

Meeting:	Planning and Rights of Way Committee
Date:	Tuesday 28 February 2023 (commencing at 10:30am)

Membership:**County Councillors**

Richard Butler (Chairman)
Jim Creamer (Vice Chairman)

Mike Adams	Nigel Moxon (apologies)
André Camilleri	Philip Owen
Robert Corden	Francis Purdue-Horan (apologies)
Sybil Fielding (apologies)	Sam Smith
Paul Henshaw	Daniel Williamson
Andy Meakin (apologies)	

Substitute Members

Errol Henry JP for Sybil Fielding
Tracey Taylor for Nigel Moxon

Officers and colleagues in attendance:

Jaspreet Lyall	-	Solicitor and Legal Advisor to the Committee
Adrian Mann	-	Democratic Services Officer
David Marsh	-	Major Projects Senior Practitioner
Jonathan Smith	-	Interim Group Manager for Planning

Public speakers in attendance:

Mike Sharpe	-	Planning Application for Outwood Academy Portland, Worksop (item 5)
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1. Apologies for Absence

Sybil Fielding	-	medical/illness
Andy Meakin	-	medical/illness
Nigel Moxon	-	other reasons
Francis Purdue-Horan	-	other Council business

2. Declarations of Interests

No declarations of interests were made.

3. Declarations of Lobbying

No declarations of lobbying were made.

4. Minutes of the Last Meeting

The minutes of the last meeting held on 17 January 2023, having been circulated to all Members, were taken as read and were confirmed and signed by the Chairman.

5. Planning Application for Outwood Academy Portland, Worksop

David Marsh, Major Projects Senior Practitioner, introduced application 1/22/01708/CDM by Nottinghamshire County Council, Equans and the Outwood Grange Academies Trust for planning permission at the Outwood Academy, Portland to construct three two-storey extensions to the northern wings; a single-storey extension to both the existing dining room and kitchen; additional hardstanding and associated site landscape works; and additional cycle bays, cycle lockers, electric vehicle charging points and additional electric vehicle infrastructure. The following points were raised:

- a) Outwood Academy, Portland is a secondary school with 10 forms of entry, which represents a maximum of 1,500 student places. As of September 2022, the Academy had 1,485 students, so the development is intended to enlarge the school's student capacity from 1,500 to 1,800. The proposed extensions would be of similar character and design to the existing building and are considered to be of an appropriate scale, design and impact.
- b) The school building is in a central location on the site, with grass playing fields to the north. As there are nearby residential properties, there would be no first-floor windows in the new north-facing elevation or in the side of the eastern wing closest to Netherton Road. There would be first-floor windows in the side elevation of the western wing, but the property boundary on Dunstan Crescent is 48 metres away, with a distance of 64 metres to the rear of the nearest property. Established, mature screen planting is in place on the boundary already. Residential neighbours have been notified of the proposals and no representations have been received.
- c) There is an area of hardstanding at the northern end of the building that is a route for fire tender access, and the ground level here is higher than that of the pitches. The extension would be built into this space, so a minimum of 5 metres of hardstanding would be provided to the north of the extensions to replicate the existing fire access route. However, the new hardstanding and its supporting bank would encroach onto the existing playing field. Sport England's national policy seeks to safeguard against building on playing fields unless one of several policy exception tests are met, so it is proposed to compensate for the playing field area lost by regrading an area to the south of the top pitch and by lowering a bank, to bring these spaces into use as part of the playing fields.

- d) There is staff and visitor parking for 195 cars, including space for 10 cars to drop off and pick up near to the school entrance. The Academy employs 111 full-time and 65 part-time staff, but the car park is not full during the school day, leaving additional on-site spaces for the dropping off and collection of students. The school is on a straight road (Sparken Hill) with long lengths of carriageway available for short-term parking. Houses fronting onto Netherton Road do not have off-street parking and use street parking bays, but these are not reserved for exclusive use by residents.
- e) There are controlled zebra crossing points on the roads for students who walk to school. There are also splitter islands on Netherton Road to provide additional points at which pedestrians can cross. To support sustainable travel to school, additional cycle spaces and cycle lockers are proposed, along with electric vehicle charging stations and ducting to facilitate further provision for electric vehicle charging in the future.
- f) Primarily, the development is intended to provide additional places for students from twelve residential developments located mainly to the north of Worksop. At full occupancy, 23 of the additional school places would be expected to be taken by children who live locally and would walk to school. Additionally, 254 students of the enlarged school population would be expected to travel to school by public transport, while 45 would be predicted to travel by car, resulting in around 26 additional student arrivals and departures by car. The parking situation for school drop-off and pick-up would be monitored regularly for any additional measures that may be needed to address car parking demand and excessive on-street parking.

