

Meeting PLANNING AND LICENSING COMMITTEE

Date Tuesday 28 April 2015 (commencing at 10.30 am)

membership

Persons absent are marked with `A`

COUNCILLORS

John Wilkinson (Chairman)

Sue Saddington (Vice-Chairman)

Roy Allan	A	Rachel Madden
Andrew Brown		Andy Sissons
Steve Calvert		Keith Walker
Jim Creamer		Yvonne Woodhead
A Stan Heptinstall MBE		

ALSO IN ATTENDANCE

Councillor Keith Longdon

OFFICERS IN ATTENDANCE

David Forster – Democratic Services Officer
Jerry Smith – Team Manager, Development Management
Sally Gill – Group Manager Planning
David Kerfoot – Solicitor
Oliver Meek – Senior Planning Officer
Jonathan Smith – Principal Planning Officer

MINUTES OF LAST MEETING HELD ON 24 MARCH 2015

The minutes of the meeting held on 24 March 2015 having been circulated to all Members were taken as read and were confirmed and signed by the Chairman.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Stan Heptinstall MBE (Personal) and Rachel Madden (Personal)

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

There were no declarations of interest

DECLARATIONS OF LOBBYING OF MEMBERS

There were no declarations of lobbying

CHANGE IN ORDER OF BUSINESS

With the consent of the Committee the Chairman changed the order of business to take agenda item 5 later on the agenda to allow the speaker who has registered to attend.

ERECTION OF A PREFABRICATED BUILDING FOR USE AS A 30 PLACE PRE-SCHOOL NURSERY LAND TO THE REAR OF MEMORIAL HALL MARSH LANE FARNDON NEWARK

Mr Smith introduced the report and gave a slide presentation. He highlighted that Sport England and the Parish Council supported the application given the fact it was being proposed on Recreational grounds in the village.

Following the opening remarks of Mr Smith, Mrs Stanton, Chair of the Pre-School Nursery, spoke in favour of the application and highlighted the following:-

- This enables the opportunity to off an early years' service in the village otherwise the nearest service would be 6 miles away
- This service has been praised for its work with boys as this is a huge issue within the education system.
- Research undertaken shows that this site is the best one for the village and proximity to the school to allow a seamless transition for the children.
- The plans were revised to allow the junior football pitch to be kept
- Traffic surveys have been undertaken regarding travel habits of the parents of children who attend the early years' sessions and only 2.8% drive to drop of their children.

In response to a question Mrs Stanton replied that travel to the pre-school will continue on foot because it will be easier than travelling by car.

Mr Baker representing Farndon Parish Council spoke in favour of the application and highlighted the following:-

- The application has the full support of the Parish Council.
- There would be no disruption to the playing field and its use by the public.
- The grant secured for the refurbished children's playground will be worthwhile as more families will use it when picking up their children from the pre-school.
- There will be access at all times to the pre-school because of an agreement between the Memorial Hall Committee and the Farndon Parish Council.

There were no questions.

On a motion by the Chairman, seconded by the Vice-Chairman it was:-

RESOLVED 2015/018

That temporary planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the conditions set out in Appendix 1 attached to the report.

DESIGN AND CONSTRUCTION OF CONCRETE SKATE PARK CORONATION PARK PLUMPTRE WAY EASTWOOD

Mr Smith introduced the report and gave a slide presentation. He informed members that there had been further concerns lodged via the Councils Complaints Team. He reported that the concerns raised were already covered in the report and therefore no action was needed. He also reported that Severn Trent Water had replied that they have no objections to the application.

Mr Smith informed members that there was an amendment to Condition 8 set out in the Appendix attached to the report which will now read as follows :-

The construction of the skatepark hereby approved shall not commence until its footprint, along with the section of the line of the public surface water drain which runs across the park in close proximity to the skatepark, have been marked out in accordance with details previously submitted to, and approved in writing by, the CPA. The submitted details shall also include details of any minor works required to the slope to the south of the bowling green required in order to accommodate the footprint of the skatepark whilst maintaining the stability of the slope. The line of the drain marked out shall be restricted to that which falls within the application site as identified on Drawing Number H/PELJ.50000.15/01 – Site Location Plan received by the CPA on 21 January 2015. The line of the drain and the footprint of the skatepark shall be marked out in accordance with the approved details and thereafter maintained throughout the construction period to ensure the skatepark is constructed whilst providing a suitable stand-off from the line of the drain, and any minor works to the slope adjacent to the bowling green shall also be carried out in accordance with the approved details.

On a motion by the Chairman, seconded by the Vice-Chairman it was:-

RESOLVED 2015/019

That planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the conditions set out in Appendix 1 set out in the report and the amendment above.

OXTON COMPOSTING SITE GRANGE FARM OLLERTON ROAD OXTON

Mr Smith introduced the report and gave a slide presentation. He reported orally that Oxton Parish Council had no objections although they were concerned that the existing limit has been exceeded for the past 5 years.

