

**PLANNING BOARD**  
**Thursday, 11th December, 2014**

Present:- Councillor Atkin (in the Chair); Councillors Astbury, Godfrey, Kaye, Middleton, Roche, Roddison, Turner, Tweed and Wallis, together with Councillor Whelbourn (as substitute for Councillor N. Hamilton).

Apologies for absence were received from Councillors N. Hamilton, Pitchley, Rushforth, M. Vines and Whysall.

**T52.           DECLARATIONS OF INTEREST**

Councillor Astbury declared a personal interest in application RB2013/0581 (Retrospective application for importation of Mine Run-off Fines (MRF) and additional importation of up to 275,000 tonnes of MRF per annum during the final year (November 2014 to October 2015) at Maltby Colliery, Tickhill Road, Maltby for Maltby Colliery Ltd.) on the basis that this application had been discussed by the Maltby Town Council. Although Councillor Astbury is a Member of the Town Council, she had not attended the meeting at which this application had been considered and therefore had taken no part in the Town Council's consideration of the matter.

**T53.           MINUTES OF THE PREVIOUS MEETING HELD ON 20TH NOVEMBER 2014**

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 20<sup>th</sup> November, 2014, be approved as a correct record for signature by the Chairman.

**T54.           DEFERMENTS/SITE VISITS**

There were no site visits nor deferments recommended.

**T55.           DEVELOPMENT PROPOSALS**

Resolved:- (1) That, on the development proposals now considered the requisite notices be issued and be made available on the Council's website and that the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply.

In accordance with the right to speak procedure, the following persons attended the meeting and spoke about the applications listed below:-

Retrospective application for importation of Mine Run-off Fines (MRF) and additional importation of up to 275,000 tonnes of MRF per annum during the final year (November 2014 to October 2015) at Maltby Colliery, Tickhill Road, Maltby for Maltby Colliery Ltd. (RB2014/0581)

Mr. J. Carratt (Objector)  
Mr. R. Goodyear (Objector)  
Mr. I. Slater (on behalf of the Applicant)

Demolition of existing offices and workshop and erection of 2 No. detached dwellinghouses and associated detached garages Winthrop Park, Second Lane, Wickersley for Mr D Bowser (RB2014/1025)

Councillor S. Ellis (on behalf of Wickersley Parish Council – objector)  
Parish Councillor P. Thirlwall (on behalf of Wickersley Parish Council – objector)  
Mr. D. Bowser (Applicant)

(2) That application RB2014/1071 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report.

(3) That application RB2012/1707 be granted for the reasons adopted by Members at the meeting and subject to the relevant conditions listed in the submitted report and subject to amended condition 11 (shown below) and to the following additional condition:-

11

All composted material produced shall only be for use on the Gorsefield Farm holding, and no composted material shall be exported from the site other than to those areas of land within the applicant's control for receipt of compost spreading, as identified on drawing number HJON301 (received 05/06/2014) and the additional land as identified as plots 1 – 5 on the supplementary drawing received on 08/12/2014 and no retail sales shall take place from the site.

Reason : For the avoidance of doubt as to the scope of this permission and to safeguard the long-term rural amenity of the locality.

New Condition 12:

12

The total amount of finished compost proposed to be received at those areas of land identified in Condition 11 shall not exceed 5,580 tonnes per annum as set out in the compost spreading information received on 08/12/2014 and records shall be kept for inspection by the Council as Local Planning Authority on request of the amount of compost produced for the duration of operations on site. Stockpiling of the compost shall be limited to approved areas and in accordance with the submitted Land Spreading Management Plan - HJSMP01 received on 05/06/2014, shall not exceed 2.5m in height above ground level and shall not be left in excess of a 12 months' period before being spread onto the land, unless otherwise agreed in writing with the Local Planning Authority.

Reason : For the avoidance of doubt as to the scope of this permission and to safeguard the long-term rural amenity of the locality.

(All subsequent conditions are to be re-numbered accordingly)

(4) That application RB2014/1025 be refused for the reasons set out in the submitted report.

(5) (a) That the Planning Board declares that it is not in favour of application RB2014/0581 for the following reasons:-

01

The importation of material to the site represents inappropriate development in the Green Belt as it does not relate to the material produced from the Maltby Colliery itself and as the engineering operations would not preserve the openness of the Green Belt. No very special circumstances have been demonstrated by the applicant to justify the harm and there is no indication that the operation would assist with the long term restoration of the site.

02

The Council considers that the HGV vehicle movements resulting from the development are detrimental to the amenity of residents living along the route from the M18 motorway to the site and on the town centre of Maltby itself, by virtue of noise nuisance, general disturbance, and the deposition of material in the highway. This traffic generation is not related to the essential mining operation on the site or on an approved site restoration programme for Maltby Colliery which might otherwise justify such traffic generation.

and

(b) That enforcement action be authorised, pursuant to Section 172 of the Town and Country Planning Act 1990, to ensure the cessation of the importation of Mine Run-off Fines (MRF) at this site, within a compliance period of seven days of service of the notice.

(Councillor Astbury declared a personal interest in application RB2013/0581 (Retrospective application for importation of Mine Run-off Fines (MRF) and additional importation of up to 275,000 tonnes of MRF per annum during the final year (November 2014 to October 2015) at Maltby Colliery, Tickhill Road, Maltby for Maltby Colliery Ltd.) on the basis that this application had been discussed by the Maltby Town Council. Although Councillor Astbury is a Member of the Town Council, she had not attended the meeting at which this application had been considered and therefore had taken no part in the Town Council's consideration of the matter)

## **T56. UPDATES**

There were no items to report.