

26 February 2013

Agenda Item:

**REPORT OF CORPORATE DIRECTOR FOR POLICY, PLANNING AND
CORPORATE SERVICES**

DEVELOPMENT MANAGEMENT PROGRESS REPORT

Purpose of this Report

1. To report on planning applications received in the Department between 01 December 2012 and 08 February 2013 and to confirm the decisions made on planning applications since the last report to Members on 18 December 2012.

Background

2. Appendix A highlights applications received since the last Committee meeting, and those determined in the same period. Appendix B highlights applications outstanding for over 17 weeks for the quarter between 01 October and 31 December 2012. Appendix C sets out any relevant updates.
3. The relevant issues arising out of consideration of the Human Rights Act have been assessed in accordance with the Council's adopted protocol. Rights under Article 8 and Article 1 of the First Protocol are those to be considered. In this case, however, there are no impacts of any substance on individuals and therefore no interference with rights safeguarded under these articles.

Statutory and Policy Implications

4. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATIONS

5. It is RECOMMENDED that the report and accompanying appendices be noted.

JAYNE FRANCIS-WARD

Corporate Director for Policy, Planning and Corporate Services

Constitutional Comments

"The report is for noting only. There are no immediate legal issues arising. Planning and Licensing Committee is empowered to receive and consider the report. [HD – 14/02/2013]

Comments of the Service Director - Finance

The contents of this report are duly noted – there are no direct financial implications. [DJK – 14/02/2013]

Background Papers Available for Inspection

None

Electoral Division(s) and Member(s) Affected

All

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15 February 2013

Planning Applications Received and Determined
From 01 December 2012 to 08 February 2013

Division	Member	Received	Determined
BASSETLAW			
Retford East	Cllr Mrs Wendy Quigley	Construction of 2 new classrooms, connecting link, external play space, perimeter fence (1m and 2.4m high), footpath and associated ground works. Relocation of bin store. Ordsall Primary School, Ordsall Road, Retford. Received 19/12/2012	
Worksop North East and Carlton	Cllr Alan Rhodes	Variation of conditions 2, 3 and 5 of planning permission 1/59/11/00069/V to extend the timescale for the completion of sand extraction and landfill. Carlton Forest Quarry and Landfill, Blyth Road, Worksop. Received 20/12/2012	
Worksop North East and Carlton	Cllr Alan Rhodes	Proposed change of use of warehouse 5 from storage and distribution (B8) to general industrial (B2) to accommodate internal plant to provide an on site energy from waste facility. Warehouse 5, Carlton Forest Distribution Centre, Blyth Road, Worksop. Received 02/01/2013	

Division	Member	Received	Determined
Worksop West	Cllr Kevin Greaves		Variation of planning permission 1/02/09/00273/ to apply for a short extension to the deadline for completion of the development. Worksop Recycling Centre, Shireoaks Road, Worksop. Granted 11/01/2013
Tuxford	Cllr John Hemsall		Variation of planning permission 1/52/10/00003 to remove condition 5b to allow for the supplemental delivery of Pulverised Fuel Ash (PFA) for processing from Cottam Power Station to the STI Plant at West Burton Power Station, as well as from the current main source, West Burton Power Station, Retford. Granted 15/01/2013
Worksop West	Cllr Kevin Greaves	Variation of conditions 4 (approved details) and 23 (operating hours) of planning permission 1/02/08/00326. Worksop Recycling Ltd, Shireoaks Road, Worksop. Received 21/01/2013	
Retford West	Cllr Mike Quigley MBE		To extend the life of planning permission 1/01/09/00147 granted 04/12/2009 for the erection of control kiosk and provision of new access road, Dive under Sewage Pumping Station, Adjacent to UPJ Motorspares (Formerly the Market Hotel), Off West Carr Road, Retford. Granted 24/01/2013

