

8 January 2015

Agenda Item: 5

REPORT OF THE CORPORATE DIRECTOR FOR POLICY, PLANNING AND CORPORATE SERVICES

RESPONSES ON PLANNING CONSULTATIONS AND STRATEGIC PLANNING OBSERVATIONS

Purpose of the Report

1. To provide a summary of the current status of planning consultations received, and being dealt with, by the County Council from Nottinghamshire District and Borough Councils, neighbouring authorities and central government.
2. To provide information to Committee on the formal responses which have been agreed by the Chairman of Environment and Sustainability Committee, in consultation with the Group Manager Planning, requests from Nottinghamshire Borough and District Councils, neighbouring authorities and central government

Information and Advice

Planning Consultations Received

3. The Planning Policy Team has received 47 planning consultations during the period the 22nd October to the 8th December 2014 this is set out in Appendix A.

Planning Consultation Responses

4. Responses to Nottinghamshire District and Borough Councils planning consultations are set at Appendix B.
5. It should be noted that all comments contained in the sent responses could be subject to change, as a result of on-going negotiations between Nottinghamshire County Council, the Local Authority and the applicants.

Other Options Considered

6. There are no alternative options to consider as the report is for information only.

Reason for Recommendation

7. This report is for information only.

Statutory and Policy Implications

8. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION

1) Environment and Sustainability Committee note the report.

Jayne Francis-Ward
Corporate Director, Planning, Policy and Corporate Services

For any enquiries about this report please contact: Nina Wilson, Principal Planning Officer, Planning Policy Team, 0115 97 73793

Background Papers

Individual Consultations and their responses.

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Constitutional Comments

9. As this report is for noting only constitutional comments are not required.

Financial Comments

10. There are no direct financial implications arising from the contents of this report.

Electoral Division(s) and Member(s) Affected

All.

Appendix A – Nottinghamshire County Council: Planning Consultations Received – October to December 2014

Date Received	ID	Address	Details	Officer Dealing	Response Type	Reason	Notes
Ashfield District Council							
27.10.14	Ashfield District Council V/2014/0530	Land off Southwell Lane, Kirkby in Ashfield	Outline application with all matters reserved (except for access) for residential development, drainage and landscaping	NW	O	Did not meet agreed protocol	S106 comments required
07.11.14	Ashfield District Council V/2014/0557	Central Nottinghamshire Healthcare NHS Trust, Portland Street, Kirkby in Ashfield	Change of use from hospital wards to offices (B1) in association with NHS Healthcare activities, internal refurbishment and replacement glazing to former bathroom windows	NW	O	Did not meet agreed protocol	S106 comments required

11.11.14	Ashfield District Council V/2014/0565	Royal Foresters Public House, Coronation Street, Sutton in Ashfield	Demolition of existing public house and erection of fourteen dwellings with access road and landscaping	NW	O	Did not meet agreed protocol	S106 comments required
18.11.14	Ashfield District Council V/2014/0577	Land at Lancaster Road and Astral Grove, Hucknall	Erection of 3 no. Care Homes with Associated Hard and Soft landscaping and removal of protected trees	NW	O	Did not meet agreed protocol	S106 comments required
21.11.14	Ashfield District Council V/2014/0590	Land at Daniels Way, Hucknall	Demolition of Existing Unit and Residential Development for a Maximum of 50 Dwellings	NW	O	Did not meet agreed protocol	S106 comments required
21.11.14	Ashfield District Council V/2014/0585	Rolls Royce, Watnall Road, Hucknall	Reserved Matters Application Pursuant to ref V/2013/0123 – (Hybrid Planning Application, Outline Application for Business Park, Residential Development, Accesses	NW	O	Did not meet agreed protocol	S106 comments required

			off Watnall Road, Public Open Space, One-form Entry Primary School, Community Facilities, Retail, Pub/Restaurant, Care Home, Footpath and Cycle Links, and Nature Conservation Enhancement, and full details of new access from Hucknall A611 By-Pass) for Phase 1 – Infrastructure to serve the development, including details of access, appearance, landscaping, layout and drainage				
03.12.14	Ashfield District Council V/2014/0614	Land at Rolls Royce Plc, Watnall Road, Hucknall	Approval required by a condition attached to planning permission V/2013/0123	NW	O	Did not meet agreed protocol	No comments required
08.12.14	Ashfield District Council V/2014/0626	Land adjacent 127 – 147 Chesterfield Road,	Demolition of existing structures. Outline	NW	O	Did not meet agreed protocol	S106 comments

