

DEVELOPMENT CONTROL COMMITTEE

26th October 2004

PRESENT:-

Labour Group

Councillor Dunn (Chair) and Councillors Lauro (substitute for Councillor Bambrick), Isham (substitute for Councillor Southerd), Richards, Southern, Whyman, M.B.E. and Wilkins (substitute for Councillor Shepherd).

Conservative Group

Councillors Bale, Ford, Mrs. Hood (substitute for Councillor Bladen), Hood 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 Atkin – Minute No. DC/65(a)

Councillor Taylor – Minute Nos. DC/71 and DC/72]

APOLOGIES

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

DC/64. **REPORTS OF MEMBERS**

(a) Development at Main Street, Newhall

Councillor Richards referred to a current development at Main Street, Newhall and expressed concern at the amount of mud being deposited on the road in this vicinity from lorries in connection with the development. It was agreed to refer this issue to the County Highways Authority for attention.

(b) Telecommunication Masts

Further to the report to the last Meeting on this matter, Councillor Whyman queried any further progress. It was reported that a letter had been written to the operators' organisation regarding a hierarchy but no response had yet been forthcoming. Councillor Whyman requested future reports on the ongoing progress.

It was reported that a second reading of the Private Members Bill had been taken on 15th October 2004 but objection was taken and it was understood that no date had been set for future consideration. Officers were requested to pursue this issue.

MATTERS DELEGATED TO COMMITTEEDC/65. **SITE VISITS**

- (a) The erection of five growing tunnels at OS Field No. 5407, Ambaston Lane, Thulston (9/2004/0117/F)
The erection of an agricultural building at OS Field No. 5407, Ambaston Lane, Thulston (9/2004/0118/F)

Further to Minute No. DC/62 of 5th October 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. Consideration was given to the applications and, it was,

RESOLVED:-

- (1) ***That planning permission 9/2004/0117/F and 9/2004/0118/F be granted, subject to the conditions set out in the reports of the Planning Services Manager to the Meeting held on 5th October 2004.***
- (2) ***That, if appropriate, a Tree Preservation Order be made in respect of the tree within the site.***
- (b) The demolition of existing dwelling and the erection of semi-detached houses at No. 17 Church Avenue, Hatton (9/2004/1016/F)

Further to Minute No. DC/62 of 5th October 2004, 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 planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 5th October 2004.

(Councillor Hood wished it to be recorded that he was not in favour of this decision).

DC/66. **PUBLIC HEALTH ACT 1925, SECTION 17**
STREET NAMING – CHURCH GRESLEY

It was reported that a new street name was required for a development under construction on land off Castle Road, Church Gresley. The suggested name by the developer was “Woodyard Close”, which had been agreed by the Royal Mail.

Arising from the issue of street naming, a Member expressed concern at potential clashes of street names within close proximity. The Planning Services Manager advised that as far as the Authority was able, attempts were being made to prevent the future use of similar names in close proximity to avoid any confusion.

RESOLVED:-

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

DC/67. **DEVELOPMENT CONTROL STATISTICS FOR THE FIRST QUARTER OF 2004/05 (APRIL TO JUNE 2004)**

It was reported that statistics had recently been released by the Government setting out the speed of decision-making of local planning authorities in England for the quarter ending 30th June 2004. For the quarter to 30th June, the figures indicated that nationally, 77% of all planning applications had been determined within eight weeks, representing a rise of 5% on the corresponding quarter in 2003. This Council had determined 76% of applications within eight weeks during this period and was positioned joint fifth in Derbyshire for the quarter. However, the number of decisions made was only exceeded by Derby City Council and Amber Valley Borough Council.

In response to a query, it was reported that normally, the Council received no complaints from the general public regarding the length of time taken to determine a planning application and Members considered that the quality of decision-making was more important than the time taken.

RESOLVED:-

That the report be noted.

DC/68. **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.

The following items were noted:-

Appeals Dismissed

- (a) The Change of Use to Wholesale and Retail Sales at Woodgrow Horticulture Limited, Burton Road, Findern.
- (b) The variation of condition No. 1 of planning permission 9/0298/0938/F to permit the continued siting of a static bungalow at The Paddocks, Highfield Farm, Heage Lane, Etwall.

Appeals Allowed

- (a) The erection of a dwelling on land to the rear of Nos. 216-218 High Street, Newhall.
- (b) The erection of a dwelling on land between Nos. 22 and 26 Hill Street, Newhall.

DC/69. **AMENDMENTS TO PERIMETER PLANTING AND BUNDING SCHEME PREVIOUSLY APPROVED UNDER PLANNING PERMISSION 9/1993/0445/D AT THE PERIMETER LANDSCAPING AT DOVE VALLEY PARK, FOSTON (9/2004/0796/M)**

Further to Minute No. DC/52 of 14th September 2004, the Committee now considered a response from the applicant company's agent.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 14th September 2004.

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 provision of an off-road motorcycle riding facility together with classroom and changing facilities in the existing office block at Royle Farm, Caldwell Road, Drakelow (9/2004/0893/U) – to assess the implications of the proposal on the rural area. Members requested further details of noise impact assessment relating to a higher number of vehicles running.

(b) Application for the approval of reserved matters of application 9/1990/0515/O for substitution of house types to plots 122-146 and the addition of plots 186-203 and associated works at Area B on land to the north of Castle Road, Castle Gresley (9/2004/1058/D) – to assess the highway implications arising from parking proposals together with conformity with the street scene.

(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/71. **THE CONSTRUCTION OF AN OPEN WASTE TRANSFER BAY AT DONALD WARD, MOIRA ROAD, WOODVILLE (CW9/0904/0113/CW)**

RESOLVED:-

(1) That the County Council be advised that this Council recommends that this application be refused, due to the unacceptable effect on the local environment, particularly arising from putrescible waste, further storage contrary to the current licence and an unacceptable increase in traffic generation at an already congested location.

- (2) That the County Council also be advised that the conditions hitherto have not been complied with as set out in the report of the Environmental Health Manager and therefore, no additional putrescible waste storage would be acceptable.***

DC/72. **THE CONSTRUCTION OF UNDERGROUND FOUL WATER PUMP STATION ADJACENT TO BUTT FARM, NO. 163 HIGH STREET, WOODVILLE (9/2004/0940/F)**

Further to Minute No. DC/55(c) of 5th October 2004, the Planning Services Manager now read a further report to Members following a response from the applicant company.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 14th September 2004.

DC/73. **THE ERECTION OF FIVE RESIDENTIAL UNITS WITH ASSOCIATED CAR PARKING AT NOS. 1 AND 2 THE GATEHOUSE AND PART OF CAR PARK AT MOUNT PLEASANT INN, MOUNT PLEASANT ROAD, CASTLE GRESLEY (9/2004/1167/F)**

RESOLVED:-

That planning permission be refused for the reasons set out in the report of the Planning Services Manager.

W. DUNN

CHAIR

The Meeting terminated at 7.30 p.m.