

MINUTES of a meeting of the **REGULATORY – PLANNING COMMITTEE** held at County Hall, Matlock on 8 January 2018.

PRESENT

Councillor M Ford (in the Chair)

Councillors J Atkin, D Charles, A Griffiths, L Grooby, R Iliffe, R Mihaly, R A Parkinson and B Wright.

Apologies for absence were received on behalf of Councillor P Smith.

1/18 **MINUTES RESOLVED** that the Minutes of the meeting of the Committee held on 4 December 2017 be confirmed as a correct record and signed by the Chairman.

2/18 **PROPOSED DEVELOPMENT AT UNIT 11, PYE BRIDGE INDUSTRIAL ESTATE, ALFRETON (I) PROPOSED EXTENSION OF EXISTING WASTE MANAGEMENT FACILITY, TOGETHER WITH THE ERECTION OF A BUILDING FOR WASTE MANAGEMENT PURPOSES (CW6/0717/30 (II) SECTION 73 APPLICATION NOT TO COMPLY WITH CONDITIONS 3 (FORM OF DEVELOPMENT), 8 (EXTERNAL CRUSHING AND REDUCTION OF WASTE NOT MORE FOUR DAYS PER CALENDAR MONTH) AND 21 (REVERSING ALARMS) OF PLANNING PERMISSION CW6/0805/83 (CW6/0717/32) APPLICANT: BRIDGE WASTE DISPOSAL LTD (CODE NOS: CW6/0717/30 AND CW6/0717/32)** Two applications had been received for Unit 11, Pye Bridge Industrial Estate. The first application proposed a change of use of a piece of land which sat adjacent to the applicant's existing operations in order to extend the waste operation into this site. That application also proposed the erection of a building in which the processing of wood waste, and potentially, other wastes would take place. The second application was an application under Section 73 of the Town and Country Planning Act 1990 and sought not comply with three conditions on planning permission CW6/0805/83 in order to regularise certain breaches of planning control. The conditions affected were 3 (form of development), 8 (external crushing) and 21 (reversing alarms).

Details of the applications were contained in the report of the Strategic Director - Economy, Transport and Environment, together with comments received from consultees and following publicity. These were summarised in the report and dealt with in the planning considerations section. The report considered the need for the development, location of the development, and

amenity and environmental impacts. The Strategic Director concluded in his report that the proposed extension to the existing waste site, including the erection of a building to house a mobile wood shredder/chipper and wood storage (planning application code no CW6/0717/30) was acceptable, subject to appropriate planning conditions being imposed, particularly with regard to permitted operating hours of the mobile shredder/ chipper and to the southern roller shutter door needing to be kept closed during shredding/chipping operations. With regard to the Section 73 planning application (code no CW6/0717/32), a permission which could regularise the presently unauthorised second waste trommel, could be satisfactorily granted, subject to a suitable set of conditions. He commented that this would address the present planning breach and he did not consider that the second trommel, being already located inside the existing waste transfer building, would cause undue detriment to the locality or to neighbouring amenity. This permission could also, through a modified form of the requirement in Condition 3 of the existing permission, permit a reconfigured site car parking layout, which he considered would be beneficial for site safety purposes.

The Strategic Director considered that overall, the development under the two planning applications under consideration would contribute to the waste needs of the local area, continuing to be part of an integrated approach to waste management, which he considered would continue to bring benefits in the form of a contribution to more sustainable waste management, and would not give rise to other unacceptable environmental or traffic related impacts. He was satisfied that the proposals would accord with national and local planning policies.

The officer who spoke on the report for the Strategic Director suggested that if the Committee was to resolve in favour of the conditional granting of planning permission application in line with the officer recommendation, the proposed wording for Condition 23 should be amended to allow white noise devices to be chosen for reversing warning systems to be used on vehicles on the site.

RESOLVED that planning permission be granted in respect of (1) Planning Application Code No CW6/0717/30, subject to the conditions recommended in the report of the Strategic Director - Economy, Transport and Environment with amendment to the wording for Condition 23 to allow white noise devices to be chosen for reversing warning systems to be used on vehicles on the site; and

(2) Planning Application Code No CW6/0717/32, subject to the conditions contained in the report of the Strategic Director - Economy, Transport and Environment.

3/18

PROPOSED EXTENSION TO THE SCHOOL BUILDING TO PROVIDE TWO ADDITIONAL CLASSROOMS, DINING ROOM, STORAGE AND TOILETS AND CIRCULATION AREAS, A FREE STANDING CANOPY, PROVISION OF ADDITIONAL CAR PARKING AND THE RECONFIGURATION OF THE EXISTING PLAYING FIELD AT STANTON COUNTY SCHOOL, WOODLAND ROAD, SWADLINCOTE APPLICANT: DERBYSHIRE COUNTY COUNCIL (CODE NO: CD9/0917/52)

The application was for planning permission for the erection of an extension to an existing school building to provide additional teaching space, a new dining room, storage, toilets and circulation space, a free standing canopy, provision of additional car parking and the reconfiguration of the exiting playing field at Stanton County School, Woodland Road, Swadlincote. Details of the proposal were contained in the report of the Strategic Director - Economy, Transport and Environment, together with comments received from consultees and following publicity.

