

DEVELOPMENT CONTROL COMMITTEE

4th October 2005

PRESENT:-

Labour Group

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

Conservative Group

Councillors Bale, Mrs. Hood (substitute for Councillor Bladen), Lemmon, Mrs. Littlejohn (substitute for Councillor Ford) and Mrs. Renwick (substitute for Councillor Atkin).

Independent Member

Councillor Mrs. Walton.

APOLOGIES

Apologies for absence from the Meeting were received from Councillor Dunn (Labour Group) and Councillors Atkin, Bladen and Ford (Conservative Group).

DC/58. **MINUTES**

The Open Minutes of the Meetings held on 23rd August and 13th September 2005 were taken as read, approved as true records and signed by the Chair.

DC/59. **REPORT OF MEMBER**

The Chair advised Members that the visit to Connah's Quay Power Station would now take place on 18th October 2005. Members were encouraged to advise the Development Control Manager of any known questions beforehand to enable appropriate answers to be provided during the visit.

MATTERS DELEGATED TO COMMITTEE

DC/60. **DEVELOPMENT CONTROL STATISTICS FOR THE FOURTH QUARTER OF 2004/05 (JANUARY TO MARCH 2005)**

It was reported that statistics had recently been released by the Government on the speed of decision-making of local planning authorities in England for the quarter ending 31st March 2005. This Council had determined 80% of its applications in eight weeks during this period and was positioned joint third in Derbyshire along with Bolsover, with the highest being North-East Derbyshire and Erewash at 89%. In this and the preceding quarter, this Council had exceeded the Government's targets for all three application types for speed of decision-making. It was noted that the number of decisions made was only exceeded by three authorities. It was also noted that the authority was performing extremely well compared with neighbouring

authorities and Members expressed their congratulations to the Officers concerned within the Planning Services Division.

RESOLVED:-

That the report be noted and Members' sentiments be conveyed to the staff concerned.

DC/61. **ALLEGED UNTIDY SITE – LAND TO THE SOUTH OF MILL LANE, MILTON**

It was reported that following a complaint received at the end of March 2005 relating to an alleged untidy site, several inspections had been carried out at this location. The land was situated to the south of Mill Lane, between the brook and No. 89 Main Street, Milton, which was in agricultural occupation. The land had been rented by the occupier of No. 89 Main Street for a considerable period. The site was affected by a large stack of logs which appeared to have been present on the site for a considerable time, together with two agricultural trailers and various items of material, largely metal, of an apparently agricultural nature. The rear of the site and some of the stored items were overgrown by vegetation. There was also a pile of apparently imported wood and other material stacked for burning on the land but contact with the tenant had resulted in its subsequent removal.

The tenant had confirmed in writing that the land had been in use for the storage of timber in connection with a nearby saw mill for many years and had also confirmed that trailers and other items had been present on the land for an extended period. He had also confirmed that the land had been used for many years in connection with normal agricultural activities. A further site inspection at the end of August 2005 had revealed that the serviceable trailers had been removed from the land and weeds were growing on the frontage.

The need for formal Untidy Site action concerned whether the land was reasonable for its current purpose. The land was certainly prominent and its appearance was not ideal but as it appeared to have enjoyed its current use for many years, this added weight to the likelihood that an Untidy Site Notice could be readily defended on the basis that the land was reasonable for the purpose. Accordingly, it was considered that action at the present time would not be expedient but due to the prominence of the land in the street scene, it was considered prudent to monitor the condition of the land on a regular basis. If there was a material deterioration in the condition of the land or any unauthorised use of the land, the matter could be reported further to the Committee.

RESOLVED:-

That no action be taken at the present time and the site be monitored on a regular basis.

DC/62. **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. The following items were noted:-

Appeal Dismissed

Variation of condition No. 3 of planning permission 9/879/801 to allow for use of land as a caravan and camping site for up to 50 touring caravans incorporating an extension to the site at Lees Hall Farm, Boylestone (9/2004/0308)

Appeals Allowed

- (a) The erection of a detached dwelling on land adjacent to No. 11 Heron Drive, Woodville (9/2004/1320).
- (b) The erection of a bungalow (all matters reserved) at No. 789 Burton Road, Midway (9/2004/1065).

DC/63. **PLANNING APPROVALS****RESOLVED:-**

That the following applications be granted, subject to the conditions set out in the reports of the Head of Planning Services and to any matters annotated:-

- (a) The change of use of outbuilding to office with alterations and the retention of hardstanding at The Hill Lodge, Deep Dale Lane, Barrow-on-Trent (9/2005/0807/U) – reference was made to the receipt of an amended plan indicating a reduced area of hardstanding.***
- (b) The felling of a cherry tree at No. 35 Penn Lane, Melbourne (9/2005/0948/TC) – subject to a request for the planting of a replacement tree.***
- (c) The erections of extensions and alterations at No. 67 Pack Horse Road, Melbourne (9/2005/0965/FH).***

DC/64. **PLANNING REFUSALS****RESOLVED:-**

That the following applications be refused for the reasons set out in the reports of the Head of Planning Services:-

- (a) The erection of 4 dwellings and associated parking, new garage for No. 2 Oversetts Road and formation of an access road on land at Nos. 2 – 18 Oversetts Road, Newhall (9/2005/0891/F).***
- (b) The change of use of building from general recreational use to part 1 bedroomed dwelling, part B1 use (personal to occupier) and part recreational/domestic purposes at Recreational Livery Yard at O.S. Field No. 9830, Coton Park, Linton (9/2005/0892/U).***

T. SOUTHERD

CHAIR

The Meeting terminated at 6.15pm

