



11 December 2018

Agenda Item: 6

REPORT OF CORPORATE DIRECTOR – PLACE

NEWARK AND SHERWOOD DISTRICT REF. NO.: 3/18/01737/CMA

PROPOSAL: VARY CONDITIONS 3 AND 33 OF PLANNING PERMISSION 3/14/01995/CMA TO AMEND RESTORATION AND METHOD OF WORKING, FOR OPERATIONAL REASONS.

LOCATION: CROMWELL QUARRY, GREAT NORTH ROAD, CROMWELL, NEWARK, NG23 6JF

APPLICANT: CEMEX UK

Purpose of Report

1. To consider a planning application for proposed changes to the approved method of working/phasing plans and to the approved restoration plan under conditions 3 and 33 of the operational planning permission for Cromwell quarry. The key issue relates to the suitability of the restoration design for landscape and conservation objectives. The recommendation is to grant planning permission subject to the conditions set out in Appendix 1.

The Site and Surroundings

2. Cromwell quarry is a sand and gravel quarry situated between the River Trent and the A1 approximately 7km north of Newark. The area is characterised by the A1 arterial corridor and by expansive arable farming in the river valley. The historic village of Cromwell extends along the remnant of the former Great North Road located on the opposite, west side of the present A1 and is subject to restricted HGV access. Quarry traffic is subject to a routeing agreement (part of a legal agreement) to/from the A1 avoiding the centre of the village with access utilising an overbridge and existing slip roads near to the Milestone Brewery. Access into the site is directly opposite the overbridge by means of an internal haul road. The location and means of HGV routeing is shown on plan 1.
3. Cromwell quarry continues a long history of local mineral extraction. Directly to the north of the present quarry is a mothballed quarry with permission for some inert waste operations. It includes several flooded quarry 'pits' which are recognised as a Local Wildlife Site (LWS). Lying across the River Trent are the much larger expanses of Langford quarry, with its extensive wetland restoration

now an RSPB reserve. To the north-east is Besthorpe quarry, again forming an expansive area of restored habitats and continued mineral extraction.

4. Cromwell weir and lock lies to south east. A small lane also designated as a public footpath (No.5) runs down to the locks and a fisherman's car park. This forms the site's southern boundary and is flanked by dense hedgerows.
5. The quarry area extends to 26 hectares of arable farmland predominantly split across a northern and a southern field, bound by mature hedgerows. Soils and overburden stripped from the first phases have been used to form landscaped bunds on the western boundary with the A1 and along the southern and eastern boundaries, with the latter screening operations from the riverside bridleway. This right of way follows the flood bank/pasture and lies within the planning site boundary, but is excluded from the permitted extraction area. A modular processing plant, site offices and parking area has been established behind the bunding on the western side. A clean water lagoon has been created, along with a discharge drain and outfall into the river.
6. Mineral extraction is taking place over 10 phased strips of farmland. To date extraction has been completed across the southern field phases 1-4, working west to east after which a series of silt settlement and water lagoons have and are in the process of being created. Mineral extraction has now moved into the northern field and into phases 5 and 6 on the north-eastern corner of the quarry and will progressively work in a westerly direction towards the plant site. The current situation is depicted on plan 2.

Planning history

7. The development of the quarry has a history of initial delays and complications. Planning permission for sand and gravel extraction at the site was first granted in 1998 (ref 3/94/1169/CM) with the requirement to commence within five years. As the development did not commence within this timescale an application was submitted (ref 3/03/02626/CMA) seeking more time in which to commence the development and eventually approved in 2009 after completion of a legal agreement.
8. Enabling and site set-up works commenced in 2009 with the stripping of some soils and formation of landscape bunds and some drainage ponds. These works took place despite a number of pre-commencement conditions not being satisfied by the operator. Despite this, investigations by the Council concluded that there was no actual breach of planning control as mineral extraction had not yet commenced.
9. Works were then mothballed by the operator in 2014. Two applications to further extend the time for implementation were subsequently submitted, but later withdrawn due to legal issues. A third application (ref 3/14/01995/CMA) for more time for implementation was then granted in March 2016. Works then recommenced and a new processing plant was erected which enabled the start of mineral extraction. This operational planning permission is subject to 42 planning conditions and a legal agreement. The permission requires completion

of extraction by May 2028 and restoration by May 2029 which is 12/13 years from the commencement of extraction in 2016.