Condition 15 set out in the appendix was amended to read:-

No more than 55,000 tonnes of waste shall be imported to the site (as outlined in red on the Oxtou Composting Site Plan (labelled Promap) received by the WPA on 24th February 2015) in any one calendar year. Records shall be kept by the operator of all imports of waste to the site. These records shall be submitted on a quarterly basis to the WPA and shall also be made available to the WPA within seven days of a written request.

Following the opening remarks of Mr Smith, Mr Cook representative from Veolia spoke in favour of the application and highlighted the following:-

- Following the acquisition of the Simpro business discrepancies were found in the operational records and steps were taken immediately to rectify the issue.
- The facility will be monitored by the Environment Agency with regard to Noise and any odour issues.
- This facility is an essential component of waste handling facilities across Nottinghamshire and is the only facility capable of handling the amount of tonnage of green waste currently being processed
- There are no proposals to change any aspects of the facility or existing planning restrictions already imposed upon the site.
- Now that the company is under new management it will ensure that there is no repeat of the tonnage exceedance.

Following Mr Cooks presentation he answered questions put by members as follows:-

- The table set out in paragraph 18 of the report shows the tonnage of waste being processed at the plant and this will be adhered to with a limit of 55,000 tonnes.
- With regard to slow moving traffic there will be a limit on the number Tractors leaving the site and the conditions will be adhered to.

On a motion by the Chairman, seconded by the Vice-Chairman it was:-

RESOLVED 2015/020

1. That planning permission be granted subject to the conditions set out in Appendix 1 (including the amendment as set out above) and for the Group Manager Planning to issue the planning permission subject to no representations being received before the end of 28th April 2015 from Newark and Sherwood District Council which raise objections or material planning considerations not previously considered in the report and
2. That the Group Manager Planning shall determine in consultation with the Chairman and Vice-Chairman the materiality of any planning considerations raised by Newark and Sherwood District Council before

the end of 28th April 2015 but post Committee and whether the conditions as set out in Appendix 1 should and can be appropriately amended to meet those new material planning considerations or whether the application will be reported back to Committee for further consideration.

REMOVAL AND TEMPORARY STORAGE OF 75,000 CUBIC METRES OF COLLIERY SPOIL FROM LAGOON 4 – BILSTHORPE DISUSED COLLIERY EAKERING ROAD BILSTHORPE

Mr Smith introduced the report and highlighted that NCC Highways feel that the network can cope with additional traffic and that there is a legal agreement ensuring that HGV's do not travel through Bilsthorpe

Following the opening remarks of Mr Smith, Mr O'Brien representative from Harworth Estates spoke in favour of the application and highlighted the following:-

- Harworth Estates are working closely with the Wildlife Trust with regard to the restoration of the site and they will endeavour to encourage other wildlife to settle there.
- The site will not have any processing being undertaken and it is hoped that restoration will only take 6 months to achieve.

There were no questions

On a motion by the Chairman, seconded by the Vice-Chairman it was:-

RESOLVED 2015/021

- 1 that the Corporate Director for Policy, Planning and Corporate Services be instructed to enter into a legal agreement under section 106 of the Town and Country Planning Act 1990 to secure a lorry routing agreement requiring HGVs to avoid passing through Bilsthorpe village and measures to ensure the route is complied with, and an additional five years of aftercare, subject to the completion of the legal agreement within three months of the date of this report, the 28th July 2015, or another date which may be agreed by the Team Manager Development Management in consultation with the Chairman, the Corporate Director for Policy, Planning and Corporate Services be authorised to grant planning permission for the above development subject to the conditions set out in Appendix 1 attached to the report. In the event that the legal agreement is not signed by the 28th July 2015, or within any subsequent extension of decision time agreed with the Minerals Planning Authority and
- 2 that the Corporate Director for Policy, Planning and Corporate Services be authorised to refuse planning permission on the grounds that the development fails to provide for the measures identified in the Heads of Terms of the Section 106 legal agreement within a reasonable period of time.

LOCAL ENFORCEMENT PLAN THE COUNTY COUNCIL'S GUIDE TO MONITORING AND ENFORCEMENT.

RESOLVED 2015/022

That the Local Enforcement Plan be endorsed and that it is recommend to Policy Committee to be adopted as County Council policy and as a formal replacement of the Monitoring and Enforcement Policy and Protocol.

DEVELOPMENT MANAGEMENT PROGRESS REPORT

On a motion by the Chairman, seconded by the Vice-Chairman, it was:-

RESOLVED 2015/023

That the Development Management Report be noted.

WORK PROGRAMME

On a motion by the Chairman, seconded by the Vice-Chairman, it was:-

RESOLVED 2015/024

That the Work Programme be noted

The meeting closed at 11.55 am.

CHAIRMAN