

Meeting **PLANNING AND LICENSING COMMITTEE**

Date **Tuesday June 2015 (commencing at 10.30 am)**

membership

Persons absent are marked with 'A'

COUNCILLORS

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

	Chris Barnfather	Andy Sissons
	Steve Calvert	Keith Walker
	Steve Carroll	Yvonne Woodhead
A	Jim Creamer	Jason Zadrozny
	Stan Heptinstall MBE	

OFFICERS IN ATTENDANCE

David Forster – Democratic Services Officer
Sally Gill – Group Manager Planning
David Kerfoot – Solicitor
Oliver Meek – Senior Planning Officer
Jonathan Smith – Principal Planning Officer
Tim Turner – Senior Practitioner Monitoring and Enforcement
Joel Marshall – Planning Officer
Ruth Kinsey – Planning Support Officer

APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN

To note the appointment of Councillor John Wilkinson as Chairman and Councillor Sue Saddington as Vice-Chairman by the County Council on 14 May 2015.

MEMBERSHIP**RESOLVED 2015/025**

That the membership of the Planning and Licensing Committee be noted

Roy Allan, Andrew Brown, Steve Calvert, Jim Creamer, Rachel Madden, Sue Saddington, Andy Sissons, John Wilkinson, Keith Walker, Yvonne Woodhead, Jason Zadrozny

CHANGES IN MEMBERSHIP

The Clerk reported orally that Councillors Chris Barnfather, Steve Carroll and Stan Heptinstall had been appointed to the Committee in place of Councillors Andrew Brown, Roy Allan and Rachel Madden for this meeting only.

MINUTES OF LAST MEETING HELD ON 28 APRIL 2015

The minutes of the meeting held on 28 April 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 Councillors Jim Creamer (personal)

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

None

DECLARATIONS OF LOBBYING OF MEMBERS

It was noted that all members had been lobbied by Councillor Barton of Mansfield District Council with regard to Heatherley Primary School, Forest Town, Mansfield.

CREATION OF NEW CLASSROOM TEACHING BLOCK PLUS ADDITIONAL STAFF CAR PARKING HEATHERLEY PRIMARY SCHOOL FOREST TOWN

Mrs Gill introduced the report and gave a slide presentation. She highlighted to Members that there was a minor inaccuracy in the planning application site boundary, and it encroached upon some neighbouring properties. As a result, the applicant provided notification to the properties which the planning application boundary encroached. The applicant notified these properties on the 12th and 13th May, and there was a closing date of the 3rd June 2015 to make any representations.

Following the introduction Members discussed the application and asked questions and made comments as follows

- Part of the application boundary was incorrectly drawn, so to enable the decision to be considered it was thought appropriate for the applicant to undertake the necessary notification. Following a question from Councillor Sissons, Mrs Gill confirmed that this was a technical process and did not affect the merits of the planning application.
- Councillor Barnfather raised concern regarding the proximity of the building to the rear of nearby residences. Councillor Heptinstall, who had attended the site visit, confirmed that the adjacent hedge was sufficiently high and thick to suitably obscure views of the residential properties from the windows of the proposed classroom.

- Issues around parking availability for the school have been considered. The possibility for more parking within the school was raised. Mrs Gill confirmed that the CPA has to consider applications as submitted.
- The current arrangement with Asda with regard to use of the car park for dropping off and picking up is still in existence.
- Councillors identified within the committee report the comments of the NCC Road Safety Team in relation to the use of markings across residents' driveways to prevent inconsiderate parking. Existence markings were highlighted, and it was suggested by Mrs Gill that Condition 7, which relates to the School Travel Plan, could be amended refer to such markings as part of the School Travel Plan.

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

RESOLVED 2015/018

1. 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 1 incorporating the amendment regarding the white lines and for the Group Manager Planning to issue the planning permission subject to no representations being received raising material planning issues before the end of 3 June 2015 in relation to properties 2 Baysdale Drive and 31 Heatherley Drive, that have not previously been considered in the report and
2. that the Group Manager Planning shall determine following consultation with the Chairman and Vice Chairman whether any issues raised before the end of 3 June 2015 but after Committee in relation to properties 2 Baysdale Drive and 31 Heatherley Drive are material in planning terms and if those conditions as set out in Appendix 1, as amended above, attached to the report are satisfactory to deal with those issues or alternatively that the said conditions should, and can, be appropriately amended to meet those issues, and if not, that the application will be reported back to Committee for further consideration.
3. that Condition 7 be amended such that it refers to indicative no parking markings in front of residents' driveways.

