

DEVELOPMENT CONTROL COMMITTEE

1st April 2008

**PRESENT:-**

**Conservative Group**

Councillor Bale (Chairman), Councillor Ford (Vice-Chairman) and Councillors Bladen, Jones, Lemmon, Mrs. Plenderleith, Roberts (substitute for Councillor Watson) and Stanton.

**Labour Group**

Councillors Dunn, Richards, Shepherd and Southerd.

**Independent Member**

Councillor Mrs. Brown.

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

Councillor Bambrick

Councillor Mrs. Coyle - Minutes Nos. DC/109(a) and DC/112(c)

Councillor Mrs. Farrington

Councillor Wilkins – Minute No. DC/109(c)

Councillor Mrs. Wheeler – Minute No. DC/115

**APOLOGY**

An apology for absence from the Meeting was received from Councillor Watson (Conservative Group).

DC/108. **DECLARATIONS OF INTEREST**

Councillor Ford declared personal interests in planning application 9/2008/0033/FH (Minute No. DC/109(b)), as an acquaintance of the applicant and planning application 9/2008/0166/FH (Minute No. DC/113), as an acquaintance of the applicant and also as the applicant's wife was his fellow Ward Councillor.

Councillor Bladen declared personal interests in planning application 9/2008/0088/F (Minute No. DC/112(b)), as his wife was an acquaintance of one of the applicants who was also a former Councillor and planning application 9/2008/0166/FH (Minute No. DC/113), as an acquaintance of the applicant.

Councillor Mrs. Wheeler declared a personal interest in planning application 9/2008/0088/F (Minute No. DC/112(b)), as an acquaintance of one of the applicants, who was also one of her constituents.

**MATTERS DELEGATED TO COMMITTEE**DC/109. **SITE VISITS**

- (a) Demolition of existing buildings and erection of a continuing care retirement community (class C2) comprising 60 care bedrooms, 75 care suites and 140 care apartments, Aston Hall Hospital, Maple Drive, Aston-on-Trent (9/2007/1402/MR)

Further to Minute No. DC/106 of 4th March 2008, it was reported that Members of the Committee had recently visited a similar site at Nantwich.

Mr. C. Birks (objector) and Mr. R. Bradbeer (agent) attended the Meeting and addressed Members on this application.

Consideration was given to the application and, it was,

**RESOLVED:-**

***That, subject to the applicant company providing a Unilateral Undertaking under the provisions of Section 106 of the Town and Country Planning Act 1990 to secure occupation by people in need of care, a scheme for public access to key communal facilities, public access to permissive paths through the development and the payment of £30,000 towards the provision of local outdoor recreational facilities in Weston-on-Trent, planning permission be granted subject to the conditions set out in the report of the Head of Planning Services and to an additional condition requiring the provision of a suitable crime prevention scheme.***

- (b) The erection of a detached garage to the front of The Haven, No. 6 Main Street, Findern (9/2008/0033/FH)

Further to Minute No. DC/107(1)(a) of 4th March 2008, 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 consideration of the application be deferred to enable further negotiations to be undertaken with the applicant regarding the re-siting of the garage away from the boundary of the property.***

(Councillor Ford declared a personal interest in this application as an acquaintance of the applicant).

- (c) The erection of a bungalow at land adjacent to No. 22 Pear Tree Avenue, Newhall (9/2008/0055/F)

Further to Minute No. DC/107 (1)(b) of 4th March 2008, it was reported that Members of the Committee had visited the site prior to the Meeting. It was noted that this site was situated in the Midway Ward.

Consideration was given to the application and, it was,

**RESOLVED:-**

***That, contrary to the recommendation, planning permission be refused due to overdevelopment and the proposal being out of character in the area.***

(Councillor Lemmon wished it to be recorded that he had voted against this decision).

DC/110. **DELETION OF CONDITION 16 – HOTEL SITE, DOLES LANE/BURTON ROAD, FINDERN**

Members were reminded that condition no. 16 of planning permission 9/2005/0991/B for the erection of a hotel at the junction of Doles Lane and Burton Road, Findern required the submission of details of a fence within the highway limits along the length of the Burton Road frontage.

