

minutes

Meeting PLANNING AND LICENSING COMMITTEE

Date Tuesday 26 February 2013 (commencing at 10.30 am)

membership

Persons absent are marked with 'A'

COUNCILLORS

Chris Barnfather (Chair)
Sybil Fielding (Vice-Chair)

Jim Creamer	A	Rachel Madden
John M Hemsall		Sue Saddington
Stan Heptinstall MBE		Mel Shepherd MBE
Rev Tom Irvine		Keith Walker
A Bruce Laughton		

OFFICERS IN ATTENDANCE

Nathalie Birkett - Solicitor
David Forster – Democratic Services Officer
Jerry Smith – Team Manager, Development Management
Sally Gill – Group Manager Planning
Jonathan Smith – Principal Planning Officer

MINUTES OF LAST MEETING

The minutes of the meeting held on 22 January 2012, having been circulated to all Members, were taken as read and were confirmed and signed by the Chairman.

APOLOGIES FOR ABSENCE

Apologies for absence were received from

Councillor Bruce Laughton – on Other County Council Business
Councillor Rachel Madden - Other

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

Councillor Sue Saddington declared a non-pecuniary interest in agenda item 6 – Change of use Gilstrap Centre, Newark on Trent, on the grounds she is a member of the Planning Committee at Newark and Sherwood District Council.

DECLARATIONS OF LOBBYING OF MEMBERS

All members had received an e-mail from Ms A Peace-Gadsby with regard to agenda item 6 – Change of use Gilstrap Centre, Newark on Trent

ERECTION OF STAND ALONE SINGLE STOREY CLASSROOM, ASSOCIATED GROUND AND LANDSCAPE WORKS – LEEN MILLS PRIMARY SCHOOL, LEEN MILLS LANE, HUCKNALL

Mr Smith introduced the report explaining the reason behind the extension which is to help alleviate the current issues surrounding school places in the area pending the development of a new school subject to planning permission. Whilst impacts from additional cars could be expected, scope exists to review future need given that the school has two temporary classrooms already and any decision to retain them beyond their existing permissions could be based on a greater degree of certainty surrounding the delivery of the new school and the effectiveness of reviews of the school safety zone and Joint School Travel Plan.

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

RESOLVED 2013/004

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 to the report.

A CHANGE OF USE FROM TOURIST INFORMATION OFFICE AND EXHIBIT SPACE, INCLUDING ASSOCIATED ALTERATIONS, TO THE FORMER GILSTRAP LIBRARY TO ENABLE THE PROPERTY TO BE OPERATED AS NEWARK REGISTRY OFFICE.

Mr Smith introduced the report and advised members that, notwithstanding comment within the report, the Gilstrap Centre is owned by the Gilstrap Charity although Newark and Sherwood District Council acts as the trustee of the charity. He also informed members that he had received two further letters of objection which raised issues generally dealt with within the report. Additional issues concerned potential contamination of the Castle grounds from confetti, archaeological impacts and conflict with Regional Spatial Strategy (RSS) policies. In response Mr Smith commented that potential for contamination from confetti would be minimal and the bandstand and undercroft within the grounds were already licensed for wedding ceremonies. Archaeological works were not needed given no ground works are proposed and that the proposals were not considered to conflict with RSS policies. He also highlighted that English Heritage, Newark and Sherwood District Council and the County Council's Conservation Team had raised no objection to the application.

Following the opening remarks of Mr Smith, Mr M Harris an objector was given the opportunity to speak and a summary of his speech is set out below.

Mr Harris raised the following issues in opposition to the granting of permission for change of use:-

- He felt that the Balderton Gate building could be put to better use by bringing back a number of Council Services back to Newark e.g. Adult Social Care/Social Services.
- Traffic problems already exist along Castlegate with the lay-by already servicing 14 different bus services.
- Difficulty of parking for guests at weddings.
- The Tourist Information Centre's relocation to the Keepers Cottage will not be in the best interest for tourists as it is not the right location.
- It is a waste of Council Tax payers' money to move the Registry because of the cost of refurbishment and rent on the property.

In response to questions Mr Harris replied that traffic congestion in Newark is already high with the opening of ASDA and the number of traffic lights and pedestrian crossings.

Members considered the report and the following issues were raised during those discussions and Mr Smith responded as follows:-

- The relocation of the Tourist Information Centre is a decision for Newark and Sherwood District Council
- There are 13 car parks in the vicinity of the Gilstrap so parking is not considered a problem as the registry office is currently within Newark town centre.
- Concerns with regard to provision of County Council Services lie outside the scope of this application.

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

RESOLVED 2013/005

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

In accordance with Standing Orders Councillor Sue Saddington's abstention was noted

RETROSPECTIVE APPLICATION TO RETAIN A STORAGE BAY ERECTED FOR THE STORAGE AND PROCESSING OF INCINERATOR BOTTOM ASH (IBA) AND FOR CHANGE OF USE ON PART OF THE LAND TO EXTEND THE COMMERCIAL AND INDUSTRIAL WASTE TRANSFER AREA TO ACCOMMODATE THE IBA STORAGE BAY – JOHNSONS AGGREGATES MATERIALS RECYCLING FACILITY, LOUGHBOROUGH ROAD BUNNY

Mr Smith introduced the report and gave a slide presentation to the committee and took it through the conditions set out in the report. He also informed members that there had been a further letter of objection which raised the issue of visual impact,

Green Belt and that of noise, these issues have already been dealt with and are set out in the report.

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

RESOLVED 2013/006

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

NEW STEEL FRAMED CLAD BUILDING AND GRP KIOSK – STOKE BARDOLPH SEWERAGE TREATMENT WORKS, STOKE BARDOLPH

Mr Smith introduced the report and informed members, that this application is a departure from the Development Plan and is in the Green Belt there is limited impact on the Green Belt in this case given the scale of the proposals in the context of the established treatment works.

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

RESOLVED 2013/007

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

DEVELOPMENT MANAGEMENT PROGRESS REPORT

Mrs Gill introduced the report which detailed applications received between 1 December 2012 – 8 February 2013, confirmed decisions made on planning applications since the last report to Committee and updated Committee on the progress of the preparation on the Nottinghamshire and Nottingham Waste Core Strategy and the High-Speed Rail Phase 2 announcement.

RESOLVED 2013/008

That the report and appendices be noted.

WORK PROGRAMME

RESOLVED 2013/009

That the work programme be noted

The meeting closed at 11.45 pm.

CHAIRMAN

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