

PLANNING COMMITTEE

18th January 2011

**PRESENT:-**

**Conservative Group**

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

**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 Minute No. indicated:-

Councillor Bale – Minute No. PL/99  
Councillor Mrs. Farrington  
Councillor Mrs. Patten  
Councillor Rhind

**APOLOGY**

An apology for absence from the Meeting as a Committee Member was received from Councillor Bale (Conservative Group). However, he was in attendance at the Meeting in a local representative capacity and declared pre-determination or apparent bias in planning application 9/2010/1085/U (Minute No. PL/99). As a non-Member of the Committee for this Meeting, he would address the Committee as the local Ward Member and would then leave the Meeting for the remainder of the debate and vote.

**MATTERS DELEGATED TO COMMITTEE**

PL/95. **TREE PRESERVATION ORDER NO. 338 – LAND AT BRIDGE STREET, CASTLE GRESLEY**

It was reported that this Tree Preservation Order had been made in respect of a woodland area on land at Bridge Street, Castle Gresley. The reasons for the Order were outlined and Members were reminded that an appeal against a refusal of planning permission for the residential development of the site had been dismissed. The Inspector had attached little weight to the importance of the trees in their contribution to the amenity of the area but greater weight to the site's function as part of the wider area of open space.

A letter of objection to the Order had been received from the landowner's consultant, the contents of which were outlined together with the responses from the Council's consultant landscape architect/arboriculturist.

Notwithstanding the appeal Inspector's conclusion when considering the possible development of the site, it was felt that the woodland had good

amenity value and was an intrinsic valuable gateway/entrance to the parklands that would mature and develop further. It was well seen by cars, pedestrians, walkers, dog walkers and from local houses and contributed towards the linear green roadside buffer.

**RESOLVED:-**

***That the Order be confirmed without modification.***

PL/96. **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/97. **THE ERECTION OF 15 DWELLINGS AND ANCILLARY WORKS ON LAND AT WOOD STREET, CHURCH GRESLEY (9/2010/1081/SMD)**

It was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence from Derwent Living and an amendment to condition no. 19 was now proposed, as there was no evidence of bats on the site. Mrs. H. Worker (objector) and Mr. A. Rice (agent) attended the meeting and addressed Members on this application.

**RESOLVED:-**

***That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services, with condition no. 19 being amended to require the provision of five sparrow nest bird boxes in the adjacent trees, as recommended by Evolution Ecology and an additional condition also be imposed to secure occupation and management of the dwellings as affordable housing.***

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

PL/98. **THE PRUNING AND REMOVAL OF TREES COVERED BY SOUTH DERBYSHIRE DISTRICT COUNCIL TREE PRESERVATION ORDERS NOS. 63 AND 65 ON LAND AT WOOD STREET, CHURCH GRESLEY (9/2010/1137/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 Planning Services.***

- PL/99. **A RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF LAND TO USE AS A RESIDENTIAL CARAVAN SITE FOR FOUR GYPSY FAMILIES, EACH WITH TWO CARAVANS, INCLUDING LAYING OF HARDSTANDINGS, IMPROVEMENT OF ACCESS AND ERECTION OF AMENITY BLOCKS ON LAND AT SUTTON ROAD, CHURCH BROUGHTON (9/2010/1085/U)**

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

The Head of Planning Services provided an update with regard to the court injunction. Reference was also made to correspondence from the agent relating to information on the additional family on the site. Mr. D. Rawson (objector) and Ms. S. Spencer (on behalf of the applicants) attended the Meeting and addressed Members on this application.

**RESOLVED:-**

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

(Councillor Bale declared predetermination or apparent bias in this matter and as a non-Member of the Committee for the Meeting, addressed the Committee as the local Ward Member and then left the Meeting for the remainder of the debate and vote.)

- PL/100. **THE CHANGE OF USE OF FORMER PUBLIC TOILETS TO OFFICES AT REPTON TOILETS, BURTON ROAD, REPTON (9/2010/0991/U)**

**RESOLVED:-**

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

- PL/101. **APPEAL DECISIONS**

The contents of the following reports were noted:-

**Appeals Dismissed**

- (a) The conversion of an existing farm building to a live-work unit on land adjoining Netherseal Road, Netherseal.
- (b) The replacement of two second-floor front elevation windows with sash windows at No. 55 Castle Street, Melbourne.
- (c) The erection of a replacement dwelling at Rio Vista, Swarkestone Road, Weston-on-Trent, without complying with a condition attached to planning permission 9/2007/0765/F.
- (d) The erection of fascia signs at Co-operative Travel, No. 38 High Street, Swadlincote.

Appeals Allowed

- (a) The use of land to the rear of Units A and B, Stenson Fields Industrial Estate for the storage of contractors' vehicles, equipment, machinery, and storage containers and materials.
- (b) The use of land to the rear of Units A and B, Stenson Fields Industrial Estate for the storage of civil engineering contractors' vehicles, equipment, machinery, and storage containers and materials.

M. FORD

CHAIRMAN

The Meeting terminated at 7.10 p.m.