The Strategic Director commented that the site was located in the Green Belt as identified in the South Derbyshire Local Plan: Part 1 (2016) and it was considered that the development would be a departure from the development plan. The report considered the need for the development, the design and visual impact, the Green Belt implication, the landscape and ecology impact, and highway impact. He concluded that whilst the proposal was for a substantial six classroom extension to the existing school buildings, as well as ancillary development, he did not consider that it would result in environmental impacts that would be so significant as to warrant a refusal. Whilst the development was regarded as a departure from Green Belt policy, because schools were not listed as appropriate development and it did not meet any of the exceptions set out in the National Planning Policy Framework, he did consider that it was essential in this location and that it would not detract from the character of the Green Belt.

Mrs Tagg spoke on behalf of the Stanton Village Hall Committee, which currently allowed parents to use its car park when dropping off and picking up children at the school. The parking which took place in the car park was often inconsiderate and had an impact on hirers and users of the Village Hall until 3.30 pm. It also had an impact on wear and tear on the car park surface, which the Village Hall had to fund itself. She stated that the car park was not big enough to accommodate any more vehicles and with an increase in the size of the school these problems would worsen. She commented that unless there was any change and help with the parking situation the Village Hall Committee would close the barriers and not allow it to be used.

Mrs Wright also spoke on behalf of Stanton Village Hall Committee. She stated that many parents had to travel in cars to the school. Whilst parking was allowed at the Village Hall there was limited spaces and parents

had to park on neighbouring roads. She requested that an alternative parking area be considered. She commented on the narrow footpath near the school and the school being on a fast road and that the safety of children attending the school was paramount.

Officers at the meeting commented that when the application had been originally submitted the proposed highway access scheme had been revised because of concerns raised by the Highways Authority. A condition was now proposed to require improved access to the school.

RESOLVED to authorise (1) the Secretary of State for Communities and Local Government being notified that the Council is minded to grant planning permission for planning application CD9/0917/52; and

(2) planning permission being granted in accordance with the application, in the event that the Secretary of State decides not to call in the application, subject to the conditions contained in the report of the Strategic Director - Economy, Transport and Environment.

4/18 **CURRENT ENFORCEMENT ACTION** **RESOLVED** to receive the report on Current Enforcement Action.

5/18 **OUTSTANDING APPLICATIONS** **RESOLVED** to receive the list on decisions outstanding on 8 January 2018 relating to EIA applications outstanding for more than sixteen weeks, major applications outstanding for more than thirteen weeks and minor applications outstanding for more than eight weeks.

6/18 **CURRENT APPEALS/CALLED-IN APPLICATIONS** **RESOLVED** to note the report on current appeals/called-in applications relating to County matters.

7/18 **DEVELOPMENT MANAGEMENT PERFORMANCE MONITORING** **RESOLVED** to receive the Planning Services Development Management Performance Management Statistics for 10 October 2017 to 5 January 2018.

8/18 **MATTERS DETERMINED BY THE STRATEGIC DIRECTOR FOR ECONOMY, TRANSPORT AND COMMUNITIES UNDER DELEGATED POWERS** **RESOLVED** to note that the following applications had been approved by the Strategic Director for Economy, Transport and Environment under delegated powers on:-

(a) Delegation Meeting – 7 December 2017

- 1 Proposed Extensive Repairs to a Section of Boundary Wall and Partial Replacement of the Boundary Wall to the North-West of the Site Perimeter with the Installation of Concrete Panelled Fencing at Marlpool Junior School, Clara Mount Road, Marlpool, Heanor
Applicant: Derbyshire County Council
Planning Application Code No: CD6/1017/56

- 2 Request for the Council's Prior Approval for the Construction of a New Lime Hydrate Silo at Brierlow Quarry, Hindlow, Buxton SK17 0EL
Applicant: Lhoist Western Europe (North Cluster)
Submission No: PD17/1/66

(b) Delegation Meeting – 14 December 2017

- 1 Application Under Section 73 Not to Comply with Condition 4 of Planning Permission CW6/1015/103 to Extend the Hours of All Operations to 0000 Hours to 2359 Hours at Alfreton Materials Recycling Facility, Cotes Park Lane, Alfreton DE55 4NJ
Applicant: FCC Environment (UK) Ltd
Planning Application Code No: CW6/1017/53

(c) Delegation Meeting – 21 December 2017

- 1 The Proposed Renewal of Two Existing Timber Dormer Windows with Double Glazed Aluminium Framed Windows with the New Dormers to be Clad in Aluminium and New Felt to be Applied at New Bolsover Primary School, New Station Road, Bolsover, Chesterfield
Applicant: Derbyshire County Council
Planning Application Code No: CD5/1017/62

- 2 Delegation Decision on Schemes Required by Planning Conditions:
 - SM2882

(d) Delegation Meeting - 28 December 2017

- 1 Proposed Replacement of the Existing Steel Palasade Fencing with the Erection of Betafence Securifor 3D Fencing and Robusta Gates at Cotmanhay Infant and Junior Schools, Beauvale Drive, Ilkeston
Applicant: Derbyshire County Council
Planning Application Code No: CD8/1017/55

- 2 Delegation Decision in Schemes Required by Planning Conditions:
 - SD3043