



Meeting **PLANNING AND LICENSING COMMITTEE**

Date **20 October 2015 (commencing at 10.30 am)**

membership

Persons absent are marked with 'A'

COUNCILLORS

John Wilkinson (Chairman)

Sue Saddington (Vice-Chairman)

	Roy Allan	A	Andy Sisson
	Andrew Brown		Keith Walker
A	Steve Calvert		Yvonne Woodhead
	Jim Creamer	A	Jason Zadrozny
A	Rachel Madden		

OFFICERS IN ATTENDANCE

David Forster – Democratic Services Officer

Jonathan Smith – Team Manager Development Management

Ruth Kinsey – Planning Support Officer

Sarah Ridley – Trading Standards Manager

Joel Marshall – Planning Assistant

Oliver Meek – Principal Planning Officer

MINUTES OF LAST MEETING HELD ON 21 JULY 2015

The minutes of the meeting held on 22 September 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

Councillor Steve Calvert – Personal

Councillor Andy Sisson – Personal

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

None

DECLARATIONS OF LOBBYING OF MEMBERS

All members declared that they had received e-mail correspondence Mr and Mrs Wetton owners of Remstone Hall with regard to Agenda item 6 East Leake Quarry.

ANNUAL REPORT TO PLANNING AND LICENSING FROM TRADING STANDARDS

S Ridley introduced the report and took members through the annual report and highlighted the current fees payable.

RESOLVED 2015/039

That the annual report for be noted and approval be given for the levels of activity undertaken.

APPLICATION TO CONSOLIDATE PREVIOUS PLANNING PERMISSIONS EAST LEAKE QUARRY REMPSTONE ROAD EAST LEAKE

Mr Smith introduced the report and highlighted the following

- The site covers 27.5 hectares of agricultural land and contains 1.78 million tonnes of sand and gravel.
- The current movement of HGV's are not proposed to change
- This application will increase the County's landbank of sand and gravel in the county to 8 years.
- Restoration of the site will provide ecological benefits to the area although it will be designed to deter Starlings and Wildfowl because of its proximity to the East Midlands Airport.
- A late objection was received from the owners of Rempstone Hall regarding the proximity to the property around 70 meters from the perimeter of the application site. They also raised the issues around noise and dust however these are taken into account through the conditions. The fact the Hall has listed status has also been considered.

Following the introductory remarks of Mr Smith there were a number of speakers who were given an opportunity to speak and **summaries** of those speeches are set out below.

Mrs Moore, local resident spoke against the application and highlighted the following issues:-

- There will be a significant impact on the 'setting' of Clifton Lodge
- The introduction of construction mounds will not reduce fumes, noise or dust and it will create visual damage
- There has not been an assessment impact undertaken on the properties.

In response to a question Mrs Moore informed members that there are Badgers in the area along with Adders and other wildlife in the area.

Mr Woods, representing CEMEX UK Operations Ltd, spoke in favour of the application and highlighted the following issues:-

- The extension is to enable the continuation of operations at East Leake to supply local markets with the raw materials.
- 14 acres of the proposed application site would be returned to agricultural land with the remaining 13 acres developed as woodland, ponds, reeds and hedgerows.
- The company are happy to enter into a section 106 agreement to secure the long term management also the management of birds in accordance with airport safeguarding.
- All material considerations have been met and there are no outstanding objections from statutory consultees.

Following Mr Woods presentation he responded to questions and comments as follows:-

- CEMEX have donated to the Rempstone Parish Council to help upgrade their current car park.
- Issue around respecting the silence required for church events have been discussed and discussions have taken place.

Mr Smith reminded members that although a donation for upgrading the car park has been made this does not form any part of the decision making process.

The Chairman thanked all the speakers.

Following the speakers members discussed the item and the following comments were made.

- Has consideration been given to the additional traffic that will be created by the redevelopment of Stanford Hall nearby
- The issue around wildlife in the vicinity is also a concern especially if there are Adders
- There is a need to start tree planting as soon as possible if the application is approved.
- Was Nottinghamshire Wildlife Trust informed that there was no wildlife in the area of any significance therefore they had no objections?

Following Members discussion Mr Smith responded to issues raised by Members:-

- The Highways Authority looked at the traffic issues around the application site and in their professional opinion there were no concerns with the amount of traffic in the area.

- Nottinghamshire Wildlife Trust was consulted on the application and their initial concerns over the restoration of the site had been addressed.

