

Meeting PLANNING AND RIGHTS OF WAY COMMITTEE

Date Tuesday 19 April 2022 (commencing at 10.30am)

Membership

COUNCILLORS

Richard Butler (Chair)
Sybil Fielding (Vice-Chair)

Andre Camilleri	Philip Owen
Robert Corden	Francis Purdue-Horan
Jim Creamer	Sam Smith
Paul Henshaw - Apologies	Tom Smith
Andy Meakin	Daniel Williamson
John Ogle	

SUSTITUTE MEMBERS

Councillor Allan substituted for Councillor Henshaw

OFFICERS IN ATTENDANCE

Pete Barker – Chief Executive’s Department
Rachel Clack – Chief Executive’s Department
Sally Gill – Place Department
Jonathan Smith – Place Department

1. MINUTES OF PREVIOUS MEETING HELD ON 8 MARCH 2022

The minutes of the meeting held on 8 March, having been circulated to all Members, were taken as read and were confirmed, and were signed by the Chair.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Henshaw (Other reasons).

3. DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

There were no declarations of interest.

4. DECLARATIONS OF LOBBYING OF MEMBERS

There were no declarations of lobbying.

5. CHANGE OF USE OF SITE, LAND OFF HOLLINWOOD LANE, CALVERTON

Mr Smith introduced the report which considered a planning application for the change of use of an existing HGV dismantling depot to a material (plastics) recycling facility, erection of an extension to an existing industrial building and ancillary works on land off Hollinwood Lane, Calverton.

Mr Smith informed members that the key issues related to the appropriateness of the development site for the use, the merits of the development proposal in the context of sustainable waste management policy, social-economic considerations and the environment effects of the development including traffic and noise effects.

Following Mr Smith's introduction, Mr Ryan Burley, the applicant, was given the opportunity to speak and **a summary** of that speech is set out below:

- Our operation in Kent produces the highest quality plastic bottle flake which is recycled and used for packaging.
- The main challenge to our business is from the export market, this application is a substantial inward investment of £20m.
- 50 skilled jobs will be created of various types including administration, transport and management.
- The site will deliver substantial environmental benefits with the full recovery of plastics turned into a reusable resource.
- The application represents a substantial investment in the local area and we have taken out a 25 year lease on the site.
- The area has excellent transport links, a skilled workforce and high quality local services.
- As the site is located in the middle of the country transportation distances will be minimised.
- We believe the area has growth potential.
- NCC's waste management policies are positive and aid the development of a circular economy.
- We will continue to maintain an open dialogue with local residents.
- The top floor of our offices will be dedicated to an educational facility complete with viewing platform.

- We have conducted an in-depth conversation with NCC during the planning process and spared no expense in developing our application. As a result we have amended our proposal to entirely clad the site's buildings in order to lessen their impact and also commissioned a full traffic survey.
- We look forward to becoming a big part of the local community for years to come.

The local member, Councillor Boyd Elliott, was then given the opportunity to speak and a **summary** of that speech is set out below:

- I know the area well as I have visited it many times and the site's location is ideal.
- I want to clarify that it is an operation and site that will not be used by residents.
- The applicants have been open and transparent throughout the process.
- The application is a positive for the local area. The site provides an educational facility with a viewing platform, employment opportunities, it is a clean site and it fits with NCC's environmental ambitions.
- I fully support the application as the local member.

Members then debated the item and questions were responded to as follows:

- A full traffic assessment has been undertaken and a condition has been imposed to ensure the amenity of surrounding properties are not adversely affected by HGV movements at unsociable hours. There will be minimal HGV movements on a Saturday and none on Sundays and Bank Holidays.
- There were long queues at the recycling centre during lockdown but signs were put up in an attempt to minimise disruption. Traffic has now reduced back down to normal levels. Vehicles using the applicant's site will not impact as there is a separate entrance farther down the lane.
- The concerns of the local Parish Council have been taken into account.

