

minutes



Meeting PLANNING COMMITTEE

Date Tuesday, 28th October 2003 (commencing at 10.30 am)

membership

Persons absent are marked with 'A'

COUNCILLORS

John Bell (Chair)
K Bullivant (Vice Chair)

Kate Allsop	A	E Llewellyn-Jones
R Butler		J T A Napier
T H Butler		R Needham
A Freeman		Y Woodhead
John M Hemsall		A Woodward
S Heptinstall MBE		

ALSO IN ATTENDANCE

Councillor D H Dobson
Councillor Mrs V A Smailes

MINUTES

The minutes of the last meeting of the Committee held on 30th September 2003, having been circulated to all Members, were taken as read and confirmed and signed by the Chair.

APOLOGIES FOR ABSENCE

Apologies for absence were received from:-

Councillor E Llewellyn Jones

DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor A Freeman declared a personal and prejudicial interest in agenda item number 5 – Demolition of existing school and erection of new 12 class replacement school at King Edwin Primary School, Fourth Avenue, Edwinstowe, Notts.

In the light of this declaration, Councillor Freeman presented a petition to the Chair in connection with this item which contained a total of 395 signatures in favour of refurbishment of the existing school and building rather than demolition and 13 in support of the application before the Committee.

VARIATION IN ORDER OF BUSINESS

At the suggestion of the Chair, the order of business was varied from that shown on the agenda.

REPORTS OF THE DIRECTOR OF ENVIRONMENT

Demolition of Existing School and Erection of New 12 Class School at King Edwin Primary School, Fourth Avenue, Edwinstowe, Notts.

In accordance with his earlier declaration of interest, Councillor A Freeman left the room prior to discussion and voting taking place on this item.

The Director of Environment introduced the report which set out the merits of the case for demolition of the existing building and provision of a new building against retention of the existing building with refurbishment. The report also set out comments of those consulted and the views of the local people. In this connection, he reported a recent fax received from Newark and Sherwood District Council which confirmed its original view supporting the application and also that at the Highway observations at paragraph 21 of the report should be amended to read "there are no Highway objections subject to any on-street parking not being displaced onto the public highway."

The Director also circulated copies of photographs sent in from one local resident who objected to the demolition of the existing building and asking the Committee to reconsider the matter in the light of this evidence. Finally, he also referred to the petition delivered by Councillor Freeman, which Members would need to take into account in their consideration of the matter.

In general terms Members spoke in support of the application on the grounds that the new building would be entirely fit for the purpose of providing education both now and well into the future and would provide better educational provision than that currently offered in the existing building. Some Members asked for information on the relative costs associated with the two options, although it was acknowledged that the issue of cost was not a proper issue for planning consideration. In this connection, the Director reported that the costs of demolition, external works, new build and fees was in the order of . The costs of refurbishment of the existing building, necessary extensions to the building, external works and fees were £2.143 million.

Following full discussion on the issues raised in the report and the discussion referred to above a motion in terms of resolution number 2003/040 below was moved by the Chair and duly seconded. On being put to the vote the motion was unanimously carried on a show of hands and it was -

RESOLVED:-
2003/040

That, the Committee having considered the matter set out in the report, planning permission be granted for the development subject to the conditions set out in appendix 2 to the report.

URGENT ITEM

**ERECTION OF TEMPORARY OFFICES AND CAR PARKING AT GAMSTON
HIGHWAYS DEPOT, RADCLIFFE ROAD, GAMSTON, NOTTINGHAM**

The Chair indicated to the meeting that he had approved submission of the above urgent item to the Committee in accordance with Section 100B (4) of the Local Government Act 1972 on the grounds that late decisions by the District Councils to withdraw from agency agreements necessitated increased accommodation at the Gamston Highways Depot and that, as a result of this, the applicant had brought forward revised siting requirements as set out in the report.

The Director of Environment reported further over the earlier decision of the Committee on this matter and on the need for further consideration in the light of the changed circumstances set out in the report.

