

MINUTES of a meeting of the **REGULATORY – PLANNING COMMITTEE** held at County Hall, Matlock on 7 August 2017.

PRESENT

Councillor M Ford (in the Chair)

Councillors J Atkin, J Frudd (substitute Member), A Griffiths, L Grooby, R Iliffe, R Mihaly, R A Parkinson, P Smith (not site visit) and B Wright.

Apologies for absence were received from Councillor D Charles.

Councillor Ford and Councillor Grooby each made a declaration of a non-pecuniary interest in the item at Minute No 63/17. Councillor Grooby declared an interest as an employee of Tarmac (although not of the division that the application concerned). Councillor Ford declared an interest as a colleague of a fellow elected Member of the County Council and of South Derbyshire District Council with a family member who was an owner of land subject to the application.

No Significant Lobbying had been received.

61/17 **SITE VISIT** In accordance with the Code of Practice Members visited the site at Barrow-upon-Trent (Minute No 63/17).

62/17 **MINUTES RESOLVED** that the Minutes of the meeting of the Committee held on 10 July 2017 be confirmed as a correct record and signed by the Chairman.

63/17 **PROPOSED WESTERN EXTENSION TO**
SWARKESTONE QUARRY FOR THE EXTRACTION OF SAND AND
GRAVEL WITH RESTORATION TO AGRICULTURE AND THE USE OF
EXISTING MINERAL PROCESSING PLANT, ON LAND OFF TWYFORD
ROAD, BARROW-UPON-TRENT, DERBYSHIRE APPLICANT: TARMAC
LIMITED (CODE NO: CM9/0217/98) The Strategic Director for Economy, Transport and Communities reported on the background to the site, and explained that the applicant company had operated the quarry since 1999 and an extant planning permission granted by the Council in 2014 enabled the extraction of approximately 300,000 tonnes of sand and gravel from the Trent River Terrace deposits at the quarry.

Although the current planning permission allowed extraction for another three years (until 2020), it had recently been found that the minerals in the final phases of the current permitted extraction had a high percentage of silt and were not commercially viable. As a consequence, all mineral extraction had ceased at the quarry in June 2017.

This application sought permission to excavate sand and gravel from land immediately to the west of and adjoining the existing Swarkestone Quarry. The void areas would be infilled progressively with inert wastes (similar to the larger site), then the site soiled (using the in-situ soils), reseeded and returned to agriculture. Details of the current proposal, together with comments received from consultees and following publicity were described in the report of the Strategic Director.

The application had been considered in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and other material considerations had also been taken in to account. The key considerations relating to the application were the need for the specific mineral; economic considerations (such as being able to continue to extract the resource, retaining jobs, being able to utilise existing plant and other infrastructure); positive and negative environmental impacts (including the feasibility of a strategic approach to restoration); and the cumulative impact of proposals in an area. These were examined in the report.

Taking account of the latest information available from the Local Aggregate Assessment and anticipated levels of economic growth, the Strategic Director was satisfied that there was a need for the mineral that would be supplied by the proposed development. It would help to maintain a steady and adequate supply of mineral as required by the National Planning Policy Framework (NPPF) and would contribute to the sand and gravel requirements for Derbyshire and Derby for the period up to 2030. He was also satisfied that it could be obtained in an environmentally acceptable manner, subject to full adherence to the proposed amendments to the form of the development and other requirements detailed in the report. It, therefore, complied with the requirements of the saved policies of the Derby and Derbyshire Minerals Local Plan and represented a sustainable form of development in accordance with the appropriate criteria of the NPPF and would support sustainable economic growth. As an extension to an existing quarry which benefited from the availability of all the required infrastructure in a location that did not give rise to any unacceptable impacts on the environment and amenity, it represented an efficient means of obtaining the mineral within the site and the benefits that supply entailed. It was also serviced with a good standard of internal haul road leading to an access onto the public highway in a position that provided excellent links to the strategic highway network and the customers the quarry supplied.

He confirmed that he had taken account of the objections that had been raised by local residents but, in view of the reduced scale proposed by revised drawings of June 2017, he did not feel there would be any significant environmental harm caused and any minor disturbances arising from the daily workings at the site could, in his opinion, also be controlled effectively by condition.

It was explained by the Strategic Director's representative at the meeting that an additional condition needed to be attached to any planning permission to ensure that extraction of minerals was restricted to the part of the site which the applicant still proposed to extract them from.

