



**PLANNING AND REGULATION COMMITTEE
SITE VISIT
12 APRIL 2023**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

Councillors T R Ashton, P Ashleigh-Morris, A M Hall, N H Pepper, N Sear, T J N Smith.

Councillor D McNally (Executive Councillor for Waste and Trading Standards) was also in attendance.

Officers in attendance:-

Neil McBride (Head of Planning) and Rachel Wilson (Democratic Services Officer)

1. APOLOGIES/REPLACEMENT MEMBERS

Apologies for absence were received from Councillors A M Austin, I D Carrington and C L E Vernon.

There were no replacement Members in attendance.

2. TO CONSTRUCT A HYDROCARBON WELLSITE, WITH THE DRILLING OF ONE VERTICAL APPRAISAL WELL AND UP TO SEVEN HORIZONTAL DEVELOPMENT WELLS AND ANCILLARY DEVELOPMENT AT LAND TO THE WEST OF NORTHLANDS ROAD, GLENTWORTH - IGAS ENERGY PLC (AGENT: HEATONS) - 146100

The Committee made a site visit of the application site prior to consideration of the planning application by the Committee at its meeting scheduled for Monday, 17 April 2023.

The Head of Planning outlined the details of the planning application and the different stages of activity that would be required. It was noted that the proposed site was located to the west of the existing Glentworth wellsite, with access gained via an existing track.

It was highlighted that the existing well site was first granted planning permission in the late 1980's and had been operating between 35-40 years and gave a good indication of what an exploration and production site would look like. The extent of the proposed site and planned landscaping was highlighted to the committee.

Some concerns had been raised by the Highways Officer on the condition of the access track, which would need to be resurfaced and a passing place introduced in order to make it suitable for the amount of traffic that would be generated for the duration of the development.

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Comments were raised by the Committee in relation to the following:

- The proposed height of the drill - it was noted that this would be 40-50 metres in height, however, it would only be in place for a limited time.
- The location of the nearest houses were noted.
- It was confirmed that if the exploration work was successful, further wells would be drilled, which could be up to seven in total.
- The need for the access track to be upgraded was acknowledged.
- A pipeline would be constructed between the proposed site and the existing site if exploratory work was successful.
- It was likely that any oil that was extracted would be taken to Reepham via the existing site for processing before further distribution.
- It was queried whether there would be screening around the fencing. It was noted that there was currently planting on the side adjacent to the track of the existing site, and if the well was brought into production there would be a requirement for a tree planting scheme to be undertaken.

The Committee also travelled to view the site from the south west direction, which was the closest property to the site in order to gain further understanding of the landscape.

3. FOR THE INSTALLATION OF NEW INTERNAL PLANT, REPLACEMENT EXTERNAL CLADDING AND EXTERNAL DOORS, ROOF MOUNTED PHOTOVOLTAIC PANELS AND THE RETENTION OF LEAN-TO EXTENSION TO ACCOMMODATE MATERIALS RECOVERY FACILITY AND VARIATION OF OPERATING HOURS WITHIN BUILDINGS 9 & 10 AT NEW EARTH SOLUTIONS (WEST) LTD, CAYTHORPE HEATH LANE, CAYTHORPE - NEW EARTH SOLUTIONS (WEST) LTD (AGENT: JHG PLANNING CONSULTANCY LTD) - S22/2466

The Committee made a site visit of the application site prior to consideration of the planning application by the Committee at its meeting scheduled for Monday, 17 April 2023.

The Committee received a tour of the buildings which were the subject of the application, and the current purpose of the machinery within these buildings was explained. It was highlighted that the new machinery incorporated new technology which would allow for additional recovery and processing of materials at the site rather than transportation to a third party.

Queries were raised in relation to whether wind direction would have any impacts on noise for people living in the vicinity of the facility. It was noted that noise assessments had been carried out on behalf of the applicant and these had been based on a 'worst possible' scenario and as such were confident that there would not be any adverse effects of noise. It was also noted that the new machinery was a much slower sorting process, which resulted in its operation being much quieter than other sorting machinery.

It was clarified that there would not be any additional traffic movements during the proposed extended operating hours, which would solely be for the operation of the recovery machinery.

Committee members also viewed the second building which would be fully enclosed and have PV panels fitted to the roof. It was confirmed that there would be acoustic cladding on the walls and roof. It was confirmed that the clear panels in the roof would be replaced with a solid roof to allow the fitting of the PV panels.

The site visit ended at 12.10pm

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