

Minutes of the Harworth & Bircotes Town Council meeting held on Monday 17<sup>th</sup> September 2018,  
at 7.00pm in the Town Hall, Scooby Road, Bircotes

Present: Cllr Evans (Chair), Cllr Jones, Cllr James, Cllr Barns and Cllr Morgan-Kingston  
Others: W Davies (Officer) K Tarburton (Community Development & Funding Manager) and PC Martin

Public Session: No members of the public present

County Councillor Report: No report submitted

Police Report: PC Martin gave his police report for August

**16636 To receive any apologies for absence**

Apologies received and approved from Cllr Smith, Cllr Flynn, Cllr Robinson, Cllr Gratten, Cllr Dean and Cllr Durdy

**16637 To receive any declaration of interests in any item on the agenda**

No declaration of interests received.

**16638 To receive update on the Harworth & Bircotes Intervention Scheme**

Karen Tarburton reported that at the moment we are currently working with the District Council on the actions on some of the outcomes in the Intervention Scheme.

**16639 To approve the minutes of the Town Council meeting held 2<sup>nd</sup> July 2018**

Cllr James proposed to accept the minutes of the meeting held 2<sup>nd</sup> July 2018 as a true record; this was seconded by Cllr Jones and resolved by the Council.

**16640 To approve the minutes of the Town Council meeting held 10<sup>th</sup> September 2018**

Cllr Morgan-Kingston proposed to accept the minutes of the meeting held 10<sup>th</sup> September 2018 as a true record; this was seconded by Cllr James and resolved by the Council.

**16641 To receive District Councillor Reports**

The Chair the following District Council report:

Littering from vehicles – Bassetlaw District Council will enforce a £100 fine on any vehicle throwing litter. This enforcement falls under the Littering from Vehicles outside London Regulations. Ultimately it is the vehicle owner who is responsible, even though it may have been a passenger who threw litter. The date/time/location/vehicle registration and any other information should be reported to Environment Health at the District Council.

Bassetlaw District Council Enforcement Powers, as contained in the Housing and Planning Act 2016. This basically applies to landlords and Housing of Multi Occupancies (H.M.O's). It gives Local Authorities the power to impose a financial penalty on organisations or individuals; this can be used as an alternative to prosecution for housing offences.

There are clear criteria:

1. Failure to comply with an improvement notice

2. Offences regarding licensing – all H.M.O's must be licensed, and must comply with certain conditions
3. Contravention of an overcrowding notice
4. Failure to comply with management regulations
5. Breaching a banning order

Bassetlaw District Council has drawn up a matrix of penalties; the amount of a fine will correlate with how serious the offence is; £30,000 is the maximum amount.

The Chair, along with District Councillors Anita Smith and David Challinor have given grants totalling £500 towards the Harworth & Bircotes Junior Football team for new kits and training gear.

#### **16642 To receive cemetery reports**

Cllr Barns gave the following reports:

New cemetery: the new solar power gates are almost finished; some weeding required on the flower beds and evidence of moles adjacent to the child burial section. No H&S issues.

Old cemetery: the broken headstone in section C is now in a safe condition. All the wooden seats require weather treatment before too much deterioration. The Officer reported that a new sign has been purchased and just requires securing to the gate. The grit bin at the gate required replenishing.

The Officer presented information on a death certificate following a request for an additional name to be included on the Miner's Memorial. After consideration the Council declined the request. The memorial is intended for miners that were killed by accidents at the pit and not miners that died on site/or off site due to health issues.

#### **16643 To approve payments and receive financial report**

The Officer circulated copies of the finances as at 31<sup>st</sup> August 2018 and a list of payments for approval.

Cllr Barns proposed to approve the list of payments; this was seconded by Cllr Jones and resolved by the Council.

#### **16644 To receive External Audit report**

The Officer reported that the external auditors report and certificate for 2017/18 has been received as follows:

*“On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.”*

#### **16645 To consider changing utilities contracts**

The Officer circulated information on renewal quotations for the gas, electric and telephone charges. The comparisons showed that by changing utility companies that a saving of £4,500 could be made by going on a 48 month contract for the gas

and electric. Additional savings could also be made by swapping telephone companies.

