



Meeting **PLANNING AND LICENSING COMMITTEE**

Date **30 June 2015 (commencing at 10.30 am)**

membership

Persons absent are marked with 'A'

COUNCILLORS

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

Roy Allan
Andrew Brown
Steve Calvert
Jim Creamer
Rachel Madden

Andy Sissons
Keith Walker
Yvonne Woodhead
Jason Zadrozny

ALSO IN ATTENDANCE

Councillors Tom Hollis and Stuart Wallace

OFFICERS IN ATTENDANCE

David Forster – Democratic Services Officer
Sally Gill – Group Manager Planning
David Kerfoot – Solicitor
David Marsh – Major Projects Leader
Tim Turner – Senior Practitioner Monitoring and Enforcement
John Cranham – Monitoring and Enforcement Officer
Joel Marshall – Planning Officer
Ruth Kinsey – Planning Support Officer

MINUTES OF LAST MEETING HELD ON 2 JUNE 2015

The minutes of the meeting held on 2 June 2015 having been circulated to all Members were taken as read and were confirmed and signed by the Chairman.

APOLOGIES FOR ABSENCE

There were no apologies

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

None

DECLARATIONS OF LOBBYING OF MEMBERS

Councillor Jason Zadrozny informed members that he had had discussions with the Chair of Governors and the Head Teacher of John Davies Primary School (agenda item 6)

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

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

Mrs Gill introduced the report and gave a slide presentation.

Councillor J Wilkinson, local member, spoke against the application and raised the following points:-

- Local residents have put up with many problems from the operation of this site.
- Concern about the hours of operation.
- Concerns about the efficiency of the wheel wash and its water supply.
- Concerns about surface water and the possibility of surface water ending up in the Baker Brook.
- Amount of car parking on site
- Effectiveness of noise monitoring
- The proposed numbers and types of machinery to be used on site and concerns that equipment would be operated on top of stock piles.
- Concerns that conditions were not robust enough to address residents' concerns and asked that the application be deferred to allow further consideration of the proposed conditions.

Members discussed the application and asked questions and made comments as follows:-

- They acknowledged the impact the unauthorised activities had had on local residents.
- The impact on the local highway network from an increase in lorry movements.
- Whether the lorries would travel past the entrance to the new primary school.
- All the proposed conditions should be closely scrutinised to ensure that they are robust as possible before any decision is made.

On a motion by the Councillor Saddington seconded by Councillor Walker it was

RESOLVED 2015/026

That the decision be deferred until the next meeting

**ERECTION OF 350 PLACE 2 FORM ENTRY TWO STOREY
REPLACEMENT PRIMARY SCHOOL (JOHN DAVIES) BAKER STREET
HUTHWAITE**

Mr Marsh introduced the report and gave a slide presentation, he highlighted that the proposal was for a replacement primary school, no change in pupil or staff numbers was proposed. The existing sports barn would be demolished and replaced with an area of hard play. The main areas of concern raised in representations related to highway impact and existing traffic problems.

Councillor T Hollis, local member, spoke with regard to the application and highlighted the following issues:-

- He was pleased to see the application was now before Committee as there had been a number of delays in the project
- The highway and parking issues around the school and the number of 'near misses'
- Whether this application could be used to bring forward a scheme to install a bollard on Back Lane.

Members discussed the application. It was explained that highway scheme was outside the remit of the planning application. Members asked that a note be sent to the Highways Authority to ask them to bring forward a scheme to install a bollard.

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

RESOLVED 2015/027

That planning permission be granted subject to the Conditions set out in Appendix 3 of the report and that a note be sent to the Highways Authority requesting that a highway scheme in the wider area be expedited.

**ERECTION OF A STEEL FRAMED BUILDING FOR USE AS A MATERIALS
RECYCLING FACILITY TRENT SKIP HIRE LIMITED QUARRY FARM
TRANSFER STATION BOWBRIDGE LANE NEW BALDERTON NEWARK**

Mrs Gill introduced the report and highlighted that the item was deferred from the previous meeting to allow the local member to comment. The report had not been amended and still formed the basis for the making of the recommendation to the Committee.

Councillor S Wallace, the local member, spoke against the approval of the application and highlighted the following:-

- The site is just being used for illegal dumping
- There seems to be a failure to comply with the conditions already attached to the site
- The site is too large for the current access although changes to the road system around Newark will alleviate these issues.
- The fact that the access route to the site is through an area with a population of around 7,500 and passes 3 Primary Schools, Care homes and a Hospital.
- There would need to be stringent conditions on lorries all of which will not be owned by the operator with regard to ensuring they stick to the agreed routes.
- Waste will come from the City and will therefore mean that the drivers will not want to travel back down the A1 to return to Nottingham.

There were no questions.

Following the speaker members then discussed the item and the following issues were raised.

- The issues go wider than the immediate area as the lorries would pass through Balderton and Fernwood
- The issues with traffic all around Newark especially if there is an accident on any of the arterial routes
- How will the route be policed
- The Highways comments are as set out on page 123 of the papers.

Mr D Kerfoot, solicitor to the Planning and Licensing Committee, advised members before they made a decision, that, provided an agreement is in place then the traffic issues are deemed no more severe than the current road use. In pure planning terms the Committee would not be making the situation worse because a lorry routing agreement would be in place.

Members continued to discuss the item and made the following points

- Although the legal advice has been explained regarding the traffic issues they still felt that the traffic will be severely increased.
- The routing agreement could be enforced through the checking of the industrial GPS systems in the lorries
- Policy WCS 11 and WCS 13 could be taken into account.

Following discussions the recommendation as set out in the report was put to the vote by the Chairman and upon a show of hands it was

RESOLVED 2015/028

That planning permission be refused.

Members who voted for the refusal gave the following reasons

- They felt that the residual cumulative impacts of traffic would be severe.
- The increased traffic around the application site would greatly increase the danger of accidents and congestion in and around Newark.
- Having regard to Policies WCS 11 (Sustainable Transport) and WCS 13 (Protecting and Enhancing our Environment) of the Waste Core Strategy less sustainable forms of transport and the significant impact to the environment around the site will increase

WORK PROGRAMME

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

RESOLVED 2015/029

That the Work Programme be noted

The meeting closed at 13.20 pm.

CHAIRMAN