

**NOTE OF A CALL-IN MEETING
HELD ON 12TH DECEMBER, 2018 AT THE TOWN HALL, NELSON
TO DISCUSS THE POLICY AND RESOURCES COMMITTEE DECISION
IN RESPECT OF THE LOMESHAYE DEVELOPMENT BRIEF**

PRESENT:

Councillors

M. Iqbal	
B. Newman	Caller-In
K. J. Turner	Caller-In
D. M. Whipp	Caller-In

In Attendance:

Dean Langton	Chief Executive
Philip Mousdale	Corporate Director
Neil Watson	Planning, Building Control and Licensing Services Manager
Joanne Eccles	Committee Administrator

Chairman

Councillor C. Wakeford

1. LOMESHAYE DEVELOPMENT BRIEF

DECISION CALLED IN

At its meeting on 27th November, 2018 the Policy and Resources Committee took the decision shown in the minute below which resulted in a Call In Notice being submitted by Councillors B. Newman, K. J. Turner and D. M. Whipp

“The Planning, Building Control and Licensing Services Manager submitted a report on the outcome of the consultation on the draft Development Brief. The comments received were attached to the report at Appendix B.

Following discussion the Committee were reminded that the role of the Development Brief was to provide a Design Framework for the development of the site. It was not to act as a full planning application with full supporting documents. This would come at the next stage of the development of the site including a full transport statement which would look in more detail at the precise requirements for the access arrangements to the site as well as the capacity of the transport network. There was no requirement for a Traffic Impact Assessment to be undertaken as part of the Development Brief.

It was noted that the Brief had been amended in line with the comments received as set out in Appendix A attached to the report.

RESOLVED

(1) *That the comments received on the draft Development Brief be noted.*

- (2) *That the revised Development Brief, as set out in Appendix A attached to the report, be adopted.*

REASON

- (1) *In order that the Committee note the comments made and take them on board in considering the form of the Development Brief.*
- (2) *To adopt the Development Brief to comply with the requirements of Policy WRK3 of the adopted Part 1 Local Plan.”*

REASON FOR CALL IN

The reason given for the Call In was that “Whilst supporting industrial extension the design of proposed site lacks consideration for unification of clear traffic routes.”

SUGGESTED ALTERNATIVE COURSE OF ACTION

That there be a commitment to consideration of connectivity from the existing Lomeshaye Industrial site with the proposed site facilitating vehicle transfer for and access and departure to Junction 12 of M65 as integral part of the site. That there be engagement of a full and complete highway traffic review of the A6068 before submission of any application.

DISCUSSION

The main reason for the Call In was access to the Phase 2 development site. There were objections to having the access onto the A6068, generating extra traffic on this road and at Junction 13. Whereas, linking the Phase 2 site to Phase 1 by an internal road would enable traffic to access Junction 12 of the M65. It was suggested that access onto the A6068 be restricted to emergency vehicles and public transport. The A6068 was not a dual carriageway and having a roundabout at this point would be difficult due to the width of the road. If there had to be access onto and from the A6068 then there should be no right turns.

Reference was also made to apparent new owners of part of the site and their possible intentions for an internal link road. However, the Legal Team had done the appropriate checks and the land was still registered with the original owner. So, as far as the Council was concerned, all correspondence and official dealings were still with the original owner.

It was explained that the timescale for using the £4m LEP funding for development of Phase 2 was tight and had to be used by April 2021. The Council could not afford to lose this funding. Access to and from the Phase 2 development was always intended to be on/off the A6068. The improvements to Junction 13 roundabout had been done to increase capacity for additional traffic from extending the Lomeshaye Industrial Estate and the development of Trough Laithe.

The Development Brief needed to include access onto the A6068, for it to be of any use. At this stage it was not necessary to undertake a full assessment. There would be a Traffic Impact Assessment undertaken at the planning application stage which would look at access both onto the A6068 and Junction 12.

AGREED

Following discussion it was agreed that the suggested alternative course of action be considered at the next Policy and Resources Committee and that the Chief Executive be asked to provide further information on the condition of the land and the LEP grant funding conditions.