		Huthwaite, Sutton in Ashfield	application (with approval of vehicular access) of up to 37 dwellings				required
Bassetlaw District Council							
03.10.14	Bassetlaw District Council 14/01369/OUT	Land to the North of Station Road, Beckingham, Doncaster	Outline application for Residential Development with all matters reserved	NW	O	Meets agreed protocol	January E & S Committee
05.11.14	Bassetlaw District Council 14/01410/SCR	Land North of Tupcroft Road and South of Gravelholes Lane, Misterton	Screening Opinion – Proposed Solar Farm generating approximately 5.1MWp of electricity with an approximate area of 10.1ha	NW	O	Did not meet agreed protocol	No comments required
13.11.14	Bassetlaw District Council 14/00688/OUT	Land to the rear of 17 Durham Grove, Retford	Outline application with all matters reserved to erect fourteen bungalows (Amended)	KH	O	Did not meet agreed protocol	Additional ecology comments sent

18.11.14	Bassetlaw District Council 14/01476/SCR	Land South of Serlby Road, Styrrup, South Yorkshire	Screening Opinion for the proposed installation of a photo voltaic (PV) Solar Development	NW	O	Did not meet agreed protocol	Comments sent to Bassetlaw DC
20.11.14	Bassetlaw District Council 14/01490/PREAPP	Land West of A638 Great North Road, Ranskill	Residential Development of approximately 13 or 14 units	NW	O	Did not meet agreed protocol	S106 comments required
21.11.14	Bassetlaw District Council 14/01418/PREAPP	Notts CC Tuxford Primary and Nursery School, Newark Road, Tuxford, Newark	Erect Academy Library/Community Building	NW	O	Did not meet agreed protocol	S106 comments required
21.11.14	Bassetlaw District Council 14/01443/PREAPP	Land at Meadow View, Great North Road, Markham Moor	Proposed commercial development	NW	O	Did not meet agreed protocol	S106 comments required
25.11.14	Bassetlaw District Council		Elkesley Draft Neighbourhood Development Plan	NW	O	Meets agreed protocol	January E & S Committee
28.11.14	Bassetlaw District Council	Land South of Worksop Bypass, Worksop	Screening Opinion – Employment and Distribution	NW	O	Did not meet agreed protocol	On-going

			Development (Use Classes B1, B2 and B8) upto 97,500 sqm				
01.12.14	Bassetlaw District Council 14/01482/FUL	Torksey Viaduct and Approach Embankment, Torksey Ferry Road, Rampton	Creation of a timber walkway across disused viaduct and associated works	NW	O	Did not meet agreed protocol	On-going
Broxtowe Borough Council							
19.11.14	Broxtowe Borough Council 14/00677/OUT	Bramcote Hills Golf Course, Thoresby Road, Bramcote	Outline application to develop former Bramcote Hills Golf Course (part), all matters reserved except for access from Deddington Lane, for use as a continuing care retirement and specialist care community consisting of accommodation units comprising up to 38 x 2 bed bungalows, 4 x 1 bed bungalows, 40 x 1 bed assisted care units	EMc	O	Did not meet agreed protocol	Comments sent.

			and 18 x 1 bed flats together with specialist care/ancillary communal facilities				
Gedling Borough Council							
30.10.14	Gedling Borough Council 2014/1110	Land adjacent Newstead Abbey, Newstead Abbey Park	Formation of six glamping cabins and supporting ancillary accommodation, within the existing context of the site	NW	O	Did not meet agreed protocol	On-going
30.10.14	Gedling Borough Council 2012/0616	Land North of the Lighthouse, Catfoot Lane	Proposed Crematorium for Gedling	NW	O	Meets agreed protocol	January E & S Committee
Mansfield District Council							
04.11.14	Mansfield District Council 2014/0607/PR	Former Health Centre, 22-24 St John Street, Mansfield	Change of use to residential	NW	O	S106 comments required only – no planning response needed 04 November	