10. Various Non-Material Amendments and approvals to the permission have been agreed during its operational life to date to retain an in-situ electricity pole in the south-west corner, as well as changes to some soil bunds and the addition of a wheel wash, offices and stores.

Proposed Development

11. This application, under Section 73 of the Town and Country Planning Act 1990, seeks to vary certain approved plans pursuant to conditions 3 and 33 of the extant planning permission 3/14/01995/CMA.
12. Condition 3 contains the general list of approved plans for the quarry. The application seeks permission to substitute the working/phasing plans with a new set of plans starting with phase 5 (the current situation) through to completion and restoration.
13. The application also seeks to substitute the approved site restoration plan cited in condition 33 which requires restoration to be undertaken in a phased manner which achieves the final restoration design and landform as detailed on the approved restoration plan.
14. The changes are sought due to the operator encountering higher than anticipated levels of silts and clay materials during extraction to date. Silt levels were originally predicted at levels of 3%, but have been experienced at levels of 20% of total extraction volumes. This has consequently required the formation of additional silt settlement lagoons within the worked-out areas across the southern area of the quarry. The extant phasing plans envisaged a requirement for only two linear settlement lagoons to be created in phase 1 (after the prior extraction of minerals). This has delayed the restoration of these areas until they have been filled and dried out as well as impacting on the final restoration design.
15. As per the existing restoration design the revised design still proposes restoration to a mix of open waterbodies, reed beds/marsh and marginal habitats, neutral grassland meadow, tree planting and hedgerows. Two earth banks suitable for kingfisher nesting are also still planned. Only materials indigenous to the site would be used in the restoration.
16. During the course of processing the application, concerns were raised by NCC Nature Conservation and NCC Landscape. The restoration plan has been amended in response and this revised plan is shown on plan 3.
17. The main changes to the design of the restoration scheme when compared with the currently approved scheme are:
 - Creation of two separate lakes across the northern parts of the site instead of one naturalistic lake across the north and into the south. Full retention of a

north-south hedgerow between the lakes, which marks a land ownership boundary. This results in a two hectare reduction in the area of open lakes.

- An increased final water depth from 4m to 5mAOD as a result of a better understanding of the local water table. Omission of small islands within the lake due to lack of restoration materials. Addition of tern rafts in lieu.
- Relocation of marsh/reedbeds and wet grassland area from the eastern side of the lake to the southern area of the silt lagoons. This will provide an increase of 1.5ha of reed beds compared to the existing plan. New woodland and scrub planting along the southern edge (1.2ha increase).
- Creation of a neutral grassland meadow on one capped silt lagoon. Riverside meadowland retained (1.9ha reduction).
- Addition of maintenance access tracks.
- Increased number of ponds and scrapes.

Consultations

18. Newark and Sherwood District Council- No objection.

Raises no objection provided that Nottinghamshire County Council is satisfied that the proposal complies with the relevant Development Plan policies.

19. Cromwell Parish Meeting - Comment.

The Parish Meeting understands the position of Cemex and that it is necessary to put the excess silt back into the ground. They however believe Cemex had ample opportunity to test the geology prior to the original planning permission.

Some concern is expressed in relation to the creation of the resulting marsh area and for the safety of children and others. Fencing and safety signage will be essential.

It is a pity that the plans could no longer feature the island in the lake, since this would have provided very safe nesting sites.

20. NCC (Nature Conservation) - No objection.

Whilst it remains disappointing that changes have had to be made to scheme, there seems little alternative but to accommodate these within a revised restoration and efforts have been made to tweak the revised restoration to address concerns previously raised.

The most significant element of the restoration scheme is now the reedbed area, extending to nearly 4.5ha, on the proposed silt lagoon area. Silt will be deposited to a level of 4.0-4.5m AOD, with water levels predicted to settle at 5.0m AOD. Covering this area with 0.5-1.0m of water will restrict willow colonisation. However, meeting these specifications will be critical to success, including through careful silt deposition to avoid silt lagoons being unevenly

filled or filled above the 4.0-4.5m AOD, and to accommodate open water areas within the proposed reedbed (presumably by having areas of deeper water).

A detailed reedbed creation methodology should be required by condition to cover the management of silt deposition, the design of open water areas, and the design of water management structures (e.g. to allow topping up of water levels during later winter/spring, from the main lake to the north, if necessary). This area should also be subject to an extended aftercare period, to ensure that the reedbed has properly established.