Following discussions the Chairman moved the recommendation below seconded by Councillor Creamer and it was:-

RESOLVED 2015/040

1. That the Corporate Director for Place be instructed to enter into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a further five years extended aftercare management of the conservation areas of the development site, the HGV route, and the bird management plan and
2. That subject to the completion of the legal agreement before the 22nd December 2015 or another date which may be agreed by the Team Manager Development Management in consultation with the Chairman, the Corporate Director for Place be authorised to grant planning permission for the above development subject to the conditions set out in Appendix 1 of this report.
3. That in the event the legal agreement is not signed by the 22nd December 2015, or within any subsequent extension of decision time agreed with the Minerals Planning Authority, the Corporate Director for 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.

Newington South Quarry and Newington West Land Misson Near Bawtry

Mr Smith introduced the report and highlighted the following

- This report draws two applications submitted for Sand and Gravel extraction at Newington Quarry.
- The Newington Quarry site is made up of a number of workings around the Misson and Bawtry area in Bassetlaw. The South application would be commenced prior to the West application so restoration works can take place on the South quarry site.
- The movement of Lorries would not increase during the works.

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

RESOLVED 2015/041

Newington South Additional Working Areas – Application Ref: 1/15/01019/CDM

1. That approval be given for the Corporate Director for Place to enter into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure:

- a) A designated route for all HGVs using the site;
 - b) The maintenance and repair of Misson Byway No. 7 to an acceptable standard;
 - c) A 21 year aftercare period following on from the 5 year statutory aftercare period for the site;
 - d) The establishment of a management committee.
2. that subject to the completion of the legal agreement before the 20th January 2016 or another date which may be agreed by the Team Manager Development Management, the Corporate Director for Place be authorised to grant planning permission for the above development subject to the conditions set out in Appendix 1 of the report. In the event that the legal agreement is not signed by the 20th January 2016, or within any subsequent extension of decision time agreed with the Minerals Planning Authority, it is RECOMMENDED that the Corporate Director for 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.

Newington West New Working Area – Application Ref: 1/15/01020/CDM

- 3 That approval be given for the Corporate Director for Place to enter into an agreement under Section 278 of the Highways Act 1980 (as amended) to secure a new access on to the public highway and a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure:
- a) A designated route for all HGVs using the site;
 - b) A 21 year aftercare period following on from the 5 year statutory aftercare period for the site;
 - c) The establishment of a management committee.
4. that subject to the completion of the legal agreement before the 20th January 2016 or another date which may be agreed by the Team Manager Development Management, the Corporate Director for Place be authorised to grant planning permission for the above development subject to the conditions set out in Appendix 1 of the report. In the event that the legal agreement is not signed by the 20th January 2016, or within any subsequent extension of decision time agreed with the Minerals Planning Authority, it is RECOMMENDED that the Corporate Director for 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.

PROPOSED LEVELLING OF LAND TO CREATE FOOTBALL TRAINING PITCHES ON LAND NORTH OF WOBURN LANE PLEASLEY MANSFIELD

Mr Smith introduced the report and highlighted the following:-

- This is a part-retrospective application in that excavation has already commenced in that the fields have been stripped of soils.
 - One of the fields will be restored back to sports pitches which will be level with the adjacent playing pitches
 - There will be a dedicated access track which leads to a car park area fronting the site
 - Mitigation measures are set out in the conditions attached to the report which deal with the noise, dust and mud on the road.
- A late representation was received from the Board of Governors of Farmilo Primary School with regard to the hours of operation of HGV's during busy school times e.g. Morning drop off, afternoon pick up and also lunchtimes. Discussions have taken place with the Highway Authority and an amendment to Condition 6 is therefore recommended to restrict HGV's over the lunchtime drop off/pick-up period.

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

RESOLVED 2015/042

That planning permission be granted subject to the conditions set out in Appendix 1 attached to the report and the amendment to Condition 6 to further control HGV's accessing the site be noted.

PROPOSED MODIFICATION TO THE COUNCILS SCHEME OF DELEGATION FOR PLANNING APPLICATIONS

RESOLVED 2015/043

That the revised scheme of delegation as set out in Appendix 1 attached to the report be noted and that an update report be presented in 12 months' time

DEVELOPMENT MANAGEMENT PROGRESS REPORT

RESOLVED 2015/044

That the Development report be noted

WORK PROGRAMME

RESOLVED 2015/045

That the Work Programme be noted

The meeting closed at 12.34 am.

CHAIRMAN