



30 September 2013

Agenda Item:

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

DEVELOPMENT MANAGEMENT PROGRESS REPORT

Purpose of this Report

1. To report on planning applications received in the Department between 01 July 2013 and 31st August 2013 and to confirm the decisions made on planning applications since the last report to Members on 16 July 2013.

Background

2. Appendix A highlights applications received since the last Committee meeting, and those determined in the same period. Appendix B sets out any relevant updates.
3. The relevant issues arising out of consideration of the Human Rights Act have been assessed in accordance with the Council's adopted protocol. Rights under Article 8 and Article 1 of the First Protocol are those to be considered. In this case, however, there are no impacts of any substance on individuals and therefore no interference with rights safeguarded under these articles.

Statutory and Policy Implications

4. 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.

RECOMMENDATIONS

5. It is RECOMMENDED that the report and accompanying appendices be noted.

JAYNE FRANCIS-WARD

Corporate Director for Policy, Planning and Corporate Services

Constitutional Comments

"The report is for noting only. There are no immediate legal issues arising. Planning and Licensing Committee is empowered to receive and consider the report. [HD – 04/09/2013]

Comments of the Service Director - Finance

The contents of this report are duly noted – there are no direct financial implications. [SM – 04/09/2013]

Background Papers Available for Inspection

None

Electoral Division(s) and Member(s) Affected

All

For any enquiries about this report please contact:

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19 September 2013

Planning Applications Received and Determined
From 1st July to 31st August 2013

Division	Member	Received	Determined
BASSETLAW			
Tuxford	Cllr John Ogle		Staff room extension, St Matthews C of E School, Mill Lane, Normanton -on-Trent. Granted 18/07/2013
Misterton	Cllr Liz Yates	Remove existing timber field gate and replace with a set of 2000mm high Pallas security gates. Install a 2000mm high Pallas security fence on the school side of the existing hedge. Install a 2000mm high Pallas security fence on the school side of the existing brick wall. A set of ornamental gates 2100mm high to be installed at the eastern end of the brick wall between the existing brick pillars. St. Peters C of E Primary School, Mill Road, Gringley -on-the-Hill. Received 01/08/2013	
Misterton	Cllr Liz Yates		Retrospective planning application for the retention of two ancillary cabinets associated with the leachate lagoons, Daneshill Landfill Site, Daneshill Road, Lound. Granted 08/08/2013

Division	Member	Received	Determined
Retford West	Cllr Ian Campbell	Extension to create a Hygiene Suite for use of current and future disabled pupils with hygiene and changing requirements. Carr Hill Primary School, Tiln Lane, Retford. Received 09/08/2013	
Worksop West	Cllr Kevin Greaves	To regularise the existing conditions 3, 6, 7, 8, 9, 22 and 25 of planning permission 1/02/09/00388, Worksop Waste Services Limited, Sandy Lane Industrial Estate, Worksop. Received 14/08/2013	
Misterton	Cllr Liz Yates	Use of land and premises as waste transfer station, inert materials recycling facility and dismantling end of life vehicles, Retford Waste Limited, Access Road, Ranskill. Received 20/08/2013	
MANSFIELD			
Mansfield South	Cllr Stephen Garner Cllr Andy Sissons	Siting of Portacabin adjacent to weighbridge, I C S Waste Recycling, Bleak Hill Sidings, Mansfield. Received 31/07/2013	
Mansfield East	Cllr Alan Bell Cllr Colleen Harwood	Extension of staff car park by 5 car spaces, including landscaping and tree works, St Peters C of E Primary and Nursery School, Bellamy Road, Mansfield. Received 13/08/2013	

Division	Member	Received	Determined
Mansfield North	Cllr Joyce Bosnjak Cllr Parry Tsimbiridis	To re-surface the grassed area with polyethylene pavers and grass infill to provide eight additional car parking spaces. Yeoman Park School, Park Hall Road, Mansfield Woodhouse. Received 16/08/2013	
Warsop	Cllr John Allin	Installation of a gas cabinet for the importation of natural gas and construction of a concrete base for the cabinet, Warsop Energy Park, Off Carter Lane, Warsop Vale. Received 16/08/2013	
Mansfield East	Cllr Alan Bell Cllr Colleen Harwood	Installation of a gas cabinet for the importation of natural gas and construction of a supporting platform. Toray Energy Park, Crown Farm Way, Forest Town. Received 20/08/2013	
Mansfield North	Cllr Joyce Bosnjak Cllr Parry Tsimbiridis		Change of use of the caretaker's dwelling from residential use to educational use. Installation of fence and gates at the entrance of the access drive. Yeoman Park School, Park Hall Road, Mansfield Woodhouse. Granted 16/08/2013
NEWARK & SHERWOOD			
Rufford Farnsfield & Lowdham	Cllr John Peck Cllr Roger Jackson	To vary condition 1 of planning permission 3/10/00663/CMA to extend commencement date for a further three years, The Stud Farm, Rufford. Received 05/07/2013	

