



Meeting **PLANNING AND LICENSING COMMITTEE**

Date **Tuesday 18 April 2017 (commencing at 10.30 am)**

membership

Persons absent are marked with 'A'

COUNCILLORS

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

Roy Allan
Andrew Brown
Steve Calvert
Jim Creamer
Stan Heptinstall MBE

A Rachel Madden
Andy Sissons
Stuart Wallace
Yvonne Woodhead

ALSO IN ATTENDANCE

Councillor Maureen Dobson

OFFICERS IN ATTENDANCE

David Forster – Resources Department
Susan Bearman – Resources Department
Sally Gill – Place Department
Jonathan Smith – Place Department
Mike Hankin - Place Department
Joel Marshall – Place Department
Ruth Kinsey – Place Department

MEMBERSHIP

The Clerk reported orally that Councillor Stuart Wallace had been appointed to the Committee in place of Councillor Keith Walker for this meeting only.

APOLOGIES FOR ABSENCE

There was an apology for absence from Councillor Rachel Madden.

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

None

DECLARATIONS OF LOBBYING OF MEMBERS

None

EUROTECH ENVIRONMENTAL LIMITED NORTHERN ROAD NEWARK

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

- Eurotech is a specialist liquid waste company.
- The site has been used as offices for the company's fleet of HGV tankers, although it has planning permission for a waste transfer station.
- The application seeks permission for three external silos, the fitting of roller shutter doors to enclose the front of the building, the installation of internal processing plant and the variation or removal of a number of conditions attached to the existing permission, including providing for the unrestricted 24 hour arrival and departure of HGV traffic.
- There have been no objections from the District Council or the Town Council.
- Odour permits would be sought from the Environment Agency
- Noise levels will be at an acceptable level for the area.

Following the introductory remarks of Mr Smith, Mr Chris Banks representing the applicant had an opportunity to speak and a summary is set out below:-

- Eurotech has been established for 25 years and has been on the Newark site for 20.
- The establishment of the new development will increase the workforce from 19 to 22 and will create further posts as the company grows.
- The sites that currently take liquid waste are in Lincoln, Sheffield and Coventry and at least one of them closes at 4 pm which results on occasions in extra miles travelled.
- By allowing this application the company's carbon footprint will reduce significantly.

In response to questions Mr Banks responded as follows:-

- There is a robust odour detection management plan that will be used throughout the day and night.
- There will be equipment on site to ensure any odour release will be dealt with swiftly.
- The workload will be stable and this in turn will reduce the carbon footprint of the company as there will be less mileage.

Councillor Maureen Dobson, local member spoke to the application and highlighted the following:-

- No objections have been received as the local member.
- The fact that there is a 24 hour 7 day a week request for HGV Lorries is a concern especially noise at night.

- There are also residents that live only 70 meters away and the health and safety if there is a spillage is a concern.

There were no questions.

Mr Smith in response to the speakers replied

- The issues around odour are reported in paragraph 65 of the report, also the Environment Agency are the licensing authority.
- With regard to nearby residents there are conditions set out in the appendix (15 -18) that are specific to them.
- The reversing alarms on Lorries arriving at the site will be disabled after 7pm.

Following all the speakers members debated the item and the following comments and questions were responded to:-

- Tankers are connected to the silos directly which reduces the chance of spillage.
- If the company moves from the site the 24 hour lorry movement would not necessarily stay with the site if there was a change of use as a new application for a change of use would need to be submitted and access arrangements would be reconsidered as part of that application.
- Condition 15 sets noise levels for daytime activities only as the increase in noise levels resulting from a small number of HGVs entering and leaving the site would not be significant.
- The site will deal solely with liquid waste

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

RESOLVED 2017/011

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

With the consent of the Committee the Chair the order of business was changed.

GIRTON QUARRY GAINSBOROUGH ROAD GIRTON NEAR NEWARK

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

- The site has been used for sand and gravel extraction for over 60 years and has been mothballed since 2009.
- The only objection received was from the Wildlife Trust who questioned the amount of agricultural restoration and requested additional ecological habitats within the restoration.
- The movement of HGV's will be monitored and the Section 106 legal agreement would ensure that the Lorries arrive and depart the site in a northerly direction and thus avoid travelling through Collingham village.

