

PLANNING COMMITTEE

21st September 2010

PRESENT:-

Conservative Group

Councillor Ford (Chairman), Councillor Mrs. Plenderleith (Vice-Chairman) and Councillors Bale, Bladen, Mrs. Brown, Roberts (substitute for Councillor Jones), Stanton, Watson and Wheeler (substitute for Councillor Hewlett).

Labour Group

Councillors Dunn, Richards, Shepherd and Southerd.

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

Councillor Mrs. Farrington

Councillor Mrs. Gillespie – Minute No. PL/48

Councillor Mrs. Lane – Minute No. PL/45

Councillor Taylor – Minutes Nos. PL/45 and PL/46

APOLOGIES

Apologies for absence from the Meeting were received from Councillors Hewlett and Jones (Conservative Group).

PL/42. **DECLARATIONS OF INTEREST**

Councillors Ford (Chairman) and Mrs. Farrington declared prejudicial interests in planning application 9/2010/0537/B (Minute No. PL/45) as Members of Derbyshire County Council. Councillor Taylor declared a prejudicial interest in planning application 9/2010/0204/OS (Minute No. PL/48) due to his involvement in the Woodville Scout Group.

MATTERS DELEGATED TO COMMITTEE

PL/43. **TREE PRESERVATION ORDER NO. 327 – CHURCH BROUGHTON**

It was noted that a revised report had been previously circulated to Members and the Head of Planning Services tendered an apology to the owners of The Croft, who had been incorrectly quoted in the earlier report. The revised report had now corrected this error and a written apology had also been made.

This Tree Preservation Order had been made on 26th March 2010 in respect of several visually important trees in and around the village of Church Broughton. The Order related to sixteen individual trees, five groups of trees and a woodland. The Order had been made at the request of Church Broughton Parish Council and it was felt that collectively, the trees provided a high level of amenity in the village and contributed to its character.

Several comments relating to the Order had been received, which were outlined to Members, together with responses from Officers.

RESOLVED:-

That the Tree Preservation Order be confirmed, subject to the deletion from the Order of the individual trees T5 and T10 and the woodland W1.

PL/44. **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.

PL/45. **APPLICATION FOR THE VARIATION OF CONDITION NO. 2 OF PLANNING PERMISSION 9/2009/0180 TO AMEND THE SCHEME FOR THE DEVELOPMENT OF A 32 BEDROOM RESIDENTIAL CARE CENTRE AND 88 EXTRA CARE APARTMENTS WITH COMMUNAL/COMMUNITY FACILITIES, INCLUDING ALTERATIONS TO HIGHWAYS AND FOOTPATHS, PARKING AND HARD/SOFT LANDSCAPE WORKS AT HALL FARM ROAD, SWADLINCOTE (9/2010/0537/B)**

An additional letter from a neighbour was read to the Committee and reference was also made to a response from the County Highways Authority on the amended scheme.

Mr. P. Hutt (agent) attended the Meeting and addressed Members on this application.

A Member advised the Committee that he understood that evidence of bats had recently been discovered on the site and the Head of Planning Services advised that if this was the case, an appropriate licence would need to be issued under the Wildlife and Countryside Act before they could be disturbed.

RESOLVED:-

- (1) That the Head of Planning Services be authorised to deal with any new issues arising prior to the expiration of the Notice 2 on 22nd September 2010.***
- (2) That, subject to (1) above and the satisfactory clarification of the matter relating to the possibility of bats on the site, planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services.***

(Councillors Ford (Chairman) and Mrs. Farrington declared prejudicial interests as Members of the County Council and withdrew from the Meeting during the consideration and determination thereof. Councillor Mrs. Plenderleith (Vice-Chairman) assumed the Chair for the item).

PL/46. **OUTLINE APPLICATION WITH LAYOUT, SCALE, APPEARANCE AND ACCESS FOR APPROVAL (LANDSCAPING ONLY AS A RESERVED MATTER) FOR A RESIDENTIAL CARE VILLAGE AT NO. 80 GRANVILLE STREET, WOODVILLE (9/2009/0836/MAF)**

It was reported that an amended layout had now been received and a re-consultation exercise undertaken. The points made by the speaker at the previous Meeting were summarised to the Committee.

