

DEVELOPMENT CONTROL COMMITTEE

19th August 2003

PRESENT:-

Labour Group

Councillor Dunn (Chair), Councillor Shepherd (Vice-Chair) and Councillors Bambrick, Richards, Southerd, Southern and Whyman, M.B.E.

Conservative Group

Councillors Atkin, Bale, Bladen, Hood, Lemmon and Mrs. Walton.

(The following Members also attended the Meeting and, with the approval of the Chair, spoke to the Minutes Nos. indicated:-

Councillor Isham – Minute No. DC/39

Councillor Mrs. Wheeler – Minute No. DC/35(d))

MINUTES

The Open Minutes of the Meetings held on 8th and 29th July 2003 were taken as read, approved as true records and signed by the Chair. .

MATTERS DELEGATED TO COMMITTEE

DC/35. **SITE VISITS**

- (a) The erection of 4 detached houses and garages together with the formation of an access on land being the former car park, The Factory, Cockshut Lane, Melbourne (9/2003/0035/F)

Further to Minute No. DC/34 of 29th July 2003, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence from the Parish Council and Melbourne Civic Society together with the receipt of an amended plan.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 29th July 2003 and the revision of those conditions relating to house type C now necessary following the receipt of the amended plan.

- (b) The erection of two detached dwellings and a chalet bungalow at No. 83 Egginton Road, Etwall (9/2003/0477/F)

Further to Minute No. DC/34 of 29th July 2003, it was reported that Members of the Committee had visited the site prior to the Meeting. Consideration was given to the application and, it was,

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 29th July 2003.

- (c) The erection of an extension at No. 14 Risborrow Close, Etwall (9/2003/0684/FH)

Further to Minute No. DC/34 of 29th July 2003, it was reported that Members of the Committee had visited the site prior to the Meeting. Consideration was given to the application and, it was,

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 29th July 2003.

- (d) Conversion into a dwelling of a farm building at Home Farm, Foremark, Milton (9/2002/1222/F)

Further to Minute No. DC/34 of 29th July 2003, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to correspondence on behalf of the applicant.

RESOLVED:-

That planning permission be refused for the reason set out in the report of the Planning Services Manager to the Meeting held on 29th July 2003.

DC/36. **DEVELOPMENT CONTROL STATISTICS FOR THE FOURTH QUARTER OF 2002/03 (JANUARY TO MARCH 2003)**

It was reported that statistics had recently been released on the speed of decision-making of Local Planning Authorities in England for the quarter ending 31st March 2003. In this quarter, the figures indicated that nationally, 67% of all planning applications had been determined within 8 weeks, representing a rise of 1% on the corresponding quarter in 2002. This Council had determined 74% of applications in 8 weeks within this period, which was the third highest in Derbyshire. The figure also compared well to other authorities in the Council's CIPFA group.

For the year to 31st March 2003, the figures indicated that nationally, 67% of all planning applications had been determined within 8 weeks. This Council had determined 65% of its applications in 8 weeks within this period which was better than Erewash, Amber Valley and Derby City but below all others in Derbyshire. However, the number of decisions made was only exceeded by Derby City Council and this period also corresponded with the lengthy period of limited resources within the Development Control Section, which had now been addressed.

Members expressed their appreciation at the efforts of the staff within the Section.

RESOLVED:-

That the report be noted and the Committee's appreciation be conveyed to the staff concerned

DC/37. **REPORT OF THE PLANNING SERVICES MANAGER**

The Planning Services Manager 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. The contents of the following reports were noted:-

Appeals Allowed

- (a) The removal of a lighting tower and the erection of a 25 metre telecommunications mast with associated telecommunications equipment at the former Coal Stocking Yard at Coton Park, Linton.
- (b) The formation of a vehicular access at No. 30 Twyford Road, Willington.
- (c) The erection of an extension at No. 128 Station Road, Hatton
- (d) The erection of an extension at the rear of No. 130 Station Road, Hatton.

Appeals Dismissed

- (a) The erection of a first-floor showroom extension at Nos. 60-62 Station Road, Hatton.
- (b) The siting of 3 caravans and facility block on land to the north of Rosliston Road, Walton-on-Trent.

DC/38. **PLANNING APPROVALS**

RESOLVED:-

That the following applications be granted, subject to the conditions set out in the reports of the Planning Services Manager and to any matters annotated:-

- (a) ***The erection of a free range egg production unit (1) at Liberty Farm, Findern Lane, Burnaston (9/2003/0746/F).***
- (b) ***The installation of proposed 24 hour ATM cashpoint and satellite communications dish at No. 2 Castle Way, Willington (9/2003/0795/F).***

(Councillor Shepherd declared a prejudicial interest in this application and withdrew from the Meeting during the consideration and determination thereof.)

