

DEVELOPMENT CONTROL COMMITTEE

7th March 2006

**PRESENT:-**

**Labour Group**

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

**Conservative Group**

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

**Independent Member**

Councillor Mrs. Walton.

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

Councillor Bell – Minute No. DC/108

Councillor Shaw – Minutes Nos. DC/106(b) and DC/108

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

**APOLOGIES**

Apologies for absence from the Meeting were received from Councillor Bambrick (Labour Group) and Councillor Bladen (Conservative Group).

DC/102. **MINUTES**

The Open Minutes of the Meeting held on 14th February 2006 were taken as read, approved as a true record and signed by the Chair.

DC/103. **MEMBERS' QUESTIONS AND REPORTS**

Councillor Southern requested further information with regard to an unauthorised development at Linton Heath. It was reported that the site in question was being monitored on a regular basis, and a visit from a Senior Enforcement Officer was imminent.

Councillor Whyman requested a progress report on the implementation of the treatment plant and the removal of the lagoons at the site of Cranberry Foods in Scropton. Concern had been expressed that the removal of the larger of the two lagoons would be difficult to achieve and there was concern locally that the removal of both lagoons would be delayed. It was reported that Officers had spoken to engineers who prepared the scheme and also to senior officials of the company responsible for implementing the development. They had been advised that the treatment plant was on schedule and it was anticipated that the first commissioning would commence in March with a view to the plant being ready by the end of May. It was envisaged that the second lagoon would be taken out of use by the end of May, as required by the planning permission.

The IPPC permit required that the works to remove the lagoon should commence by 1st July 2006 (the use of the lagoon would cease on 31st May 2006) and the final date for the removal of the lagoon and the restoration of the land to flood plain would be three months after that date. Therefore, the second lagoon should be removed by 30th September 2006. It was reported that there would be no breach of condition unless the second lagoon continued to be used after 31st May 2006 or if it was not removed by 30th September 2006. The company agreed that it would assist the Authority in continuing to check progress as the scheme continued and the Committee would be updated on progress.

The company also undertook to remove the first lagoon and submitted a unilateral undertaking to achieve the longstanding aim of the Authority for its removal, even though it was immune from enforcement action. The date of the commencement of the removal of this lagoon was 12 months following the commissioning of the treatment plant. The company was obliged to notify the Council of the commissioning of the treatment plant within two working days of the commissioning taking place.

### **MATTERS DELEGATED TO COMMITTEE**

#### **DC/104. 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) Hedgerow Replacement Notice at Hawthorn Farm, Scropton (E2004/294) - Notice amended.
- (b) The change of use of agricultural buildings to the storage of plant, equipment and materials required in connection with a turf maintenance business at Poplars Farm, Twyford Road, Barrow-on-Trent (9/2005/0161/U).
- (c) The development of two detached dwellings consisting of one bungalow and one house on vacant land, previously garden area (9/2005/0364/F).

##### **Appeal Allowed**

- (a) The formation of an access at No. 48 Main Street, Netherseal (9/2005/0880/FH).

#### **DC/105. 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) ***The use of the site for B1/B8 (light industry and warehousing) at Brandons Poultry Farm, Heath Top, Church Broughton***

*(9/2005/0931/U) – the Head of Planning Services advised that a signed and dated unilateral undertaking had now been received which ensured that the alterations to the junction of Heath Top with Woodyard Lane and Cote Bottom Lane were undertaken prior to the first occupation of buildings on the south part of the application site.*

- (b) The erection of a detached dwelling on land adjacent to No. 29 Coronation Street, Overseal (9/2005/1224/F).*
- (c) The erection of an extension at No. 8 Maple Drive, Aston-on-Trent (9/2006/0068/FH).*

DC/106. **PLANNING REFUSALS**

**RESOLVED:-**

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

- (a) The installation of timber framed glazing to existing arches in east and west elevations and the erection of a wrought iron screen fence to the west elevation of Lowes Farm, Swarkestone (9/2005/1439/L).*
- (b) The use as domestic garden of land at the rear of Blade House, Grangewood, Netherseal (9/2005/1466/U) – the Head of Planning Services reported that the Ordnance Survey Plan attached to the agenda did not indicate the existing property on the site.*

DC/107. **ERECTION OF A PERMANENT DWELLING TO PROVIDE WORKERS' ACCOMMODATION AT DOVESIDE NURSERY, BURTON ROAD, EGGINTON (9/2005/0893/F)**

Reference was made to additional correspondence received from Egginton Parish Council.

**RESOLVED:-**

*That, contrary to the recommendation, planning permission be refused on the grounds that the site is prone to flooding (objection from the Environment Agency) and the adverse impact on the location and the Conservation Area.*

DC/108. **CHANGE OF USE OF PART OF FARM TO GOLFCROSS FACILITY AT DUNNSMOOR FARM, DUNNSMOOR LANE, HARTSHORNE (9/2005/1453/M)**

Reference was made to additional correspondence received from a neighbour and the National Grid.

**RESOLVED:-**

*That the applicant be advised that the Committee is minded to grant planning permission on a temporary basis for a period of two years*

***and his views on this proposition be sought and reported back to the Committee.***

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

DC/109. **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 erection of a terrace of three dwellings on land adjacent to No. 29 Coronation Street, Overseal (9/2005/1223/F) – to allow further clarification by a demonstration of the condition of the site.***
  - (b) The demolition of the existing dwelling and the erection of a residential development at No. 3 South View Cottage, Common End, Etwall (9/2005/1312/F) – to enable issues of principle, other than those specified in the report of the Head of Planning Services, to be clarified that may be achieved by a site visit.***
  - (c) The demolition of the existing dwelling and the erection of eleven terraced houses and twelve apartments together with parking and ancillary site works at No. 132 Moira Road, Woodville (9/2006/0173/MR) – reasons for visiting the site were the same as both items (a) and (b) above. Reference was made to additional correspondence from the Parish Council, Police Liaison, County Highways Authority, PCT, Environment Agency, Local Education Authority and a neighbour.***
- (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, as appropriate.***

DC/110. **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.***

**MINUTES**

***The Exempt Minutes of the Meeting held on 14<sup>th</sup> February 2006 were received.***

T. SOUTHERD

CHAIR