Cllr James proposed to change the utility companies; this was seconded by Cllr Morgan-Kingston and resolved by the Council.

**16646 To consider any planning applications and note any decision notices, appeals and planning correspondence – see list attached**

**Planning Appeal for consideration:**

**Planning ref:17/00845/OUT**

Appeal ref: APP/A3010/W/18/3201421

Proposal: Outline application with all matters reserved for up to six dwellings

Location: Land fronting Harworth Cemetery and adjacent to Styrrup Road, Harworth

The Town Council considered the above appeal and submitted the following comments:

1. As stated in the Town Council's original comments on the application. The Bassetlaw Core Strategy and Development Management Policies DPD Policy DM4 states "that development proposals will only be accepted where they are of a high quality design, respect their wider surroundings and context, do not have a detrimental effect on the residential amenity of nearby residents". In relation to policy DM4 the Town Council is concerned about the number of properties proposed for the site and suggest that the numbers of properties proposed for the site should be reduced and set further back within the plot to allow for more amenity space for the new occupiers and allow for larger car parking spaces at the front of the properties.

2. In line with policy DM4 the proposal also shows lack of support for the local character and distinctiveness of the surrounding area as the proposal site lies within one of the oldest part of Harworth. The dwellings appear to be crammed onto a very small footprint at one of the Town's gateway's from Styrrup into Harworth. If the style replicated the existing development of larger properties that form the ribbon development maybe this would be more acceptable. In addition to this, the Town Council is concerned about the development imposing unacceptable living conditions on existing residents such as the residents at number 26 Styrrup Road by affecting the amount of daylight into their property.

3. The Town Council is concerned about residents entering and exiting the cemetery and the potential of the new housing obstructing the view of oncoming traffic when leaving the cemetery. Also the development does not take into consideration where the visitors will park as the proposed drive ways are very small and therefore potentially the cemetery car park will be used for the occupier's visitors.

4. The Town Council undertook a Neighbourhood plan and this successfully went through referendum in 2016 therefore, the District Council 5-year housing land supply is not relevant to Harworth & Bircotes. Paragraph 14 of the National Planning Policy Framework 2018 (NPPF) is however relevant and it should be noted that the District Council does have a 3.7 years' worth of housing supply and the area only requires a 3-years' worth of housing supply to comply with the NPPF . The Neighbourhood Plan also proactively allocated sites and is currently delivering largescale housing developments

### **Planning Applications for consideration:**

#### **Application: 18/00903/OUT**

Proposal: Outline application with some matters reserved – approval being sought for access for residential development for up to 199 dwellings  
Location: Land rear of Grange Farm, Blyth Road, Harworth

#### **Application: 18/00927/HSE**

Proposal: Erect first floor side extension  
Location: 1 Bracken Way, Harworth

#### **Application: 18/00925/HSE**

Proposal: Erect single storey rear extension and convert garage into lounge  
Location: 12 Briar Grove, Harworth

#### **Application: 18/01014/HSE**

Proposal: Ground floor front extension  
Location: Crossbow Bungalow, Hill Road, Bircotes

#### **Application: 18/00772/HSE**

Proposal: Detached single storey pitched roof garage to rear  
Location: 38 Rutland Drive, Harworth

#### **Application: 18/01097/FUL**

Proposal: Proposed toilet block extension  
Location: Sismatico Uk Ltd, Plumtree Industrial Estate, Bawtry

#### **Application: 18/01103/HSE**

Proposal: Erect first floor side extension, ground floor rear wet room extension  
With enclosed balcony above  
Location: 9 Briar Court, Harworth

#### **Application: 18/01123/LBA**

Proposal: Erect single storey rear extension  
Location: Grange Farmhouse, Main Street, Harworth

#### **Application: 18/00903/OUT**

Proposal: Outline application with some matters reserved – approval being sought for access for residential development for up to 199 dwellings  
Location: Land rear of Grange Farm, Blyth Road, Harworth

The Town Council considered the above applications and had no objections.

