

Meeting PLANNING AND LICENSING COMMITTEE

Date Tuesday 17 July 2018 (commencing at 10.30 am)

**Membership**

Persons absent are marked with `A`

**COUNCILLORS**

Chris Barnfather (Chair)  
Jim Creamer (Vice-Chair)

A - Pauline Allan	Rachel Madden
Andy Brown	Kevin Rostance
Neil Clarke MBE	Tracey Taylor
Sybil Fielding	Keith Walker
Paul Henshaw	Andy Wetton
John Longdon	

**OFFICERS IN ATTENDANCE**

Pete Barker – Chief Executive’s Department  
Rachel Clack – Chief Executive’s Department  
Mike Hankin – Place Department  
Neil Lewis – Place Department  
Debbie Wragg – Place Department

**1. MINUTES OF LAST MEETING HELD ON 5th June 2018**

The minutes of the meeting held on 5 June 2018, having been circulated to all Members, were taken as read and were confirmed and signed by the Chair.

**2. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Allan (illness)

**3. DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS**

No declarations of interest were made.

**4. DECLARATIONS OF LOBBYING OF MEMBERS**

No declarations of lobbying were made.

## **5. LAND AT LANGFORD QUARRY, NEWARK ROAD, NEAR COLLINGHAM**

Mr Hankin introduced the report and informed Committee that an application had been made for southern and western extensions to the Langford Quarry, near Newark. The submission also incorporated alterations to the previously approved restoration arrangements for the existing quarry as well as seeking consent for the retention and continued use of the existing plant site and access to serve the extended quarry.

Mr Hankin explained to Committee that the key issues with the determination of the planning application related to the need for the minerals in the context of national and local minerals planning policy and the fact that the development site is not allocated for mineral extraction in the Development Plan.

Mr Hankin informed Committee that the report before them incorporated a detailed assessment of the appropriateness of the site for minerals extraction in the context of local environmental impacts notably visual and landscape effects, ecology and archaeology.

Mr Hankin reminded members that a report was due to go before the Communities and Place Committee on 19<sup>th</sup> July seeking approval to undertake public consultation on the new draft Nottinghamshire Minerals Local Plan. The proposals include an extension allocation at Langford Quarry which coincides with the boundaries of the current application site. Mr Hankin informed Committee that very little weight should be attached to the draft plan when determining the present application as the new minerals plan is still at an early stage of preparation.

Following the introductory remarks of Mr Hankin, Mr Deal, an estate manager employed by Tarmac, had the opportunity to speak and a **summary** of that speech is set out below:-

- I am a practising Chartered Surveyor with 33 years' experience and the site subject to the application is the best one I have been to. The infrastructure is of a high quality and the layout and safety for visitors is very good.
- The site is one of strategic importance in Nottinghamshire, producing a very significant proportion of sand and gravel in the County. Without approval of the extension the quarry will be worked out by October 2018.
- The demand for construction materials is expected to grow strongly over the next 10 years as national and regional infrastructure projects have an effect as well as the need for more housing and local facilities to support community growth.
- Ordinarily approval would have been sought further in advance but this has allowed more detailed work to be completed, for example taking into account archaeological concerns.
- Tarmac have demonstrated that they have the expertise to deliver successful restoration schemes which ultimately provide high quality new and sustainable landscapes.
- Tarmac have shown their respect for the environment in their day to day operations and their completion of environmental assessments, and have

also shown their respect for the communities in which their quarries operate.

- Tarmac are committed to delivering long term environmental and economic benefits.
- Tarmac have the patience to achieve the long term operation of the quarry producing construction materials for the next Minerals Plan to 2036 and beyond.
- Mr Hankin has produced a very clear and balanced report, which is not something I have experienced widely across other planning authorities, and I hope the Committee will be able to support the recommendation for approval.

There were no questions.

Following the speeches Members debated the item and the following comments and questions were responded to:-

- Generally, sites are restored in stages and at the earliest opportunity. If a company goes bankrupt the need to restore the whole site should therefore be avoided. The authority can take out a bond if it is concerned with the viability of any firm. In the case of this application, the conditions should ensure a phased restoration and there are no concerns about Tarmac's viability.
- The application does not include any additional floodlighting. There have been problems in the past that have been dealt with by re-angling the lights. Any future problems can be dealt with through the regular liaison meetings.
- The Environmental Statement details how the presence of badgers, foxes and amphibians will be managed.
- Members requested a presentation on the work of the Authority's Archaeology Team in connection with planning applications.
- In terms of restoration, the emphasis is on the best and most versatile land of which there is only a relatively small section in this application. Permissive footpaths will be installed and wetland areas will be managed by the RSPB.
- The quarry already has a Section 106 agreement in force.
- All quarries in the area have routeing agreements which mean lorries avoid Collingham.
- There is only one public footpath on the site and this will be accessible for the duration of the works. The permissible path will be around the lake and once opened will be available in perpetuity as per the legal agreement.