Division	Member	Received	Determined
Newark West	Cllr Tony Roberts	New multi use games area and floodlights, Mount C of E Primary School, Kings Road, Newark. Received 08/07/2013	
Ollerton	Cllr S Smedley	Creation of a new accessible hygiene and changing suite for sole use of students with limited mobility. The Dukeries Academy, Whinney Lane, New Ollerton. Received 16/07/2013	Granted 21/08/2013
Ollerton	Cllr S Smedley		Installation of 1 No. MCC kiosk, provision of hardstanding and demolition of existing building, Tuxford Road Sewage Pumping Station, Tuxford Road, Boughton. Granted 02/08/2013
Farnsfield Lowdham	& Cllr Roger Jackson		To vary condition 14 and 39 of planning permission 3/12/00587/CMA-grassing of overburden storage mound and top soil bund maintenance. Discharge conditions 10, 17 and 36, soils and overburden phasing. Bantycok Quarry, Staple Lane, Balderton. Granted 09/08/2013

Division	Member	Received	Determined
Farndon & Muskham	Cllr Mrs Sue Saddington	Variation of condition 3 of planning permission 3/11/01355/FULR3N to reduce and alter approved elevations (to be provided in two phases), alterations to kitchen, extended hard play area and provision of sprinkler tank, waste storage area and associated enclosures. Chuter Ede Primary School Fernwood Annex, Land off Phoenix Lane, Fernwood, Balderton. Received 13/08/2013	
ASHFIELD			
Sutton in Ashfield East	Cllr Steve Carroll	Retention of three re-sited storage containers, greenhouse, material storage bays, footpaths and associated works, access to the site from Sutton Lawn via steps and erection of 2.0m high fencing. Eastbourne Site, Station Road, Sutton in Ashfield. Received 01/07/2013	
Sutton in Ashfield East	Cllr Steve Carroll	Change of use and refurbishment of two former caretaker dwellings to office and training accommodation, and provision of disability access ramp. Fountaindale School, Nottingham Road, Mansfield. Received 12/07/2013	Granted 28/08/2013
Hucknall	Cllr Alice Grice Cllr John Wilkinson Cllr John Wilmot	Application to retain existing temporary classrooms. The Holgate School, Hillcrest Drive, Hucknall. Received 24/07/2013	

Division	Member	Received	Determined
Sutton in Ashfield Central	Cllr David Kirkham		Internal reconfiguration and construction of a new single-storey Roof adjustment at the entrance lobby from a defective pitched polycarbonate roof, to a new flat roof with new covering to match existing. Forest Glade Primary School, Mansfield Road, Sutton-In-Ashfield. Granted 26/07/2013
Sutton in Ashfield East	Cllr Steve Carroll	Construction of single storey building associated infrastructure and landscaping for educational use (class D1) to replace existing school. Fountaindale School, Nottingham Road, Mansfield. Received 02/08/2013	
Hucknall	Cllr Alice Grice Cllr John Wilkinson Cllr John Wilmot	Retrospective use of site for recycling of inert materials and construction of 5m high sound attenuation wall. Plots 10, 11, 12, 13, 14 and 16 off Wigwam Lane, Hucknall, received 10/06/2013	
Hucknall	Cllr Alice Grice Cllr John Wilkinson Cllr John Willmott	Erection of 420 place primary school (in two phases) and 26 (full time) place Foundation 1 (nursery) unit, with grassed, hard court and informal play areas, servicing, car parking and associated landscape works including 2.4m high security fencing. Land off Kenbrook Drive, Hucknall. Received 20/06/2013	

Division	Member	Received	Determined
Sutton in Ashfield West	Cllr Tom Hollis		To replace existing fencing and replace with new 2.4m high security fencing. To replace 3 double gates and 1 single gate with new 2.4m high security gates, Mapplewells Primary School, Henning Lane, Sutton in Ashfield. Granted 20/08/2013
Sutton-in-Ashfield North	Cllr Jason Zadrozny		The installation of 2400mm high security fencing and gates, Healdswood Infant School, Barker Avenue, Sutton-in-Ashfield. Granted 20/08/2013
Hucknall	Cllr Alice Grice Cllr John Wilkinson Cllr John Willmott	Retention of existing mobile classroom Building No 4, Leen Mills Primary School, Leen Mills Lane, Hucknall. Received 29/08/2013	
Hucknall	Cllr Alice Grice Cllr John Wilkinson Cllr John Willmott	Retention of existing mobile classroom Building No 5, Leen Mills Primary School, Leen Mills Lane, Hucknall. Received 29/08/2013	
BROXTOWE			
Bramcote & Stapleford	Cllr Stan Heptinstall Cllr Jacky Williams	New administration extension and erection of new rear workshops for education and training. New 5000mm secure fencing and extended car park and associated external works. Clayfields House, Moorbridge Road, Stapleford. Received 13/08/2013	

