

Meeting **PLANNING AND LICENSING COMMITTEE**

Date **Tuesday 24 May 2016 (commencing at 10.30 am)**

membership

Persons absent are marked with 'A'

COUNCILLORS

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

	Roy Allan	Rachel Madden
	Andrew Brown	Andy Sissons
A	Steve Calvert	Keith Walker
	Jim Creamer	Yvonne Woodhead
	Stan Heptinstall MBE	

OFFICERS IN ATTENDANCE

David Forster – Resources Department
Sally Gill – Place Department
Rachel Clack – Resources Department
Jonathan Smith – Place Department
David Marsh – Place Department
Mike Hankin – Place Department
Ruth Kinsey – Place Department

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 12 May 2016.

MEMBERSHIP**RESOLVED 2016/033**

That the membership of the Planning and Licensing Committee be noted

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

MINUTES OF LAST MEETING HELD ON 28 APRIL 2015

The minutes of the meeting held on 26 April 2016 having been circulated to all Members were taken as read and were confirmed and signed by the Chairman.

APOLOGIES FOR ABSENCE

There were no apologies for absence.

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

None

DECLARATIONS OF LOBBYING OF MEMBERS

None

HORSENDALE PRIMARY SCHOOL ASSARTS ROAD NUTHALL

Mr Smith introduced the report and gave a slide presentation and highlighted the following:-

- The application is for the erection of two freestanding double classrooms.
- The existing perimeter hedgerows will be retained however 5 trees will be removed with the same number replanted through the Conditions attached to the application.
- Sport England have no objections although part of the hard standing play surface will be encroached upon.
- The extension of the carpark will increase staff parking by 6 cars.
- There will be an increase in the capacity of the school from 210 to 315.
- The Highways Authority have raised no concerns over the increase in traffic in the area
- There is a separate process for the introduction of Traffic Regulation Orders

Following Mr Smith's introduction there were a number of speakers and a brief summary of speeches are set out below.

Mrs Walsham, local resident, spoke against the application and highlighted the following:-

- The 5 trees scheduled for removal have already been netted in advance of their removal
- Increase in traffic and inconsiderate parking around the vicinity
- School Travel Plans will not work as the catchment area includes housing across the busy A610.
- The impact on the environment is greater than the benefits of the application.

In response to questions Mrs Walsham responded as follows:-

- Not aware of when the development of new housing will commence
- On a typical day both morning and afternoon is one that has parents parking inconsiderately for residents and there are varied issues each day.

Councillor Owen, local member, spoke against the application and highlighted the following:-

- The fact the report states that I had no objections to the application, however this is not the case.
- There seems to have been a decision already made with the trees being netted now
- There is no real need for the additional school places at this school.
- The new development referred to in the report will not be commenced in the foreseeable future.
- There is not a chance that children will walk or cycle from the new development when it is built because they would have to cross the Nuthall Island and that's not the easiest route.
- There is a need for additional school places in the Broxtowe area but it is more in the north of the Borough that needs them.
- TRO's should be looked at for parking along Drummond Drive as it is becoming a car park and difficult for residents to move on their own street.

In response to a question Councillor Owen replied that the Children and Young Peoples Department should look to alternative sites as this site would only attract more City children into the Counties schools.

Mr Smith responded to comment made by Councillor Owen as follows:-

- Tree planting will form part of the Conditions attached to the application if approved. They have been netted at the applicant's expense to stop birds nesting just in case the application is approved.
- TRO's are separated issue to a planning decision.

Mrs Clack Legal advisor to the Planning Committee gave the following advice

The legal view with regard to having a condition which incorporates a TRO is that it is not necessary due to the fact it is a separate process and is not considered relevant to the granting of a planning Application. The Highways Authority have not objected to the application therefore the addition of a condition would be considered unnecessary, however it could be considered as an informative if approved.

Following the speakers and comments by the officers members debated the item and the following issues were raised:-

- Need to ensure that there are full consultations with local residents with regard to any TRO that is necessary to be made.
- Concerns about City children taking the additional school places before the new development is built therefore making it more difficult to get the children into the school anyway.
- There should be a 'chaperone zone' introduced in the area to help with traffic issue around the school
- There is S106 money attached to this development only so this would not be forthcoming for any other school in the area.

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

RESOLVED 2016/034

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 2 attached to the report.

With the consent of the Committee the Chair adjourned the meeting for 10 minutes (11.35-11.45 am)

SHERWOOD FOREST GOLF CLUB AND FORMER MANSFIELD COLLIERY TIP EAKRING ROAD MANSFIELD.

