



minutes

Meeting PLANNING AND LICENSING COMMITTEE

Date Tuesday 24 April 2012 (commencing at 2.00 pm)

membership

Persons absent are marked with 'A'

COUNCILLORS

Chris Barnfather (Chair)
Sybil Fielding (Vice-Chair)

Jim Creamer	A	Rod Kempster
John M Hemsall	A	Bruce Laughton
Stan Heptinstall MBE	A	Rachel Madden
Rev Tom Irvine		Carol Pepper

OFFICERS IN ATTENDANCE

Steven Baker – Solicitor, Legal Services
Keith Ford – Senior Governance Officer
Sally Gill – Group Manager – Planning
Oliver Meek – Planning Officer
Andrew Penn – Trading Standards Manager
Tim Turner – Monitoring & Enforcement Team Leader

OTHERS IN ATTENDANCE

Kevin Brown, Force Architectural Liaison Officer, Nottinghamshire Police

MINUTES OF LAST MEETING

The minutes of the meeting held on 10 January 2012, having been circulated to all Members, were taken as read and were confirmed and signed by the Chair.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Rod Kempster (medical / illness), Councillor Bruce Laughton (other Nottinghamshire County Council business) and Councillor Rachel Madden (other reasons).

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

None

DECLARATIONS OF LOBBYING OF MEMBERS

None.

THE ROLE OF THE NOTTINGHAMSHIRE POLICE PRE-CRIME TEAM IN THE PLANNING PROCESS

Kevin Brown, Force Architectural Liaison Officer (ALO) for Nottinghamshire Police, gave a presentation, highlighting the following key issues:-

- the Pre-Crime team was based at the Arrow Centre in Hucknall and had recently been reduced from 12 to 4 team members (Mr Brown and three officers who undertook the ALO role on a part-time basis);
- the team was consulted about every planning application (concerning new or refurbished buildings) within Nottinghamshire and Nottingham that required Police involvement. The team's role was to look at how crime and the number of incidents which the Police needed to attend could be reduced. They looked at the sustainability of a development in terms of potential crime and disorder;
- the team followed and helped to promote the 'Secure by Design' guidance. Input into such applications was often at the pre-planning application stage. 'Secure by Design' covered physical security and overall security within the environment (for example, ensuring good levels of natural surveillance of developments by residents themselves). Research had shown the significant impact which 'Secure by Design' had achieved, with some research indicating a 25-30% reduction in vehicle crime and a 60% reduction in crime on buildings. The average cost of building in the higher level of security measures (windows, locks, doors, garages etc.) into new developments was £170 per home. Developers were being encouraged to look at the wider environmental security issues as well as the physical security measures for the buildings themselves;
- the team also dealt with 'Safer Parking', which covered both physical and general security. There were over 100 safer car parks throughout Nottinghamshire and some had experienced no crime for five years;
- Mr Brown also gave presentations to architects as part of their Continuous Professional Development.

In response to Member's queries, the following issues were clarified:-

- developers tended to contact the team direct for pre-application input mainly in the case of large developments. The team received details of applications through planning lists and was often proactive in making contact with developers;

- the team did not charge for pre-application advice. Charging had been considered in the past but was felt to be a potentially cumbersome arrangement which could also possibly deter developers from seeking advice. However, it may be reconsidered in light of the ongoing budget cuts to Police Forces. Manchester was the only Force that currently charged. Members felt that by charging, the team may be able to have greater input into the many applications it dealt with, although it was recognised that this needed to be balanced against such charges acting as a potential deterrent;
- the team had developed good relationships with District Council planning officers over the last twelve months (previously team members had been based in the districts);
- Members suggested it would be helpful to have a basic guide for Planning Committee Members to clarify which areas of security to focus upon. Mr Brown stated that some guidance had been produced in the past and agreed to refer this issue to the regional Association of Chief Police Officers representative for 'Secure by Design';
- Government had previously been lobbied to introduce minimum security standards for new developments. Currently it tended to be the larger developers that would not engage with the team due to them using fixed designs;
- it was acknowledged that the team had no powers over developers but it was able to encourage them to use tried and tested approaches and to avoid historical design problems.

On behalf of the Committee, the Chair thanked Mr Brown for his presentation.

RESOLVED 2012/008

That the presentation be noted.