As the works related to highway land away from the application site, the only means of securing the funds and the provision of the fence would be through a Unilateral Undertaking. A draft of the Undertaking had now been received and the applicants had requested the removal of condition 16 of the planning permission, as the provisions of the Undertaking would secure monies to enable the Highways Authority to erect the fencing at an appropriate time. The applicants would therefore have no control over the timing of the implementation. It was considered that the condition would not conform to the requirements of Circular 11/95 that set standards for planning conditions.

**RESOLVED:-**

***That condition no. 16 be removed from planning permission 9/2005/0991/B.***

DC/111. **REPORT OF THE HEAD OF PLANNING SERVICES**

The Head of 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. The contents of the following reports were noted:-

**Appeals Dismissed**

- (a) The conversion of a barn to a holiday let at Hall Croft Farm, Uttoxeter Road, Hilton (9/2007/0281/F).
- (b) The erection of a detached 2 bedroom bungalow on land adjacent to No. 70 John Street, Newhall (9/2007/0734/F).
- (c) The erection of a bungalow on land to the rear of Nos. 55-63 Darklands Road, Swadlincote (9/2007/0996/F).

DC/112. **APPLICATIONS DEFERRED FOR SITE VISITS****RESOLVED:-**

***(1) That consideration of the following applications be deferred to enable Members of the Committee to visit the sites prior to the next Meeting to enable further issues of principle to be clarified other than those specified in the reports of the Head of Planning Services arising from a Member's personal knowledge of circumstances on the ground and due to implications that may be demonstrated on site for consistency of decision making in other similar cases:-***

***(a) The demolition of the existing house and the erection of 7 terrace houses with garages at No. 11A Dale End Road, Hilton (9/2007/1463/FX) – the Head of Planning Services reported additional correspondence received from the Parish Council, a neighbour and the County Highways Authority.***

***(b) Approval of reserved matters of application 9/2005/0793/O for the erection of a detached dwelling and garage on Plot 2 on land to the rear of Warren House, No. 16 Milton Road, Repton (9/2008/0088/F).***

(Councillor Bladen declared a personal interest in this application, as his wife was an acquaintance of one of the applicants who was also a former Councillor. Councillor Mrs. Wheeler declared a personal interest in this application as an acquaintance of one of the applicants, who was also one of her constituents).

***(c) Alterations and extensions including increase in roof height at No. 33A The Wharf, Shardlow (9/2008/0097/FH).***

***(2) That Members be authorised to consider any ancillary matters which might arise.***

***(3) That the local representatives be invited to be present in a representative capacity.***

DC/113. **THE CONVERSION OF THE GARAGE INTO LIVING ACCOMMODATION AND THE ERECTION OF AN ATTACHED DOUBLE GARAGE AT NO. 4 BARN CLOSE, FINDERN (9/2008/1666/FH)****RESOLVED:-**

***That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services.***

(Councillor Ford declared a personal interest in this application, as an acquaintance of the applicant and also as the applicant's wife was his fellow Ward Councillor. Councillor Bladen declared a personal interest in this application, as an acquaintance of the applicant).

DC/114. **THE ERECTION OF A DETACHED DWELLING ON THE GARDEN OF NO. 16 DALSTON ROAD, NEWHALL (9/2007/1292/F)**

**RESOLVED:-**

***That, contrary to the recommendation, planning permission be granted as it is considered that the development will have a minimal impact, subject to appropriate conditions to be imposed by the Head of Planning Services.***

DC/115. **THE ERECTION OF A DETACHED DWELLING ON LAND TO THE WEST OF THE GABLES, MAIN STREET, INGLEBY (9/2008/0229/F)**

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

**RESOLVED:-**

***That planning permission be refused for the reasons set out in the report of the Head of Planning Services.***

(Councillor Ford wished it to be recorded that he had abstained from voting on this decision).

M.J.P. BALE

CHAIRMAN

The Meeting terminated at 8.10 p.m.