

MINUTES of a meeting of the **REGULATORY – PLANNING COMMITTEE** held at County Hall, Matlock on 14 May 2018.

PRESENT

Councillor R Iliffe (in the Chair)

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

Apologies for absence were received from Councillor M Ford for the start of the meeting.

Councillor I Ratcliffe attended the meeting as local Member in respect of the Kniveton item (Minute No 35/18)

Councillors J Atkin and L Grooby declared a non-pecuniary interest in the item at Minute No 35/18 as the businesses they worked for had contracts with Peak Waste.

No Significant Lobbying had been received

33/18 **SITE VISIT** In accordance with the Code of Practice Members visited the site at Kniveton (Minute No 35/18).

Councillor M Ford (in the Chair)

34/18 **MINUTES RESOLVED** that the Minutes of the meeting of the Committee held on 9 April 2018 be confirmed as a correct record and signed by the Chairman.

35/18 **ERECTION OF BUILDINGS, THE INSTALLATION OF A BIOMASS BOILER AND FLUE STACK, TOGETHER WITH THE RELOCATION OF SITE PARKING PROVISION AT PEAK WASTE RECYCLING CENTRE LTD, WOOD LANE, KNIVETON APPLICANT: PEAK WASTE RECYCLING CENTRE LTD (CODE NO: CW3/0717/36)** The application site was located partly within the curtilage of an existing waste facility and partly within the residential curtilage of an adjacent dwelling. The Peak Waste Recycling facility was within open countryside close to the Peak District National Park boundary and Kniveton Conservation Area.

The proposed development was for the erection of a building to house a biomass boiler that would run on approximately 2,500 tonnes per year of non-hazardous waste wood. This would be sourced from existing deliveries of wood to the waste facility. The applicant proposed to use Grade A (clean waste wood) and Grade C (treated/painted wood, MDF, chipboard, hardboard) as fuel for the business boiler. A 15m high flue stack was also proposed to be installed to exhaust the boiler fumes. The development also included the extension of a building to house a waste drying facility and relocation of site parking.

Details of the application, together with comments received from consultees and following publicity were given in the report of the Strategic Director - Economy, Transport and Environment.

The application had been considered in accordance with the development plan. Other material considerations included Government policy in the National Planning Policy Framework, National Planning Practice Guidance, National Waste Management Plan and National Planning Policy for Waste 2014. The report considered the need for the development, location of the development, and the potential impacts on amenity and the environment.

The Strategic Director commented in his report that on balance it was considered that there was a need for the development and, with the recommended conditions, he was satisfied that the development would not result in any significant environmental or amenity impacts. The development was considered to be acceptable within the context of national and local development plan policies. It was recognised, however, that the development would expand the existing facility to a point where it could be considered to be at its limit. Subject to the recommended conditions, it was not considered that the proposal conflicted with national or local planning policies.

Councillor Ratcliffe addressed the Committee and reiterated her concerns regarding the content of the flue emissions, local health and potential pollution in the area, industrialisation in the countryside, and the proposed height of the flue stack. She commented that although Kniveton Parish Council had not raised any objections it had requested that the Environmental Health Officer provide the Parish Council with details of the monitoring reports produced by the system, and asked that this be done. She also referred to fire concerns and the effect emissions would have on the tourist industry in the vicinity. She asked for clarification of the percentage of Grade C wood to Grade A wood and whether the system was capable of dealing with Grade C wood.

Dr David Young addressed the Committee on behalf of the applicant. In response to Councillor Ratcliffe's questions he commented that the ratio of

Grade A and Grade C waste wood would be 50/50; that emissions data was public information but commented that a bi-annual Liaison Committee with the Parish Council would be acceptable to the applicant. Dr Young briefly explained the proposal. He commented that there was a need for this type of facility, that it was part of the applicant's on-going operation and that there had been no objections from statutory consultees. The proposal would avoid material to be transported off site and four full-time additional jobs would be created.

Following questions from Members, the Strategic Director's representative at the meeting confirmed that other than the adjacent farm the nearest property was 425m away, that it had always been the intention of the applicant to burn both Grade A and Grade C waste and consultations had been undertaken on this basis. Following the request of the Environmental Health Officer, Derbyshire Dales District Council, the applicant had updated the emissions modelling assessment to include both Grade A and Grade C waste wood. The Environmental Health Officer would regulate this.

Dr Young commented that the emissions limit would be stated on the permit issued by the Environmental Health Officer and that there would be continuous monitoring of the waste wood ratio.

It was agreed that a Liaison Committee should be established to involve the Parish Council, to meet annually.

RESOLVED that planning permission be granted, subject to the conditions substantially as the draft conditions contained in the report of the Strategic Director - Economy, Transport and Environment and subject to the establishment of a Liaison Committee to meet annually.

