General Development Applications

(1) Application No: PAP/2014/0339

Daw Mill Colliery, Daw Mill Lane, Arley, CV7 8HS

Outline planning application (with all matters reserved for subsequent approval other than access) for the redevelopment of the site for a maximum of 24,652 sqm (265,345 sq ft) of built floor space for employment uses comprising either wholly B2 (General Industry) development or part B2 (General Industry) and a rail distribution depot for the purposes of maintaining rail infrastructure comprising the stabling of trains and the storage, handling and processing of railway related materials; ancillary open storage areas, associated car parking, servicing yards, gantry crane, infrastructure and utilities, retention and use of existing infrastructure including rail head and sidings, site vehicular access, grid connection, electricity sub-station and reconfigured surface water drainage infrastructure., for

Harworth Estates

Introduction

The further amendment to this application was reported to the September Board meeting. At that time the Board resolved to visit the site and to additionally visit sites in Doncaster and Bescot in order to appreciate the nature of the development that might be implemented at Daw Mill should this outline application be granted a planning permission. Members will be aware from that September report that there is a potential occupier for Daw Mill – Network Rail – and thus it was agreed that the other sites be visited in order to see Network Rail’s operations so as to enable potential impacts to be understood.

The Latest Position

a) Visits

Members visited the Doncaster site on the 29 September. At that site they were able to see an operational concrete railway sleeper manufacturing factory in operation together with its associated rail sidings. They were also able to see a rail ballast recycling operation.

Members visited the Daw Mill site on the 10 October.

Members have not visited the Bescot site in Walsall. Because the Doncaster site included the potential type and nature of activity and operation to be seen at Daw Mill in the event of Network Rail occupying it, Members are asked to consider whether a visit to Walsall is appropriate.

b) Application Description

Members may well have picked up that the current proposals as outlined in the September report contained an “and/or” in the revised description. The applicant has sought to clarify this by changing the description to that now contained in the “header” to this report. Whilst this still contains an “either/or”, it is considered that the overall
description is clearer and it is this that will be carried forward in the processing of the application.

c) Consultation and Timetable

The last meeting was notified that the Highway Authority had lodged an objection to the current proposals and that there were continuing discussions between the applicant and that Authority. At the time of writing this report, the Highway Authority has signalled that a revised response to the current proposals is likely to be forwarded to the Borough Council in the week commencing 5 October. The Borough’s Environmental Health Officer is also looking to provide a response within the same time period. Given that these are perhaps the two most significant issues involved with the latest proposals, it is considered to be appropriate that the local community has the opportunity to see these responses and that it be invited to comment. There would be insufficient time for any such notification to take place before the next Board meeting on the 12 October. It is therefore suggested that a Special Meeting of the Board takes place to discuss the current proposals.

Recommendation

1. That the Board resolves whether to visit the Bescot site or not in view of the Member visit to Doncaster.

2. That a Special Meeting of the Planning Board be convened to determine the current application.