#### **Application: 17/01728/OUT**

Proposal: Hybrid Planning Application for Outline Planning Permission for residential development of approx. 650 new homes (approval being sought for access), public open space, a new primary school, landscaping and associated infrastructure with access into the site included. Full planning application (phase1) for the development of 161 new homes, open space, landscaping and associated infrastructure  
Location: Land south of Tickhill Road, Harworth

The Town Council considered the above application and the response is as follows: Regarding the full planning application (Phase 1); the Town Council feels there is virtually no difference to the previous application. However, what is of particular concern is the vehicle movement on the site. It is noted that the exit/access between the site and the A631 Bawtry to Tickhill Road has not yet been resolved; and for this reason the Town Council objects to this application.

With regard to the outline planning application; the Town Council wishes their previous concerns dated 20<sup>th</sup> February 2018 to be noted as follows.

### **Background**

The Bassetlaw District Council Core Strategy 2011 set the principal of development in Harworth & Bircotes at 22% for housing growth within the settlement up to 2036. The sites that were suitable for delivering the housing growth were then identified within the Bassetlaw District Council Site Allocations document 2014 (Then withdrawn in 2015 due to the development of the New Local Plan).

The Harworth & Bircotes Neighbourhood Plan 2015 was produced by the Town Council which by law has to be in general conformity with the Bassetlaw District Council planning strategies (i.e. the Core Strategy) and therefore the allocated growth had to be accepted by the Town Council within the Neighbourhood Plan. The Town Council undertook numerous consultation which are listed in Appendix A to ensure the community was aware of the neighbourhood plan and were involved in the policies within the document. The document was also subjected to two statutory six-week consultation periods in which the community and statutory bodies were invited to make comments on the document.

The Town Council has the following comments to make on the proposed application:

1. Due to the potential impact of the development of 650 new homes along with the other committed housing developments (already granted planning permission) within the Town. The Town Council have requested Bassetlaw District Council to contact Severn Trent to see if the existing Sewage Treatment Plant on Tickhill Road can accommodate the additional growth. We are currently awaiting Seven Trent's reply and wish for this to be taken into consideration when determining the application.
2. Another issue is the sewage treatment plant is the odour from the plant. During the summer months existing residents (on Baulk Lane and Tickhill Road) already complain about the smell and therefore, bring more properties into the vicinity is only going to add to the issue of complaints about the odour from the plan. This will potentially cause unacceptable living conditions for new residents within the town.
3. The design and access statement submitted with the application suggested that 2.5 storey properties could be built on the site. However, all the submitted drawings provided for the Reserved Matters part of the application does not include 2.5 storey properties within the detailed drawings. It is therefore, envisaged that the 2.5 storey properties will be applied to the second phase of the development. The Town Council would like it noted that 2.5 storey properties are not suitable for this location and are not in keeping with the existing properties in the area (mainly being bungalows and two storey properties).