11.11.14	Mansfield District Council PRE-APP	Land off Victoria Street/Princess Street, Mansfield	Residential development comprising 59 units	NW	O	Did not meet agreed protocol	On-going
12.11.14	Mansfield District Council 2014/0630/ST	Mansfield Plant, Nr Ratcher Hill Quarry, Southwell Road West, Mansfield	Construction and operation of a concrete batching plant	NW	O	Did not meet agreed protocol	On-going
18.11.14	Mansfield District Council 2014/0643/NT	Land to the rear of 5 Welbeck Road, Mansfield Woodhouse	Erection of 10 no. dwellings	NW	O	Did not meet agreed protocol	On-going
25.11.14	Mansfield District Council		Draft review Market Warsop Conservation Area character appraisal and management plan	NW	O	Did not meet agreed protocol	On-going
26.11.14	Mansfield District Council		Consultation on Mansfield's draft Statement of Community Involvement	NW	O	Did not meet agreed protocol	On-going
Newark and Sherwood Council							

05.11.14	Newark & Sherwood District Council 14/01529/FULM	Hall Farm, School Lane, East Stoke, Newark	Planning permission is sought for the demolition of existing portal frame agricultural buildings and associated hard standing and the construction of a mixed use scheme including 7 No. open market and 3 No. affordable dwellings, 260 sq.m of commercial space (Use Classes A1, A2 and B1a), comprising new build and conversion of existing buildings, associated parking and environmental improvements	NW	O	Meets agreed protocol	January E & S Committee
11.11.14	Newark & Sherwood DC 14/01964/FULM	Land at Highfields School, London Road, Balderton, Newark on Trent	Residential development comprising 83 units and associated infrastructure, including	NW	O	Meets agreed protocol	January E & S Committee

			the relocation of the existing school car park and sports pitches and the removal of 8 TPO trees				
11.11.14	Newark & Sherwood DC 14/01469/OUTM	Land at Southwell Road, Farnsfield	Outline planning application for the erection of up to 48 dwellings (access only)	NW	O	Meets agreed protocol	January E & S Committee
12.11.14	Newark & Sherwood DC 14/01950/FULM	Teknowledge Group, 111 Sleaford Road, Newark on Trent	Erection of 51 houses and 20 flats with associated vehicular access, parking and open space	NW	O	Meets agreed protocol	January E & S Committee
18.11.14	Newark & Sherwood District Council 14/01596/OUTM	Land at Rufford Road, Edwinstowe	Erection of up to 72 dwellings, with associated public open space and infrastructure (Additional Information)	NW	O	S106/Education comments only. No Planning Policy comments needed 26 November	
18.11.14	Newark & Sherwood District Council	Land South of Newark, Bowbridge Lane,	Application to vary conditions of Outline	NW	O	Did not meet	On-going

	Proposal 1 14/01978/OUTM	Balderton	planning permission 10/01586/OUTM with means of access (in part) for development comprising demolition of existing buildings and the construction of up to 3,150 dwellings			agreed protocol	
18.11.14	Newark & Sherwood District Council Proposal 2 14/02039/OUTM	Land South of Newark, Bowbridge Lane, Balderton	Outline planning Application for the development of additional Class B2 and/or Class B8 use floorspace of up to 43,401sqm, creation of landscaped areas, new access points, associated engineering operations and all enabling and ancillary works	NW	O	Did not meet agreed protocol	On-going
25.11.14	Newark & Sherwood DC 14/01533/RMAM	Land at Wellow Road, Ollerton	Approval of reserved matters for Layout, Appearance, Scale,	NW	O	Did not meet agreed protocol	On-going

