

DEVELOPMENT CONTROL COMMITTEE

22nd September 2009

PRESENT:-

Conservative Group

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

Labour Group

Councillors Dunn, Richards, Shepherd and Southerd.

Independent / Non-Grouped 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 Atkin – Minute No. DC/61
Councillor Mrs. Farrington – Minute No/ DC/67
Councillor Mrs. Patten – Minute No. DC/62
Councillor Rhind
Councillor Mrs. Wheeler – Minute No. DC/58
Councillor Wilkins – Minute Nos. DC/57 and DC/67

APOLOGIES

Apologies for absence from the Meeting were received from Councillors Lemmon and Watson (Conservative Group).

DC/54. **DECLARATIONS OF INTEREST**

Councillor Dunn declared a prejudicial interest in planning application 9/2009/0604/NO (Minute No. DC/67), as a member of the Action Group that had campaigned for the proposed facilities.

MATTERS DELEGATED TO COMMITTEE

DC/55. **PUBLICITY FOR PLANNING APPLICATIONS**

Consideration was given to the implications of proposed changes to the requirements for publicising planning applications contained in a consultation document received from Communities and Local Government.

It was advised that provision currently existed for three types of mandatory publicity for notices of planning applications, being a local advertisement (for prescribed types of development), site display (where appropriate) and the serving of a notice on neighbours. Local planning authorities must also

publish an up to date register of all planning applications received in their area. The duty to involve required a Statement of Community Involvement (SCI), which, for this Council, was adopted in March 2006.

The Government was currently seeking views on three possible changes to publicising planning applications, namely:-

- (i) Making web publication mandatory for a period of 21 days for planning notices where there was currently a mandatory requirement to advertise in a newspaper.
- (ii) Making the statutory period 21 days for displaying site notices for listed building and conservation area consent and for development affecting the setting of a listed building or the character of a conservation area.
- (iii) Removing statutory requirements to publicise certain applications in newspapers.

The consequences of the proposed changes were discussed. In particular, consideration was given to whether any sections of the local community would be less informed as a result of notices no longer being placed in the local newspapers. However, those most likely to be directly affected by development proposals would still be made aware of the planning application by a consultation letter, in accordance with the procedures set out in the SCI. Larger proposals would still be drawn to the attention of those living further away by a site notice. Those notices posted on the Council's website would be available to anybody able to access the internet.

It was noted that any changes to this procedure would take effect from April 2010.

RESOLVED:-

That the Environmental and Development Services Committee be requested to support the proposed changes to the requirements relating to the publicising of planning applications as contained in the consultation document from Communities and Local Government, as detailed in the report.

DC/56. **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.

DC/57. **THE ERECTION OF FIVE HOLIDAY CABINS, VILLAGE SHOP, TEA ROOMS AND HAIR SALON WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING AT NO. 124 REPTON ROAD, HARTSHORNE (9/2009/0346/NO)**

Members of the Committee had visited the site prior to the Meeting. Stephen Bigg (objector) and Janet Hodson (on behalf of the agent) attended the

Meeting and addressed Members on this application. The Head of Planning Services reported correspondence received from the Parish Council.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services and to additional wording in condition No. 2 to ensure that the work is carried out in accordance with the approved details.

DC/58. **THE CHANGE OF USE FROM SITING OF THREE GYPSY CARAVANS APPROVED BY APPLICATION 9/2004/0537 TO SEVEN GYPSY CARAVANS AT THE PASTURES, ROSLISTON ROAD, WALTON-ON-TRENT (9/2009/0481/B)**

Members of the Committee had visited the site prior to the Meeting. Mr. Dughan (objector) attended the Meeting and addressed Members on this application. The Head of Planning Services advised that a local Ward Member had now withdrawn his objection to the application, other than questioning the need. It was also advised that an additional landscaping condition would be required.

RESOLVED:-

That consideration of the application be deferred to enable further clarification of the need for gypsy accommodation together with any environmental impact.

At 7.15 p.m., Councillor Shepherd left the Meeting.

DC/59. **THE ERECTION OF A REPLACEMENT DWELLING AT DOVESIDE KENNELS AND CATTERY, MONKS BRIDGE, EGGINTON (9/2009/0490/FM)**

Peter Diffey (agent) 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 Head of Planning Services.

DC/60. **THE ERECTION OF FIVE RETAIL UNITS, TWELVE TWO-BEDROOM APARTMENTS AND TWO ONE-BEDROOM APARTMENTS WITH ASSOCIATED STORES AND CAR PARKING ON LAND OFF GLAMORGAN WAY, CHURCH GRESLEY (9/2009/0605/SSA)**

Chris Deighton (objector) attended the Meeting and addressed Members on this application. The Head of Planning Services read a summary of two further letters of objection and advised of the need for an informative regarding keeping the right of way clear during construction.