TRADING STANDARDS – YEAR END REPORT

Andrew Penn introduced the report and highlighted the key issues around explosives storage, petroleum licences and poisons registrations. Mr Penn highlighted the work undertaken in conjunction with the Police and the Fire Service around the panic-buying of petrol in response to the recent potential tanker driver strike. This included a press release to clarify what retailers could store and the types of storage.

In response to Members' queries, the following issues were clarified:-

- there was no financial penalty for not completing the self-assessment forms for premises licensed to sell petroleum. If renewal applications were not returned then the sanction of not renewing licences was available, although due to the financial processes followed, sometimes retailers had paid for renewal without actually returning the application;
- individuals could legally store up to 30 litres of petrol.

RESOLVED 2012/009

That the report be noted and the activity undertaken and proposed (as outlined in the report) be supported.

VARIATION OF PLANNING CONDITIONS OF EXISTING PLANNING PERMISSION FOR DANESHILL LANDFILL SITE, DANESHILL ROAD, LOUND, RETFORD IN RELATION TO PROPOSED AMENDMENTS TO THE RESTORATION SCHEME

Sally Gill introduced the report and gave a presentation which included the location and layout of the site; an illustration of the short rotation coppice grown on the site; access to the site; restored, operational and future operation areas; the previous planning permissions and Section 106 agreement; the existing and proposed restoration plans / final restoration schemes.

During discussions, Members welcomed the application and the planning condition about premature closure of the site.

RESOLVED 2012/010

- 1) That the Corporate Director for Policy, Planning and Corporate Services be instructed to enter into a Deed of Variation to ensure that the original Section 106 legal agreement varied in accordance with the 2009 permission shall apply to the permission hereby approved as varied in respect of the long term management of the heathland, nature conservation and woodland areas.
- 2) That the existing Section 106 Agreement be varied to ensure that a management scheme be submitted to the Waste Planning Authority for approval prior to completion of restoration planting in accordance with planning condition 31 and 32 (as set out in Appendix 1 to the committee report) and implemented for five years following the completion of aftercare in accordance with this permission.
- 3) That, subject to the completion of the legal agreement, 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 to the committee report.

ATTENDANCE AT PLANNING SUMMER SCHOOL

The Chair introduced the report and underlined the benefits of attending this training event. He clarified that when considering this issue in 2011, Administration Committee had stipulated that attendance should be restricted to those members who had not attended the event in the last two years. Councillor Heptinstall expressed an interest in attending, subject to moving other diary commitments. Sally Gill underlined that the event was shorter this year and was open to both officers and councillors.

RESOLVED 2012/011

That the attendance of a Member and Officer (with respective substitutes arranged) at this year's Planning Summer School at Hope University, Liverpool on the 14-17 September 2012 be supported.

PLANNING MONITORING AND ENFORCEMENT WORK – 1APRIL 2011– 31 MARCH 2012

Tim Turner introduced the report and gave a presentation highlighting the main issues within the report including planning contravention notices served; update information on enforcement notices, appeals and challenges; and details of other developments, including the Council's own Highways Depot at Bilsthorpe which had recently won an award from the Civil Institute.

RESOLVED 2012/012

That the report be noted.

DEVELOPMENT MANAGEMENT PROGRESS REPORT

Sally Gill introduced the report which detailed the latest position on planning applications received between 19 November 2011 and 31 March 2012, confirmed decisions made on applications since the last report to Members on 10 January 2012, and included end-of-year performance figures.

Further to paragraph 17 of the report, Mrs Gill reported that confirmation had been received on 20 April 2012 that the Local Government Ombudsman had decided not to hold an investigation into the complaint relating to publicity arrangements associated with two applications for the retention of modular classrooms at Leas Park and Yeoman Park Schools in Mansfield Woodhouse. Members would be updated on this issue at a future meeting.

With regard to the issue of locally set planning fees, a report would be brought to Committee once Central Government had clarified the position on this.

A Members' Briefing on the National Planning Policy Framework was planned for after the Committee meeting on 22 May 2012.

An update was provided on the main applications which were expected to come to Committee, largely towards the end of this year.

RESOLVED 2012/013

That the report and the accompanying appendices be noted.

The meeting closed at 3.24 pm.

CHAIR
M_24Apr12