

minutes

Meeting PLANNING AND LICENSING COMMITTEE

Date Tuesday 12 November 2013 (commencing at 2.00 pm)

membership

Persons absent are marked with `A`

COUNCILLORS

Sybil Fielding (Chairman)
Sue Saddington (Vice-Chairman)

Roy Allan
Andrew Brown
Steve Calvert
Steve Carroll
Darren Langton

Rachel Madden
Andy Sissons
Keith Walker
Yvonne Woodhead

OFFICERS IN ATTENDANCE

Nathalie Birkett- Solicitor
David Forster – Democratic Services Officer
Jerry Smith – Team Manager, Development Management
Sally Gill – Group Manager Planning
David Marsh – Major Projects Senior Practitioner
Joel Marshall – Planning Assistant

MINUTES OF LAST MEETING

The minutes of the meeting held on 30 September 2013, having been circulated to all Members, were taken as read and were confirmed and signed by the Chairman.

MEMBERSHIP

The Clerk reported orally that Councillor Steve Carroll had been appointed to the Committee in place of Councillor Jim Creamer for this meeting only.

APOLOGIES FOR ABSENCE

There were no apologies for absence

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

None

DECLARATIONS OF LOBBYING OF MEMBERS

It was noted that in respect of agenda item 6(Disposal of inert Waste Material Land Adjacent to Shenton Lodge Derby Road Kirkby-in-Ashfield) all members had received some lobbying material from the Colsons Transport Limited.

ERECTION AND EXTENSION PEIRRPONT GAMSTON PRIMARY SCHOOL COLEDALE WEST BRIDGFORD

Mr J Smith in introducing the report informed members that Rushcliffe Borough Council's comments would not be available until the 15 November 13 and if any issue arose from those comments the Chairman and Vice Chairman would be consulted as to any course of action that would need to be taken. He also reported that a late consultation response from NCC's Contaminated Land Team had been received which recommended a limited site investigation be undertaken and implementation of a watching brief for previously unidentified contamination. Mr Smith highlighted condition 13 on the appendix 2 attached to the report which covered this issue together with a further more Informative. A further representation had also been received from a local resident expressing concerns at the absence of drainage proposals to prevent surface water run-off from the extended all-weather pitch. The issue was covered in condition 11. Reference was also made to some revised drawing numbers all of which had been the subject of appropriate consultation.

Following the introductory remarks of Mr Smith the speaker Mr Rowntree, owner of one of the adjacent properties, spoke against the application and highlighted the following issues-

- The siting of the proposed 3 classroom extension and the impact on Mr and Mrs Rowntree's property had not been properly considered
- The elevation creates an intrusive view to Mr and Mrs Rowntree's property
- The elevation has not been properly considered in relation to the two properties affected.
- Rushcliffe Borough Council's conclusion on a similar application was at odds to the conclusion on the report before members.

Following Mr Rowntree's presentation members felt that the Committee should undertake a site visit before a decision is made on this application.

On a motion by Councillor Saddington seconded by Councillor Calvert it was

RESOLVED 2013/035

That the report be deferred and that a site visit takes place at the earliest opportunity.

DISPOSAL OF INERT WASTE MATERIAL LAND ADJACENT TO SHENTON LODGE DERBY ROAD KIRKBY IN ASHFIELD

Mr J Smith introduced the report and gave a slide presentation. He reported that further information had been received regarding potential environmental impact upon the prospective Sherwood Special Protection Area although such impact could not be assessed prior to this meeting.

He also updated members on the comments which were omitted from the report on constitutional and financial comments informing members that the Committee have the power to decide the recommendation and that there are no financial implications arising from the report.

Following the introductory remarks of Mr Smith the speaker Mr Baseley representing the applicant, spoke in favour of the application and highlighted the following issues-

- The proposed fill period has halved from the previous application from 4 to 2 years.
- There is a pressing need for additional inert waste sites in the area.
- Local hauliers have said there is a shortage of operational sites at their disposal.
- Sites like Bentinck are effectively private sites and not for use by many hauliers.
- The impact on green belt would be limited.
- There have been no objections from local residents or highways, landscape or rights of way officers.
- Although the site sits in the Green Belt there are very special circumstances to the need for this application to be granted including economic and local needs.

Following the speaker and there being no questions members discussed the item and the following comments were made. Prior to these comments Councillors Madden and Carroll informed Committee that they were both members of Ashfield District Council (ADC) and were aware of this issue but took no part in the ADC's recommended refusal of the application.

- National Planning Policy Framework incorporates national Green Belt Policy which aims to prevent urban sprawl and the loss of open land.
- Highways issues are an important factor with heavier vehicles and the effect on local residents.
- Wildlife is a legitimate issue to be concerned with.
- Is this application warranted to alleviate what is seen as a short term problem?

On a motion by Councillor Fielding seconded by Councillor Saddington it was

RESOLVED 2013/036

That planning permission be refused for the reasons as set out in the Appendix to the report.

CONSTRUCTION OF ANEROBIC DIGESTION PLANT PRIVATE ROAD 4, COLWICK INDUSTRIAL ESTATE COLWICK

On a motion by Councillor Fielding seconded by Councillor Saddington it was

RESOLVED 2013/037

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

IMPROVEMENTS TO NEWSTEAD AND ANNERSLEY COUNTRY PARK NEWSTEAD VILLAGE

Mr Smith introduced the report and gave a slide presentation to Members

Members raised the following issues with regard to the report

- The access to this application site is along a narrow track and concerns were raised about the conflict between lorry and walker.
- Is account of any damage to roads taken into account under the 106 agreement?
- Could this application be looked at further by the Highways Department as access and egress is an issue?
- Pleasèd a liaison Committee with local residents is being considered.

Following the above comments by Members and on a motion by Councillor Fielding seconded by Councillor Saddington it was

RESOLVED 2013/38

That the item be deferred to allow for further comments from the Highways Department on the application and a report be presented to a future meeting.

VARIATION OF CONDITION 16 OF PLANNING PERMISSION 1/66/02/00015 TO ALLOW MORE TIME FOR THE RESTORATION OF THE SAND QUARRY BY IMPORTATION OF RECOVERED INERT MATERIAL STYRRUP MAIN STREET STYRRUP

Mr Smith introduced the report and gave a slide presentation to Members

RESOLVED 2013/039

1. That the Corporate Director for Policy Planning and Corporate Services be authorised to enter into a Deed Variation to ensure that the original 106 agreement shall apply to the permission hereby approved as varied in respect of the date by which the landfill shall be restored and updating the management schedule; and

2. 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 development subject to the conditions set out in the Appendix attached to the report.

REVIEW OF PLANNING APPLICATION VALIDATION REQUIREMENTS

RESOLVED 2013/040

1. That the report be noted
2. That an 8 week consultation period be undertaken on the proposed changes to the Guidance Note on the Validation of Planning Applications be approved as set out in the appendix attached to the report
3. That following the consultation exercise the final version of Validation Guidance be presented to the Policy Committee for approval.

MODIFICATION TO THE EXISTING SCHEME OF DELEGATION FOR DECISION MAKING ON PLANNING APPLICATIONS

RESOLVED 2013/041

That the modification to the current scheme of delegation be approved to allow for decisions on planning applications which are recommended for refusal on the grounds of insufficient information to be delegated to the Corporate Director for Policy Planning and Corporate Services.

WORK PROGRAMME

RESOLVED 2013/042

That the Work Programme be noted.

DEVELOPMENT MANAGEMENT PROGRESS REPORT

RESOLVED 2013/043

That the report and the appendices attached to the report be noted.

The meeting closed at 16.10 pm.

CHAIRMAN