21. Nottinghamshire Wildlife Trust - Comments

NWT welcomes the provision of more reedbed and less open water in the proposed restoration scheme, but is disappointed that the area of wet grassland has been further reduced.

NWT would support the revised restoration scheme if further enhancements to benefit priority habitats and species are included. These are:

- An increased area of wet grassland by lowering the eastern lake area and landforming it with shallow scrapes and undulations;*
- Redesign of the wet woodland areas, preferably as a single block rather than narrow strips;*
- Provision of additional ponds in the neutral grassland field in the south west corner of the site;*
- Provisions of channels of water within the reedbed area.*

22. Via (Landscape) – No objection.

Welcomes the amendments made to the restoration scheme during the course of the application and has no further comments to make.

23. Natural England – Does not wish to make any specific comments.

24. Environment Agency - No objection.

Provides general advice on permit requirements.

25. Canal and River Trust – Does not wish to make any specific comments.

26. NCC Flood Risk – Standing advice applies.

27. Via (Countryside Access) - No objection.

The revisions are unlikely to have any impact on the riverside bridleway. With the bunds currently in place and the fact that no reports or concerns have been raised by horse riders, at present no concern is raised.

Notes that Cemex will fence off the restored reed beds with stock proof post and wire fencing and that the ownership boundary would be reinstated.

28. **Western Power Distribution** have not responded. Any response received will be orally reported.

Publicity

29. The application has been publicised by means of site notices placed within the village as well as around the periphery of the quarry, and by means of a press notice. There are no neighbouring properties requiring individual notification. This approach accords with the County Council's adopted Statement of Community Involvement. No representations from members of the public have been received.
30. Councillor Bruce Laughton has been notified of the application.

Observations

Planning policy assessment

31. As an application under Section 73, the decision maker is required to concern themselves with the matter of the conditions which are proposed to be varied and not to revisit the overall acceptability of the development which already benefits from planning permission. However as a planning application in its own right it is correct to consider the proposal against relevant Development Plan policies and material considerations, including any revised or new policy requirements since the extant permission was granted.
32. In this case there have been no changes to the adopted Development Plan since the grant of the extant planning permission in 2016. The Development Plan comprises the Nottinghamshire Minerals Local Plan (2005) (MLP), along with any relevant policies within the Newark and Sherwood Core Strategy and its accompanying Allocations and Development Management Policies Development Plan Document. The most relevant policies are contained within the MLP.
33. MLP policy M2.1 sets out the overarching sustainable development objectives for mineral working. These include: the conservation and efficient use of minerals and ensuring an adequate supply to meet society's needs; minimising the production of waste during mineral working; ensuring that the environmental and transport impacts are kept to an acceptable minimum; the protection of designated landscapes, cultural heritage or nature conservation sites and the use of sensitive working, restoration and aftercare practices so as to preserve and enhance the overall quality of the environment once extraction has ceased with the creation of valuable new habitats and features.
34. Consultation has taken place on a draft replacement Minerals Local Plan, to which negligible weight can be given to its policies at this stage.
35. The revised National Planning Policy Framework (NPPF) published in July 2018 (and supporting practice guidance) are full material considerations. The revised

NPPF largely carries forward previous policy aims for mineral extraction and for biodiversity and the following summary is considered to be relevant.

36. Under the NPPF minerals are confirmed as a finite resource and a sufficient supply is essential to provide for the infrastructure and buildings the country needs. It should be ensured that mineral extraction would not create unacceptable adverse impacts on the natural and historic environment, human health, or aviation safety, (taking into account cumulative effects of multiple impacts from sites and/or from multiple sites in the locality). Minerals planning authorities should seek site restoration and aftercare at the earliest opportunity and which should achieve high environmental standards (para 205).
37. Chapter 15 of the revised NPPF sets out the objectives relating to the conservation and enhancement of the natural environment. Planning decisions should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures (para 170). The NPPF also promotes through the plan making system the conservation, restoration and enhancement of priority habitats, ecological networks/ corridors and the protection and recovery of priority species.