The Chair summarised the situation as follows:

- Councillor Maureen Dobson, the local county councillor and a member of the liaison group, supports the application.
- The withdrawn Minerals Local Plan would have identified the application site and the draft Minerals Local Plan includes the site.
- Paragraph 107 of the report makes clear that in this case greater weight should be given to the NPPF policy rather than the MLP.

- Paragraph 112 of the report explains the importance of giving great weight to the economic benefits of mineral extraction.
- Nottinghamshire currently has a landbank of mineral reserves of 10.3 years but national mineral policy states that planning permission should not simply be refused where there is an excess of 7 years' reserves.

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

### **RESOLVED 2018/017**

- 1) That subject to the completion of the legal agreement before the 17<sup>th</sup> October 2018 or another date which may be agreed by the Team Manager Development Management in consultation with the Chairman and the Vice Chairman, the Corporate Director – Place be authorised to grant planning permission for the above development subject to the conditions set out in Appendix 1 of the report
- 2) That in the event the legal agreement is not signed by the 17<sup>th</sup> October 2018, or within any subsequent extension of decision time agreed with the Minerals/Waste/County Planning Authority, the Corporate Director – Place 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.

### **6. SCROOBY TOP QUARRY, SCROOBY TOP, DONCASTER**

Mr Hankin introduced the report which considered a planning application seeking retrospective planning permission to regularise an extended waste management facility for the recycling of inert construction and demolition waste at Scrooby Top Quarry, Scrooby Top, Doncaster, the site area of which has been extended beyond the footprint of the permission area.

The key issues relate to whether the changes to the scale of operations remains acceptable in terms of highways impacts and to ensure there are no unacceptable environmental impacts associated with the development.

Following the introductory remarks of Mr Hankin, Mr Standen, an agent for the quarry, was given the opportunity to speak and a **summary** of that speech is set out below:-

- The operation has been undertaken within Scrooby Top Quarry for over 20 years and provides a local facility which contributes to meeting an identified local need for the management and re-use of local inert arisings.
- Recycling has historically been an integral part of the quarry's operation with mineral being used for blending with the processed waste stream to produce a marketable product.
- The operational area is discretely located within the existing quarry workings. The operation uses mobile plant and employs the very same amenity safeguards which apply to the existing minerals processing operation, including hours of operation.

- There are no significant environmental impacts associated with the operation or the minerals processing and extraction site within which it is located.
- Scrooby Top is strategically located on the A638, an arterial route between Bawtry and Retford and the neighbouring areas. The existing quarry entrance is engineered to a high specification such that safe access and egress can be obtained as required.
- The continued use of the development accords with the waste hierarchy in that it enables the re-use of inert materials which would otherwise be used in a less sustainable way.
- The proposal accords with national policy and the development plan in that it meets the key objective of maximising the recycling of inert waste and assisting in driving waste up the waste hierarchy.

There were no questions.

Following the speeches Members debated the item and the following comments and questions were responded to:-

- No routing agreements are in place, the expectation is that lorries will travel up and down the strategic network using the A638 in a continuation of what happens at present. There have been no highway objections to the application. Local residents have been contacted and no objections have been received and no complaints have been received from residents regarding existing traffic.
- Concern was expressed that traffic may prove to be problematical in the future.

The Chair summarised the situation as follows:

- The application is retrospective but in this case this is not a material consideration.
- Some permissions were in place with differing dates, approval of this application will regularise activities on the site.

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

**Resolved 2018/018**

That planning permission be granted subject to the conditions set out in Appendix 1.

## **7. DEVELOPMENT MANAGEMENT PROGRESS REPORT**

Mr Hankin introduced the report and confirmed that it was the usual regular report detailing which reports were likely to come before Committee.

Clarification was requested as to which electoral division the application regarding the Waste to Energy Power Generator falls (Appendix A – Page 119).

### **Resolved 2018/019**

That no further actions are required as a result of the contents of the report.

The meeting closed at 11.23am

**CHAIR**