With the permission of the Chairman, Mike Sharpe addressed the Committee in support of the application. The following points were raised:

- g) Nottinghamshire County Council has a responsibility to ensure that the required amount of school places are available to meet the local need, so the current and projected demand for each school area across the county is assessed regularly and reported to the Department for Education.
- h) Currently, there are two secondary schools in the Worksop planning area, providing 3,429 student places. As a result of a number of new and planned housing developments it is projected that, by the 2026/27 school year, 345 additional secondary school places will be required beyond the baseline need generated by expected growth in the existing local population. It is vital, therefore, that work is undertaken now to ensure that the right number of school places are established to meet the likely needs for the future.

The Chairman then opened the application for debate by Committee members. The following points were discussed:

- i) The Committee considered that there is a clear requirement for more places to be created at the school, as the number of young people living in the catchment area is growing. Members noted that the school's levels of attainment are good, and

that the lack of any complaints from nearby residents regarding the proposed development reflected positively on the scheme.

- j) The Committee was concerned that there is always the potential for more students to travel to and from school by car than anticipated in the modelling process, so recommended that the wider parking situation is monitored regularly to ensure the ongoing wellbeing of the nearby residents.

Resolved (2023/004):

- 1) To approve the grant of planning permission for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions as set out in Appendix 1 to the report.

6. Planning Application for the Mill Adventure Base, Sutton-in-Ashfield

David Marsh, Major Projects Senior Practitioner, introduced application 4/V/2023/0029 by Nottinghamshire County Council for planning permission to install security shutters and roof-mounted photovoltaic panels at the Mill Adventure Base, Sutton-in-Ashfield. The following points were raised:

- a) The Mill Adventure Base is located by the Kings Mill Reservoir and offers outdoor activities to children in a controlled environment. The reservoir is used for leisure pursuits and there is a circular path around the lake. Unfortunately, the Base's café has been subject to a number of attempted break-ins, so it is proposed to install roller shutters to provide additional security.
- b) Two large roller shutters would be installed to enclose the café entrance, with the shutter box be fixed to the underside of a steel joist so that the box would be screened by a cedar cladding fascia. A separate shutter with an externally mounted box would be installed over a smaller window by the café entrance, which is recessed beneath the oversailing canopy, and would draw down over the window only.
- c) Ashfield District Council has objected to the installation of the shutters as proposed on the basis that alternative security measures could be used that are less visually intrusive. The County Council's planning officers have reviewed the objection and consider that, although the shutters could be seen at a distance from the southern side of the lake and by walkers on the lakeside path, the view is already impacted by an existing security fence and drainage ditch. A roller shutter with a concealed shutter box has also been installed on the adjacent entrance to the boat house, so the proposed design for the new shutters is considered to be acceptable and not out of character in the location.
- d) The Base building has existing solar panels on approximately half of the roof space and it is proposed to install panels to cover most of the remaining roof area. The visual impact of the solar panels is not considered to be harmful to the setting of designated heritage assets.

The following points were discussed:

- e) The Committee noted that further discussions had been held with Ashfield District Council following its original representation against the application, but that the District Council still maintained its objection. Members observed that the proposed shutters were relatively solid and so could not be seen through like the grille-type shutters used by many high street shops. Members considered however, that as the café had been subject to a number of attempted break-ins, and that it was within a site that was fenced off and locked so that people would not be in close proximity when not in use, it was appropriate to protect the windows with solid shutters installed on the outside of the building, as proposed.
- f) The Committee noted that the installation of solar panels was positive for the generation and use of electricity, which was used for the charging of electric vehicles on site and for contributing to the National Grid. Members queried, however, whether a storage battery was proposed or present already, as this would enable the energy generated by the panels to be retained and then used when required for the energy needs of the Base facility. Members asked that officers raise the potential for battery storage with the applicant, if this could assist in making the best use of the site in an environmentally friendly way.
- g) The Committee requested whether specific training on green technology and its current place within the planning context could be provided to members, to assist in their understanding when considering applications more generally that included green technology elements.

The motion to approve the grant of planning permission for the reasons as set out in the report was put to the vote and was carried by a majority of the members present.

Resolved (2023/005):

- 1) To approve the grant of Planning Permission for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions as set out in Appendix 1 to the report.

7. Development Management Progress Report

Jonathan Smith, Interim Group Manager for Planning, presented a report on the recent Planning applications received by the Council, the decisions taken by officers and the applications likely to come to the Committee for consideration at its future meetings. The following points were discussed:

- a) The report details the applications received between 16 December 2022 and 10 February 2023, and the decisions made since the last Committee meeting on 17 January 2023.
- b) Currently, seven applications are scheduled to be considered at the next Committee meeting on 18 April, which would represent a substantial agenda. However, as three of the applications relate to Cromwell Quarry and three relate to Mission Quarry, it is aimed to present these applications as combined reports, if feasible.

Resolved (2023/006):

- 1) To note the Development Management Progress Report and confirm that the no additional actions are required in relation to its contents.

There being no further business, the Chairman closed the meeting at 11:11am.

Chairman: