

Meeting **PLANNING AND LICENSING COMMITTEE**

Date **17 November 2015 (commencing at 10.30 am)**

**membership**

Persons absent are marked with 'A'

**COUNCILLORS**

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

Roy Allan  
Andrew Brown  
Steve Calvert  
Jim Creamer  
Rachel Madden

Andy Sissons  
Keith Walker  
Yvonne Woodhead  
Jason Zadrozny

**OFFICERS IN ATTENDANCE**

David Forster – Resources Department  
Jonathan Smith – Place Department  
Ruth Kinsey – Place Department  
David Marsh – Place Department  
Joel Marshall – Place Department  
Sue Bearman – Resources Department

**MINUTES OF LAST MEETING HELD ON 20 OCTOBER 2015**

The minutes of the meeting held on 20 October 2015 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

**DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS**

None

**DECLARATIONS OF LOBBYING OF MEMBERS**

None

## **RIGHTS OF WAY DECISION MAKING**

Mr Lewis introduced the report and highlighted that the trial period regarding the processing of some rights of way decisions has passed its 6 months trial.

### **RESOLVED 2015/046**

- 1) That decision-making in relation to 'making' Definitive Map Modification Orders following pre-order consultation be delegated to officers unless the following circumstances apply: -
  - a. Where the Committee Chairman requests it
  - b. Where the matter is referred by the local Councillor and the Committee's Chairman has agreed to the referral
  - c. Where the case officer considers the matter to be exceptionally sensitive or controversial
- 2) That the provision be made in the Work Programme Report to include a bi-annually report on applications for Definitive Map Modification Orders.

## **YELLOWSTONE QUARRY QUARRY LANE QUARRY BANKS LINBY**

Mr Smith introduced the report and highlighted that the application seeks to extend the life of the quarry by 20 years and to increase the flexibility of HGV movements. The quarry entrance passes the local school entrance onto an unsurfaced lane and through open countryside. There are some 120,000 tonnes of Bullwell Stone still in the quarry and although it is not used on a vast scale it is used for the restoration of historic buildings. The site is adjacent to a SSSI but Natural England have raised no objection due to the site working being carried out in an extremely sensitive manner. Although Nottinghamshire Wildlife Trust have raised concerns about the possible washing of silt into the local stream, this issue can be overcome through simple measures agreed with the Environment Agency.

Following Mr Smith's presentation the applicant's representative was given the opportunity to speak and a summary of the speech is below.

Mr Oliver Craven, representing Yellowstone Quarry highlighted the following

- This is a small operation of quarrying building stone used for restoration sites therefore is an on demand operation and not a fully working site.
- Bullwell Stone is used in the restoration of historic buildings across Nottinghamshire and is also acknowledged as important.
- Transport is an important issue and the conditions attached to the application if approved addresses concerns regarding passing the school.
- The restoration of the site will be undertaken in a sensitive way and will be done in keeping with the surrounding area.

Following Mr Craven's presentation he responded to comments and questions as follows:

- The operations at the site are kept to a minimum and there is a stockpile of the Bullwell Stone which is readily available.
- The drivers are aware of the issues around the school so ensure that all safety aspects of driving are adhered to.
- Any changes to the conditions will be observed and when there are going to be more than usual movements the School will be informed at least 24 hours prior to the commencement of any HGV traffic.

Members discussed the application and asked questions and made comments as follows:-

- The Quarry had not previously been extended and has recently been taken over by a new operator.
- The alleged breach in operational HGV movements in the area was attributed to the Abbey Quarry and not Yellowstone.
- The 20 year extension is required because of the small scale quarrying of the Bullwell Stone.
- The introduction of a liaison Committee will help ensure information is shared with the School and local residents.

#### **RESOLVED 2015/047**

1. That the Corporate Director – Place be instructed to enter into a legal agreement under section 106 of the Town and Country Planning Act 1990 to secure five years of extended aftercare and the setting up of a liaison committee
2. That subject to the completion of the legal agreement before the 17<sup>th</sup> February 2016 or another date which may be agreed by the Team Manager Development Management in consultation with the Chairman, the Corporate Director – Place 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 17<sup>th</sup> February 2016, or within any subsequent extension of decision time agreed with the Waste Planning Authority, it is RECOMMENDED that 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.
3. That a letter be sent to the school and the local member confirming how concerns have been addressed and that a liaison committee is to be set up.

**SHERWOOD FOREST COUNTRY PARK AND VISITOR CENTRE**  
**SWINECOTE ROAD EDWINSTOWE**

Mr Smith introduced the report and highlighted the following

- The application seeks to demolish the current visitor centre alongside the excavation of the car parking area.
- The site is situated in a Site of Special Scientific Interest as it lies within the Birklands and Bilhaugh Special Area of Conservation.
- Demolition would not take place before the opening of a replacement Centre although a planning application has not been submitted.
- The consortium for the new centre is being headed up by the RSPB and will ensure the sensitive nature of the site will be adhered to and care taken to ensure the restoration is in keeping with the natural surroundings.
- Site traffic will access and egress along the A616 to the north and would not be routed through Edwinstowe.

Members discussed the application and asked questions and made comments as follows:-

- There would not be any loss of veteran trees due to the application and works undertaken.
- It is a positive step for the RSPB to be involved in the building of the new Visitor Centre

**RESOLVED 2015/048**

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 3 attached to the report

**DEVELOPMENT MANAGEMENT PROGRESS REPORT**

**RESOLVED 2015/049**

That the Development report be noted

**WORK PROGRAMME**

**RESOLVED 2015/050**

That the Work Programme be noted

The meeting closed at 11.34 am.

**CHAIR**