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Division	Member	Received	Determined
Tuxford	Cllr John Hempsall		To retain the permission 1/17/09/00002 for temporary coal bed methane exploration involving the drilling of a borehole and construction of soil bunds. Land to the east of Eaton, near Retford. Granted 04/02/2013
Misterton	Cllr Liz Yates		Variation of condition 35 of planning permission 1/32/08/00018 increasing lorry movements from 50 to 75 per day to allow for the increased amount of material to be processed through the Auckley Depot. Newington South Quarry, land south of Bawtry Road and Slaynes Lane, Misson. Granted 05/02/2013 (Committee), after signing of a S106 Legal Agreement
MANSFIELD			
North Mansfield	Cllr Joyce Bosnjak Cllr Parry Tsimbirdis	Retrospective application to retain a Booster Unit, Old Mill Lane Green Energy Park, Old Mill Lane Industrial Estate, Mansfield. Received 03/12/2012	Granted 25/01/2013
East Mansfield	Cllr Bob Cross Cllr Martin Wright	New Stand alone single storey 4 classroom extension to the south of the existing school, covered walkway, new pedestrian entrance, MUGA and associated drainage, landscaping and external works. St Peters Primary and Nursery School, Bellamy Road, Mansfield. Received 16/01/2013	

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Division	Member	Received	Determined
East Mansfield	Cllr Bob Cross Cllr Martin Wright	Variation of condition 18 of planning permission 2/2009/0441/ST extension of the operating hours, Mansfield Materials Recycling Facility, Warren Way, Forest Town, Mansfield. Received 24/01/2013	
NEWARK & SHERWOOD			
Rufford	Cllr John Peck	Temporary stockpiling and screening of red shale and the construction of temporary access road for a period of up to 4 years, Bilsthorpe Business Park, Bilsthorpe. Received 05/12/2012	Granted 22/01/2013
Farndon & Muskham	Cllr Mrs Sue Saddington		Application to retain existing steel container which is used for changing rooms by groups using the multi-user games area (MUGA), Muskham Primary School, Main Street, North Muskham. Granted 10/12/2012
Balderton	Cllr Keith Walker		Upgrade of existing ball court provision within school grounds: erection of new ball court fencing and re-surfacing works, Chuter Ede Primary School, Wolfit Avenue, Balderton. Granted 20/12/2012

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Division	Member	Received	Determined
Farndon & Muskham	Cllr Mrs Sue Saddington	Revised final restoration contour and compliance with conditions 18 and 23 of previous planning permission 3/14/91/1237. Staple Quarry, Grange Lane, Cotham. Received 21/12/2012	
Farndon & Muskham	Cllr Mrs Sue Saddington		Application not to comply with conditions 14 & 17 (Conveyor). Revision to condition 10 phasing of extraction. Variation of condition 23 (Shot weight modification to 12.5 kgs). Bantycok Quarry, Staple Lane, Balderton. Granted 07/01/2013
Collingham	Cllr VH Dobson		Erection of steel framed recycling building, Wallrudding Farm Saxilby Road, Doddington. Granted 07/01/2013
Balderton	Cllr Keith Walker		Application to retain existing temporary classroom known as building 6, Chuter Ede Primary School, Wolfit Avenue, Balderton. Granted 17/01/2013
Newark West	Cllr Keith Girling		Retention of mobile extended learning community facility, Bowbridge Primary School, Bailey Road, Newark. Granted 23/01/2013
Farndon & Muskham	Cllr Mrs Sue Saddington		Variation of condition 51 of planning permission 3/05/02813/CMA to amend restoration plan, Kilvington Quarry, Kilvington. Granted 23/01/2013 (Committee)
Bingham	Cllr Martin Suthers OBE		