- (c) *The erection of a two storey extension at No. 22 Laburnum Road, Newhall (9/2003/0818/FH) – it was noted that this site was situated within the Midway Ward.*
- (d) *The erection of an extension at No. 25 Fox Close, Stenson Fields (9/2003/0883/FH).*

DC/39. **OUTLINE APPLICATION (ALL MATTERS TO BE RESERVED) FOR DEVELOPMENT AND REMEDIATION INCLUDING THE ERECTION OF APPROXIMATELY 400 DWELLINGS, THE PROVISION OF B1/B2 EMPLOYMENT, OPEN SPACE AND NATIONAL FOREST PLANTING TOGETHER WITH THE PROVISION OF A LINK ROAD ON LAND AT THE FORMER MOUNT PLEASANT WORKS AND WOODVILLE PIPEWORKS OFF MOIRA ROAD, WOODVILLE (9/2001/0050/O)**

The Planning Services Manager referred to two discrepancies in the report and it was noted that clarification was required on the levels of commuted sums towards education provision. Reference was also made to correspondence from North West Leicestershire District Council which had raised no objection to the proposed development in South Derbyshire. Members expressed a desire to complete the road into Swadlincote and it was noted that the Environmental Statement provided for the protection of trees, although this matter could be dealt with at the detailed stage in any event.

RESOLVED:-

- (1) *That the Government Office for the East Midlands be informed that, subject to the application not being called in for determination by the First Secretary of State, the Council is minded to grant planning permission, subject to appropriate conditions, as part of an Agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:-*
 - (a) *A schedule of works for the preparation of the identified receptor site for the translocation of the acid grassland and the great crested newts from the 'Humps and Hollows' area (in accordance with the outline method statement in paragraphs 1.1.46 – 1.1.51 of Appendix 1 in Volume 2 of the Supplementary Information of the EA) to be agreed with the Derbyshire Wildlife Trust, together with a commuted sum and scheme to deal with the monitoring of the receptor site for a period 6 years to accord with the terms of the DEFRA licence. A scheme for the monitoring of water quality and flow – on the site – in connection with the River Mease tributaries and water treatment stations – in the River Mease itself, down stream of discharges affected by the proposals. The scheme to be linked to triggers for remedial action as necessary. A method statement drawn up and implemented for the treatment of Japanese Knotweed on the site.*
 - (b) *The payment of an appropriate commuted sum (to be clarified) to contribute towards education provision for primary, secondary and sixth form purposes.*

- (c) ***The payment of a commuted sum to contribute towards the provision of local health facilities of £114,108 or £440 per dwelling, whichever is the greater.***
- (d) ***The payment of commuted sums to contribute towards the management and maintenance of the following recreation provision:-***
- ☐ ***Informal open space, tree planting and footpaths/cycleways.***
 - ☐ ***Formal open space, football pitches, Local and Neighbourhood play areas (or commuted sums in lieu of such as agreed).***
- (e) ***Highway measures/contributions as follows:-***
- ☐ ***The implementation of a traffic management scheme on Moira Road to be agreed and implemented by the end of the construction of phase 1 (already approved).***
 - ☐ ***The construction of the link road between the A511 and Occupation Lane to be completed by the occupation of the last dwelling on phase 2 (72 units) or 2 years from the commencement of the construction of the houses on phase 2, whichever is the earlier.***
 - ☐ ***A commuted sum in respect of the subsequent maintenance of the signals at the junction of A511 with Butt Lane/new link road. A sum of £30,000 is considered appropriate.***
 - ☐ ***A commuted sum for retaining structures necessary for the construction of the link road.***
 - ☐ ***The submission of a Green Travel Plan for use by occupiers of the industrial land.***
- (f) ***The provision of 12.5% affordable housing (consisting of housing for rent).***
- (g) ***No development shall be occupied prior to the revocation of the Hazardous Substances Consent on the site to the south of the Woodville Pipeworks on Moira Road.***
- (2) ***That the conditions set out in the report of the Planning Services Manager be approved for imposition on the issue of any planning permission.***
- (3) ***That the Chief Executive be authorised to conclude the Agreement on the above basis.***

DC/40. **THE USE AS SCHOOL PLAYING FIELD OF LAND FORMING O.S. FIELD NOS. 2887, 1875, 0070 AND 0089 STAKER LANE, MICKLEOVER 9/2003/0599/U**

It was noted that the previous application for playing fields on Staker Lane had been withdrawn.

RESOLVED:-

- (1) That the applicant be advised that the Council agrees with the principle of development and that the proposal is such as may be permitted, subject to appropriate conditions, as part of an Agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:-***
 - (a) Public access to the sports facilities that is to be managed by the Pastures Sports and Social Club outside the times that the Derby Grammar School do not require the facilities hereby permitted.***
 - (b) The restoration of the existing cricket pavilion in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the first use of the pitches hereby permitted or some other timescale agreed between the parties.***
- (2) That the conditions set out in the report of the Planning Services Manager be approved for imposition on the issue of any planning permission.***
- (3) That the Chief Executive be authorised to conclude the Agreement on the above basis.***

DC/41. **THE RENEWAL OF PLANNING PERMISSION 9/2000/0250/O FOR THE ERECTION OF TWO BUNGALOWS ON LAND FORMING PART OF THE SIDE GARDEN OF NO. 18 WATERY LANE, NEWHALL (9/2003/0524/R)**

RESOLVED:-

That planning permission be refused for the reason set out in the report of the Planning Services Manager.

W. DUNN

CHAIR

The Meeting terminated at 6.50 p.m.