

PLANNING COMMITTEE

21st June 2011

PRESENT:-

Conservative Group

Councillor Mrs. Brown (Vice-Chairman in the Chair) and Councillors Mrs. Hall, Jones, Stanton, Watson and Wheeler (substitute for Councillor Ford (Chairman)).

Labour Group

Councillors Bambrick (substitute for Councillor Southerd), Mulgrew, Rhind (substitute for Councillor Bell), Richards, Shepherd and Stuart.

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

Councillor Atkin – Minute No. PL/20
Councillor Bell – Minute No. PL/21
Councillor Taylor – Minute No. PL/21
Councillor Tilley
Councillor Wilkins – Minute No. PL/23

PL/16. **APOLOGIES**

Apologies for absence from the Meeting were received from Councillor Ford (Chairman)(Conservative Group) and Councillors Bell (attending in a non-Committee Member capacity) and Southerd (Labour Group).

PL/17. **DECLARATION OF INTEREST**

Councillor Mrs. Brown declared a personal interest in Minute No. PL/18 as an acquaintance of the applicant.

MATTERS DELEGATED TO COMMITTEE

PL/18. **SETTING THE LEVEL OF AFFORDABLE HOUSING FOR PLANNING APPLICATION 9/2009/0341 – DRAKELOW PARK, DRAKELOW**

Further to Minute No. PL/7 of 31st May 2011, Members were reminded that at the last Meeting, the Committee agreed that permission could be granted for the development on the basis that there was no serious conflict with the East Midlands Regional Plan as set out in the report; and subject to a minimum level of affordable housing. The Committee also agreed the conditions attached to the report and authorised any necessary variations to those conditions.

It was now reported that the applicant company had accepted the Committee's intentions, consisting of a minimum level of 20% of affordable housing to be provided for the whole site subject to Housing Needs Studies to be completed

at regular intervals. This percentage would be deferred until the completion of the first 600 houses or five years from the commencement of the development, whichever was the sooner. This would lead to a minimum level of 27% of affordable housing required for the remainder of the development in order to achieve the required minimum level of 20% across the whole site (i.e. 448 houses). In the event of less houses being built in the first 5 years, then a lesser percentage would be due in the remaining development.

This level would always be subject to a Housing Needs Study completed at regular intervals. Therefore, following the expiration of the initial period, the affordable housing requirement for the remainder of the development would be the lesser of (a) the percentage determined by a Housing Needs Study to be completed at regular intervals; or (b) the percentage recommended by a viability assessment carried out at the applicant company's request (in the light of the Housing Needs Study), provided that such viability assessment could not result in an affordable housing requirement of less than 27%.

RESOLVED:-

- (1) That the Committee notes the level of affordable housing agreed by the applicant company and any further amendments which would affect this level be submitted back to the Committee for its further consideration.***
- (2) That the requirement to achieve equal distribution of affordable housing across all residential areas of the site be the subject of a planning condition.***

(Councillor Mrs. Brown (Chairman) declared a personal interest in this application as an acquaintance of the applicant).

PL/19. REPORT OF THE HEAD OF COMMUNITY AND PLANNING SERVICES

The Head of Community and 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.

PL/20. PROPOSED TREE WORKS AT WESTONHILL CHALET PARK, BRIDGE LANE, WESTON-ON-TRENT (9/2011/0054/TP)

It was reported that Members of the Committee had visited the site prior to the Meeting.

RESOLVED:-

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

PL/21. **THE CONSTRUCTION OF A STABLE UNIT WITH CHANGE OF USE TO EQUESTRIAN USE AT LAND AT TOWER ROAD, HARTSHORNE (9/2011/0278/U)**

It was reported that Members of the Committee had visited the site prior to the Meeting. Mr. A. Stevenson (objector) attended the Meeting and addressed the Committee on this application.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Community and Planning Services and to an additional condition requiring the hard surfacing of the first 5 metres of the access into the development.

PL/22. **OUTLINE APPLICATION (ALL MATTERS TO BE RESERVED) FOR THE RESIDENTIAL DEVELOPMENT OF NO. 95 LANSDOWNE ROAD, SWADLINCOTE (9/2011/0137/FO)**

It was reported that Members of the Committee had visited the site prior to the Meeting. The points raised by the applicant and objector at the Meeting on 26th April 2011 were summarised to the Committee. It was noted that three indicative proposals had now been submitted.

RESOLVED:-

That planning permission be granted in respect of the indicative layout in figure 1, subject to the conditions set out in the report of the Head of Community and Planning Services.

PL/23. **APPEAL DECISIONS**

The contents of the following reports were noted:-

Appeal Allowed

The conversion of the existing public house into four one-bedroom flats and the erection of five new houses at the Masons Arms, Burton Road, Midway (costs awarded against the Council).

Appeals Dismissed

- (a) The erection of one detached dwelling with associated landscaping and parking at No. 167 Burton Road, Overseal.
- (b) The conversion of the former farm office to residential use at Hill Farm, Sealwood Road, Linton.

Members expressed extreme concern at the decision to allow the appeal for the development at the Masons Arms, Burton Road, Midway and requested that appropriate representations be made to the Secretary of State and the local Member of Parliament, particularly in view of the proposed forthcoming localism provisions.

MRS. L. BROWN

CHAIRMAN

The Meeting terminated at 7.15 p.m.