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Division	Member	Received	Determined
Rufford	Cllr John Peck		Construction of a two metre wide surfaced path Pedestrian access off Eakring Road in Bilshorpe and vehicular access for construction and future maintenance. Temporary storage of red shale on the former mineral line to the east of Eakring Road in Bilshorpe (period of approximately three years). Granted 23/01/2013
Blidworth	Cllr Geoff Merry		
East Mansfield	Cllr Bob Cross Cllr Martin Wright		
ASHFIELD			
Kirkby-in-Ashfield South	Cllr Rachel Madden		Construction of an extension towards the rear of the school, to include: reception and administration area; new staff room; new head teacher's office; access to the building (via stairs, a disabled access ramp and an enclosed corridor). Orchard Primary School, Chapel Street, Kirkby in Ashfield. Granted 02/01/2013

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Division	Member	Received	Determined
Hucknall	Cllr Rev Tom Irvine Cllr Mick Murphy Cllr Kevin Rostance	Environmental improvements to the Hucknall Town Centre, encompassing the demolition and alteration of existing buildings, laying out and construction of a new inner relief road between Annesley Road and the Bolsover Street/Station Road Junction. Realignment of existing Linby Road/Ashgate Road junction, the provision and laying out of new pedestrian and cycle links other related highways works, enclosures and associated landscaping. Annesley Road to Station Road, Hucknall. Received 03/01/2013	
Sutton-in-Ashfield North	Cllr Jason Zadrozny		Extension to the existing staff car park, Healdswood Infant School, Barker Avenue, Skegby. Granted 08/01/2013
Kirkby-in-Ashfield North	Cllr John Knight		Construction of a 6m x 6.5m asbestos waste transfer station housing 2x12.2cuMtr sealed containers. Hours of operation is 24 hours, 7 days a week including bank holidays for transfer and collection. SMH Products Limited, Field Industrial Estate, Clover Street, Kirkby in Ashfield. Granted 15/01/2013
BROXTOWE			

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Division	Member	Received	Determined
Eastwood	Cllr Keith Longdon		Application to retain existing steel container workshops, Eastwood Comprehensive School, Mansfield Road, Eastwood. Granted 12/12/2012
Bramcote & Stapleford	Cllr Stan Heptinstall MBE Cllr Brian Wombwell	The proposals are to create a new main entrance, accessible ramp and replace all windows and doors to the Library, Stapleford Library, Church Street, Stapleford. Received 24/01/2013	
GEDLING			
Arnold South	Cllr Rod Kempster Cllr Mel Shepherd MBE	Small extension to office and entrance canopy, Ernehale Junior School, Derwent Crescent, Gedling Road, Arnold. Received 04/12/2012	Granted 17/01/2013
Calverton	Cllr Mark Spencer		A new stand alone single-storey two classroom foundation unit to be located on the school existing hard play area next to the nursery building, Richard Bonington Primary and Nursery School, Calverton Road, Arnold. Withdrawn 13/12/2012
Calverton	Cllr Mark Spencer		Retention of modular unit used for music lessons and storage purposes, St Wilfrid's C of E Primary School, Main Street, Calverton. Granted 10/01/2013
Arnold South	Cllr Rod Kempster Cllr Mel Shepherd MBE		Two classroom extension, Ernehale Infants School, Derwent Crescent, Gedling Road, Arnold. Granted 17/01/2013

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Division	Member	Received	Determined
Calverton	Cllr Mark Spencer	To retain existing caretakers store, Colonel Frank Seely School, Flatts Lane, Calverton. Received 23/01/2013	
Calverton	Cllr Mark Spencer	To retain two existing metal cabins used for the teaching of BTec courses, Colonel Frank Seely School, Flatts Lane, Calverton. Received 29/01/2013	
Carlton East	Cllr Allen Clarke Cllr John Clarke		Change of use from transport garage and yard to timber recycling facility, Private Road No 5, Colwick Industrial Estate, Colwick. Granted 05/02/2013
RUSHCLIFFE			
Radcliffe-on-Trent	Cllr Mrs Kay Cutts	Construction of a single storey classroom extension and refurbishment works in the existing school, St Peters C of E Primary School, Kneeton Road, East Bridgford. Received 13/12/2012	
West Bridgford West	Cllr Gordon Wheeler		Extension to form disabled toilet and shower room with cleaners store, Greythorn Primary School, Greythorn Drive, West Bridgford. Granted 19/12/2012

