

Meeting PLANNING AND LICENSING COMMITTEE – VIRTUAL MEETING

Date Tuesday 8 September 2020 (commencing at 10.30am)

Membership

Persons absent are marked with 'A'

COUNCILLORS

Chris Barnfather (Chair)
Jim Creamer (Vice-Chair)

Pauline Allan	John Longdon
Andy Brown	A - Rachel Madden
Neil Clarke MBE	Tracey Taylor
Sybil Fielding	Keith Walker
A - Tony Harper	Andy Wetton
A - Paul Henshaw	

SUBSTITUTE MEMBERS

Kevin Greaves for Paul Henshaw and Stuart Wallace for Tony Harper.

OFFICERS IN ATTENDANCE

Pete Barker – Chief Executive's Department
Sally Gill – Chief Executive's Department
Mike Hankin – Place Department
Jonathan Smith – Place Department
Simon Smith – Chief Executive's Department

1. MINUTES OF LAST MEETING HELD ON 14th JULY 2020

The minutes of the meeting held on 14 July, having been circulated to all Members, were taken as read and were confirmed and signed by the Chair.

2. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Madden.

3. DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

There were no declarations of interest.

4. DECLARATIONS OF LOBBYING OF MEMBERS

There were no declarations of lobbying.

5. PROPOSED EASTERN EXTENSION TO BESTHORPE QUARRY, COLLINGHAM ROAD, COLLINGHAM ,NEWARK

Mr Hankin introduced the report which considered a planning application seeking permission for the extraction of three million tonnes of sand and gravel from 36.5 hectares of land over a seventeen-year period. Following completion of the mineral extraction the quarry would be restored to provide a nature conservation habitat.

Mr Hankin informed Committee that Natural England no longer required vegetation surveys to be carried out so that the reference to such surveys in paragraph 274 of the Recommendations was no longer needed.

Following the introductory remarks of Mr Hankin, Mr John Bradshaw from Tarmac was given the opportunity to speak and a **summary** of that speech is set out below:

- This quarry is a very important part of our supply network.
- Tarmac welcomes the Recommendations contained in the officer's report.
- If the application were approved this would provide continuity of employment at the site.
- A successful application would also ensure the supply of materials to future projects and assist the economy as a whole.

There were no questions.

Following Mr Bradshaw's speech Members then debated the item and the following comments and questions were responded to: -

- The application site is not included within the current Minerals Local Plan, however, the new emerging plan does identify Besthorpe East as an allocation for sand and gravel extraction and is not subject to any outstanding objections, so considerable weight can be given to this when considering the planning application.
- Although the County currently has a landbank of consented sand and gravel reserves of 13.76 years, greater than the 7 year landbank for sand and gravel that the National Planning Policy Framework advises should be maintained, the Government's current Planning Practice Guidance now states that there is no maximum level of landbank and that planning applications should be assessed on their own merits.

- Permission is being sought to extend an existing quarry's operations, the impact on the community would therefore be less than for a new quarry as the infrastructure is already in place.
- In terms of arable land, it is not possible to anticipate what will happen when the planning permission expires in 15 years' time. It is not possible to say if further extensions will be approved in the future but it is not anticipated that any extension permissions will be sought in the next 15 years. The Committee can only consider the application that is before it now.
- The term sterilisation when used in connection with mineral extraction refers to whether the supply of minerals is sufficiently large to make it economically viable to reinstate the infrastructure needed to extract that mineral.
- Nottinghamshire Wildlife Trust would like the restoration scheme to include a greater proportion of shallows, this to be achieved by increasing the under-dig of the quarry void to recover additional restoration material to be used for this purpose. The applicant has stated that the level of under-dig proposed represents the maximum that is economically and environmentally achievable and officers consider that while other approaches may increase the ecological gains, the submitted scheme is acceptable from an ecological viewpoint.
- Paragraph 183 of the report explains how the net increase of 181.67% in the restored site's ecological value has been calculated – the present site comprises primarily of ecologically low value arable land which will be replaced by ecologically higher valued wetland areas.
- NCC Highways have been consulted on the proposals and have advised that the road network in the area is adequate. It is not normal practice to ask developers to contribute to the maintenance of public roads which is funded through taxation.

Following the debate the Chair summarised as follows:

- The issue regarding the maintenance of an adequate landbank has been answered by officers.
- The site is not in the current Minerals Local Plan but will be included in the new Plan.
- A balance needs to be struck between ecological benefit and economic sustainability.

On a motion by the Chair, seconded by the Vice-Chair, omitting the need for vegetation surveys as contained in the original Recommendations, it was: -

RESOLVED 2020/014

1. That the Corporate Director – Place be instructed to enter into a legal agreement under section 106 of the Town and County Planning Act 1990 to control lorry routing and to implement a scheme for the monitoring of water levels in the Collingham drainage ditch including the implementation of mitigation measures in the event that quarry dewatering results in a lowering of water levels within the drainage ditch.
2. That subject to the completion of the legal agreement before the 8th December 2020 or another date which may be agreed by the Team Manager Development Management in consultation with the Chairman and the Vice Chairman, the Corporate Director – Place be authorised to grant planning permission for the above development subject to the conditions set out in Appendix 1 of the report. In the event that the legal agreement is not signed before the 8th December 2020, or within any subsequent extension of decision time agreed with the Minerals Planning Authority, the Corporate Director – Place 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.

6. **DEVELOPMENT MANAGEMENT PROGRESS REPORT**

Mrs Gill introduced the report, stating that it was the usual report brought regularly to Committee.

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

RESOLVED 2020/015

That no further actions are required as a direct result of the contents of the report.

The meeting closed at 11.24am

CHAIR