

DEVELOPMENT CONTROL COMMITTEE15th January 2008**PRESENT:-****Conservative Group**

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

Labour Group

Councillors Bambrick (substitute for Councillor Southerd), Dunn, Richards and Shepherd.

Councillor Mrs. Coyle also attended the Meeting.

APOLOGIES

Apologies for absence from the Meeting were received from Councillor Bale (Chairman) (Conservative Group) and Councillor Southerd (Labour Group).

DC/79. DECLARATIONS OF INTEREST

Councillor Mrs. Plenderleith declared a prejudicial interest in planning application 9/2007/1175/O (Minute No. DC/84(a)), as an acquaintance of the applicant.

Councillor Bambrick advised that, as he had already stated an opinion in respect of planning application 9/2007/1292/F (Minute No. DC/80) he would speak in a representational capacity, but would not vote on the application.

MATTERS DELEGATED TO COMMITTEE**DC/80. SITE VISIT – THE ERECTION OF A DETACHED DWELLING ON THE GARDEN OF NO. 16 DALSTON ROAD, NEWHALL (9/2007/1292/F)**

Further to Minute No. DC/75 of 11th December 2007, 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 in respect of access arrangements to the site.

(As he had already stated an opinion on this application, Councillor Bambrick spoke in a representational capacity and did not vote on the application).

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DC/81. TREE PRESERVATION ORDER NO. 288 – LAND AT MAJOLICA MEWS, HIGH STREET, WOODVILLE

It was reported that this Tree Preservation Order was made on 7th September 2007 in respect of a group of trees consisting of five eucalyptus, one sycamore and one birch at Majolica Mews, High Street, Woodville. The Order was made as the group of young trees were in a highly visible and busy roadside location in the centre of Woodville and provided visual relief in an otherwise densely built up area. An application had been made to develop the site, which would result in the loss of the majority of those trees considered to be of amenity value in the location.

The applicant's agent had submitted an objection which raised concerns regarding the following issues:-

- Threat to other trees.
- Impact on the amenity of the local environment.

- Planning history of the site during which time the trees were under threat.
- Suitability of location of trees.
- Threat to nearby buildings.

Members were advised of comments made by the Council's Landscape Architect in response to the objections received.

RESOLVED:-

That Tree Preservation Order No. 288 be confirmed without modification.

DC/82. TREE PRESERVATION ORDER NO. 289 – LAND AT NO. 217 HIGH STREET, NEWHALL

It was reported that this Tree Preservation Order was made on 12th September 2007 in respect of a pear tree at No. 217 High Street, Newhall. The Order was made due to the importance of the tree being visible from the public highway and a number of neighbouring properties. It provided visual relief in an otherwise built up residential area where there were few mature trees. The Council had received a planning application to develop the garden, which could involve the removal of the tree.

The occupier of No. 217 High Street, Newhall had submitted two letters of objection which raised concerns regarding threat to other trees and the condition of the pear tree and quality of its fruit.

Members were advised of comments made by the Council's landscape architect in response to the objections received.

RESOLVED:-

That Tree Preservation Order No. 289 be confirmed without modification.

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DC/83. 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/84. PLANNING APPROVALS

RESOLVED:-

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

(a) Outline application (all matters except means of access to be reserved) for the residential development of The Old Mill, Mill Lane, Hilton (9/2007/1175/O) – subject to the receipt of a signed Unilateral Undertaking relating to the provision of contributions towards education, health facilities and open space.

Mrs. Land (objector) attended the Meeting and addressed Members on this application.

Councillor Mrs. Plenderleith declared a prejudicial interest in this application as an acquaintance of the applicant and, after addressing the Committee on behalf of the applicant, withdrew from the Meeting during the consideration and determination thereof.

(b) The installation of a multi-user games area at the recreation ground at Dunsmore Way, Midway (9/2007/1276/F).

(c) The installation of floodlighting and erection of additional fencing and gates to the existing multi-user games area at Maurice Lea

Memorial Park, York Road, Church Gresley (9/2007/1278/F).

(d) The installation of a new multi-user games area to include the erection of a teen shelter and associated lighting at the recreation ground, Mount Road, Hartshorne (9/2007/1291/F).

DC/85. APPLICATIONS DEFERRED FOR SITE VISITS

RESOLVED:-

(1) That consideration of the following applications be deferred for Members to visit the sites prior to the next Meeting to enable the issues of fact raised by the report to be clarified by a demonstration of the condition of the site, and to enable further issues of principle to be clarified arising from a Member's personal knowledge of circumstances on the ground:-

(a) The erection of a 6,000 bird free-range organic egg production unit (amended scheme 9/2006/0413/M) at land off Castle Way, Willington (9/2007/1152/M).

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(b) The erection of a 6,000 bird free-range organic egg production unit (amended scheme 9/2006/0412/M) at land off Castle Way, Willington (9/2007/1153/M).

(c) The erection of a new medical centre and retail pharmacy, associated car parking, access arrangements and landscaping at land off Glamorgan Way, Church Gresley (9/2007/1160/F).

(d) Outline application (all matters except layout, scale and means of access to be reserved) for the development of retail units A1, A1/A2 and A5 plus 16 apartments (minimum 14 two bedroom units), associated car parking, landscaping and access at land off Glamorgan Way, Church Gresley (9/2007/1161/M).

(Mr. Edwards (applicant company) attended the Meeting and addressed Members on this application).

(e) The erection of six dwellings and the formation of an associated access from Bell Avenue, No. 92 Weston Road, Aston-on-Trent (9/2007/1260/F).

(f) The erection of extensions, a car port and associated parking at the doctors' surgery at No. 8 Bell Avenue, Aston-on-Trent (9/2007/1317/F).

DC/86. 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 is 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.

ENFORCEMENT ACTION – ETWALL (Paragraph 7)

The Committee agreed that no enforcement action be taken with regard to unauthorised works.

M.FORD

CHAIRMAN