			Landscaping, (Access previously determined) in respect of details for residential development comprising of 148 dwellings and associated ancillary works				
26.11.14	Newark & Sherwood District Council 14/01598/FULM	Land at the junction of Kelham Road and Great North Road, Newark on Trent	Planning permission for the demolition of existing buildings and for the erection of a Class A1 retail foodstore and petrol filling station along with associated parking, servicing, landscaping, public realm, access works and other associated works	NW	O	Meets agreed protocol	January E & S Committee
02.12.14	Newark & Sherwood District Council 14/01308/FULM	Land at Cavendish Way, Clipstone	Erection of 92 dwellings with associated access, parking and associated works	NW	O	Meets agreed protocol	January E & S Committee

03.12.14	Newark & Sherwood District Council 14/02023/FULM	Kilvington, Nottinghamshire NG13 9PD	Development of 34 self-catering holiday units, a 25-bed Inn building, Watersports building, Mini Gems (Camping Pods), Storehouse and Outfitters along with a commercial and educational unit, nature trails, cycle trails, pathways and family facilities, along with low carbon energy system. Re-routing a public right of way	NW	O	Did not meet agreed protocol	On-going
Other							
27.10.14	The Traveller Movement		Government proposals to change planning policy for Traveller sites	NW	O	Did not meet agreed protocol	Comments sent
27.10.14	Department for Communities and Local Government		Consultation to seek views on the role of planning in preventing major accident hazards involving hazardous	NW	O	Did not meet agreed protocol	Comments sent

			substances				
27.10.14	Amber Valley Borough Council		Further proposed changes to the Submitted Core Strategy (Part 1 of the Amber Valley Borough Local Plan)	NW	O	Did not meet agreed protocol	Comments sent
30.10.14	North Lincolnshire Council		North Lincolnshire Local Development Framework – Lincolnshire Lakes Area Action Plan – Submission Draft	NW	O	Did not meet agreed protocol	Comments sent
10.11.14	The Planning Inspectorate		Application by Thorpe marsh Power Limited for an Order Granting Development Consent for the Thorpe Marsh Gas Pipeline	NW	O	Did not meet agreed protocol	Comments sent
11.11.14	Openreach BT	O/S Rinic House, Laneham Road, Stokeham, Notts	Pole Letter of Intent – installation of superfast broadband	NW	O	Did not meet agreed protocol	Comments sent

21.11.14	The Planning Inspectorate		Application by Thorpe Marsh Power Limited for an Order Granting Development Consent for the Thorpe Marsh Gas Pipeline – Adequacy of consultation	NW	O	Did not meet agreed protocol	Comments sent
26.11.14	The Planning Inspectorate		Application by National Grid Carbon Limited for an Order Granting Development Consent for the Yorkshire and Humber Carbon Capture Transportation and Storage (CCS) Cross Country Pipeline	NW	O	Did not meet agreed protocol	Comments sent

Response type

C = Committee

O = Officer

Appendix B – Planning Consultations Responded To

A response has been provided on the following consultations:

Date Received	Ref. No.	Address	Details	Comments
Ashfield District Council				
22 nd October 2014	v/2014/0530	Land off Southwell Lane, Kirkby in Ashfield	Outline application with all matters reserved (except for access) for residential development, drainage and landscaping	<ul style="list-style-type: none"> • Request for responses sent 22nd October 2014 • Request for final comments on draft response sent 6th November 2014 • Names of Members notified: Cllr Creamer, Cllr Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr John Knight • Response agreed with Chairman on 10th November 2014
21 st November 2014	v/2014/0590	Land at Daniels Way, Hucknall	Demolition of existing employment unit and residential development for maximum of 50 dwellings	<ul style="list-style-type: none"> • Request for responses sent 21st November 2014 • Request for final comments on draft response sent 5th December 2014 • Names of Members notified: Cllr Creamer, Cllr Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr Alice Grice, Cllr John Wilmott, Cllr John Wilkinson • Response agreed with Chairman on 10th December 2014
Bassetlaw District Council				
3 rd November 2014	14/013 69/OUT	Land to the North of Station Road, Beckingham, Doncaster	Outline planning application for residential development with all matters reserved	<ul style="list-style-type: none"> • Request for responses sent 3rd November 2014 • Request for final comments on draft response sent 1st December 2014 • Names of Members notified: Cllr Creamer, Cllr