RESOLVED:-

- (1) That consideration of the application be deferred to enable Members of the Committee to visit the site prior to the next Meeting to clarify further issues of principle, other than those specified in the report, which arise from a Member's personal knowledge of circumstances on the ground and to assess implications which might arise for consistency of decision-making in other similar cases.***
- (2) That Members be authorised to consider any ancillary matters which might arise.***
- (3) That the local representative be invited to be present in a representative capacity.***

DC/61. **THE DEMOLITION OF EXISTING BUNGALOW AND THE ERECTION OF FIVE BEDROOM DETACHED HOUSE AT NO. 64 DERBY ROAD, ASTON-ON-TRENT (9/2009/0695/FM)**

Members of the Committee had visited the site prior to the Meeting. Hayley Wiggins (applicant) attended the Meeting and addressed Members on this application. The Head of Planning Services reported correspondence received from the Parish Council, together with further neighbour consultation responses.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services, with additional wording in condition No. 2 to ensure that the work is carried out in accordance with the approved details and in condition No. 7 to include the amended drawing number.

DC/62. **THE ERECTION OF PROPOSED NEW CLASS A1 FOOD RETAIL STORE WITH ASSOCIATED CAR-PARKING, SERVICING AND LANDSCAPING INCORPORATING SDDC RECYCLING AREA on LAND ADJACENT HUNTSPILL ROAD / THE MEASE, HILTON (9/2009/0436/SRF)**

The Head of Planning Services read a summary of the comments made by a public speaker at the previous Meeting.

RESOLVED:-

That, subject to the receipt of a signed Unilateral Undertaking to secure funding for the provision of a pelican crossing on The Mease, Hilton, planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services, with reference being made to Revision C in conditions Nos. 2, 7 and 12.

DC/63. **THE DEMOLITION OF AN EXISTING BUNGALOW AND GARAGE AND THE ERECTION OF TWO DWELLINGS AT NO. 29 CHURCH STREET, MELBOURNE (9/2009/0461/FM)**

Members of the Committee had visited the site prior to the Meeting. The Head of Planning Services read comments received from the local Ward Members.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services and to the inclusion of the amended plan reference in condition No. 2.

DC/64. **THE CHANGE OF USE FROM AGRICULTURAL LAND TO GARDEN AT LAND AT THE REAR OF NO. 3 THE GREEN, ASHBY ROAD, TICKNALL (9/2009/0495/U)**

RESOLVED:-

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

DC/65. **THE DEMOLITION OF EXISTING TWO DWELLINGS AND THE ERECTION OF TWO DETACHED DWELLINGS ON THE SITE OF OLIVETTE AND THE BRIARS, DALBURY LEES (9/2009/0519/FM)**

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services and to additional wording in condition No. 2 to ensure that the work is carried out in accordance with the approved details.

At this point, pursuant to Council Procedure Rule No. 9, the Committee approved the continuation of the Meeting after a period of 2 hours 30 minutes.

DC/66. **THE ERECTION OF A REPLACEMENT DETACHED DWELLING AND GARAGE AT NO. 21 THE CRESCENT, REPTON (9/2009/0568/FM)**

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services and to additional wording in condition No. 2 to ensure that the work is carried out in accordance with the approved details.

DC/67. **THE ERECTION OF A STRUCTURE TO PROVIDE FOOTBALL CHANGING AND COMMUNITY FACILITIES WITH ASSOCIATED CAR PARKING ON LAND OFF CHESTNUT AVENUE, MIDWAY (9/2009/0604/NO)**

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services and to additional contaminated land conditions.

(Councillor Dunn declared a prejudicial interest in this application, as a member of the Action Group which had campaigned for the proposed facilities, and withdrew from the Meeting during the consideration and determination thereof).

DC/68. **THE CONVERSION INTO LIVING ACCOMMODATION OF THE GARAGE AT NO. 8 KIRKLAND WAY, STENSON FIELDS (9/2009/0659/FH)**

RESOLVED:-

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

DC/69. **PLANNING APPEALS**

The contents of the following reports were noted:-

Appeals Dismissed:-

- (a) The erection of an agricultural building on land to the south of Common Lane, Sutton-on-the-Hill (9/2008/1090/NO).
- (b) The erection of a conservatory at No. 7 The Riverbank, Willington (9/2008/1094/FH)

M. FORD

CHAIRMAN

The Meeting terminated at 8.45 p.m.