



Meeting **PLANNING AND LICENSING COMMITTEE**

Date **21 July 2015 (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
Richard Butler	A	Yvonne Woodhead
Steve Calvert	A	Jason Zadrozny
Jim Creamer		

OFFICERS IN ATTENDANCE

David Forster – Democratic Services Officer
Sally Gill – Group Manager Planning
Jonathan Smith – Team Manager Development Management
David Kerfoot – Solicitor
Tim Turner – Senior Practitioner Monitoring and Enforcement
Joel Marshall – Planning Officer

CHANGE IN MEMBERSHIP

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

MINUTES OF LAST MEETING HELD ON 30 JUNE 2015

The minutes of the meeting held on 30 June 2015 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 Yvonne Woodhead (personal)
“ Jason Zadrozny (personal)

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

None

DECLARATIONS OF LOBBYING OF MEMBERS

Councillor Wilkinson informed members as the local member he had been lobbied by constituents regarding the Wigwam Lane Site.

USE OF SITE OFF WIGWAM LANE FOR THE RECYCLING OF INERT MATERIALS (RETROSPECTIVE) AND THE CONSTRUCTION OF A 5 METRE HIGH SOUND ATTENUATION WALL WIGWAM LANE HUCKNALL

This item was deferred from the previous meeting to enable the review of the conditions to be attached to the application before members for approval.

The Chairman informed members that as he was the local member and would be speaking on this application he would withdraw from the Chair and the Vice-Chairman would take the Chair for this item only.

Mr Smith introduced the report and informed Members that the original conditions presented at the last meeting had been reviewed and amendments made to reflect the part-retrospective nature of the application and to require key environmental improvements on site, such as the construction of a noise attenuation wall and the provision of dust suppression sprinklers on site, to be provided without any undue delay, to the benefit of local residents. It was also confirmed that the recommended conditions would restrict the hours of operation on site and the maximum throughput of inert waste material on site until such time as the noise barrier and the sprinkler system had been provided. It was also recommended that the timeframe for providing the legal agreement be shortened from the usual three months to around nine weeks, or the date of September committee. Members were also informed that the conditions now required a surface water drainage plan to be submitted and clarification was provided regarding noise monitoring, the use of machinery on top of stockpiles, and increased HGV movements and potential impacts on school children.

Councillor Wilkinson, local member, spoke on the application and highlighted the following points

- It was right to defer the decision to enable the conditions to be drafted more robustly.
- There is a lack of trust between the residents and the applicant however the conditions proposed will help with relationships.
- Enforcement is the key to ensuring the site is managed.

In response to questions Councillor Wilkinson responded as follows that the burden should be on the applicant to liaise with the local community, rather than the County Council.

It was agreed to carry this out informally rather than through a legal agreement.

On a motion by the Councillor Saddington seconded by Councillor Jim Creamer it was

RESOLVED 2015/030

1. That the Corporate Director for Policy, Planning and Corporate Services be instructed to enter into a legal agreement under Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980 to secure an annual dilapidation survey of the section of Wigwam Lane immediately adjacent to the application site and to restrict HGVs associated with the development with a gross weight over 18 tonnes from travelling along Hucknall High Street from its junction with Station Road north west to its junction with South Street.
2. that subject to the completion of the legal agreement before 22 September 2015 or another date which may be agreed by the Team Manager, Development Management, the Corporate Director for Policy, Planning and Corporate Services be authorised to grant planning permission for the above development subject to the conditions set out in Appendix 1 of this report. In the event that the legal agreement is not signed by 22 September 2015, or within any subsequent extension of decision time agreed with the Waste Planning Authority, the Corporate Director for Policy, Planning and Corporate Services 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.

PROPOSED CHANGE OF USE TO A WASTE METAL RECYCLING FACILITY WITH EXTERNAL STORAGE FOR PLANT AND MACHINERY, COVERED STORAGE BAYS, WEIGHBRIDGE, PORTAKABIN ACCOMMODATION AND TEMPORARY WORKSHOP / STORE AND RETROSPECTIVE APPLICATION FOR NEW ESTATE ROAD- VACANT DEVELOPMENT LAND EAST OF SNAPE LANE, HARWORTH

Mr Smith introduced the report and gave a slide presentation and highlighted to members the fact that the Environment Agency had no objection to the application subject to the inclusion of a condition for a watching brief on any contamination.

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

RESOLVED 2015/031

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

DEVELOPMENT MANAGEMENT PROGRESS REPORT

RESOLVED 2015/032

That the Development report be noted

WORK PROGRAMME

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

RESOLVED 2015/033

That the Work Programme be noted

The meeting closed at 11.20 am.

CHAIRMAN