

DEVELOPMENT CONTROL COMMITTEE

18th November 2003

PRESENT:-

Labour Group

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

Conservative Group

Councillors Bladen, Ford (substitute for Councillor Bale), Hood, Lemmon, Shaw (substitute for Councillor Atkin) and Mrs. Walton.

(Councillor Murphy also attended the Meeting).

APOLOGIES

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

DC/64. **MINUTES**

The Open Minutes of the Meetings held on 7th and 28th October 2003 were taken as read, approved as true records and signed by the Chair.

MATTERS DELEGATED TO COMMITTEE

DC/65. **PUBLIC HEALTH ACT 1925, SECTION 17**
STREET NAMING – CASTLE GRESLEY

It was reported that a request had been received to provide a new street name for a development under construction at the former Methodist Church, Station Street, Castle Gresley. The suggested name was “Fox Field” which had been agreed by the Royal Mail and the Parish Council.

RESOLVED:-

That, in accordance with the provisions of Section 17 of the Public Health Act 1925, no objections be raised to the suggested name “Fox Field”.

DC/66. **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.

DC/67. **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 renewal of planning permission 9/0995/0459/O for the residential development of land at No. 7a Pinfold Lane, Repton (9/2001/1185/R) – subject to a Deed of Variation to secure the provisions of the Section 106 Agreement attached to planning permission 9/0995/0459/O. Reference was made to additional correspondence from the Environment Agency. Members discussed contributions relating to Section 106 Agreements and it was noted that a report would be submitted to a future Meeting of the Environmental and Development Services Committee in this regard.***
- (b) The conversion of redundant farm buildings to residential use at Ridgeway Farm, Mount Pleasant, Repton (9/2002/0802/L) (Listed Building Consent).***
- (c) The erection of 14 two-storey dwellings on land to the south of Hilton Road, Etwall (9/2003/0924/D) – Reference was made to additional correspondence from the Environment Agency.***
- (d) The erection of 18 dwellings (submission of reserved matters) on land to the south of Hilton Road, Etwall (9/2003/1010/D).***
- (e) The formation of a revised vehicular access at Mill Farm, Church Street, Netherseal (9/2003/1024/L) (Listed Building Consent).***
- (f) The formation of a revised vehicular access at Mill Farm, Church Street, Netherseal (9/2003/1025/F).***
- (g) The erection of a replacement dwelling (amended scheme to include swimming pool) at Laburnum Cottage, Heage Lane, Etwall (9/2003/1038/F).***
- (h) The erection of two detached houses with integral garages adjacent to Rose Cottage, Derby Road, Stanton-by-Bridge (9/2003/1185/F) – reference was made to additional correspondence from the Parish Meeting and two neighbours.***
- (i) The erection of a new dwelling to the rear of No. 36 Vine Cottage, Twyford Road, Barrow-on-Trent (9/2003/1194/F).***
- (j) The erection of an extension to an existing agricultural building for storage use at Grange Farm, Twyford Road, Barrow-on-Trent (9/2003/1285/F) – reference was made to additional correspondence from the Parish Council.***

DC/68. **PLANNING REFUSALS****RESOLVED:-**

That the following applications be refused for the reasons set out in the reports of the Planning Services Manager and to any matters annotated:-

- (a) The conversion of redundant farm buildings to residential use at Ridgeway Farm, Mount Pleasant Road, Repton (9/2002/0801/U).*
- (b) The conversion of the existing garage into a dwelling together with the erection of a detached double garage at No. 71 Barley Cottage, Ashby Road, Ticknall (9/2003/0998/F) – subject to the deletion of reason no. 2 following correspondence now received from the County Highways Authority withdrawing its objection.*

DC/69. **THE ERECTION OF A FOOD RETAIL STORE, CAR PARK, RAISED CAR PARK, PETROL FILLING STATION, CAR WASH (CAR WASH AND PETROL FILLING STATION TO BE LOCATED BETWEEN DERBY ROAD AND HILL STREET) AND ASSOCIATED ENGINEERING WORKS TOGETHER WITH THE CONVERSION OF OFFICES TO TWO HOUSES AT THE FORMER WRAGGS PIPES, HEPWORTHS, COPPICE SIDE, SWADLINCOTE (9/2003/0165/F)**

Members were reminded that at the Meeting held on 17th June 2003, the principle of development had been approved as part of a Section 106 Agreement.

Reference was made to correspondence from the County Highways Authority and the Committee now considered a report on the outstanding issue relating to the merits of a roundabout on Derby Road as opposed to traffic lights.

RESOLVED:-

That, in view of the additional information received, the original proposal of a signalised junction on Derby Road to be implemented in accordance with the details submitted in the Supplementary Highway Note and subject to a condition to secure such be accepted.

(Councillor Shaw declared a personal interest in this application.)

DC/70. **APPLICATIONS DEFERRED FOR SITE VISITS****RESOLVED:-**

- (1) That consideration of the following applications be deferred for the reasons indicated to enable Members of the Committee to visit the sites prior to the next Meeting:-*

- (a) The formation of a silage clamp at Cromwell House Farm, Boggy Lane, Church Broughton (9/2003/0965/F) – to assess the visual impact.*
- (b) The erection of a detached garage and a building to provide self contained living accommodation at No. 87 Main Street,*

Milton (9/2003/1123/F) – to assess the impact on the general character of the area together with implications associated with the felling of trees and the proposed access.

- (2) That Members be authorised to consider any ancillary matters arise.***
- (3) That the local representative be invited to be present in respect of application 9/2003/1123/F.***

DC/71. THE ERECTION OF A TWO STOREY EXTENSION AND FORMATION OF A NEW ACCESS AT NO. 59 MAIN STREET, HILTON (2003/1160/FH)

Reference was made to correspondence from the County Highways Authority, raising no objections if the layout was amended to a particular design. An amended plan had now been received earlier in the day reflecting this preferred layout.

RESOLVED:-

That consideration of the application be deferred to enable consultation to be undertaken on the amended plan.

DC/72. THE CONVERSION INTO A DWELLING OF BRIERFIELD BARN, MAIN STREET, TICKNALL (9/2003/1095/U AND 9/2003/1117/L)

It was reported that these applications had been withdrawn.

DC/73. 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.

APPEAL DECISION AND ENFORCEMENT NOTICE RELATING TO THE UNAUTHORISED SITING OF GYPSY CARAVANS ON LAND AT CAULDWELL ROAD, LINTON (Paragraphs 12 and 14)

(The Chair had approved consideration of this item as a matter of urgency as the period for compliance with the terms of the Enforcement Notice would expire before the date of the next Meeting.)

The Committee authorised the institution of legal proceedings, subject to the availability of the necessary evidence, in the event of a breach of this Enforcement Notice at the expiration of the period allowed for compliance by the Secretary of State upon appeal.

W. DUNN
CHAIR