Impacts to the phasing/sequence of extraction and restoration

38. Sand and gravel extraction is taking place in a phased sequence of working across the permitted site area. A set of phasing plans forms part of the planning permission. This approach is in line with good operational practice and accords with the principle of MLP policy M4.1 which requires extraction, restoration and after-use to be undertaken on a phased, sequenced approach. Depending on the circumstances this allows the extent of operational areas at any one time to be minimised, whilst getting restoration works underway once extraction is complete in an area and where it is no longer needed for operational use. The MLP however also recognises that there can sometimes be uncertainties in mineral extraction such that final restoration plans can evolve in terms of their landscaping detail and final contours for example.
39. Extraction is presently occurring on phases 5 and 6 within the northern area. The operator has opted to create a series of additional settlement lagoons across the southern phases 1 to 4 to deal with greater than expected volumes of silts (as well as some reject materials).
40. Further explanation for the underestimate for silt occurrence has been provided by the applicant. Silt is arising as a consequence of the type of processing being undertaken through the on-site plant in order to produce a product sought by the concrete market. The plant removes any lignite deposits and in doing so some of the finer or soft sands go into the silt system. The applicant states that the original 3% silt estimate from several years ago was a very conservative estimate and 'slightly unrealistic'.
41. Notwithstanding the comments of the Parish Meeting, the situation, whilst unfortunate, is not unprecedented in mineral extraction operations and the applicant has identified a revised way of working and site restoration in

response, whilst broadly delivering the same expected landscape and biodiversity outcomes.

42. Under this revised approach there would be a short delay to the first restoration works taking place. Restoration works in phases 1 to 4 were expected to now be underway with the formation of the southern part of the final lake area, along with peripheral grassland and reedbed areas. The lake itself however would not have been able to have been filled until after phase 10 at completion.
43. Due to the proposed creation of additional silt lagoons needed to serve the ongoing mineral extraction phases, the restoration of these areas would not now take place until the silt lagoons have been filled, dried out and completed at a later stage. Furthermore the silt lagoons result in consequences for the design of the final site restoration.
44. It is now proposed to create a large marsh area out of the former silt lagoons, with the lake element moving to the north and west. The first restoration works are now envisaged to take place whilst extraction is ongoing in phases 8 and 9 when phases 5 and 6 would be formed into a landform for the eastern side of the future lake. The initial silt lagoon would also be capped at this point. This would result in a short delay to the first restoration works at the site and a greater area of temporarily despoiled land (within the confines of the quarry site) than originally designed. However the site is well screened such that any increased visual impacts are limited and in any event temporary. The revised programme would also deliver the lake element slightly earlier than planned.
45. Furthermore if the current pace of working is continued, extraction at the site will be completed significantly ahead of the 2028 deadline set by the planning permission. Restoration is required to be complete by 2029.
46. If the site continues to be worked and thereafter restored on a phase by phase basis so far as is practicable, there is no conflict with MLP Policy M4.1, but the MPA would now expect to see restoration works following as close as possible the completed extraction phases. The MPA will continue to monitor such progress. In order to ensure there is no delay to the final restoration a change to recommended condition 26 is noted at paragraph 65 of the report.

Final Restoration

47. MLP Policy M4.4 requires details of final restoration designs, including final landform, planting, establishment methods and maintenance arrangements. Restoration designs should harmonise with the existing landscape character and aim to promote strategic landscape features. They should aim to meet Local Biodiversity Action Plan targets.
48. The emerging MLP establishes a biodiversity led restoration strategy approach within policy SP3 and DM12, however given the early stage of its preparation only limited weight can be afforded to this plan policy.

49. Against paragraph 170 of the NPPF the site offers the opportunity to deliver net gains for biodiversity and to work as part of a large scale wetland ecological network across the local Trent valley landscape.
50. Changes are proposed to the final restoration design as a result of additional silt lagoons being needed to manage increased silt quantities but it does not fundamentally alter the types of habitat to be created. The proposed revised restoration remains a low-level water based restoration design requiring no importation of materials to create the required landform and lakes.
51. The lakes and fringing habitats remain as the priority and largest element of the scheme. The new marsh would be the second largest element. In addition a small field would be created for neutral grassland possibly suitable for grazing. In and around these habitats would be areas for hedgerow and tree/scrub planting and grassland. Some additional features to improve habitats have also now been added such as the provision of tern rafts (in lieu of the islands), some additional ponds and scrapes and some micro-topographic variations around the wetlands.
52. The Nature Conservation Officer commented on the higher than expected water levels and the means of successfully establishing the proposed reedbeds. The detailed methodology for creating this element can be required by planning condition as an amendment to part of recommended condition 29 which requires further detailed designs to be submitted for approval on a phase by phase basis. Subject to this and the additional aftercare arrangements continuing, no objection is raised to the revised approach.
53. Nottinghamshire Wildlife Trust seeks further minor amendments to the restoration scheme which planning officers broadly agree with. However these detailed matters are also capable of being agreed under recommended condition 29 when detailed plans for each phase can be considered.
54. This broad approach is considered acceptable in the context of the Trent valley and the biodiversity led restorations which are being delivered in the vicinity such as at Langford across the river. Collectively these restored sites will provide extensive and rich wetland habitats which are a priority for the County. The approach accords with the above policy context and detailed phase by phase restoration plans (to accord with the overall restoration plan) will be required pursuant to recommended condition 29.

