

DEVELOPMENT CONTROL COMMITTEE

25th April 2006

PRESENT:-

Labour Group

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

Conservative Group

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

Independent Member

Councillor Mrs. Walton.

(Councillor Taylor also attended the Meeting and, with the approval of the Chair, spoke to Minute No. DC/127(c)).

APOLOGIES

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

DC/120.MINUTES

The Open Minutes of the Meetings held on 7th March 2006 and 6th April 2006 and the Exempt Minutes of the Meeting held on 7th March 2006 were taken as read, approved as true records and signed by the Chair.

DC/121.DECLARATIONS OF INTEREST

Councillor Southerd (Chair) declared a prejudicial interest in planning application No. 9/2005/1240/D (Minute No. DC/127(c)) as Chair of a Liaison Group relating to Woodville Woodlands.

Councillor Hood declared a personal interest in planning application Nos. 9/2005/1228/F, 9/2005/1229/F and 9/2005/1230/L (Minute Nos. DC/123(b), (c), (d)), as a member of the Country Landowners Association.

DC/122.MEMBERS' QUESTIONS AND REPORTS

The Chair asked that all requests from Members for items to be submitted to the Development Control Committee should be forwarded to the Planning Division in writing to ensure that a proper audit trail was in place.

**RESOLVED:-**

***That all requests from Members for items to be submitted to the Committee be submitted to the Planning Division in writing and a pro-forma letter be prepared for Members to use for this purpose.***

MATTERS DELEGATED TO COMMITTEE

DC/123. SITE VISITS

- (a) The demolition of the existing dwelling and the erection of two detached dwellings on the site of Olivette and the Briars, Dalbury Lees (9/2005/1261/F)

Further to Minute No. DC/117(d) of 6th April 2006, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to an additional letter received from a neighbour.

Consideration was given to the application and, it was,

**RESOLVED:-**

***That planning permission be refused on the grounds of poor relationship to existing scale and character of the settlement and unacceptable impact on neighbouring dwellings.***

- (b) The erection of a dwelling at Sealwood Cottage Farm, Seal Wood Road, Linton (9/2005/1228/F)

Further to Minute No. DC/117(a) of 6th April 2006, 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 Head of Planning Services to the Meeting held on 6th April 2006 and subject to a Section 106 Agreement to secure the following:-***

- ***The revocation of an earlier planning permission for extensions to the cottage.***
- ***The restoration of the Listed Building before the new development is commenced.***
- ***Limited public access to the Listed Building.***
- ***Strict limitations on the usage of Sealwood Cottage(s) as holiday lets.***

(Councillor Southern wished it to be recorded that he had voted against this decision. Councillor Hood declared a personal interest in this application as a member of the Country Landowners Association.)

- (c) The conversion of an existing cottage into two holiday cottages at Sealwood Cottage Farm, Seal Wood Road, Linton (9/2005/1229/F)

Further to Minute No. DC/117(b) of 6th April 2006, 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 Head of Planning Services to the Meeting held on 6th April 2006 and to additional conditions relating to the availability of the properties only as holiday lets and subject to a Section 106 Agreement to secure the following:-***

- ***The revocation of an earlier planning permission for extensions to the cottage.***
- ***The restoration of the Listed Building before the new development is commenced.***
- ***Limited public access to the Listed Building.***
- ***Strict limitations on the usage of Sealwood Cottage(s) as holiday lets.***

(Councillor Hood declared a personal interest in this application as a member of the Country Landowners Association.)

- (d) The conversion of an existing cottage into two holiday cottages at Sealwood Cottage Farm, Seal Wood Road, Linton 9/2005/1230/L)

Further to Minute No. DC/117(c) of 6th April 2006, 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 Head of Planning Services to the Meeting held on 6th April 2006 and subject to a Section 106 Agreement to secure the following:-***

- ***The revocation of an earlier planning permission for extensions to the cottage.***
- ***The restoration of the Listed Building before the new development is commenced.***
- ***Limited public access to the Listed Building.***
- ***Strict limitations on the usage of Sealwood Cottage(s) as holiday lets.***

(Councillor Hood declared a personal interest in this application as a member of the Country Landowners Association.)

**DC/124. DEVELOPMENT CONTROL STATISTICS FOR THE THIRD QUARTER OF 2005/2006 (OCTOBER TO DECEMBER 2005)**

It was reported that statistics had been released by the Government on the speed of decision making of Local Planning Authorities in England for the quarter ending 31st December 2005. This Council had achieved two of its three BVPI targets during the quarter (the target for major applications was missed by 15%).

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

**RESOLVED:-**

***That the report be noted.***

DC/125. TREE PRESERVATION ORDER NO. 254 - LAND AT DARKLANDS ROAD, SWADLINCOTE

It was reported that this Tree Preservation Order was made on 16<sup>th</sup> November 2005 in respect of seven London plane trees located on Darklands Road, Swadlincote. The Order was made as the seven trees were within the National Forest and were of significant amenity value within the street scene. Comments had been received from the occupier of No. 93 Darklands Road, indicating that there had been several incidents involving double decker buses colliding with the tree outside his property. The occupier of No. 91 Darklands Road had also stated that the tree was leaning, that its roots had damaged the pavement and been struck by buses on three occasions. In addition, the occupier of No. 83 Darklands Road had declared that the trees disturbed the ground, covered the street lamps and obstructed buses using the road.

In response to these comments, Officers felt that this did not detract from the amenity value of the tree and an application to prune the tree would be assessed on its merits.

**RESOLVED:-**

***That this Tree Preservation Order be confirmed without modification.***

DC/126. 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.

DC/127. 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 conversion of farm buildings to 10 residential units with associated access and parking at Grange Farm, Coton Park, Linton (9/2005/0406/M) – subject to a Section 106 Agreement requiring a contribution of £4,440 towards healthcare provision (£444 per dwelling).***
- (b) The conversion of farm buildings to 10 residential units with associated access and parking at Grange Farm, Coton Park, Linton (9/2005/0407/L) - subject to a Section 106 Agreement requiring a contribution of £4,440 towards healthcare provision (£444 per dwelling).***
- (c) The approval of reserved matters following grant of planning permission 9/2001/0050/O for the design of the eastern section of the link road, a new access for 210 High Street and the making up to adoptable standards of a section of South Street at No. 210***

***High Street and land at Butt Lane and South Street adjoining residential development site at Woodville Pipe Works off Moira Road, Woodville (9/2005/1240/D) – Reference was made to additional representations received from the County Highways Authority, the Parish Council and neighbours. In addition, it was agreed that a letter to both Highway Authorities be drafted in support of comments made by Thorn Street residents.***

(Councillor Southerd (Chair) withdrew from the Meeting during the consideration and determination of this application as he had declared a prejudicial interest as Chair of a Liaison Group relating to Woodville Woodlands – Councillor Shepherd (Vice-Chair) assumed the Chair).

DC/128. LOCAL GOVERNMENT ACT 1972 (AS AMENDED BY THE LOCAL GOVERNMENT [ACCESS TO INFORMATION] ACT 1985)

**RESOLVED:-**

***That, in accordance with Section 100(A)(4) of the Local Government Act 1972 (as amended), the press and public be excluded from the remainder of the Meeting as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraphs of Part 1 of the Schedule 12A of the Act indicated in brackets after each item.***

**MINUTES**

***The Exempt Minutes of the Meeting held on 6th April 2006 were received.***

T. SOUTHERD

CHAIR