

Meeting	PLANNING AND LICENSING COMMITTEE
Date	Tuesday 16 December 2014 (commencing at 10.30 am)

membership

Persons absent are marked with `A`

COUNCILLORS

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

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

OFFICERS IN ATTENDANCE

David Forster – Democratic Services Officer
Jerry Smith – Team Manager, Development Management
Sally Gill – Group Manager Planning
David Marsh – Major Projects Leader
Sue Bearman – Solicitor
Neil Lewis – Team Manager Countryside Access

CHANGE IN MEMBERSHIP

The Clerk reported orally that Councillor Jim Creamer had been appointed to the Committee in place of Councillor Steve Carroll and Councillor Stuart Wallace had been appointed for this meeting only in place of Councillor Andrew Brown.

MINUTES OF LAST MEETING HELD ON 18 NOVEMBER 2014

The minutes of the meeting held on 18 November 2014 having been circulated to all Members were taken as read and were confirmed and signed by the Chairman.

APOLOGIES FOR ABSENCE

An apology was received from Councillor Andy Sissons (other)

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

There were no declarations of interest

DECLARATIONS OF LOBBYING OF MEMBERS

There were no declarations of Lobbying

COUNTRYSIDE ACCESS (DEFINITIVE MAP) SCHEDULE OF CASE FILES

Mr Lewis introduced the report and highlighted the appendices attached to the report which set out in the current work being undertaken by the Countryside Access Team.

RESOLVED 2014/043

That the report be noted.

CHANGE IN ORDER OF BUSINESS

With the consent of the Committee the Chairman changed the order of business

EXTENSION OF SAND AND GRAVEL WORKS FINNINGLEY QUARRY CROFT ROAD FINNINGLEY DONCASTER

Mr Smith introduced the report and gave a slide presentation. He informed members that this site lies across two administrative areas and Doncaster Metropolitan Borough Council was also in the process of considering an application forming part of the overall extension.. He highlighted the Council were in the process of updating its Minerals Local Plan which proposes to include the site to help provide the reserves needed in Nottinghamshire. The land will be restored to agricultural land once the sand and gravel has been extracted. He also advised that the financial comments absent from the report could be reported as being no financial implications arising from the proposals.

Following the opening remarks of Mr Smith, Mr Dan Walker, spoke in favour of the application on behalf of Lafarge Tarmac highlighting the following :-

- The site has been a Sand and Gravel extraction site for many years.
- The site will not require any imported restoration material.
- The company will ensure the restoration is carried out sympathetically and in an appropriate manner.
- The minerals extraction will take approximately 4 years.
- The works indirectly supports a number of jobs in the area.

In response to questions Mr Walker responded as follows:-

- There is no need to import any materials for the infilling of the site as it is backfilled as the site is worked
- There are regular liaison meetings with the public where issues can be raised and discussed.

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

RESOLVED 2014/044

1. That the Corporate Director Policy, Planning and Corporate Services be instructed to enter into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to provide a total of 15 years extended aftercare management of the lagoon area of the development site
2. That subject to the completion of the legal agreement before the 30th December 2014 or another date which may be agreed in writing 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 attached to the report and.
3. That in the event the legal agreement is not signed by the 30th December 2014, or within any subsequent extension of decision time agreed in writing with the Minerals Planning Authority, it is RECOMMENDED that 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.

CONTINUATION OF INFILLING WITH INERT WASTE AND AMENDMENTS TO RESTORATION AND VARIATION OF CONDITION TO CONTINUE RECYCLING OPERATIONS AT VALE ROAD QUARRY VALE ROAD MANSFIELD WOODHOUSE (2 APPLICATIONS)

Mr Smith introduced the report and gave a slide presentation.

During his introduction Mr Smith informed members that there was a late representation which highlighted that Lorries travelling along Vale Road from the site currently do so without covers to stop dust or debris from falling from the back. They also reported a car had been damaged through falling debris.

He advised that additional conditions and the terms of the legal agreement provided additional controls over the impacts of lorry movements. He also informed members that Waste Core Strategy Policy (WSC3) supports the application. Reference was also made to hydrological impacts in relation to the Littlewood Quarry and the applicant's intention of exploring options for that site as part of a separate application

He also reported that the financial comments absent from the report should have read that there were no financial implications arising from the proposals.

Also constitutional comments could be reported that Planning and Licensing is the appropriate committee to deal with this application.

He also reported that the recommendation to the committee for the application for the crushing and screening proposal should also include reference to the Section 106 Agreement so as to ensure that the benefits of controls over traffic impacts would also apply to lorry movements associated with the second application.

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

RESOLVED 2014/045

- 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 to secure:
 - a) A Traffic Management Plan to include the following:
 - Appropriate routeing for all HGVs travelling to and from the site, signage and measures for issuing the approved route to all drivers;
 - Instructions to all drivers to prevent HGVs from arriving at the site, or parking on or near Vale Road, outside of the site operating hours;
 - Instructions to all drivers to prevent HGVs from driving along Vale Road in convoy;
 - Issue instructions to all drivers reminding them to abide by the Highway Code at all times;
 - Issue instructions to all HGVs travelling to and from the site encouraging them to sheet or have their loads otherwise totally enclosed where this facility is available on the HGV;
 - Actions to be taken in the event that HGV drivers are observed and/or reported to be operating outside of the approved strategy
 - b) A contribution of £25,000 (minus the costs of drawing up the legal agreement) towards the total cost of a road scheme to improve safety and prevent vehicles overriding the footway at the junction of Vale Road and Station Street/High Street, Mansfield Woodhouse.
- 2 that subject to the completion of the legal agreement before the 31 March 2015 or another date which may be agreed by the Team Manager Development Management, the Corporate Director for Policy, Planning and Corporate Service be authorised to grant planning permission for the above development subject to the conditions set out in Appendix 1 attached to the report.

- 3 That in the event that the legal agreement is not signed by the 31st March 2015, or within any subsequent extension of decision time agreed with the Waste Planning Authority, it is RECOMMENDED that 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.
4. That, subject to the completion of the legal agreement before the 31 March 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 Variation of Condition 2 of Planning Permission 2/2010/0227/NT to allow continuation of crushing and screening plant to recycle building materials for a further 5 years subject to the conditions set out in Appendix 2 attached to the report and
5. That a local liaison Group be established as part of the legal agreement.

ERECTION OF TWO STOREY REPLACEMENT FLYING HIGH ACADEMY MANSFIELD

Mr Smith introduced the report and gave a slide presentation.

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

RESOLVED 2014/046

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 3 attached to the report.

JOHN BROOKE SAWMILLS LIMITED THE SAWMILL FOSSE WAY

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

RESOLVED 2014/047

That the report be noted.

REQUEST FOR SITE INSPECTION BY PLANNING AND LICENSING COMMITTEE

Mrs Gill introduced the report and highlighted that in addition to the request for members to visit the site of the proposed anaerobic digestion facility in Gedling there is a proposal to replace another school (Annie Holgate Infants School) and it may be necessary to arrange a site visit to the school site before the application comes before Committee.

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

RESOLVED 2014/048

That Committee agrees to attend a formal inspection of the site of the proposed Anaerobic Digestion facility on land at the former Gedling Colliery and the Annie Holgate Infants School site on dates to be arranged prior to the applications being reported to Committee for determination.

WORK PROGRAMME

RESOLVED 2014/049

That the Work Programme reported be noted

The meeting closed at 11.37 am.

CHAIRMAN