

PLANNING COMMITTEE

2nd June 2015

PRESENT:-

Conservative Group

Councillor Mrs Brown (Acting Chairman) and Councillors Mrs Farrington, Ford, Mrs Hall, Murray (substituting for Councillor Grant), Mrs Patten (substituting for Councillor Roberts), Watson and Wheeler (substituting for Councillor Stanton).

Labour Group

Councillors Dunn, Pearson, Shepherd and Southerd.

In attendance

The following Members also attended the Meeting: Councillors Harrison, Smith and Mrs Wyatt (Conservative) and Councillor Richards (Labour).

PL/1 **APOLOGIES**

Apologies for absence from the Meeting were received on behalf of Councillors Atkin, Grant, Roberts and Stanton.

PL/2 **MINUTES**

The Open Minutes of the meeting held on the 24th March 2015 (PL/179–PL/191) and the 14th April 2015 (PL/192-PL/205) were taken as read, approved as a true record and signed by the Chairman.

PL/3 **DECLARATIONS OF INTEREST**

The Vice-Chairman declared a personal interest in applications number **9/2014/1039** and **9/2015/0071** by reason of knowing the agent and being a resident of Egginton respectively.

Councillor Richards declared a personal interest in applications number **9/2014/1095** by reason of the neighbour to the applicant being known to him.

Councillor Shepherd declared a personal interest in application **9/2015/0119** by reason of the applicant being known to his daughter.

Councillor Ford declared a personal interest in applications number **9/2015/0029** by reason of the agent being known to him.

PL/4 **QUESTIONS BY MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE NO.11**

The Committee was informed that no questions from Members of the Council had been received.

MATTERS DELEGATED TO COMMITTEE

PL/5 **REPORT OF THE DIRECTOR OF COMMUNITY AND PLANNING SERVICES**

The Director of Community and Planning Services submitted reports for consideration and determination by the Committee and presented oral reports to the Meeting to update them as necessary. Consideration was then given thereto and decisions were reached as indicated.

PL/6 **OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE RESIDENTIAL DEVELOPMENT OF UP TO 100 DWELLINGS INCLUDING OPEN SPACE, ACCESS AND ASSOCIATED SERVICE INFRASTRUCTURE ON LAND AT SK2624 5131 NEWTON ROAD NEWTON SOLNEY BURTON ON TRENT**

It was reported that members of the Committee had visited the site earlier in the day.

Mr B Wolsey (objector) and Mr R Galij (agent in support) attended the Meeting and addressed Members on this application.

Councillor Smith addressed Members as the local ward member for Repton expressing the views of local residents.

RESOLVED:-

That planning permission be refused due to the reasons set out in the report of the Director of Community & Planning Services.

The Meeting was adjourned briefly at 6.35pm to allow the public to clear the Chamber and for others to enter the Chamber.

PL/7 **OUTLINE APPLICATION (ALL MATTERS EXCEPT FOR ACCESS TO BE RESERVED) FOR THE RESIDENTIAL DEVELOPMENT FOR UP TO 60 DWELLINGS TOGETHER WITH ASSOCIATED HIGHWAY WORKS, PUBLIC OPEN SPACE, LANDSCAPING, ASSOCIATED DRAINAGE INFRASTRUCTURE AND CREATION OF PEDESTRIAN AND CYCLE WAYS ON LAND AT SK2720 7907 (SITE A) PARK ROAD CADLEY PARK SWADLINCOTE**

The Planning Services Manager advised the Committee that following the inclusion of an access roundabout off Park Road, the affordable housing quota had been revised to 5%.

Mr S Ashton (agent in support) attended the Meeting and addressed Members on this application.

Councillor Richards addressed Members as the local ward member for Newhall and Stanton expressing the views of local residents.

RESOLVED:-

1.1 That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

1.2 That provision of linked up cycleways and footpaths be made an additional condition of the application.

PL/8

OUTLINE APPLICATION (ALL MATTERS EXCEPT FOR ACCESS TO BE RESERVED) FOR UP TO 110 DWELLINGS, TOGETHER WITH ASSOCIATED HIGHWAY WORKS, PUBLIC OPEN SPACE, LANDSCAPING, ASSOCIATED DRAINAGE INFRASTRUCTURE AND CREATION OF PEDESTRIAN AND CYCLE WAYS ON LAND AT SK2719 2370 (SITE B) WOODLAND ROAD STANTON SWADLINCOTE

The Planning Services Manager advised the Committee that since an analysis of viability had been conducted by the District Valuer, 25% was available for affordable housing.

Mrs K St.Clair (objector) and Mr S Ashton (agent in support) attended the Meeting and addressed Members on this application.

Councillor Richards addressed Members as the local ward member for Newhall and Stanton expressing the views of local residents.