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Division	Member	Received	Determined
West Bridgford West	Cllr Gordon Wheeler		Erection of 270 place Key Stage 1 school annex and 39 place nursery following the demolition of office building, construction of associated play areas, staff and visitor car parking and landscaping works. Provision of pedestrian link connecting new school site to the existing Heymann Primary School. Construction of multi-use games area enclosed by 3m high fencing (5m at the ends) at existing Heymann Primary School for use by KS1 and KS2 schools. Erection of security fencing/modification to pedestrian access gate(s) and provision of external lighting. West Bridgford House Site, Swithland Drive, West Bridgford. Granted 19/12/2012 (Committee)
Soar Valley	Cllr Lynn Sykes		Retention of existing temporary classroom, Sutton Bonington Primary School, Park Lane, Sutton Bonington. Granted 17/01/2013
Bingham	Cllr Martin Suthers OBE	Construction of new stand alone 2 classroom connect block and alterations to car parking provision and hard play areas. Carnarvon Primary School, Nursery Road, Bingham. Received 21/01/2013	

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Division	Member	Received	Determined
Cotgrave	Cllr Richard Butler	Variation to Condition 12 of planning permission 8/04/01567/CMA. Extending Environmental Compound, Barnstone Landfill Site, Coach Gap Lane, Langar. Received 05/02/2013	

Applications outstanding over 17 weeks at 31 December 2012

Division	Member	Description	Weeks Out Standing	Comments
BASSETLAW				
Blyth & Harworth	Cllr Sheila Place	Vary condition to allow coal stocking site to be restored in compliance with planning permission, Harworth Colliery, Scrooby Road, Bircotes	285	Delegated report to be finalised pending discussions with UK Coal Ltd
Blyth & Harworth	Cllr Sheila Place	Variation of condition to vary the period for the submission of an alternative restoration scheme, No2 Spoil Heap, Harworth Colliery, Scrooby Road, Bircotes	285	Delegated report to be finalised pending discussions with UK Coal Ltd
Tuxford	Cllr John Hemsall	Construction and operation of a biomass fuelled combined heat and power plant. R Plevin & Sons Limited, Crookford Hill. Elkesley, Retford	131	Re-submission anticipated in early March. Further consultation will be necessary.
Tuxford	Cllr John Hemsall	Disposal of pulverised fuel ash (PFA) by means of land raising on South Lagoons and maintaining PFA disposal operations in the South Coal Stocks Ash Lagoon. Cottam Power Station, Outgang Lane, Cottam	56	Resolved to grant permission at 18 September Committee Meeting pending the signing of S106 Legal Agreement

Division	Member	Description	Weeks Out Standing	Comments
Tuxford	Cllr John Hemsall	Variation of conditions 6, 7, 20, 29, 31, 36, 37 and 38 of planning permission 1/12/06/00002 to amend end dates for restoration and disposal of Pulverised Fuel Ash (PFA). Cottam Power Station, Outgang Lane, Cottam	53	Resolved to grant permission at 18 September Committee Meeting pending the signing of S106 Legal Agreement
Misterton	Cllr Liz Yates	Variation of condition 35 of planning permission 1/32/08/00018 increasing lorry movements from 50 to 75 per day to allow for the increased amount of material to be processed through the Auckley Depot. Newington South Quarry, land south of Bawtry Road and Slaynes Lane, Misson	36	Resolved to grant permission at 18 September Committee Meeting pending the signing of S106 Legal Agreement
Worksop East	Cllr Glynn Gilfoyle	Construction of Multi-Use Games Area within school campus for use by the school and community. (The children's play area shown on plans is part of a separate project not sought planning permission as part of this planning application). St Augustine's Junior School, Longfellow Drive, Worksop	28	Negotiations ongoing to resolve objections received concerning noise.

