

Meeting PLANNING AND LICENSING COMMITTEE

Date Tuesday 16 July 2019 (commencing at 10.30am)

**Membership**

Persons absent are marked with `A`

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

Pauline Allan	Rachel Madden
Andy Brown	Tracey Taylor
Neil Clarke MBE	Keith Walker
Sybil Fielding	Andy Wetton
Paul Henshaw	Gordon Wheeler
John Longdon	

**OTHER COUNTY COUNCILLORS IN ATTENDANCE**

Jonathan Wheeler

**OFFICERS IN ATTENDANCE**

Pete Barker – Chief Executive’s Department  
Rachel Clack – Chief Executive’s Department  
Sally Gill – Place Department  
Derek Higton – Place Department  
Jonathan Smith – Place Department

**ALSO IN ATTENDANCE**

Dan Maher – Arc Partnership  
Asaad Raouf – Arc Partnership

**1. MINUTES OF LAST MEETING HELD ON 4<sup>th</sup> June 2019**

The minutes of the meeting held on 4 June 2019, having been circulated to all Members, were taken as read and were confirmed and signed by the Chair.

## **2. APOLOGIES FOR ABSENCE**

Councillor Gordon Wheeler replaced Councillor Harper for this meeting only.

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

Councillor Taylor declared an interest in Item 5, Sharphill Primary School, Edwalton – Erection of Primary and Nursery School, as Councillor Taylor is the Vice Chair of the Children and Young People's Committee, which did not preclude her from speaking or voting on that item.

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

No declarations of lobbying were made.

## **5. SHARPHILL PRIMARY SCHOOL, EDWALTON – ERECTION OF PRIMARY AND NURSERY SCHOOL**

Mr Smith introduced the report which related to an application for the erection of a 420 place Primary School with a 39 place nursery to be built in two phases on land west of Rose Way, Edwalton. Mr Smith informed Committee that the key issues related to the provision of community use, traffic impact on the highway network, design and landscape setting, and the relationship of the proposal to planned neighbouring development.

Mr Smith informed Committee that a local interest group, Sharphill Action Group, had submitted late representations and in common with some other objectors stated that the proposal fails to provide facilities within the site for shared daytime community use, especially for pre-school and senior citizens. The Group also requested that a separate community hall be provided. In response, Mr Smith informed Committee that the application did include a 39-place nursery and that whilst the local community may aspire to the provision of greater community facilities as part of the overall development, that fell outside the scope of this application which seeks to meet the requirements of the s106 agreement.

Mr Smith informed Committee that the Sharphill Action Group had also made late representations regarding highways impacts and whilst they supported the provision of a raised crossing point, hard paving of selected verges, road markings, signage and turning area, raised an objection to a lack of provision for parent drop-off and pick-up, stating that the demand for parking will exceed highway capacity and create considerable congestion and inconvenience to nearby residents. The Group suggested that lay-by provision should be provided adjacent to the highway beyond the School Zone.

Mr Smith further informed members that the Group's late representation also stated a need to make provision for the planned bus route including safe pedestrian access, bus lay-bys close to the school and provision of shelters, in order to reduce congestion and car dependence. In response, Mr Smith stated that the provision for buses is planned in the overall development, but that it will be a matter for Rushcliffe Borough Council in their determination of the planning

applications for the road and the details of proposed housing. Mr Smith informed Committee that he had discussed the representation with NCC Highways and that the width of the spine road should be sufficient for cars and buses to pass even if cars are parked on both sides of the road.

The representation from Sharphill Action Group also highlighted that the committee report acknowledges that vehicles will have difficulty in turning/reversing once they reach the school entrance on Rose Way, especially before the spine road is operational. In response, Mr Smith stated that on-site turning provision is proposed for operational traffic, and a suitable turning facility is to be provided on the extended public highway outside the operational school site, both of which have been confirmed as being acceptable following consultation with NCC Highways.

Mr Smith stated that the Sharphill Action Group had pointed out that the school did not connect to a planned cycle route to the west of the school, but informed members that the proposal did not yet have detailed planning approval. Mr Smith further stated that given the school would be cut into the hill, the gradient of paths that would be required would make access to the west impractical. Mr Smith informed committee that if the site were to be developed broadly as shown on the indicative site layout, the school would have good access to non-car routes through the development with paths provided to the north, west and south of the school site.

Mr Smith informed Committee that another late representation had been received from a resident who had already submitted other representations. Mr Smith informed Committee that the resident supported the provision of the school but:

- Considers the school is too large;
- Objects to the design in the context of Sharphill Wood;
- Considers that the appearance of the building could be enhanced through landscaping and providing the playing field to the east of the school building to reduce impact;
- Considers the proposal will impact on outlook, and result in the loss of view and privacy;
- Is concerned about noise impacts;
- Considers proposed changes to the highway to be unsightly, including on-street parking proposed outside residential property; and
- Objects to the proposed volume of traffic and considers the school would be better accessed from the north rather than from Rose Way.