With regard to the responses to consultations referred to in paragraph 7 of the report, he reported as follows:-

- Rushcliffe Borough Council raised no further comments to those previously sent; in this connection the Director reminded the Committee that the Borough Council raised no objections subject to a condition requiring the use to cease, the offices to be removed and the land reinstated within a 5 year period.
- The Government Office for the East Midlands had provided an informal view confirming that the amended proposals would not appear to have a materially increased impact upon the openness of the Green Belt.

The Director said that both these responses would be included as background papers to the report.

Following full discussion and on a motion by the Chair, duly seconded, it was

RESOLVED:-
2003/041

That the Committee having considered the matter set out in the report, approval be granted to the amended layout subject to:-

- 1) That in the event that no significant objection is received in the remainder of the period for publicity, the Director of the Environment be authorised to grant planning permission for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1991, subject to the conditions set out in appendix 1 to the report and
- 2) That in the event that significant objections are received in the remainder of the period for publicity, a decision on the application be deferred pending a further report to Committee to enable such representations to be considered.

**EXTENSION OF SAND AND GRAVEL EXTENSION OF EXISTING
PROCESSING PLANT AND ANCILIARY FACILITIES AT LOUND QUARRY,
TILN NORTH, CHAINBRIDGE LANE, LOUND, RETFORD,
NOTTINGHAMSHIRE**

The Director of Environment referred to his memorandum of 22nd October 2003 circulated separately to the Committee setting out further information which had been submitted to accompany the application after the dispatch of the Committee record. In the light of the additional information submitted by Tarmac (whose letter of 17th October was included in the list of background papers to the report) the Director proposed additional wording to be inserted into paragraph 83 of the report on line 7 to replace that existing, revised conditions 24 and 44 set out in appendix B to the report, the issue of a revised location plan and, finally, revised recommendations. The detail of these amendments was set out in the memorandum referred to above.

In addition, the Director also circulated a further paper setting out a revised wording to the conditions set out in appendix B to the report which it had been necessary to circulate following consultation with the Principal Enforcement Officer.

The main concern raised by Members was the volume of traffic which the application would give rise to through the village of Lound. They felt that the impact of the application would be mitigated by measures to improve the signing through the village and they hoped that steps could be taken in the proposed Section 106 agreement to provide further funds for such signing. If it was not possible to achieve this through negotiations about the Section 106 agreement, then the Cabinet Member for Environment indicated that he would look sympathetically at making provision for this.

Arising from the discussion, Councillor Napier (in his capacity as Heritage Champion for the Council) asked to be notified of resolution of the issues set out in paragraphs 78 and 89 of the report.

Following full discussion of the issues set out in the report, the Director of Environment's memorandum of 22nd October 2003 and the revised suggested conditions circulated at the meeting, a motion in terms of resolution number

2003/042 below was moved by the Chair and duly seconded. On being put to the vote, the motion was declared to be carried on a show of hands and it was:-

RESOLVED:-
2003/042

That the Committee having considered the matter as set out in the report, the Director of Environment's memorandum of 22nd October 2003 circulated to the Committee and the revised conditions circulated at the meeting:-

Subject to the outcome of further consultation with Bassetlaw District Council and Lound Parish Council on the additional information submitted with the application regarding additional HGV movements and increased output from the quarry:-

- 1) authority be given for the Joint Acting Head of Legal Services to enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 for the commuted sum of £32,000 to cover the reconstruction of the affected areas of Daneshill Road and
- 2) following the signing of the legal agreement referred to in (1) above, planning permission be granted for the development in accordance with the conditions set out in appendix B to the report, as amended by those set out in the Director's memorandum of the 22nd October 2003 and as circulated at the Committee meeting.

DEVELOPMENTS CONTROL PROGRESS REPORT 1ST JULY –1ST SEPTEMBER 2003

RESOLVED:-
2003/043

That the report be noted.

The meeting closed at 11.25 am.

CHAIR
M_28Oct03