RESOLVED:-

1.1 That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

1.2 That provision of linked up cycleways and footpaths be made an additional condition of the application.

PL/9

OUTLINE APPLICATION (ALL MATTERS EXCEPT FOR ACCESS TO BE RESERVED) FOR UP TO 400 DWELLINGS, TOGETHER WITH ASSOCIATED HIGHWAYS WORKS, PUBLIC OPEN SPACE TO INCLUDE CHILDREN'S PLAY SPACE, SPORTS PITCHES AND ERECTION OF CHANGING FACILITIES, NEW URBAN PARK, LANDSCAPING, ASSOCIATED DRAINAGE INFRASTRUCTURE (INCLUDING SUDS), AND CREATION OF PEDESTRIAN AND CYCLE WAYS ON LAND AT SK2819 1873 (SITE C) WILLIAM NADIN WAY SWADLINCOTE

The Planning Services Manager advised the Committee that since an analysis of viability had been conducted by the District Valuer, 16.5% was available for affordable housing.

Mr S Ashton (agent in support) attended the Meeting and addressed Members on this application.

Councillor Richards addressed Members as the local ward member for Newhall and Stanton expressing the views of local residents.

RESOLVED:-

1.1 That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

1.2 That provision of linked up cycleways and footpaths be made an additional condition of the application.

PL/10 **ERECTION OF FOUR DETACHED DWELLINGS ON LAND AT SEALWOOD LANE OVERSEAL SWADLINCOTE**

It was reported that members of the Committee had visited the site earlier in the day.

Mr A Brealey (objector) and Mr I McHugh (agent in support) attended the Meeting and addressed Members on this application.

RESOLVED:-

To refuse planning permission contrary to the recommendation set out in the Report of the Director of Community & Planning on the grounds that the proposed development would be out of keeping with the existing settlement, out of scale and overbearing, contrary to the Saved Local Plan Housing Policy 11 and Chapter 7 of the NPPF.

PL/11 **THE ERECTION OF 10 DWELLINGS WITH A NEW ACCESS AND OPEN SPACE AREA ON LAND AT SK2915 9124 MOIRA ROAD OVERSEAL SWADLINCOTE**

Mr A Large (agent in support) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

PL/12 **ERECTION OF NEW BOUNDARY WALL, GATES AND FENCING AT 49 MAIN STREET WESTON ON TRENT DERBY**

It was reported that members of the Committee had visited the site earlier in the day.

Mr E Green (objector) and Mr J James (agent in support) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

PL/13 **SUSPENSION OF STANDING ORDERS**

RESOLVED:-

That Standing Orders be suspended and that the meeting of the Committee continue beyond 8.30pm.

PL/14 **THE ERECTION OF 24 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPED OPEN SPACE ON LAND AT SK3925 1974 STATION ROAD MELBOURNE DERBY**

It was reported that members of the Committee had visited the site earlier in the day.

Mr B Thomas (objector) and Mr T Farley (agent in support) attended the Meeting and addressed Members on this application.

Councillor Harrison addressed Members as the local ward member for Melbourne expressing the views of local residents.

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

PL/15 **SUSPENSION OF STANDING ORDERS**

RESOLVED:-

That Standing Orders be suspended and that the meeting of the Committee continue beyond 9.00pm.

Councillor Dunn left the meeting at 9.00pm.

PL/16 **THE CONTINUED USE OF LAND FOR THE OPERATION OF A PLANT HIRE BUSINESS AT BLAKEMERE FARM BAKEACRE LANE FINDERN DERBY**

It was reported that members of the Committee had visited the site earlier in the day.

The Planning Services Manager advised the Committee that Transport Policy 6 and Employment Policy 5 had been omitted from the report in error.

Mr B Wolsey (agent in support) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be refused due to the reasons set out in the report of the Director of Community & Planning Services.

PL/17 **DEED OF VARIATION TO SECTION 106 AGREEMENT TO PROVIDE 30% AFFORDABLE HOUSING IN RESPECT OF PLANNING PERMISSION FOR 1058 HOUSES ON LAND AT BOULTON MOOR ELVASTON**

RESOLVED:-

That the Committee authorises a Deed of Variation to the Section 106 Agreement attached to planning permission ref: 9/2010/1134/RM to reduce the amount of affordable housing to be provided across the site from 40% to 30%; with 75% of the Affordable Housing Units to be provided as Social Rented Dwellings or Affordable Rented Dwellings and 25% of the Affordable Housing Units to be provided as Intermediate Dwellings or such other mix of tenures as may be agreed with the District Council.

PL/18 **LOCAL GOVERNMENT ACT 1972 (AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985)**

RESOLVED:-

That, in accordance with Section 100(A)(4) of the Local Government Act 1972 (as amended), the press and public be excluded from the remainder of the Meeting as it was likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraphs of Part 1 of the Schedule 12A of the Act indicated in brackets after each item.

EXEMPT MINUTES

The Exempt minutes of the meeting held on the 14th April 2015 (PL/206– PL/207) were taken as read, approved as a true record and signed by the Chairman.

EXEMPT QUESTIONS BY MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE No 11.

The Committee was informed that no questions had been received.

The meeting terminated at 9.25pm.

COUNCILLOR Mrs L BROWN

ACTING CHAIRMAN