Aftercare

55. In accordance with MLP Policy M4.9 aftercare arrangements are in place to ensure the success of the restoration phase. There is provision for a total of 10 years of aftercare – the first five years are covered by planning condition and the subsequent 5 years are by legal agreement. The site will then return to the landowners/tenants. There is no public access envisaged.

Visual Impact

56. MLP Policy M3.3 seeks to ensure that the visual impacts from mineral extraction are kept to an acceptable level. Policy M3.4 provides the basis for conditions to be put in place to require appropriate measures to screen the site such as landscape bunds, the maintenance of existing vegetation and/or new landscape planting, along with details of the method of working and phasing to cause the least visual intrusion.
57. In terms of visual effects, under the revised plans there may be greater areas of active quarry and temporary despoiled land as a result of the delays to the initial restoration phases. However the quarry will continue to be screened with a mix of landscaped bunds and retained hedgerows. Views from the adjacent public rights of way and from the river are greatly limited as a result. There are also extremely limited and fleeting views from the A1 including of the processing plant. The proposed operations therefore continue to accord with the above policies in containing visual impacts. Conditions can be carried forward to regulate the establishment and seeding of all temporary landscape bunds and overburden stockpiles and to control any new buildings or structures that may be required, along with any floodlighting.

Rights of way

58. The bridleway alongside the river and the public footpath which runs along the lane leading to Cromwell locks will not be directly affected. The bridleway passes through the application site boundary, but forms part of a wide buffer area to the river which is excluded from the permitted extraction area by planning condition. This requirement can be carried forward. A large landscape bund is currently in place to screen and separate the bridleway from the active quarry. A post and wire fence, along with safety signage also secures this boundary. No concerns are raised by the rights of way officer.

Public safety

59. The Parish Meeting highlights the risks that quarries, both active and restored, can pose to those who seek to place themselves in danger, through gaining unauthorised access.
60. The arrangements for fencing the site are required to be submitted as part of the aftercare strategy pursuant to a planning condition. In this case no public access is envisaged as part of the restoration strategy and the MPA will expect appropriate fencing is put in place to secure the site from possible trespass and misadventure. The applicant states that the restored reedbeds will be protected by a combination of stock-proof post and wire fencing and shrub and tree planting. These will generally be appropriate for the rural context.
61. It is separately noted that details of fencing and safety signage are not expressly sought by planning condition requiring phase by phase restoration details (such as planting and seeding schedules). It is considered prudent to require such additional details to be set out when agreeing the first and all subsequent phases of site restoration as part of recommended condition 29.

Other matters

62. Satisfactory access arrangements are in place in the interests of local amenity, as controlled through a legal agreement. HGVs utilise the A1 slip roads and overbridge to the north of the village. Access arrangements will not change. Arrangements for wheel cleaning and for the sheeting of loads to protect the public highway are also part of the existing planning controls and can be carried forward.
63. Planning conditions are also in place to safeguard local amenity and the environment including the control of dust, noise, lighting, drainage/containment and hours of operation. Schemes agreed under condition are in place to deal with archaeology; ecology and protected species and for the good handling and conservation of soils.

