

minutes



Meeting PLANNING COMMITTEE

Date Tuesday, 25th November 2003 (commencing at 10.30 am)

membership

Persons absent are marked with `A`

COUNCILLORS

John Bell (Chair)
K Bullivant (Vice Chair)

	R Butler	A	J T A Napier
A	T H Butler		R Needham
	A Freeman		Keith Walker
	John M Hemsall		Y Woodhead
	S Heptinstall MBE		A Woodward
	E Llewellyn-Jones		

ALSO IN ATTENDANCE

Councillor Bruce Laughton
Councillor B G Smith

MINUTES

The minutes of the last meeting of the Committee held on 28th October 2003, 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 T H Butler
Councillor J T A Napier

MEMBERSHIP

The Chief Executive reported orally that Councillor Keith Walker had been appointed to the Committee in place of Councillor Kate Allsop.

DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

Councillor Keith Walker declared a prejudicial interest in agenda item number 6 – Proposed Exploratory Borehole, Land off Bilsthorpe Road, Eakring

REPORTS OF THE DIRECTOR OF ENVIRONMENT

DORKET HEAD CLAY QUARRY AND LANDFILL SITE, ARNOLD – REVIEW OF OLD MINERALS PERMISSIONS

The Chair advised Members that all references in Appendix 1 to 17 February 2002 in paragraphs 3, 9, 10, 12, 13(a), 15 and 17 should in fact read “17th February 2003”.

In introducing the report the Director of Environment informed Members that discussions had taken place with the applicant regarding possible concerns over potential duplication of controls between the Planning Authority under the terms of the reviewed permission and the Environment Agency under the terms of the Waste Management Licence for the site.

As a result it was agreed that Condition 34 set out in the Appendix attached to the report should read as follows:-

“34 Measures shall be taken and the development carried out in such a manner as to ensure that no disturbance or adverse affect is caused in the locality by reason of illumination, litter or malodour emanating from the site. In particular, the following measures, should they be carried out, shall be in accordance with details which have been previously agreed in writing with the Mineral Planning Authority:-

- (a) floodlighting within and at the boundary of the site
- (b) litter fencing erected within and at the boundary of the site.

In respect of (b) above, any windblown litter which escapes the site shall, upon a request from the Mineral Planning Authority, be collected within 48 hours of its occurrence”.

The Director of Environment also reported that he was in receipt of 2 further background papers that would be available for inspection:-

Letter from Bowman Planton dated 13th November 2003 and
E-mail communications, NCC/Waste Recycling Group, 21st November 2003.

A motion in terms of resolution number 2003/044 was moved by the Chair and duly seconded. On being put to the vote the motion was unanimously carried on a show of hands and it was:-

RESOLVED:-
2003/044

That, the Committee having considered the matters set out in the report, the Scheme of Conditions set out in Appendix 1 (and as amended above) be approved for the purposes of the Review of Old Mineral Permissions in respect of Dorket Head Quarry.

WASTE RECYCLING – BLEAKHILL SIDINGS, SHEEPBRIDGE LANE,
MANSFIELD

Following discussion of this item regarding concerns over the enforcement of planning controls at this site and on a motion by Councillor Llewellyn-Jones, duly seconded, it was:-

RESOLVED:-
2003/045

That the report be deferred pending a site visit on the 9th December 2003 and consideration then be given at the next meeting of the Planning Committee on the 18th December 2003.

PROPOSED DRILLING OF A BOREHOLE FOR THE EXPLORATION AND
POSSIBLE PRODUCTION OF OIL ON LAND ADJACENT TO CHESTNUT
FARM YARD, OFF BILSTHORPE ROAD, EAKRING, NOTTS

Following his declaration of interest at the start of the meeting, Councillor Keith Walker left the room whilst discussion and voting took place.

With the permission of the Committee, Councillor Bruce Laughton, the local Member for Eakring, commented regarding the viability of the proposal and hours of operation.

The Chair, following receipt of a letter prior to the meeting, adjourned the meeting for five minutes at 11.05 am whilst Members were given time to read its contents.