4. The proposed development includes an option for a Primary School the Town Council are aware that there is a need for more school places in both primary and secondary education but the traffic hazard getting to this site during school drop off and collection times are a major concern.
5. The Town Council will be supportive of the development of affordable housing. This development could potentially deliver 90 plus affordable dwellings (at 15%). We would request that if the council is minded to grant the application that the affordable housing is delivered at the Bassetlaw District Council's Target of 15%.
6. The Town Council is concerned that the existing road infrastructure will be unable to accommodate the number of cars associated with the new development, in particular the mini roundabouts on Blyth Road as cars are currently queuing at peak times to access the roundabout from all of the main roads leading to the roundabouts. The access into and onto Tickhill Road (B6463) from the development at point 7 of the illustrative plan option 2 (151960SK21) and the same for point 16 on the Tickhill Road (A631) towards Bawtry are on to 60 miles an hour roads and this will undoubtedly cause traffic problems or accidents. Historically there have fatalities on these roads and many accidents. Therefore, the Town Council has contacted Joanne Horton from Nottinghamshire County Council Highways Department to request that these issues be looked at and for the speed limits to be reduced on these 60mph roads.
7. There is a definite need for a play area within the area of Harworth and this is absolute necessity.
8. The Neighbourhood Plan undertook a Green Infrastructure study and it identified a green wheel and linkages around Harworth and Bircotes. Again this needs to be incorporated into the development.
9. The Town Council wishes to raise the issue with the health care facilities. Currently local residents struggle to get appointments at the surgery. The impact of the new development on the GP surgery will be catastrophic, and the surgery will not be able to cope with the additional number of residents as a result of the development. The Town Council have written to Mr Idris Griffiths, Chief Officer of the NHS Bassetlaw to inform him of this application and other pending applications for additional housing across Harworth & Bircotes. We are also requesting a meeting with them.
10. The final point is that the additional homes will also have an impact on the services within the Town Centre and the leisure centre and we requested that the impact of the new development on our local services are looked into. We have requested that the Strategic Development Coordinator at Bassetlaw District Council works with the Town Council to look at the impact of all the housing developments on our services and what additional services will be required.

## Appendix A

**Table1: List of Consultation events Undertaken Throughout the Development of the Neighbourhood Plan.**

Date	Event	Purpose	Outcome
<b>July/August 2013</b>	PLUGGED event  Youth Centre Workshop, 10-18 age group	To ensure that young people's views were taken into account from the start	Views from 90 young people reflected in a range of issues. Those raised were considered in the NDP development
<b>October 2013</b>	Business & Land Owner Event	To ensure that business views were taken into consideration.	To raise awareness of the NDP and gain views on how the Plan could help businesses in the area
<b>October 2013</b>	Planning Over a Pint Sessions	To talk to people who do not usually get involved in planning events, to seek their views	39 local people completed questionnaires and were able to shape NDP from the outset
<b>November 2013</b>	Primary School Workshops	3 x 2 hour sessions in 3 primary schools working with x 8-11 year olds  Involved	89 children enabled to participate in the planning process and as a way of drawing in the school community and their parents.
<b>November 2013</b>	Drop-in Events at coffee mornings, mother and toddler groups etc	Informal sessions attracting wide age range from 12-65 to explore the emerging policy options	To ensure the debate about the emerging options was taken to the heart of the community 80 people participated

<b>December 2013</b>	Hired a shop on Scrooby Road to run consultation drop in session for 5 days	To give the community a chance to look at the maps and policies for the area as they were being developed	Kept profile of the Plan high in the community, opportunity to discuss policies with BDC planners, approx. 150 people attended but 1000s of residents were able to see the shop frontage.
<b>December 2013</b>	Secondary School Workshop Age 11-16	To seek their opinions on living in Harworth & Bircotes now and in the future and what improvements could be made	Worked with 78 young people to get their input into the Plan
<b>December 2013</b>	Christmas Event	Keeping community informed and providing opportunities for getting involved	Over 800 residents attended the event
<b>January 2014</b>	Community Group Events, Questionnaires in Town Hall & Information Centre	Seeking community views on issues and options	85 questionnaires completed, positive response to key issues raised
<b>February 2014</b>	Community Group Events	To raise awareness of the NP and ensure the local community groups have an input into the plan. Local schools also sent a copy of the	Over 300 residents witnessed the discussion and were given the opportunity to fill out the questionnaire. 46



	Affordable Housing Survey	questionnaire home with each child with 1100 distributed.  3,338 Affordable Housing Surveys were sent to every household	questionnaires received.  211 Affordable Housing Surveys returned
<b>March 2014</b>	Green Infrastructure Study	The document was sent to key statutory Consultees	To gain views on the draft Green infrastructure Plan
<b>September 2014</b>	Colliery Masterplan	To allow local residents the opportunity to comment on the Masterplan for the Colliery site, as well as Draft Policies of the Plan	112 local residents participated with 97 expressing their support for the Masterplan and Draft Policies presented.

