

Planning Committee

Minutes of the Meeting held on Wednesday, 7th February, 2024 at The Ballroom, Retford Town Hall, DN22 6DB

Present: Councillor N J Sanders (Chairman)

Councillors:

C Adams	J Bowker
M Charlesworth	S Fielding
G Freeman	F McFarland
G A N Oxby	D G Pidwell

Officers: B Alderton-Sambrook, J Krawczyk, L Thompson and E Wallace.

(The meeting opened at 6.30 pm.)

54 Apologies

Apologies were received from Councillors H M Brand and D Challinor.

55 Declarations of Interest

55a Members

There were no declarations of interest by Members.

55b Officers

There were no declarations of interest by Officers.

56 Minutes of the Meeting held on 10th January 2024

Resolved that the minutes of the meeting held on 10th January 2024 be approved.

57 Minutes of Planning Consultation Group Meeting held on 8th January 2024

Resolved that the minutes of the Planning Consultation Group meeting held on 8th January 2024 be received.

58 Outstanding Minutes List

Resolved that the Outstanding Minutes List be received.

Section A - Items for discussion in public

Key Decisions

None.

Other Decisions

Public Interest Test

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The Head of Planning and Place, determined that all items on the agenda are non-confidential.

59 Report(s) of the Head of Planning and Place

Appeal Decision(s)

59a Appeal Decision: APP/A3010/X/23/3326348 - Land at Lincoln Road and Broadgate, East Markham, Nottinghamshire NG22 0SL

Members were presented with the first appeal decision. The Planning Development Manager gave a summary of the appeal.

Resolved that the appeal decision be received.

59b Appeal Decision: APP/A3010/W/23/3319621 - 24B Gringley Road, Misterton, Nottinghamshire DN10 4AP

Members were presented with the second appeal decision. The Planning Development Manager gave a summary of the appeal.

Resolved that the appeal decision be received.

59c Appeal Decision: APP/A3010/W/23/3320497 - Wheatley Field Farm, Retford Road, North Wheatley, Nottinghamshire DN22 9DX

Members were presented with the third appeal decision. The Planning Development Manager gave a summary of the appeal.

Resolved the appeal decision be received.

Planning Application(s) and Associated Items

59d Planning Application: 23/01135/FUL - Land at High Marnham Power Station, Power Station Access Fledborough Road, High Marnham, Nottinghamshire

Members were advised of an application seeking permission for the construction and operation of a prototype facility for the production of hydrogen from ammonia, associated HGV loading and unloading areas, staff welfare building, boundary fencing, internal access roads, external lighting and works (EIA Development).

The site was not subject to a site visit prior to the meeting as the site had been viewed by Members for a previous application in October 2023.

The Planning Development Manager presented the application. Members were presented with a location map, site plan layout and elevations for consideration.

Responses from statutory consultees were detailed in the report.

In accordance with the rules of procedure for public participation, Rachel Bean spoke on behalf of Dunham and District Parish Council. Ben Lee spoke in objection to the application as a local resident and Alistair Collins spoke in support of the application on behalf of the applicant.

Members asked questions with reference to the Environment Agency Report, ammonia detectors on site, comprehensive masterplan, involvement of the Fire Service, lighting and transport access.

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Member's questions and comments were addressed by the Head of Planning and Place and Planning Development Manager.

An elected Member suggested an additional condition may be required to ensure that sufficient detectors are installed on the site to monitor the levels of Ammonia.

The Planning Development Manager proposed that Condition 9 circulated in the report could be amended to the following:

"Prior to commencement of the use of the hereby approved Prototype Facility for the Production of Hydrogen from Ammonia an Emergency Plan (including response and details of Ammonia level monitoring) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall remain in place for the lifetime of the development.

Reason: To ensure that there are adequate measures in place in the case of an emergency in the interests of health and safety."

In conclusion, the Chairman summarised the debate.

Recommendation of the Head of Planning and Place: Grant Subject to Conditions.

Committee Decision Resolved that: Grant Subject to Conditions.

Nationally Significant Infrastructure Project(s)

59e Nationally Significant Infrastructure Project Briefing Note: One Earth Solar Farm; Southeast Bassetlaw Locality

Resolved that the Briefing Note be received.

Exempt Information Items

Section B - Items for discussion in private

Key Decisions

None.

Other Decisions

None.

60 Any other business which the Chair considers to be urgent

As there was no other urgent business, the Chair closed the meeting.

(Meeting closed at 7:28 pm.)