The meeting reconvened at 11.10 am.

The Director of Environment introduced the report and informed Members that there had been 3 additional letters of objection received since the Committee papers were published. The concerns raised in them did not introduce any new evidence. Concerns raised by Members related to straw bales being used as a noise reduction measure, hours of operation and the site being close to Eakring village centre. Additional comment was made regarding possible subsidence, the viability of the company and whether the choice of location was taken on engineering or economic grounds.

The Director of Environment assured Members that straw bales were a well-established way of reducing noise for short-term operations. With regard to the

hours worked they had already been reduced to 12 hours per day, 7 days a week. The issue of the drilling site being so close to the village did not cause undue concern as the drill site was well screened by barns and if moved could become more visible to residents.

Following full discussion and on a motion by the Chair, duly seconded, it was:-

RESOLVED:-
2003/046

That, the Committee having considered the matters set out in the report, full Planning Permission be granted subject to the conditions set out in Appendix 2 attached to the report.

Councillor Keith Walker then returned to the meeting.

**OUTLINE PLANNING APPLICATION FOR REPLACEMENT OF
COMPREHENSIVE SCHOOL AND ST GILES SPECIAL SCHOOL – LAND
AT BABWORTH ROAD, RETFORD**

The Director of Environment reported orally that there had been a late objection raising the issue of traffic being diverted along Babworth Road due to major roadworks being expected along the A1. He informed Members that he had received confirmation from the Highways Agency that 2 lanes would be kept open on the A1 whilst roadworks were taking place and so there would be no need for diversions through Retford. He added that the District Council had also objected on the grounds that the application was premature prior to its new Local Plan being adopted, but reported that the Local Plan was only in draft form and was unlikely to be adopted until 2006. With that in mind his view was that the application should not be viewed as premature to the Local Plan.

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

RESOLVED:-
2003/047

That the Committee having considered the matters set out in the report:-

- 1) no objection be raised and that the application be referred to the Government Office for the East Midlands as a departure from the development plan and
- 2) should the Government Office not wish to intervene, outline Planning Permission be granted for the above development subject to the conditions set out in Appendix 2 attached to the report.

**OUTLINE PLANNING APPLICATION FOR REPLACEMENT
COMPREHENSIVE SCHOOL – LAND AT HALLCROFT ROAD, RETFORD**

The Director of Environment reported orally that he was in receipt of ten letters of objection, as referred to in the report.

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

RESOLVED:-
2003/048

That the Committee having considered the matters set out in the report:-

- 1) no objection be raised and that the application be referred to the Government Office for the East Midlands as a departure from the development plan and
- 2) should the Government Office not wish to intervene, Outline Planning Permission be granted for the above development subject to the conditions set out in Appendix 2 attached to the report.

**ERECTION OF TEMPORARY OFFICES AND CAR PARKING, GAMSTON
HIGHWAYS DEPOT, RADCLIFFE ROAD, GAMSTON**

RESOLVED:-
2003/049

That the report be noted.

**REPORT OF COUNCILLORS KATE ALLSOP, J NAPIER AND Y
WOODHEAD**

PLANNING SUMMER SCHOOL 2003 – REPORT BACK ON ATTENDANCE

RESOLVED:-
2003/050

That the report be noted.

PLANNING COMMITTEE – NEW WAYS OF WORKING

RESOLVED:-
2003/051

- 1) That Members both support:-

- a) the draft Code of Best Practice, as set out in Appendix 3 attached to the report and
 - b) the principle of allowing public speaking at Planning Committee, in line with the procedure set out in the draft Code of Best Practice and
- 2) that the matters be referred to the County Council for adoption and that the Monitoring Officer be given authority to make appropriate amendments to the Constitution and Standing Orders

DATE OF NEXT MEETING

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

RESOLVED:- **2003/052**

That the Planning Committee meeting scheduled for 23rd December 2003 be now rearranged and held on Thursday, 18th December 2003 commencing at 9.00 am, subject to the appropriate consultations.

The meeting closed at 11.55 am.

CHAIR
M_25Nov03