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

RESOLVED 2021/029

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

6. VARIATION OF CONDITIONS, DORKET HEAD QUARRY, ARNOLD

Mr Smith introduced the report that considered a planning application for an extension to the consented timescales associated with the working of the southern extension at the Dorket Head quarry. One of the Local Members, Councillor Michael Payne, has asked that the application be referred to Committee for determination.

Following Mr Smith's introduction, the applicant, Mr David Wright was then given the opportunity to speak and **a summary** of that speech is set out below:

- The officer's detailed report explains the purpose of the application perfectly well.
- I would like to make 2 points for clarification.
- Firstly, the application is being made by Ibstock Brick and not FCC.
- Secondly, on Plan 5 included with the papers, Phases 2 and 3 have been mixed up.
- This application is a variation of the existing permitted southern extension where we made good progression on all the preparatory works, including the footpath diversion and tree planting, before implementing the consent in 2019 and extracting clay in 2020 and 2021.
- The southern extension is well placed to supply up to 2 further years of clay to the Dorket Head factory but to do this we need approval to extend the working life from December 2021 until December 2024.
- Restoration of the site does not change at all from the consented scheme and will use unpolluted, clean soils and other inert materials to refill the clay hole and restore the land.
- We are hopeful that restoration will commence towards the end of 2022 and follow the extraction closely.
- We have not requested any extension to the overall restoration end date which remains as December 2026.
- We note from the committee report and the comments from the District Council that they do not consider that this small extension will negatively impact on the housing delivery on the land to the south.
- Since commencement of the operation of the southern extension, Ibstock has worked in compliance with the consent, without complaint from residents and with no issues raised by the visiting County Planning Officers.
- With your approval today we can assure the continued supply of minerals to the brick factory and swift restoration of the quarry.

The following points were clarified:

- The reference to FCC was included in the Committee report as the company formerly operated a non-hazardous landfill operation on the site.
- The version of Plan 5 presented to Committee correctly identified Phases 2 and 3. The Plan 5 included with the committee papers was an incorrect version.

On a motion by the Chair, duly seconded, it was:

RESOLVED 2021/030

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

7. VARIATION OF TRIGGER DATE OF CONDITIONS, LAND AT STURTON LE STEEPLE, RETFORD

Mr Smith introduced the report that considered a planning application to amend the originally approved controls at Sturton le Steeple Quarry which incorporates an option for the planning authority to request the permanent closure and restoration of the implemented planning permission in the event that the quarry does not enter production before 15th April 2022. Mr Smith informed members that the request is to provide an extended period up until the end of 2024 for the applicant to put the quarry into operational production.

Following Mr Smith's introduction Members then debated the item and highlighted the following:

- The applicant could apply for another extension but the applicant has given reasons why the operation could not have started earlier and has also set out the measures to be taken to allow operations to commence again. The last 2 years have been exceptional and it is acknowledged that it is not possible to predict the future but Committee have to consider the application in front of them.
- The approved scheme does provide scope for the movement of a proportion of the sand and gravel by river.
- Officers are not aware of sand and gravel being transported via rail in Nottinghamshire. This form of transport is usually used to move hard rock rather than sand and gravel, for example from Derbyshire to London and the South East where there are no hard rock quarries.
- The applicant has now completed further investigations into the quality of the sand on the site and does not need to vary the application. The mineral represents a valuable resource to the applicant.

On a motion by the Chair, duly seconded, it was:

RESOLVED 2021/031

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

8. DEVELOPMENT MANAGEMENT REPORT

The reference to Councillor Brown alongside some of the applications is included as he was the local member when the application was originally submitted.

Members stated how useful the site visit to Ratchet Hill Quarry had been and requested that further site visits be organised when applications are received. The Chair emphasised the importance of all members of the Committee attending site visits if possible.

On a motion by the Chair, duly seconded, it was:

RESOLVED 2021/032

That the contents of the report be noted.

The meeting closed at 11.16am

CHAIR