gill confirmed that there were no specific financial implications arising from the contents of the report.

Members then debated the item and the following observations were made and questions responded to:

- Members congratulated officers on the high standard of their performance over the past year.
- The Chair encouraged all members to make every effort to attend site visits where possible as they helped everyone gain an understanding of

the issues involved and gave the example of the Bestwood Hawthorne School application where the site visit was especially useful.

- In respect of site visits, officers would endeavour to provide transport for Members and there was also the option for Members of car sharing or providing lifts for fellow Members.

On a motion by the Chair, seconded by the Vice-Chair, it was:-

**RESOLVED 2018/010**

That no further actions are required as a direct result of the contents of the report.

The meeting closed at 11.49am

**CHAIR**