

Meeting PLANNING AND LICENSING COMMITTEE

Date Tuesday 24 February 2015 (commencing at 10.30 am)

membership

Persons absent are marked with 'A'

COUNCILLORS

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

Roy Allan	A	Rachel Madden
Andrew Brown		Andy Sissons
Steve Calvert		Keith Walker
Jim Creamer		Yvonne Woodhead
A Stan Heptinstall MBE		

OFFICERS IN ATTENDANCE

David Forster – Democratic Services Officer
Jerry Smith – Team Manager, Development Management
Sally Gill – Group Manager Planning
Sue Bearman – Solicitor
Oliver Meek – Senior Planning Officer

MINUTES OF LAST MEETING HELD ON 20 JANUARY 2015

The minutes of the meeting held on 20 January 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 Councillors Stan Heptinstall MBE (Personal) and Rachel Madden (Personal)

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

There were no declarations of interest

DECLARATIONS OF LOBBYING OF MEMBERS

The Chairman declared that all members had been copied into an email regarding agenda item 7.

CHANGE IN ORDER OF BUSINESS

With the consent of the Committee the Chairman changed the order of business to take agenda item 7 Leas Park Junior School after item 5 Rights of Way matters.

REVIEW OF DECISION MAKING IN RELATION TO RIGHTS OF WAY MATTERS

Mr Lewis introduced the report

RESOLVED 2015/006

- 1) That for a trial period until October 2015 decision-making be delegated in relation to 'making' Definitive Map Modification Orders following pre-order consultation to Officers unless the following circumstances apply: -
 - a. Where the Committee Chairman requests it
 - b. Where the matter is referred by the local Councillor and the Committee's Chairman has agreed to the referral
 - c. Where the case officer considers the matter to be exceptionally sensitive or controversial
- 2) That the Committee Work Programme be updated to include provision for quarterly reporting on applications for Definitive Map Modification Orders.

TO RETAIN EXISTING TEMPORARY CLASSROOM AND TO VARY CONDITION 2 OF PLANNING PERMISSION 2/2014/0723/NT TO CEASE MAINTAINING THE SOFT LANDSCAPING AND ALLOW THE GRASS TO GROW – LEAS PARK JUNIOR SCHOOL LEY LANE MANSFIELD WOODHOUSE.

Mr Smith introduced the report and gave a slide presentation. He also informed members that the Head Teacher is opposed to having a fence erected around the planting area as it will create a health and safety issue for the school.

Following the opening remarks of Mr Smith Councillor Bosnjak read out a statement from Mr Foster, a local resident who was unable to attend the meeting in person due to ill health, but had registered to speak in the correct manner.

The main points of the speech are set out below:-

- The application is not transparent and there are factual errors.
- The planting scheme did not fail it was never given a chance to work due to being trampled on.

- The Mobile classroom should be relocated to allow the grassed area it sits upon to become part of the playing area thus allowing the planting area to be less likely to be disturbed.
- There is a real issue with rainwater running down the field and now breaching residents own barriers erected to stop the flood water reaching their homes.

There were no questions.

Mr Sharpe, Place Planning and Admissions Team Manager, spoke in favour of the application and highlighted the following:-

- There is a statutory duty to meet the demands for school places
- The demand for places over the next few years will exceed places available.
- The mobile classroom is needed to meet those demands.

Mr Sharpe responded to questions as follows:-

- It would cause extreme difficulty if the application was turned down with the numbers attending the school.
- The school is being approached to increase its Published Admissions Number to take 300 pupils to help alleviate the problems with school places in the area

Councillor Joyce Bosnjak, Local Member spoke regarding the application and highlighted the following issues.

- Residents are concerned with the effect of the placing of the Mobile Classroom and the effect this has when there is rain.
- Could the issue of the planting be looked at to upgrade the plants used
- Could the mobile be moved and soft planting safeguarded to stop children from trampling over them.
- Should maintenance of the planted area be added to the conditions
- Residents of Rolaine Close have tried to be good neighbours however taking the planting away will leave them feeling worthless.

Councillor Bosnjak responded to questions as follows:-

- Getting the children to be involved with the planning and nurturing of the plants would be a good idea.
- There could be an opportunity in the future to look more closely at the drainage issues surrounding the mobile and field
- Part of the planning application is to do with taking the soak away area away, so it is a valid reason for considering options regarding flooding.

Following the speakers Mr Smith responded to comments and highlighted the following

- The drainage from the mobile classroom feeds into the main drain and is suitable for its purpose.

- The 1.5 meter height of the planting was its height at full maturity and not its planting size. Without protection any planting will be at risk from damage
- The siting of the mobile provides a marginal benefit in taking its surface water to the main drain – removal of the mobile would actually result in a marginal increase in surface water run-off.
- Even if the planting were protected, it would offer negligible protection from surface water run off during extreme rainfall events.

Following all the speakers Members discussed the application and made the following comments

- We cannot solve this issue in this forum
- Officers from the Building Surveyors Team are asked to look at the issue around the drainage on the site and make recommendations with regard to trying to solve/improve the issues raised.
- Officers liaise with both the school and the residents regarding ways forward.

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

RESOLVED 2015/007

That planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning Regulations 1992, subject to the conditions set out in appendix 2 attached to the report.

IMPORTATION AND SPREADING OF HIGH ALKALINE/ORGANIC MATERIAL ON EXPOSED COLLIERY DISCARD TO REDUCE THE ACIDITY LEVEL OF SURFACE WATER RUN-OFF FROM THE TIP – HARWORTH COLLIERY SPOIL TIP BLYTH ROAD HARWORTH

Mr Smith introduced and took members through the report outlining the outcome of the planning appeal

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

RESOLVED 2015/008

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

RED HILL MARINA RADCLIFFE-ON-SOAR

Mr Smith introduced the report

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

RESOLVED 2015/009

That the report and the work undertaken by officers be noted

DEVELOPMENT MANAGEMENT PROGRESS REPORT

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

RESOLVED 2015/010

That the Development Management Report be noted.

WORK PROGRAMME

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

RESOLVED 2015/011

That the Work Programme be noted

The meeting closed at 12.05 pm.

CHAIRMAN