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Division	Member	Description	Weeks Out Standing	Comments
MANSFIELD – None				
NEWARK				
Newark West	Cllr Keith Girling	Regularisation of use of additional land in connection with scrapyards, Briggs Metals Limited, Great North Road, Newark	103	Agent has been chased to provide flood risk assessment to overcome Environment Agency's objection
Farnsfield & Lowdham	Cllr Andy Stewart	Variation of conditions 17(b), 18, 22 and 24 of planning permission 3/11/00212/CMA for an extension of time to complete works on site, Hoveringham Quarry, Thurgarton Lane, Hoveringham	62	Meeting organised with applicant and neighbour to address resident's flooding concerns.

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Division	Member	Description	Weeks Out Standing	Comments
ASHFIELD				
Sutton-in-Ashfield Central	Cllr Michelle Gent	Retrospective application for the erection of a portacabin and variation of conditions 7 and 12 of planning permission 4/2007/0211, to increase number of vehicle movements to 180 a day, Mitchells of Mansfield, Brierley Park Industrial Estate, Stanton Hill.	236	Noise monitoring work has been received and re-consultation has been carried out. Awaiting for response from Ashfield District Council.
Sutton-in-Ashfield East	Cllr Steve Carroll	The extraction and processing of silica sand, new site access road, associated plant/offices, landscaping and screening bunds. Restoration to agriculture and nature conservation. Land at Two Oaks Farm, Derby Road, Mansfield	145	Application presented to Committee on the 22 January 2013 where it was resolved to grant permission subject to referral to Secretary of State and signing of a S106 Legal Agreement

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Division	Member	Description	Weeks Out Standing	Comments
Kirkby-in-Ashfield South	Cllr Rachel Madden	The restoration of the former Bentinck Tip site using site derived and imported restoration materials to create a range of outdoor recreational facilities including an equestrian centre, football pitches, golf course, driving range, camping grounds, fishing pond, and adventure play area, including landscaping, planting, ecological enhancements and the installation and operation of two wind turbines to provide the facilities with renewable energy. Former Bentinck Tip Site, Park Lane, Kirkby in Ashfield	46	Application presented to Committee on the 20 November 2012 where it was resolved to grant permission upon the signing of a S106 Legal Agreement
Hucknall	Cllr Rev Tom Irvine Cllr Mick Murphy Cllr Kevin Rostance	Planning application for the continued use of an Aggregates Recycling Facility at Wigwam Lane for the treatment of waste to produce soil, soil substitutes and aggregates. Total Reclaims Demolition Ltd ,Wigwam Lane, Bakerbrook Industrial Estate, Hucknall	21	Awaiting NCC Highways comments on lorry routeing details

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Division	Member	Description	Weeks Out Standing	Comments
BROXTOWE				
Beeston South & Attenborough	Cllr Eric Kerry	Variation of condition 3 of planning ref 5/06/01039/CCR to amend the alignment of the weir, associated bridge structure and reduce distance of the diversion to footpath No 69, Land southwest of Attenborough Nature Reserve, Barton Lane, Attenborough	199	Report written but conditions to be finalised
Beauvale	Cllr David Taylor	Retention of utilities yard, including the siting of portacabin offices, vehicle parking, materials storage and auxiliary inert waste material processing for a temporary period of five years. Gin Close Way, Kimberley	46	Flood risk assessment has been submitted to Environment Agency and awaiting for their response
Kimberley & Trowell	Cllr Ken Rigby	Extraction of coal and fireclay by surface mining methods with restoration to agriculture, woodland, nature conservation and public amenity. Land off Cossall Road between the villages of Cossall and Trowell, referred to as the Shortwood Site	37	Further information received under Reg 22 and re-consultation process is underway
GEDLING- None				

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Division	Member	Description	Weeks Out Standing	Comments
RUSHCLIFFE				
Soar Valley	Cllr Lynn Sykes	Extension to existing quarry involving the extraction of sand and gravel with restoration of site to agriculture and wetland conservation. East Leake Quarry, Rempstone Road, East Leake	103	Further information received concerning ecology and airport safeguarding. Awaiting responses from re-consultation process
Cotgrave	Cllr Richard Butler	Proposed change of use to de-pollution and dismantling operation including the construction of a de-polluting building, parts storage container and site control offices. Land off Harby Road. North Trading Centre, Langar	86	Awaiting further information from the applicant