### Street Naming

#### Notification of the following Street Naming application 18/00078/NEWDEV:

Location: Land South of Asda store off Scrooby Road, Bircotes  
 Proposal: New development street names of:  
 Brinsley Way, Linby Drive, Harper Hill Gardens, Kimberley Mews

#### 16647 To consider the town's planting scheme

The Officer asked if the damaged planters on Scrooby Road could be removed due to wood rotting and they have been damaged by bikes riding over them. K Tarburton has submitted a funding application to replace the current wooden planters with more substantial ones in keeping with the planters on the shops front. After consideration Cllr Barns proposed that the planters are removed (worse ones first), the areas reseeding and new planters installed next year; this was seconded by Cllr Morgan-Kingston and resolved by the Council.

**16648 To approve GDPR training for staff**

The Officer reported on the GDPR training required for the staff members. Cllr Morgan-Kingston proposed that any training required should be arranged; this was seconded by Cllr Barns and resolved by the Council.

**16649 To receive Councillor reports**

No Councillors had any reports to give  
The Chair gave her report as follows:

The Chair has already updated Councillor via email the meeting with NCC and the meeting with Homes England

Spoil Heap No.2 – The Chair reported that representatives from surrounding local Councils have been invited by the Harworth Group to a meeting at Sytrrup; to discuss the issues with the spoil heap No.2. This meeting will be followed up with public consultation sessions.

Objections to the Waste Incinerator. The Town Council met last week and formally voted to object to a broad range of issues; but the overwhelming concern is the negative impact it will have on future development.

There are a number of planning policies that the appearance of a waste incinerator directly contravenes. The other factor is that our Neighbourhood Plan focuses on the development of the colliery site and a new town centre – the two are indivisible. Both the Neighbourhood Plan and relevant Planning Policies will accompany our letter of objection.

Campaign update – there has been overwhelming support from the business parks. Notts County Council Planning contacts details for this application have been distributed and we are in the process of delivering leaflets around the Town – volunteers required.

The Neighbourhood Plan – just for clarity of understanding, any Neighbourhood Plan has to encompass what is locally in existence and seek to make improvements in some areas – for some communities this could result in modest ambitious, or a quite ambitious agenda as with Harworth & Bircotes.

BUT – a Neighbourhood Plan also has to encompass some items that cannot be changed i.e. previous planning agreements and allocations, as agreed between developers and the Bassetlaw District Council. This means that for Harworth & Bircotes two previously agreed allocation existed before we began our Neighbourhood Plan – these are:

- 1) This site on Tickhill Road
- 2) The site behind Galway Road

There is nothing the Town Council can do to change this.

The opportunity present by the developers of the colliery site meant we could:

- 1) Aim for certain facilities – a school, community facilities, a green circle and certainly we continue to be involved in ongoing discussions
- 2) These aspirations mean that we can raise the bar on any other sites that materialise, and also invest in other community facilities
- 3) Note - links with the colliery site are key to an improved town centre

Street naming and numbering on the colliery site are based on Nottinghamshire pits.

Karen Tarburton reported that she is currently working on the following projects:

- large strategic projects such as the North Borders school application to Homes England for funding for feasibility study.
- Finalising the Christmas lights weekend event
- Organised another Fashion Show event
- Organised and created the publicity material for the Veterans Ball.
- Working with the consultant and BDC on Snipe Park Project.
- Managing staff which includes supervisions

**16650 To receive items of correspondence for information and future agenda items**

No items of correspondence were put forward for the next agenda.

**16651 To exclude members of public under the Public Bodies (Admissions to Meetings) Act 1960 to enable discussion on staff appraisals/hours, tenders/update regarding gifting of land/Code of Conduct**

No members of the public present.

**16652 Time and date of the next Town Council meeting**

The next Town Council meeting will be held on the 15<sup>th</sup> October 2018 at 7pm in the Harworth & Bircotes Town Hall, Scrooby Road, Bircotes.