36/18 APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION FOR TWO TEMPORARY MODULAR BUILDINGS AT LITTLE EATON PRIMARY SCHOOL, ALFRETON ROAD, LITTLE EATON
APPLICANT: DERBYSHIRE COUNTY COUNCIL (CODE NO: CD8/0118/85)

The original planning permissions for Block 3 and Block 5 at Little Eaton Primary School had expired (CD8/1207/189) and the application sought to retain them for a further five years. The retention of the temporary buildings, was to enable the school with enough time to look into other ways of funding a more permanent solution. The site was overlooked by residential properties to the east of the site and was situated outside the Little Eaton Conservation Area.

Details of the application was included in the report of the Strategic Director - Economy, Transport and Environment, together with comments received from consultees and following publicity.

The application had been considered in accordance with the development plan. Other material considerations included the Adopted Erewash Core Strategy, the National Planning Policy Framework and the associated Planning Practice Guidance. The key planning considerations for the development were need for the development, design and visual impact, and heritage impacts, and these were examined in the report.

The Strategic Director commented in his report that he was satisfied that there was a need to retain the buildings on site for up to five years to provide classroom space currently required at the school. He did not consider that the proposal would cause any significant visual impacts or impact on the character and appearance of the Little Eaton Conservation Area. He was also satisfied that the proposal would not conflict with the policies of the development plan.

RESOLVED that planning permission be granted subject to the conditions set out in the report of the Strategic Director - Economy, Transport and Environment.

37/18 **CURRENT ENFORCEMENT ACTION** **RESOLVED** to receive the report on Current Enforcement Action.

38/18 **OUTSTANDING APPLICATIONS** **RESOLVED** to receive the list on decisions outstanding on 14 May 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.

39/18 **CURRENT APPEALS/CALLED-IN APPLICATIONS**
RESOLVED to note the report on current appeals/called-in applications relating to County matters.

40/18 **MATTERS DETERMINED BY THE STRATEGIC DIRECTOR FOR ECONOMY, TRANSPORT AND ENVIRONMENT 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:-

12 April 2018

- 1 Provision of New Black Painted Steel Fencing atop the Existing Red Brick Boundary Wall to the Rear of the School Site at Croft Infant School, Marshall Street, Alferton DE55 7BW
Applicant: Derbyshire County Council

Planning Application Code No: CD6/0218/91

- 2 Section 73 Planning Application Not to Comply with Condition 4 of Planning Permission CW9/1012/75 for a Temporary Leachate Treatment Plant at Elvaston Quarry, London Road, Thurlston
Applicant: Biffa Waste Services Ltd
Planning Application Code No: CW9/1217/71
- 3 Delegation Decision on Schemes Required by Planning Conditions:
 - SD3076

19 April 2018

- 1 Proposed replacement of Single Glazed Steel Windows with Double Glazed Aluminium Windows at New Mills Primary School, Meadow Street, New Mills
Applicant: Derbyshire County Council
Planning Application Code No: CD1/0118/77
- 2 Delegation Decision on Schemes Required by Planning Conditions:
 - SM3085
 - SM3086
 - SW3056

26 April 2018

- 1 Construction of New Building to Replace the Existing Dilapidated Foundation Unit Using Off-Site Construction Methods at St James Church of England Primary School, Chadwick Street, Glossop
Applicant: Derbyshire County Council
Planning Application Code No: CD1/0218/88
- 2 Proposed Erection of Approximately 17 Linear Metres of 2.4 Metres High Steel Weldmesh Security Fencing at Eureka Primary School, Dunsmore Way, Swadlincote
Applicant: Derbyshire County Council
Planning Application Code No: CD9/0318/99
- 3 Proposed Retention of Temporary Buildings on Site for a Period of 12 Weeks While Works Take Place on the Existing School Building at William Allitt School, Sunnyside, Newhall, Swadlincote
Applicant: Derbyshire County Council
Planning Application Code No: CD9/0318/103

- 4 Propose Replacement of External Doors at Newhall Infants School, Sunnyside, Newhall, Swadlincote
Applicant: Derbyshire County Council
Planning Application Code No: CD9/0318/104
- 5 Delegation Decision on Schemes Required by Planning Conditions:
 - SM3087
 - SD3099
 - SD3100
 - SM3073
 - SM3074

3 May 2018

- 1 Mechanical Cooling Tower Removal and Replacement with Direct Expansion Refrigeration Units Located on Floor 2 (Level 5) Flat Roof, Serving Air Handling Units Located in Plantroom at Chesterfield Library, New Beetwell Street, Chesterfield, S40 1QN
Applicant: Derbyshire County Council
Planning Application Code No: CD2/0318/100
- 2 Retrospective Planning Permission for 19 Windows and the Replacement of 9 Existing Steel Type Windows and Frame with uPVC Units at Tansley Primary School, Gold Hill, Tansley, DE4 5FG
Applicant: Derbyshire County Council
Planning Application Code No: CD3/0318/102
- 3 Non-Material Amendment to Add Two Small Windows in the Cloakroom at Duke of Norfolk Church of England School, Royle Avenue, Glossop, SK13 7RD
Applicant: Derbyshire County Council
Planning Application Code No: NMA/0418/63
- 4 Delegation Decision on Schemes Required by Planning Conditions:
 - SW3056
 - SW3101
 - SW3102
 - SW3103