RESOLVED that planning permission be granted, subject to the conditions based on the conditions contained in the report of the Strategic Director Economy, Transport and Communities and an additional condition to ensure that extraction of minerals is restricted to the part of the site still proposed for extraction by the applicant under revised drawings of June 2017.

64/17 **CURRENT ENFORCEMENT ACTION** **RESOLVED** to receive the report on Current Enforcement Action.

65/17 **OUTSTANDING APPLICATIONS** **RESOLVED** to receive the list on decisions outstanding on 7 August 2017 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.

66/17 **CURRENT APPEALS/CALLED-IN APPLICATIONS** **RESOLVED** to note the report on current appeals/called-in applications relating to County matters.

67/17 **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 Communities under delegated powers on:-

(a) Delegation Meeting – 13 July 2017

- 1 Retrospective Application for the Change of Use of Land to a Waste Management Facility on Land at the Manor Farm Industrial Estate, Longcliffe, Derbyshire
Applicant: Mr Paul Lee (CPP Waste and Recycling)
Planning Application Code No: CW3/0716/32

- 2 Proposed Erection of a Detached Three Classroom Block with Alterations to the Security Fencing, Installation of a Grasscrete Maintenance Access and Relocation of a Gazebo at Creswell Junior School, Elmtun Road, Creswell
Applicant: Derbyshire County Council
Planning Application Code No: CD5/0617/17
- 3 Proposed Extension to Existing Flat Roof with Structural Columns and the Creation of a New Opening and Lobby at Brigg Infant School, South Normanton
Applicant: Derbyshire County Council
Planning Application Code No: CD5/0617/17
- 4 Delegation Decisions on Schemes Required by Planning Conditions:
 - SW2985
 - SW2986
 - SW2987
 - SW2988
 - SW2978
 - SW2983

(b) Delegation Meeting – 20 July 2017

- 1 Proposed Recycled Aggregate Facility at Dove Holes Quarry, Dale Road, Dove Holes SK18 4JR
Applicant: Cemex Materials Ltd
Planning Application Code No: CM1/0417/4
- 2 Relocation of Existing Play Equipment to South-West Corner of Playing Field at Hilltop Infant and Nursery School, Wyaston Road, Ashbourne, DE6 1NB
Applicant: Derbyshire County Council
Planning Application Code No: CD3/0617/18
- 3 Proposed Application to Demolish Existing School Catering Kitchen Block and Timber Corridor Link and Replace with Modern New Build Kitchen Facility Building with Contemporary Glazed Walking Link at Creswell Junior School, Elmtun Road, Creswell
Applicant: Derbyshire County Council
Planning Application Code No: CD5/0317/105
- 4 Proposed Application under Section 73 Not to Comply with Conditions 3 and 6 of Planning Permission CW8/0413/17 to Allow the Import and

Processing of Waste Materials (Instead of Construction and Demolition Waste and Soils), at Johnson's Recycling Centre, off Crompton Road, Ilkeston

Applicant: Mr S Johnson

Planning Application Code No: CW8/0417/1

- 5 Application for Non-Material Amendment to Planning Permission CW8/1115/94 for Retention and Restoration of Grove Farm Landfill Site, Off Sowbrook Lane, Ilkeston

Applicant: Saint Gobain PAM

Planning Application Code No: NMA/0715/41

- 6 Submission of Schemes Required by Condition Prior to the Presumption of Mineral Extraction, at Hindlow Quarry, Sterndale Moor, Buxton

Applicant: Tarmac

Submission Nos: SM3004 – SM3009

- 7 Delegation Decisions on Schemes Required by Planning Conditions:

- SD3012
- SD3000
- SD3001
- SW2976
- SW2968
- SW2969
- SW2970
- SW2971

(c) Delegation Meeting – 27 July 2017

- 1 Proposed Deposition of 500 Cubic Metres of Soil into an Adjoining Former Clay Pit, as Part of a Residential Development (Approved by High Peak Borough Council) on Land Adjacent to 26 Brickfield Street, Padfield, Glossop

Applicant: Mrs Anne Smith

Planning Application Code No: CW1/0217/93

- 2 Proposed Demolition of Existing Timber and Concrete Foundations and the Construction of Steel Ramp at North of Dronfield Railway Station, Chesterfield Road, Dronfield

Applicant: Derbyshire County Council

Planning Application Code No: CD4/0417/2

- 3 Delegation Decisions on Schemes Required by Planning Conditions:

- SD3010
- SD3011

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