



Meeting PLANNING AND LICENSING COMMITTEE

Date Tuesday 15 July 2014 (commencing at 10.30 am)

membership

Persons absent are marked with 'A'

COUNCILLORS

John Wilkinson (Chairman)
Sue Saddington (Vice-Chairman)

Roy Allan
Richard Butler
Steve Calvert
Steve Carroll
Jim Creamer

A Rachel Madden
Andy Sissons
Keith Walker
Yvonne Woodhead

ALSO IN ATTENDANCE

Councillor Maureen Dobson
Councillor Bruce Laughton
Councillor Liz Yates

OFFICERS IN ATTENDANCE

David Forster – Democratic Services
Jerry Smith – Team Manager, Development Management
Sally Gill – Group Manager Planning
David Marsh – Major Projects Leader
Mike Hankin – Planning Applications Senior Practitioner
Sue Bearman – Solicitor

CHANGE IN MEMBERSHIP

The Clerk reported orally that Councillor Steve Carroll had been appointed to the Committee in place of Councillor Sybil Fielding for this meeting only

MINUTES OF LAST MEETING HELD ON 17 JUNE 2014

The minutes of the meeting held on 17 June 2014 having been circulated to all Members were taken as read and were confirmed and signed by the Chairman.

APOLOGIES FOR ABSENCE

There were no apologies for absence

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

There were no declarations of Interest

DECLARATIONS OF LOBBYING OF MEMBERS

There were no declarations of Lobbying

Following a technical problem the order of business was changed to take agenda item 7 next.

EXTENSION TO END OF LIFE VEHICLE DEPOLLUTION AND DISMANTLING OPERATIONS AND STORAGE – GLEN BARRY METALS LANGAR NORTH TRADING ESTATE

Mr Smith introduced and took members through the report.

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

RESOLVED 2014/032

That planning permission be granted, subject to the conditions set out in Appendix 1 attached to the report

LAND AT LANGFORD QUARRY NEWARK ROAD NR COLLINGHAM NEWARK – LAFARGE TARMAC LIMITED

Mr Hankin introduced the report and highlighted the fact that the application site is not allocated for minerals extraction within the adopted Minerals Local Plan however it is proposed to be included in the new Plan which is to come before Council this year. He also highlighted the fact there will not be an impact on the vehicular movements on the site.

Following the introductory remarks by Mr Hankin there were a number of speakers who were given an opportunity to speak and a summary of those speeches are set out below:-

Mrs Patricia Richards, Chairman of Holme Parish Council and Chairman of Holme Bank Land Trust, spoke against the application and highlighted the following:-

- Holme Parish Council raises objections to the development and would like to see compromise and compensation for the disruption to a quiet small village like Holme.

- Issues around dust pollution are a concern with the current operation causing dust nuisance including a dust storm recorded in 2010
- The visual intrusion will be significant for some properties and there should be consultations with the owners to ensure suitable landscaping is in place if the application is allowed.
- Light pollution would be an issue with the installation of 6 powerful floodlights recently
- Restoration concerns by the removal of agricultural landscape and replacing it with wetlands also that the RSPB assume they will have 600 hectares of wetlands across the area. This in turn will further isolate villages.
- Soil quality could be an issue for neighbouring landowners caused through the extraction in the quarry
- Cultural Heritage - the site is 350m from a Scheduled Ancient Monument and there are assurances needed to ensure there is sufficient distance between the monument and the extraction area.
- Socio-economic and the intentions of the applicant with regard to contributions to community facilities.
- The need to understand who owns the company is also a concern for the residents of Holme as negotiations with one company may not be considered by the new company owners.

In response to a question by the Vice Chairman on an issue raised by Mrs Richards with regard to the Wetlands Mr Hankin replied that the RSPB had an aspiration to develop 600 hectares of wetlands from future minerals development in the area which may come forward from the emerging Minerals Plan rather than the current planning application which relates to a considerably smaller area of wetland habitat

Mr Tim Deal, applicant and Manager of the Langford site, spoke in favour of the application and highlighted the following issues:-

- The site is a very well managed site and the management has worked very well with the local Community over the years.
- There have been public exhibitions in the villages of Collingham and Holme about the proposals
- There is a need for good access to the A1 and the site already has this
- This application will extend the quarry's working life by 3 years
- The dust storm mentioned previously was due to atmospheric conditions and the wider landscape - it was not an issue with the quarry in isolation.
- Landscaping will not be an issue as discussions will be held with those most affected about the best way forward.