Mr Hankin introduced the report and gave a slide presentation and highlighted the following:-

- The application is to develop a new driving range, practice area and extend the carpark.
- The work will include the importation of 123k cubic metres of fill material which would be imported over a 12-24 month period.
- It is no longer proposed to use Eakring Road for any HGV's to gain access but to use Crown Farm Way instead.
- Natural England have raised no objection to the application

Following Mr Hankin's introduction there were two speakers.

Mr Oats, local resident, spoke against the application and highlighted the following:-

- Great news about the use of Crown Farm Way for HGV traffic.
- There will however still be serious reservations by the impact of this application on local residents.
- There is also a need for safety measures for all of the people that use the heath for jogging, walking and dog walking.
- The increase in size of the course will mean there will be more users and therefore an increase in traffic around the Eakring area.

There were no questions

Mr Dyson, representing the Sherwood Forest Golf Club, spoke in favour of the application and highlighted the following:-

- The club is one of two courses in the County ranked in the top 100 golf courses in the United Kingdom.
- The club is striving to keep its status alongside creating an area that is SSSI
- The application is aimed at attracting more people to the area and using the golf course by improving the facilities offered.
- Drainage issues around the course are being addressed through this application.

There were no questions

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

RESOLVED 2016/035

That planning permission be granted subject to the conditions set out in Appendix 2 attached to the report.

LAND ADJOINING STOKE BARDOLPH SEWAGE TREATMENT WORKS STOKE LANE STOKE BARDOLPH

Mr Hankin introduced the report and gave a slide presentation and highlighted the following:-

- The application is to extend the existing Anaerobic Digestion (AD) to the east of the site onto a grassed area and the installation of a biogas upgrade plant to the north.
- This will enable an additional 35k tonnes of agricultural feed crops to be processed each year.
- The NPPF have advised very special circumstances include the wider environmental benefits of the scheme.
- The transport assessment undertaken by the Highways Authority and the peak delivery during the harvest season will be 120 movements and this will reduce significantly at other times of the year.

Following Mr Hankin's introduction there was one speaker Mr Bridgwater, representing Severn Trent PLC, who spoke in favour of the application and highlighted the following:-

- It's a sustainable development which removes the nutrients to use as fertilizer or soil conditioner for the agricultural feed crops.
- The methane produced will be used to produce electricity and fed into the national grid.
- The odour produced from facilities like this is a nutty woody smell so not unpleasant.

There were no questions

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

Resolved 2016/0036

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

Following consent from the Committee the Chair changed the order of business on the agenda therefore agenda item 11 was taken as the next item

**STANHOPE PRIMARY AND NURSERY SCHOOL KEYWORTH ROAD
GEDLING**

Mr Smith introduced the report and gave a slide presentation and highlighted the following:-

- This is an application for a 60 place freestanding double classroom.
- The additional space alongside internal changes to the school will mean the capacity will increase from 360 to 420.
- There will also be an increase in the size of the staff carpark from 4 to 18.
- The Highway authority raise no objections as it means less roadside parking by staff.
- There will be screening provided which alleviate the concerns about properties being overlooked on the Bayliss Road boundary.

Following Mr Smith's introduction there was one speaker Councillor Andrew Ellwood, Gedling Borough Council who spoke in against of the application on traffic grounds and highlighted the following:-

- The parking issues around the school are still a concern for local residents.
- There are further concerns about the increase in size of the school with the increase in parents who show no consideration to local residents at the start and end of a school day.
- There should be safety measures undertaken around the school gates to stop inconsiderate parking or by making Keyworth Road
- Not objecting to the building of classrooms but there are issues around traffic and parking around the residential roads.

There were no questions

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

Resolved 2016/0037

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 2 attached to the report.

HARWORTH COLLIERY SPOIL TIP BLYTH ROAD HARWORTH

Mr Smith introduced the report and gave a slide presentation and highlighted the following:-

- The application is to vary condition 3 of planning permission 1/14/01.625/CDM
- The nearest residential property is 600m to the application site.
- The application involves the importation and spreading of 3000 tonnes of high alkaline/organic waste material which will help reduce the acidity levels of surface water in the site.
- It is felt that there are no material considerations that indicate the proposed extension will be against all relevant Development Plan policies

Resolved 2016/0038

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

DEVELOPMENT MANAGEMENT PROGRESS REPORT

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

RESOLVED 2015/039

That the Development Management Report be noted.

WORK PROGRAMME

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

RESOLVED 2015/040

That the Work Programme be noted

The meeting closed at 12.46 pm.

CHAIRMAN