Review of conditions

64. As this relates to a Section 73 (variation) planning application, planning conditions from the extant permission governing its operation and restoration are generally carried forward if the new permission, as varied, is approved. A review of the existing conditions has been carried out. Within this report references to condition numbers relate to current planning conditions and those 'recommended' relate to the revised conditions set out in appendix 1.
65. Given the pace of extraction to date the requirement under condition 9 of the existing planning permission requiring restoration to be complete within 13 years of the commencement of mineral extraction (i.e. by May 2029) is no longer fit for purpose and does not require restoration works to be undertaken or completed at the earliest practicable opportunity as required by the NPPF. It is therefore considered necessary to insert an additional clause into this condition requiring completion of site restoration works *within 12 months of the final completion of mineral extraction* or by May 2029, whichever is the earliest. This condition has been re-ordered and is now recommended condition 26.
66. Additional detail has been added into recommended conditions 1 and 3 to make clear the extent of the permitted extraction area does not include three retained ponds, along with maintaining the stand-off to the River Trent.
67. As noted above recommended condition 29 can be strengthened to require a detailed methodology for the establishment of reedbeds (as requested by NCC Nature Conservation) and to require further ecological enhancements as requested by Nottinghamshire Wildlife Trust. Details of fencing within the phased restoration and subsequent aftercare plans can also be required to secure the site and safeguard the local community, thereby addressing the concerns raised by Cromwell Parish Meeting.
68. Where existing conditions have previously been satisfied through the submission of later plans and schemes these details have now been incorporated into the relevant conditions and/or into the general list of approved details. References to the new working and restoration plans have replaced any

superseded versions. Some minor re-ordering of conditions would also be beneficial.

Legal Agreement

69. The existing legal agreement securing HGV routeing to/from the site and the A1 and also an additional 5 years of aftercare (making a total of 10 years in conjunction with recommended condition 30) will continue to have effect if the permission, as varied, is granted.

Other Options Considered

70. The report relates to the determination of a planning application. The County Council is under a duty to consider the planning application as submitted. Accordingly no other options have been considered.

Statutory and Policy Implications

71. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, the safeguarding of children and adults at risk, service users, smarter working, and sustainability and the environment, and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Crime and Disorder Implications

72. Site security is dealt with in the Observations section above.

Data Protection and Information Governance

73. Given that no representations have been received from the public, it is considered that no data protection issues have been raised.

Human Rights Implications

74. Relevant issues arising out of consideration of the Human Rights Act have been assessed. Rights under Article 8 (Right to Respect for Private and Family Life), Article 1 of the First Protocol (Protection of Property) and Article 6 (Right to a Fair Trial) 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.

Public Sector Equality Duty Implications

75. The report and its consideration of the planning application has been undertaken in compliance with the Public Sector Equality duty and there are no identified impacts to persons/service users with a protected characteristic.

Safeguarding of Children and Adults at Risk Implications

76. The report considers issues in relation to public safety and trespass above.

Implications for Sustainability and the Environment

77. These have been considered in the Observations section above, including an assessment of the changes to the approved restoration design.
78. There are no financial, or human resource implications. There are no implications for service users.

Conclusion

79. The applicant has revised the working and restoration designs as a result of encountering increased silt and reject materials in undertaking mineral extraction at this quarry. The new working arrangements are not fundamentally different and are considered acceptable. Amendments to the final restoration design have been further negotiated to maximise the landscape and biodiversity benefits of the site on its completion which are in line with the objectives of the NPPF. Planning conditions are recommended to be carried forward to govern all aspects of the site's working, restoration and aftercare. These have been reviewed and updated where considered necessary and as a result of the observations of consultees. In conclusion the mineral extraction and the means of site restoration continues to accord with the sustainable development objectives of the MLP and the NPPF.

Statement of Positive and Proactive Engagement

80. In determining this application the Minerals Planning Authority has worked positively and proactively with the applicant by assessing the proposals against relevant Development Plan policies, all material considerations, consultation responses and any valid representations that may have been received. Issues of concern have been raised with the applicant and addressed through negotiation and acceptable amendments to the proposals. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

RECOMMENDATIONS

81. It is RECOMMENDED that planning permission under section 73 be granted subject to the conditions set out in Appendix 1. Members need to consider the issues set out in the report and resolve accordingly.

ADRIAN SMITH

Corporate Director – Place

Constitutional Comments [RHC 19/11/2018]

Planning & Licensing Committee is the appropriate body to consider the contents of this report by virtue of its terms of reference.

Financial Comments [RWK 15/11/2018]

There are no specific financial implications arising directly from the report.

Background Papers Available for Inspection

The application file is available for public inspection by virtue of the Local Government (Access to Information) Act 1985.

Electoral Division and Member Affected

Muskham & Farnsfield Councillor Bruce Laughton

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For any enquiries about this report, please contact the report author.