				<p>Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr Liz Yates</p> <ul style="list-style-type: none"> • Response agreed with Chairman on 9th December 2014
26 th November 2014	14/014 43/PRE EAPP	Land at Meadow View, Great North Road, Markham Moor	Proposed commercial development	<ul style="list-style-type: none"> • Request for responses sent 26th November 2014 • Request for final comments on draft response sent 5th December 2014 • Names of Members notified: Cllr Creamer, Cllr Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr John Ogle • Response agreed with Chairman on 10th December 2014
Broxtowe Borough Council				
21 st November 2014	14/006 77	Bramcote Hills Golf Course	Outline application with all matters reserved except for access for use as a continuing care retirement and specialist care community.	<ul style="list-style-type: none"> • Request for responses sent 21st November 2014 • Request for final comments on draft response sent 1st December 2014 • Names of Members notified: Cllr Creamer, Cllr Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr Jacky Williams • Response agreed with Chairman on 4th December 2014
Gedling Borough Council				
3 rd November 2014	2012/0 616	Land to North of the Lighthouse, Catfoot Lane, Lambley	Proposed Crematorium for Gedling	<ul style="list-style-type: none"> • Request for responses sent 3rd November 2014 • Request for final comments on draft response sent 26th November 2014 • Names of Members notified: Cllr Creamer, Cllr Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr Boyd Elliott • Response agreed with

				Chairman on 9 th December 2014
Bolsover District Council				
20 th October 2014	Bolso ver Local Plan	Bolsover District	Consultation on the Bolsover Local Plan	<ul style="list-style-type: none"> Request for responses sent 20th October 2014 Request for final comments on draft response sent 4th November 2014 Names of Members notified: Cllr Creamer, Cllr Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr John Knight, Cllr Rachel Madden, Cllr Steve Carroll, Cllr David Kirkham, Cllr Jason Zadrozny, Cllr Tom Hollis, Cllr Diana Meale, Cllr Diana Meale, Cllr John Allin, Cllr Kevin Greaves, Cllr Sybil Fielding Response agreed with Chairman on 12th November 2014
Newark and Sherwood District Council				
8 th October 2014	14/015 33/OUT M	Land at Wellow Road, Ollerton	Approval of reserved matters, 149 dwellings	<ul style="list-style-type: none"> Request for responses sent 8th October 2014 Request for final comments on draft response sent 10th November 2014 Names of Members notified: Cllr Creamer, Cllr Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr Stella Smedley Response agreed with Chairman on 12th November 2014
12 th November 2014	14/015 29/FUL M	Hall Farm, School Lane, East Stoke, Newark	Demolition of existing portal frame agricultural buildings and associated hard standing and the construction of a mixed use scheme including 7 No. open market houses	<ul style="list-style-type: none"> Request for responses sent 12th November 2014 Request for final comments on draft response sent 3rd December 2014 Names of Members

			and 3No. affordable dwellings, 260 m ² of commercial space (Use Classes A1, A2 and B1a), comprising new build and conversion of existing buildings, associated parking and environmental improvements	<p>notified: Cllr Creamer, Cllr Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr Sue Saddington</p> <ul style="list-style-type: none"> • Response agreed with Chairman on 9th December 2014
12 th November 2014	14/019 64/FUL M	Land at Highfields School, London Road, Balderton, Newark on Trent	Residential development comprising 83 units and associated infrastructure, including the relocation of the existing school car park and sports pitched and the removal of 8 TPO trees	<ul style="list-style-type: none"> • Request for responses sent 12th November 2014 • Request for final comments on draft response sent 3rd December 2014 • Names of Members notified: Cllr Creamer, Cllr Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr Keith Walker • Response agreed with Chairman on 9th December 2014
12 th November 2014	14/019 50/FUL M	Erection of 51 houses and 20 flats with associated vehicular access, parking and open space	Teknowledge Group, 111 Sleaford Rd, Newark on Trent, Nottinghamshire	<ul style="list-style-type: none"> • Request for responses sent 12th November 2014 • Request for final comments on draft response sent 3rd December 2014 • Names of Members notified: Cllr Creamer, Cllr Skelding, Cllr Butler, Cllr Heptinstall MBE, Cllr Tony Roberts, Cllr Stuart Wallace • Response agreed with Chairman on 9th December 2014