Division	Member	Received	Determined
GEDLING			
Carlton East	Cllr Nicki Brooks Cllr John Clarke		Regularisation of site operations incorporating operational development and minor material development against Planning Permission 7/2011/1341 comprising: Retention of external portable office and portable WC to replace previous facilities within building (condition 3); Reconfiguration of storage bunds (condition 3); Retention of car parking area marked out with timber or concrete (Condition 6); Retention of hard-core maintained road instead of previously approved tarmac road (condition 7); Retention of external lighting on building (condition 27), Unit B Private Road No 5, Colwick Industrial Estate, Colwick. Granted 15/07/2013
Carlton West	Cllr Jim Creamer Cllr Darrell Pulk	Single storey extension to a primary school to accommodate a head teacher's office with new sun pipes to the existing roof. Parkdale Primary School, Parkdale Road, Carlton. Received 24/07/2013	

Division	Member	Received	Determined
Carlton East	Cllr Nicki Brooks Cllr John Clarke	Construction of Anaerobic Digestion Plant together with erection of steel framed building, digesters, polytunnels and associated plant and equipment. Private Road 4, Colwick Industrial Estate, Colwick. Received 30/07/2013	
Newstead	Cllr Chris Barnfather	Erection of toilet block on the site of previous toilet block. Bestwood Country Park, Off Park Road, Bestwood Village. Received 20/08/2013	
RUSHCLIFFE			
Cotgrave	Cllr Richard Butler		Change of use of land to a metal recycling facility, Coach Gap Lane, Langar cum Barnstone. Granted 25/07/2013
Soar Valley	Cllr Andrew Brown		Extension to existing quarry involving the extraction of sand and gravel with restoration of site to agriculture and wetland conservation. East Leake Quarry, Rempstone Road, East Leake. Granted 02/08/2013 (Committee)
Keyworth	Cllr John Cottee		Removal of existing temporary modular classroom and erection of single storey classroom extension with link corridor to existing school, and associated landscape works. Willoughby Primary School, Church Lane, Willoughby on the Wolds. Granted 05/08/2013

Division	Member	Received	Determined
Bingham	Cllr Martin Suthers	Erection of 2 new kiosks as part of a programme of upgrade works to sewage treatment works. Aslockton Sewage Treatment Works, Moor Lane, Aslockton. Received 09/08/2013	
Keyworth	Cllr John Cottee	The Erection of 2 New Industrial Buildings and Installation of 7MW (approximate) Wood Fuelled Renewable Energy Biomass Plant, retaining existing wood recycling and composting operations. John Brooke (Sawmills) Limited, The Sawmill, Fosse Way, Widmerpool. Received 14/08/2013	

Topics of relevance to Planning & Licensing Committee

1. Shale Gas

Members will be aware from recent national media coverage that arguments both for and against the exploration and exploitation of shale gas using hydraulic fracturing or 'fracking' continue to generate significant public interest.

Whilst to date no planning applications in connection with shale gas have been received in Nottinghamshire, the County Council has produced a factsheet to explain the planning and licensing processes in relation to onshore oil and gas proposals, the interaction with other relevant agencies and the consultation process that any such proposals would entail. This builds on Government guidance issued in July 2013 and aims to provide reassurance to residents and other interested parties.

The factsheet can be viewed at www.nottinghamshire.gov.uk/thecouncil/democracy/planning

2. DCLG Consultation on revised requirements relating to planning applications for onshore oil and gas

Following publication of its planning guidance for onshore oil and gas, the Government has issued a consultation paper concerning possible changes to secondary legislation in relation to planning application requirements and fees for such development.

The Government's aim is to achieve greater clarity in law to in turn provide certainty to local authorities and encourage investment. The consultation invites views on suggested amendments to the standard application form, notification arrangements and how fees should be calculated. Comments are invited by 14 October 2013 and it is proposed to provide an Officer response to this consultation.

3. Review of Planning Application Validation Requirements

Since 2008 local planning authorities (LPAs) have been required to publish a list of information they require to 'validate' the planning applications they receive. The validation lists consists of both national requirements (including the application form,

certificate, plans, fee etc) and a local list comprising further information and assessments relevant to the scale and nature of a proposed development. NCC adopted its Validation guidance in April 2008.

Earlier this year the Government advocated a new approach to validation requiring information to be more proportionate to the scale and nature of the development proposed and recognising that applicants currently have no opportunity to challenge validation information requests from LPAs. The Government has therefore introduced amendments to the relevant Order requiring LPAs to operate a local list that is no more than two years old. Accordingly it is imperative that the County Council's local list be reviewed.

In line with issued guidance, a review of the existing list has been undertaken and proposed changes have been identified. Such changes have largely been to update the list to ensure it reflects current national planning policy guidance, the right to challenge requests for validation information, reduced circumstances when Design and Access Statements are required, applicable standing advice, the Council's reviewed Statement of Community Involvement and website details.

It will be necessary to consult on the proposed changes for no less than eight weeks before any revised local list can be finalised and published. Accordingly it is proposed to take a report to Policy Committee on 16 October 2013 seeking agreement to the proposed changes and approval to commence a period of consultation.

Members are therefore asked to note the above and a further report will be brought back for information detailing the outcome of the anticipated consultation exercise.

EP5376