

DEVELOPMENT CONTROL COMMITTEE

22nd April 2003

PRESENT:-

Labour Group

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

Conservative Group

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

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

Councillor Carroll

Councillor Harrison - Minute No. DC/147(d)

Councillor Shaw – Minute No. DC/147(e)).

The Chair welcomed Alison Briggs, Development Control Officer to the deliberations of the Committee.

APOLOGIES

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

DC/140. **MINUTES**

The Open Minutes of the Meetings held on 4th and 25th March 2003 were taken as read, approved as true records and signed by the Chair.

MATTERS DELEGATED TO COMMITTEE

DC/141. **SITE VISITS**

- (a) To demolish a garage to provide six apartments and six houses at Hilton Motors Ltd., 65 High Street, Repton (9/2002/1137/F)

Further to Minute No. DC/139 of 25th March 2003, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence from the applicant company's agent, the County Archaeological Officer, the County Highways Authority and the Environment Agency. Consideration was given to the application and, it was,

RESOLVED:-

That, subject to the clarification of access details for emergency service vehicles through the archway, planning permission be granted

subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 25th March 2003 together with additional conditions requested by the County Archaeological Officer, the County Highways Authority and the Environment Agency and suitably obscured glass also be clarified in the conditions.

- (b) The change of use from agricultural use to Class B1 (light industrial) use at Sapperton Manor, Church Broughton (9/2002/1108/U)

Further to Minute No. DC/139 of 25th March 2003, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence from the applicant company's agent.

RESOLVED:-

That, planning permission be refused for the reasons set out in the report of the Planning Services Manager to the Meeting held on 25th March 2003.

DC/142. **SWADLINCOTE HERITAGE ECONOMIC REGENERATION SCHEME SUB-COMMITTEE**

The Committee received the Minutes of the Meeting of the Swadlincote Heritage Economic Regeneration Scheme Sub-Committee held on 22nd January 2003.

RESOLVED:-

That the Minutes of the Swadlincote Heritage Economic Regeneration Scheme Sub-Committee held on 22nd January 2003, a copy of which is attached at Annexe 'A' to these Minutes, be received and noted.

DC/143. **TOWN AND COUNTRY PLANNING ACT 1990, SECTION 172 (AS AMENDED)**
UNAUTHORISED ERECTION OF REPLACEMENT GREENHOUSE AT THE DIMPLE, WOODSHOP LANE, SWARKESTONE

It was reported that following a complaint received, a site inspection at the above location had revealed that a replacement greenhouse had been erected at the rear of the dwelling, which was a detached house occupying a corner plot. The property was situated within the Swarkestone Conservation Area and as the greenhouse exceeded ten cubic metres in capacity, a planning application was required to authorise its erection. The owner of the property had been contacted but had declined to submit an application to regularise the matter.

The building had been erected in a relatively unobtrusive position at the rear of the dwelling and was constructed of materials that were not inappropriate. Its overall height did not exceed two metres and its appearance had a neutral effect on the Conservation Area. The building was not out of accord with The Dimple, which was a relatively modern dwelling and in view of these planning considerations, it was considered that enforcement action would be difficult to justify at appeal.

RESOLVED:-

That no action be taken on the matter.

DC/144. **TOWN AND COUNTRY PLANNING ACT 1990, SECTION 215**
UNTIDY CONDITION OF LAND AT THE REAR OF NO. 105 HASTINGS
ROAD, SWADLINCOTE

It was reported that following a complaint received, site inspections had been carried out at the above site, which was situated at the rear of a former newsagent's shop. The land was badly affected by litter and overgrown vegetation and the boundary fence and wall were also in a dilapidated condition. The owner had been contacted but had taken no action to tidy the land.

The land was situated in a prominent position at the junction of Stanhope Road and Church Avenue, Swadlincote and its current appearance had an adverse effect on the amenities of the surrounding property and the area in general.

RESOLVED:-

That an Untidy Site Notice be served under the provisions of Section 215 of the Town and Country Planning Act 1990 to secure the tidying of the land as set out in the report of the Planning Services Manager and if necessary, subsequent legal proceedings also be authorised.

DC/145. **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/146. **PLANNING APPROVALS**

RESOLVED:-

That the following applications be granted, subject to the conditions set out in the reports of the Planning Services Manager:-

- (a) Outline application (all matters except means of access to be reserved) for the erection of five dwellings (main house excluded from application site) at Eureka Lodge, Newhall Road, Swadlincote (9/2002/0840/O) – the applicant company would also be advised that a future application to secure the retention of Eureka Lodge would be welcomed.***
- (b) The erection of a conservatory and garage at Tulip House, Derby Road, Aston-on-Trent (9/2002/1024/F) - subject to the amendment of Condition No. 3 to apply to both garages.***

DC/147. **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 assess the various implications involved with the applications:-

- (a) The erection of an indoor riding arena, access and landscaping at Grangewood Farm, Grangewood, Netherseal (9/2002/1347/F) – reference was made to additional correspondence from the County Highways Authority, the Parish Council and the Environmental Health Manager.**
- (b) Outline application (all matters except siting to be reserved) for the erection of a detached dwelling on land forming part of the side garden of No.37 Mill Lane, Hilton (9/2003/0158/O).**
- (c) Outline application (all matters except siting and means of access to be reserved) for the residential development of land adjacent to Ivy Cottage, Common Piece Lane, Findern (9/2003/0277/O) – reference was made to the receipt of an amended plan.**
- (d) The conversion of a store/garage outbuilding to form two cottages for rent (amended scheme) at Penn Lane, Melbourne (9/2003/0387/F) – reference was made to additional correspondence from the applicant, the Parish Council and the Melbourne Civic Society.**

(Councillor Harrison declared a personal interest in the matter as a resident in the street concerned and a friend of the applicant.)

- (e) The erection of a new farm building at Limes Farm, Lullington (9/2003/0128/F).**

(Councillor Shaw declared a personal interest in the application, having a farm on the same estate.)

- (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/148. **THE ERECTION OF AN ILLUMINATED SIGN AT GREENFIELD STORE SERVICE STATION, MAIN STREET, ROSLISTON (9/2003/0198/A)**

Reference was made to additional correspondence from the Parish Council.

RESOLVED:-

That permission be refused due to the intrusive nature of the sign and it being out of character in the street scene due to its illumination.

(Councillor Shepherd declared a personal interest in the application, being involved with the Co-operative Society.)

L. J. BROOKS

CHAIR

The Meeting terminated at 7.20 p.m.