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Division	Member	Description	Weeks Out Standing	Comments
Soar Valley	Cllr Lynn Sykes	Existing school to be extended with a new 2 class building and play areas to replace those lost to the new building. New sports storage container. 2 additional car parking spaces. Brookside Primary School, School Green, East Leake	71	Continuing to be held in abeyance, applicant reviewing the proposed development with a view to withdrawing the application
Soar Valley	Cllr Lynn Sykes	Resubmission of application for the construction of a leisure marina comprising marina basin with 553 leisure moorings and ancillary buildings, associated vehicle parking, landscaping and infrastructure and the incidental excavation and removal of minerals. Red Hill Marina, Ratcliffe on Soar	35	Further information under Reg 22 to be submitted and re-consultation will be necessary
Cotgrave	Cllr Richard Butler	To vary condition 3 of planning permission 8/09/02117/CTY to retain 3 cavity vents and to cover the installation of 3 air condition units. Cotgrave Candleby Lane School, Candleby Lane, Cotgrave	35	Delegated report being prepared

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Division	Member	Description	Weeks Out Standing	Comments
Ruddington	Cllr Reg Adair	Retrospective application for the erection of bays for the storage and processing of incinerator bottom ash (IBA) and change of use of land to extend the transfer of the commercial and industrial waste area to accommodate the new bays. Johnsons Aggregates, Loughborough Road, Bunny	32	To found elsewhere on the agenda
West Bridgford Central & South	Cllr LB Cooper Cllr Michael J Cox	To retain existing temporary classroom known as building 4, Edwalton Primary School, Wellin Lane, Edwalton	26	Delegated report prepared
West Bridgford Central & South	Cllr LB Cooper Cllr Michael J Cox	To retain existing temporary classroom known as building 4, Edwalton Primary School, Wellin Lane, Edwalton	26	Delegated report prepared
Soar Valley	Cllr Lynn Sykes	Variation of condition 5 of planning permission 8/12/01488/CMA to extend the time period necessary to extract all permitted reserves at Jenks Land, East Leake Quarry, Rempstone Road, East Leake	21	Committee report being prepared

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MATTERS OF INTEREST TO COMMITTEE

1. Examination into the Nottinghamshire and Nottingham Waste Core Strategy

Members are advised that following the formal submission of the Nottinghamshire and Nottingham Waste Core Strategy to the Secretary of State a pre-examination meeting is scheduled to be held on the afternoon of Friday 8 March 2013. The Examination itself is programmed to commence on 7 May 2013 at the National Watersports Centre, Holme Pierrepont and the appointed inspector is Susan Holland. Members will be updated with progress.

2. High-Speed Rail Phase 2 Announcement

Members will be aware that on 28 January 2013 the Government announced its preferred route for Phase 2 of the HS2 High-Speed rail network. With the intention to extend out from the previously announced Phase 1 route from London Euston to Birmingham, Phase 2 would continue northwards along two lines: an eastern link to Leeds and a western link to Manchester. The Government intends for formal consultation in respect of Phase 2 to commence prior to Parliamentary recess.

As part of the proposals five new stations are planned: Toton, Sheffield (Meadowhall) and Leeds on the eastern line and Manchester Airport and Manchester on the western line. The Government anticipates the Toton station serving as an East Midlands Hub for the Nottingham and Derby conurbations. Detailed maps of the Government's preferred route can be viewed at <https://www.gov.uk/hs2-phase-two-initial-preferred-route-plan-and-profile-maps>

The announcement will have potential implications for the work of this Committee in determining planning applications and clearly Officers and Members will need to take advice as appropriate. It is anticipated that a Member Briefing session be organised at an appropriate juncture.