Following the introductory remarks of Mr Hankin, Ms Georgina Snaize the applicant's agent had an opportunity to speak and a summary is set out below:-

- Tarmac wish to re-open the quarry with an anticipated 200,000 tonne output per year.
- There is approximately 3.44 million tonnes of sand and gravel remaining to be extracted, which may take up to 17 years inclusive of restoration which will mean the extension is up to 31 December 2036.
- The water vole mitigation and translocation strategy will be put in place and works will be carried out to construct replacement ditches.
- Tarmac have agreed to establish a technical working group to review progress of restoration.
- The environmental controls will be updated to reflect the changes in habitat and knowledge since the site was mothballed.
- The extraction of sand and gravel from this site will contribute to the County's landbank.

In response to a question Ms Snaize informed members that the scheme has a good balance between agricultural and ecological restoration, however, the wildlife trust will be invited to sit on the Technical Committee prior to restoration and will therefore be party to those discussions.

Councillor Maureen Dobson, local member spoke to the application and highlighted the following:-

- Girton Quarry has a liaison meeting which is held jointly with the Besthorpe Liaison Committee.
- The HGV traffic routing restricts HGVs travelling through Spalford village.

Mr Hankin responded to the speakers and informed members the Section 106 agreement will restrict the movement of HGVs through villages in the area.

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

PROPOSAL 1: VARY CONDITIONS 8 AND 9 OF PLANNING CONSENT 3/98/0800 TO ALLOW AN EXTENSION TO THE DURATION OF QUARRY WORKINGS UNTIL 31ST DECEMBER 2035 (CURRENTLY 31ST AUGUST 2016) WITH FULL SITE RESTORATION TO BE COMPLETED BY 31ST DECEMBER 2036. THE SUBMISSION ALSO INCORPORATES AN INTERIM RESTORATION SCHEME RELATING TO LAND TO THE SOUTH OF THE PLANT SITE.

RESOLVED 2017/012

1. that the Corporate Director Place be instructed to enter into a legal agreement under Section 106 of the Town and Country Planning Act to require the quarry operator to carry out an archaeological scheme of treatment with a requirement for a financial contribution towards implementing the scheme and also impose controls over lorry routeing, requiring all HGV traffic to access and exit the site to and from the north

along the A1133 and thus avoid trafficking through Collingham village and including Spalford Village.

2. that subject to the completion of the legal agreement within three months of this planning decision or another date which may be agreed by the Team Manager Development Management in consultation with the Chairman, the Corporate Director Place be authorised to grant planning permission for the above development subject to the conditions set out in Appendix 1 attached to the report. In the event that the legal agreement is not signed within three months, or within any subsequent extension of decision time agreed with the Minerals Planning Authority, it is RECOMMENDED that the Corporate Director Place 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.

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

PROPOSAL 2: VARY CONDITIONS 7 AND 8 OF PLANNING CONSENT 3/04/00394/CMM TO ALLOW AN EXTENSION TO THE DURATION OF QUARRY WORKINGS UNTIL 31ST DECEMBER 2035 (CURRENTLY 31ST AUGUST 2016) WITH FULL SITE RESTORATION TO BE COMPLETED BY 31ST DECEMBER 2036.

RESOLVED 2017/013

- 1 that the Corporate Director Place be instructed to enter into a legal agreement under Section 106 of the Town and Country Planning Act to impose controls over lorry routeing, requiring all HGV traffic to access and exit the site in a northerly direction along the A1133 and thus avoid trafficking through Collingham village and including Spalford Village.
- 2 that subject to the completion of the legal agreement within three months of this planning decision or another date which may be agreed by the Team Manager Development Management in consultation with the Chairman, the Corporate Director Place be authorised to grant planning permission for the above development subject to the conditions set out in Appendix 2 attached to the report. In the event that the legal agreement is not signed within three months, or within any subsequent extension of decision time agreed with the Minerals Planning Authority, it is RECOMMENDED that the Corporate Director Place 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.

CARLTON FOREST QUARRY BLYTH ROAD WORKSOP S81 0TP

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

- The application is for an extension of the agreed date for extraction of sand.

- The site is approximately 18 hectares and has approximately 70.000 tonnes of sand left to extract.
- There have been no objections received on this application.
- The site will be restored will be completed by August 2019.

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

RESOLVED 2017/014

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

DEVELOPMENT MANAGEMENT PROGRESS REPORT AND END OF YEAR PERFORMANCE

Mrs Gill introduced the report and highlighted that Nottinghamshire was conforming to the Government targets for dealing with planning applications.

RESOLVED 2017/015

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

WORK PROGRAMME

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

RESOLVED 2017/016

That the Work Programme be noted

The meeting closed at 12.20pm

CHAIR