Mr Smith stated that although the representation made suggestions about how the site could be developed differently in terms of the location of the playing field and the point of access, they did not form part of the submitted application brought to Committee for determination. Mr Smith informed Committee that the

other matters in the late representation did not raise new issues to those already considered in the report.

Mr Smith referred to Condition 25 which seeks to control noise levels at the school between the hours of 11pm and 7am. However, Mr Smith stated that given that the use of the school building cannot occur during these hours, as detailed in condition 21, it is considered that this condition is not necessary and so therefore does not meet the tests for conditions as detailed in the NPPF. Mr Smith consequently informed Committee that should it resolve to grant planning permission for the proposed development, it is recommended to remove this condition from the schedule of conditions attached to the planning permission.

Following Mr Smith's introductory remarks Derek Higon, for the applicant, Nottinghamshire County Council, was given the opportunity to speak and a **summary** of that speech is set out below:-

- Nottinghamshire County Council has a statutory requirement to provide enough school places to those that require them
- There is a clear and current demand in West Bridgford for a nursery and a primary school that cannot be met presently

There were no questions.

Councillor Jonathan Wheeler was then given the opportunity to speak and a **summary** of that speech is set out below:-

- The area needs a new school. The local schools are good but they are full.
- The design may not be award-winning but it is functional and not detrimental to the area. The asking for additional funds cannot be justified in the current financial climate.
- In terms of highway concerns, I have spoken to the officers David Marsh and Jan Witko. I am satisfied that a turning circle is required. I also understand the need for a drop off area and can report that work on the installation of bus stops is under way. Given the proximity of housing to the school, many of the journeys to the school will be on foot.
- I can understand Rushcliffe Borough Council's comments regarding community use, but it is up to them to provide that facility. There is no money to provide a hall on this site. Out-of-hours use of the school is welcomed.
- I support the Recommendations in the report – the school needs to be ready by September, houses are being built now and there is a need to provide school places.

There were no questions.

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

- The turning circle will be on public highway with security fencing around it.
- Consultees and the County ecologist are happy with the installation of bat and bird boxes despite the proximity of the wood to the school and they can be used as part of the children's education.
- There is scope to increase the number of electric charging points, as referred to in paragraphs 35 and 133 of the report, without the need for further earthworks. In effect the provision is future-proofed.
- Those that want to use the school at weekends and evenings will need to enter into an agreement with the school who will ensure that the building will be open when it is required.
- There will be 12 car parking spaces for visitors/parents as detailed in paragraph 58 of the report.
- The playing field will not be flood lit. The details of any security lighting will need to be approved.
- The render to be used on the school will match that on the nearby housing and the render and brick for the school will need to be approved.
- A flat roof has not been included in the design because of the proximity of deciduous trees. The barrel roof is lower than the similar roof used on the Rolls Royce site which means it should blend in to the surroundings.
- Design is a subjective matter and the project has to be delivered on budget which means compromise is inevitable. The building is of a high standard, designed to last for 40 – 60 years.
- The school will have separate toilets for girls and boys.
- The spine road is not intended to operate as a through route. Buses will have access and automatic number plate recognition (ANPR) will be in operation. Ultimately the use of the road is a reserved matter for Rushcliffe Borough Council to decide.
- This school was designed prior to the establishment of a corporate environmental strategy. Heat source pumps could be specified in future but this would increase the capital cost of building a new school. Sharphill has been a relatively expensive school to provide because of the levels on the site and costs exceed the S106 monies available. District Council colleagues negotiate the S106 agreements, NCC is allocated the land and has to work with what it has been given. The issue is a national one and national guidelines are required. Lobbying at a national level can be effective. Sustainable aspects of the project are detailed in paragraph 46

of the report. Details of tree and hedge planting are contained in paragraph 29 of the report. Condition 13 contains a programme for the provision of landscaping.

- All schools in Nottinghamshire have a problem with parking outside of the school. The Sharphill site is restricted and has already been extended to accommodate the school and grounds so options are limited in this case. Condition 19 does specify the need for a Travel Plan. The use of red lines at this site is unlikely for technical reasons but officers will consider their use at other sites. All parking restrictions at Sharphill are enforceable.

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

**RESOLVED 2019/019**

That with the exception of Condition 25 which is to be removed, planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, subject to all other conditions set out in Appendix 4 of the report.

**6. DEVELOPMENT MANAGEMENT PROGRESS REPORT**

Mrs Gill introduced the report and confirmed that this was the usual regular report detailing which reports were likely to come before Committee.

Mrs Gill reminded members of the possibility of an additional meeting to be held on 17<sup>th</sup> September.

The Chair encouraged as many members as possible to attend the 2 proposed site visits to Sandy Lane, Worksop and Barton in Fabis.

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

**RESOLVED 2019/020**

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

The meeting closed at 11.54am

**CHAIR**