

MINUTES of a meeting of the **REGULATORY – PLANNING COMMITTEE** held at County Hall, Matlock on 11 January 2016.

PRESENT

Councillor B Wright (in the Chair)

Councillors M Ford, Julie Hill, R Hosker, R A Parkinson, J Twigg, D Williams (substitute Member) and J Williams

Apologies for absence were received from Councillors D Charles and T Southerd.

No Declarations of Interest were received.

1/16 **SITE VISIT** In accordance with the Code of Practice the Committee visited the site at Slittingmill, Staveley (Minute No 4/16).

2/16 **MINUTES RESOLVED** that the Minutes of the meeting of the Committee held on 7 December 2015 be confirmed as a correct record and signed by the Chair.

3/16 **PROPOSED SOLAR FARM (GROUND MOUNTED SOLAR PV INSTALLATION), ON LAND AT MANSFIELD ROAD, TEMPLE NORMANTON APPLICANT: DERBYSHIRE COUNTY COUNCIL (CODE NO: CD4/0615/36)** This application proposed the installation of a solar farm on farmland to the north of Mansfield Road, Temple Normanton. This type of development was supported by national and local policy, subject to impacts on local amenity and the environment being acceptable.

The proposal was for the installation of solar panels and associated infrastructure on an agricultural field, which lay between the A617 and Mansfield Road, east of Temple Normanton. The operational facility would generate an estimated 3,249,847kWh (kilowatt hours) of electricity annually to be fed into the National Grid. The proposed life of the development was 20-25 years after which the panels and infrastructure would be removed and the field returned to agriculture. Further details of the proposal were given in the report of the Strategic Director for Economy, Transport and Environment, together with comments received following consultation.

The application had been considered in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004; other material

considerations had also been taken into account. The Strategic Director commented that it was clear that low carbon renewable energy proposals were supported by Government policy and there were substantial planning merits accorded to the proposed development. He concluded that whilst there would be limited impacts on the countryside setting, landscape character, ecology and local amenity, these impacts could be made acceptable by mitigation measures that could be secured by conditions.

RESOLVED that planning permission for CD4/0615/36 be granted, subject to a set of conditions substantially based on the draft set of conditions contained within the report of the Strategic Director for Economy, Transport and Environment.

4/16 FULL APPLICATION FOR PLANNING PERMISSION FOR PROPOSED RAISING OF THE HEIGHT OF THE PERIMETER BUNDS TO 4 METRES, THE STORAGE OF MOUNDS OF RAW AND PROCESSED MATERIAL OVER 4 METRES IN HEIGHT (PREVIOUSLY CONTROLLED BY PLANNING CONDITION 5 OF CW4/0105/203) AND A REVISED LANDSCAPING SCHEME; AS WELL AS RETROSPECTIVE PLANNING PERMISSION FOR REVISED RESTORATION LEVELS TO THE NORTH AND THE ERECTION OF A WASTE STORAGE BARN, A WASTE PROCESSING BUILDING AND REPOSITIONING OF SITE OFFICES, STORAGE AND WELFARE FACILITIES AT THE WASTE RECYCLING FACILITY, SLITTINGMILL, STAVELEY LANE, STAVELEY APPLICANT: HOPKINSON RECLAMATION LTD (CODE NO: CW4/0215/138) The application sought to regularise a number of aspects concerning the operation and appearance of an existing waste recycling facility site at Slittingmill, Staveley Lane, Staveley. It concerned the location and size of the perimeter bunds and stockpiles storage mounds, and the presence of unauthorised buildings/structures.

Details of the proposal and the planning history of the site, together with comments received from consultees and following publicity, were contained in the report of the Strategic Director for Economy, Transport and Environment.

The application details requested the raising of the height of the perimeter bunds to 4 metres (currently required at 2 metres); increasing the height of on-site storage mounds of raw and processed material to 10 metres in height (currently controlled by Planning Condition 5 of CW4/0105/203 to a maximum height of 4 metres); a revised landscaping scheme; retrospective permission for revised restoration levels to the north; retrospective permission for the erection of a waste storage barn and a waste processing building; and retrospective permission for the repositioning of site offices, storage and welfare facilities at the waste recycling facility.

The report gave details of the site history and the various planning permissions which had been granted over the years.