RESOLVED:-

- (1) That the Head of Planning Services be authorised to deal with any new issues arising prior to the expiration of the consultation period on 23rd September 2010.***
- (2) That the Head of Planning Services be authorised to secure the provision of a Unilateral Undertaking as outlined in the report, subject to the funds being diverted towards the costs of a feasibility study to examine possible traffic improvements in the area but if this is not acceptable to the County Highways Authority, then the funds be allocated towards open space provision, as set out in the report.***
- (3) That, subject to (1) and (2) above, planning permission be granted, subject to the conditions set out in the report with condition No. 14 being corrected to reflect revised application drawing C.***

PL/47. **OUTLINE APPLICATION FOR THE ERECTION OF TWO DETACHED DWELLINGS (APPEARANCE, LANDSCAPE AND SCALE RESERVED) AT FORMER BAND ROOM, CHAPEL STREET, COTON-IN-THE-ELMS (9/2009/0899/FO)**

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

Councillor Shepherd left the Meeting at 7.00 p.m.

RESOLVED:-

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

PL/48. **THE RENEWAL OF PLANNING PERMISSION 9/2006/1205 FOR OUTLINE APPLICATION (ALL MATTERS TO BE RESERVED EXCEPT FOR ACCESS) FOR A RESIDENTIAL DEVELOPMENT AT ROSE HILL WORKS, ROSE HILL, WOODVILLE (9/2010/0204/OS)**

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

It was noted that four letters of objection had been received in respect of this application. The County Highways Authority had now requested a further two conditions to be imposed on any planning permission issued.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services together with the additional conditions now requested by the County Highways Authority.

(Councillor Taylor declared a prejudicial interest in this application due to his involvement in the Woodville Scout Group and left the Meeting prior to consideration of this application).

PL/49. **THE ERECTION OF A DETACHED DWELLING AT NO. 55 COMMERCE STREET, MELBOURNE (9/2010/0571/FM)**

It was reported that Members of the Committee had visited the site prior to the Meeting. Comments on the application from Councillor Harrison were read to the Committee.

RESOLVED:-

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

PL/50. **THE FORMATION OF NEW ACCESS AND ENTRANCE GATES AT THE HILL LODGE, DEEP DALE LANE, BARROW-ON-TRENT (9/2010/0674/NO)**

RESOLVED:-

- (1) That consideration of the application be deferred to enable Members of the Committee to visit the site prior to the next Meeting.***
- (2) That the local representatives be invited to be present in a representative capacity.***
- (3) That Members be authorised to consider any ancillary matters which might arise.***

PL/51. **THE RENEWAL OF PLANNING PERMISSION 9/2005/0266 FOR THE ERECTION OF A DETACHED HOUSE AT NO. 485 BURTON ROAD, MIDWAY (9/2010/0705/FM)**

It was reported that Members of the Committee had visited the site prior to the Meeting. Comments on the application from Councillor Wilkins were read to the Committee.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services with condition No. 7 being

amended to commence with “Notwithstanding the submitted details” in order that appropriate levels are achieved.

- PL/52. THE DEMOLITION OF THE EXISTING TWO DWELLINGS AND THE ERECTION OF THREE DWELLINGS AT NOS. 27-29 THE CRESCENT, REPTON (9/2010/0721/FM)

RESOLVED:-

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

- PL/53. THE FELLING OF TWO PINE TREES AND PRUNING OF A LARCH TREE COVERED BY SOUTH DERBYSHIRE DISTRICT COUNCIL TREE PRESERVATION ORDER NO. 132 AT NO. 16 FINCH CRESCENT, MICKLEOVER (9/2010/0789/TP)

RESOLVED:-

That planning permission be granted.

- PL/54. **APPEAL DECISIONS**

The contents of the following reports were noted:-

Appeals Dismissed

- (a) The provision of up to 114,100 square metres gross external area of built floorspace for strategic distribution use falling within Use Class B8, including ancillary Use Class B1(a) offices with ancillary car, cycle and lorry parking and loading areas at Etwall Road, junction of A38 and A50, Willington (known as Burnaston Cross).
- (b) The change of use of land to use as a residential caravan site for four gypsy families, each with two caravans at Gravel Pit Hill, Hartshorne.

M. FORD

CHAIRMAN

The Meeting terminated at 7.35 p.m.