There were no questions

Councillor Maureen Dobson, local member spoke in favour of the application and highlighted the following:-

- The fears of the site being an eyesore and noisy were ill founded and it is felt within the community that it is a well-managed site.

- The issues around the dust storm were a joint factor of arable land and weather conditions which caused the problem not just the quarry however there is an issue with the speed that planting takes place to make the site aesthetically acceptable.
- Holme residents would like to ensure that the light pollution issues could be considered at the earliest opportunity
- The villages of Holme and Langford residents want the best for both villages with regard to the development of the site.
- The current Liaison Committee works well and hope it continues.

In response to issues raised Mr Hankin responded as follows:-

- Planting will be undertaken at the earliest opportunity if possible during the next planting season
- Light pollution is being looked at - with no new floodlights have been erected and night vision security cameras are being trialled for security measures to reduce the need of floodlights.
- The continuation of the Liaison Committee could form part of the Section 106 Agreement.
- The land in the Trent Valley has a high water table once minerals are extracted the voids fill with water to create lakes upon restoration. Backfilling with inert waste is unlikely due to the availability of material and potential pollution.

Following debate and on a motion by the Chairman, seconded by the Vice-Chairman it was:-

RESOLVED 2014/033

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:
 - a. Regulate lorry routeing to and from the site and ensure that delivery vehicles do not traffic through Collingham Village.
 - b. Secure off-site structural landscape works with the aim of minimising visual impacts from surrounding locations and is commenced as soon as possible in the autumn.
 - c. Secure water monitoring and mitigation of potential negative impacts resulting from quarry dewatering within the Langford Marsh LWS.
 - d. That the Langford Liaison Committee continues as part of the development of the site.
2. That subject to the completion of the legal agreement before the 28th August 2014 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 August 2014, or within any subsequent extension of decision time agreed with the Minerals Planning Authority, it is RECOMMENDED 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.

EXTENSION, EXTERNAL WORKS, CAR PARKING, FENCING & GATES - RICHARD BONNINGTON PRIMARY & NURSERY SCHOOL, ARNOLD

Mr Smith introduced and took members through the report and gave a slide presentation and highlighted the national policy statement attached as appendix 1.

Following the introductory remarks and slide presentation by Mr Smith there were a number of speakers who were given an opportunity to speak and a summary of those speeches is set out below:-

Mr Johnson, local resident spoke against the application and highlighted the following issues:-

- The path is only 2 meters away from the boundary and overlooks his kitchen window.
- If the proposed window is allowed then it will overlook the garden privacy will be compromised with additional noise levels
- There is a larger area to the rear of the school which would cause less disruption to properties that back onto the school.
- Parking will be a problem with more children attending the school.

In response to questions and comments Mr Marsh replied as follows:-

- The playing fields to the rear of the school were not an option due to restrictions that would be created on the site.
- A noise assessment has been undertaken at the site which did not include an acoustic fence and the levels were acceptable.
- The pathway on the edge of the site will be landscaped to compensate for loss of privacy.

Mr Broadhurst, local resident spoke against the application and highlighted the following issues:-

- Been a resident for 30 years and enjoy the surrounding area because of the open space between the house and the school this will change that view.
- There will be a significant increase in noise and traffic in the area.
- The proximity to the build will have a significant effect on privacy.

There were no questions.

Following the speakers, members discussed the item and the following comments were responded to:-

- There are 10 additional cycle parking bays proposed on the site
- As part of the recommended conditions there is a need for a travel plan to be developed.

Following debate and on a motion by the Chairman, seconded by the Vice-Chairman it was:-

RESOLVED 2014/034

That planning permission be granted subject to the conditions as set out in appendix 1 attached to the report

DEVELOPMENT MANAGEMENT PROGRESS REPORT

Mrs Gill reported orally that the Council had recently heard that the Secretary of State for Communities and Local Government had not called in the application for Shortwood.

RESOLVED 2014/036

That the Development Management Progress Report and appendix be noted

WORK PROGRAMME

RESOLVED 2014/037

That the Work Programme reported be noted

The meeting closed at 12.20 am.

CHAIRMAN