The application had been considered in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004; other material considerations had also been taken into account. The main issues arising from the application related to the location and use of the unauthorised buildings; the impacts and benefits of the proposed changes to the perimeter and storage bunds; and the revised landscape proposals. These matters were examined in the Strategic Director's report. The Strategic Director commented that the restoration aspects were considered acceptable, as was the proposed increase in the perimeter bund size. In order to reduce the visual intrusion of the waste operations, however, it was considered appropriate to restrict the height of stockpile storage mounds to 6 metres and to limit consent for retention of one of the unauthorised buildings to a five year period only, due to its effect on the openness of the Green Belt. He reminded Members that the suitability of the site for waste management had previously been determined for this site.

During the site visit Members observed that the site was well managed. However, concern was expressed regarding the erection of a building in an unauthorised part of the site and it was suggested that the applicant should be provided with explicit details and a detailed plan which indicated the limitation of the building area on the site.

RESOLVED that planning permission for the development described in the application code no CW4/0215/138 be granted, subject to the conditions substantially similar to the conditions contained within the report of the Strategic Director for Economy, Transport and Environment and explicit details and a detailed plan indicating the limitation of the building area on the site being supplied to the applicant.

5/16 **CURRENT ENFORCEMENT ACTION RESOLVED** (1) to receive the report on current Enforcement Action; and

(2) that in respect of the issues at the MXG site at Mansfield Road, Corbriggs, a letter be sent to the Environment Agency requesting details of how this matter is to proceed following the expiration of the Enforcement Notice on 31 January 2016; and the Environment Agency be also invited to the next meeting of the Committee to report on this matter.

6/16 **OUTSTANDING APPLICATIONS RESOLVED** to receive the list on decisions outstanding on 11 January 2016 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.

7/16 CURRENT APPEALS/CALLED-IN APPLICATIONS
RESOLVED to note the report on current appeals/called-in applications relating to County matters.

8/16 DEVELOPMENT MANAGEMENT MONTHLY
PERFORMANCE MANAGEMENT STATISTICS RESOLVED to receive the Planning Services Development Management Monthly Performance Management Statistics for December 2015.

9/16 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:-

(a) Delegation Meeting – 10 December 2015

- 1 Proposed Erection of a Waste Transfer Building on the Waste Transfer Station at Station Lane, Old Whittington, Chesterfield
Applicant: Banks Skip Hire Limited
Planning Application Code No: CW2/0615/51
- 2 Change of Use to Scrap Metal Merchants and Construction of Bays in the Existing Yard, Unit 12, Bailey Drive, Norwood Industrial Estate, Killamarsh
Applicant: Howarth Recycling
Planning Application Code No: CW4/0712/61
- 3 Proposed Erection of a Single Classroom Modular Building and Alterations to the Car Park at Whitwell Primary School, Southfield Lane, Whitwell
Applicant: Derbyshire County Council
Planning Application Code No: CD5/1015/105
- 4 Proposed Trim Trail at Ashbrook Junior School, Victoria Avenue, Borrowash
Applicant: Derbyshire County Council
Planning Application Code No: CD8/1015/101
- 5 Submission for the Authority's Prior Approval under Part 17B of the Town and Country Planning (General Permitted Development) Order 2015 for the Construction of a Replacement Weighbridge Office Building at Dowlow Quarry, Buxton

Applicant: Hope Construction Materials
Submission Code No: PD17/1/56

(b) Delegation Meeting – 17 December 2015

- 1 Retrospective Application for Retention of a New Building used to House a Waste Material Bagging Plant at an Existing Materials Recycling Facility at Ryder Point Works, Wirksworth
Applicant: RT Stacey Limited
Planning Application Code No: CW3/0915/82
- 2 Installation of Three Concrete Storage Units at Stanton County School, Woodland Road, Stanton, Swadlincote
Applicant: Derbyshire County Council
Planning Application Code No: CD9/1015/107
- 3 Delegated Decision on Schemes Required by Planning Conditions:
 - SD2789
 - SD2793
 - SD2795
 - SD2796
 - SD2806
 - SD2810

(c) Delegation Meeting – 24 December 2015

- 1 Delegated Decision on Schemes Required by Planning Conditions:
 - SD2794
 - SD2803
 - SD2807
 - SD2808
 - SD2817

(d) Delegation Meeting – 31 December 2015

- 1 Delegated Decision on Schemes Required by Planning Conditions:
 - SD2790
 - SD2791
 - SD2792
 - SD2805