ERECTION OF 420 PLACE 2 FORM ENTRY TWO STOREY REPLACEMENT PRIMARY SCHOOL BRIERLEY FOREST PRIMARY SCHOOL WESTBOURNE VIEW SUTTON IN ASHFIELD.

Mrs Gill introduced the report and gave a slide presentation she informed members that there was an amendment to condition 4 set out in the appendix to the report to provide clarity and that it should read :-

4. Should any tree, shrub, scrub or other vegetation clearance works be carried out between the months of March to August inclusive, the works shall be undertaken in accordance with a methodology which shall first be submitted to and approved in writing by the CPA. Works to be carried out in accordance with the approved methodology shall only be undertaken following inspection by a suitably qualified ecologist and

written confirmation from the ecologist first being submitted to the CPA that breeding birds would not be adversely impacted by the proposed clearance works.

Reason: To avoid disturbance to birds during the breeding season.

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

RESOLVED 2015/019

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 and as amended above.

ERECTION OF A STEEL FRAMED BUILDING FOR USE AS A MATERIALS RECYCLING FACILITY TRENT SKIP HIRE LIMITED QUARRY FARM TRANSFER STATION BOWBRIDGE LANE NEW BALDERTON NEWARK

This item was deferred at the meeting held on 24 March 2015 to allow the Committee to undertake a site visit to look at the roads systems around the site before a decision is made. The site visit was carried out on 24 May. Members were concerned that there was no representation from the Newark members affected by the application and therefore:-

On a motion from the Vice Chairman, seconded by Councillor Keith Walker and upon a show of hands it was

RESOLVED 2015/020

That the decision be deferred until the next meeting (30 June 15), to allow the Local members to attend.

BUNNY RECYCLING FACILITY LOUGHBOROUGH ROAD BUNNY JOHNSONS AGGREGATES RECYCLING LTD

Mrs Gill introduced the report and highlighted that a complaint had been received regarding HGV movement outside the permitted times, however the applicant is looking to regularise the movements. She also informed members that there would be no increase in throughput at the site.

Members made comment and asked questions as follows:-

- It is hoped that the existing date of 31 August 15 will be the last extension to planning permission due to the delay on the Stanton site being open.
- Ecological issues are addressed by specialists.

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

RESOLVED 2015/021

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

APPLICATION FOR NEW PLANNING PERMISSION TO REPLACE EXTANT PLANNING PERMISSION CROMWELL QUARRY LAND TO THE EAST OF THE A1 SLIP ROAD A1 CROMWELL NEWARK

Mrs Gill introduced the report and gave a slide presentation

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

RESOLVED 2015/022

1. That the Corporate Director for Policy, Planning and Corporate Services be instructed to enter into a legal agreement under section 106 of Town and Country Planning Act 1990 to secure an additional five years of aftercare and the HGV route.
2. That subject to the completion of the legal agreement before the 2 September 2015, 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 of the report. In the event that the legal agreement is not signed by the 2 September 2015, or within any subsequent extension of decision time agreed with the Minerals Planning Authority, 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.

ANNUAL REPORT ON PLANNING MONITORING AND ENFORCEMENT WORK – 1 APRIL 2014 TO 31 MARCH 2015

Mr Turner introduced the report and highlighted current issues around Enforcement work undertaken by the team.

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

RESOLVED 2015/023

That the Planning Monitoring and Enforcement Work and appendices attached to the report be noted.

DEVELOPMENT MANAGEMENT PROGRESS REPORT

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

RESOLVED 2015/024

That the Development Management Report be noted.

WORK PROGRAMME

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

RESOLVED 2015/025

That the Work Programme be noted

The meeting closed at 12.35 pm.

CHAIRMAN