

DEVELOPMENT CONTROL COMMITTEE

25th August 2009

PRESENT:-

Conservative Group

Councillor Ford (Chairman), Councillor Mrs. Plenderleith (Vice-Chairman) and Councillors Bale, Bladen, Jones, Lemmon, Stanton and Watson.

Labour Group

Councillors Mrs. Lane (substitute for Councillor Dunn), Richards, Shepherd and Southerd.

Independent/Non-Grouped Member

Councillor Mrs. Brown.

The following Members also attended the Meeting and, with the approval of the Chairman, spoke to the Minute No. indicated:-

Councillor Mrs. Patten – Minute No. DC/47

Councillor Mrs. Farrington

APOLOGY

An apology for absence from the Meeting was received from Councillor Dunn (Labour Group).

DC/44. **DECLARATIONS OF INTEREST**

Councillors Bale, Mrs. Lane and Southerd declared prejudicial interests in planning application 9/2009/0515/L (Minute No. DC/51), in their capacity as Members of the Heritage Grants Sub-Committee, which had recently grant-aided the works relating to the application.

MATTERS DELEGATED TO COMMITTEE

DC/45. **'SOUTHLANDS', FINDERN LANE, BURNASTON**

Members were reminded, that under Minute No. DC/40 of 28th July 2009, contrary to the recommendation, planning permission 9/2003/0373/U had been granted for the conversion of an existing outbuilding to residential use at the above property. The Committee now considered appropriate conditions to be imposed on the planning permission, on which the applicant's comments had been sought. One area of dispute related to proposed condition No. 2, which made reference to the requirement for subsequent occupiers of the premises to be registered disabled. The applicant considered this part of the condition to be unreasonable since it would place a considerable strain on the future viability of the farm and stressed that permission had been granted to allow the applicant to continue with his farming activities. Such a condition would

severely limit the marketing of the site to a point where the farm would cease to exist and he had therefore requested that the second part of proposed condition No. 2 be removed.

The Head of Planning Services considered that the applicant required specialist accommodation to enable his association with the farm to continue, rather than a new dwelling being required to meet the needs of the agricultural enterprise, since that was already met by the existing dwelling. Planning permission had been granted as it was considered that the new property would contribute towards an unmet need for specialist accommodation in rural areas, hence the recommended wording of condition No. 2.

RESOLVED:-

That the conditions (including the wording of condition no. 2 as recommended by officers) of planning permission 9/2009/0373 together with reasons and informative, as recommended by the Head of Planning Services, be approved.

DC/46. **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/47. **THE ERECTION OF PROPOSED NEW CLASS A1 FOOD RETAIL STORE WITH ASSOCIATED CAR PARKING, SERVICING AND LANDSCAPING INCORPORATING SDDC RECYCLING AREA ON LAND ADJACENT TO HUNTSPILL ROAD/THE MEASE, HILTON (9/2009/0436/SRF)**

Members of the Committee had visited the site prior to the Meeting. Charles Robinson (objector) and Jonathan Wood (agent) attended the Meeting and addressed Members on this application. The Head of Planning Services advised that the word “not” should be deleted from condition No. 14.

RESOLVED:-

That consideration of the application be deferred for further consultation regarding the location of the building within the site and landscaping details.

DC/48. **APPROVAL OF RESERVED MATTERS OF APPLICATION 9/0890/0515 FOR THE ERECTION OF 309 DWELLINGS AND ASSOCIATED WORKS AT PHASE 5, LAND TO THE SOUTH-EAST OF SWADLINCOTE LANE, CASTLE GRESLEY (9/2009/0240/RM)**

RESOLVED:-

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

- DC/49. APPROVAL OF RESERVED MATTERS OF APPLICATION 9/2006/0329 FOR SITING, DESIGN AND EXTERNAL APPEARANCE OF GOLF CLUBHOUSE, ADMINISTRATION BUILDING AND DRIVING RANGE, ASSOCIATED LEISURE BUILDING AND HOTEL TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING ON LAND AT TETRON POINT (FORMER NADINS SITE), WILLIAM NADIN WAY, SWADLINCOTE (9/2009/0355/SSR)

RESOLVED:-

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

- DC/50. THE VARIATION OF CONDITION NO. 11 OF PLANNING PERMISSION 9/2006/0329 RELATING TO REVISED LANDSCAPING LAYOUT ON LAND AT TETRON POINT (FORMER NADINS SITE) WILLIAM NADIN WAY, SWADLINCOTE (9/2009/0527/BM)

The Head of Planning Services reported correspondence received from Derbyshire County Council.

RESOLVED:-

- (1) *That planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services.*
- (2) *That the Head of Planning Services, in consultation with the Chairman of the Committee, be authorised to approve additional or amend existing conditions arising from any issue in the response received from Derbyshire County Council.*

- DC/51. THE REMOVAL OF CONDITION NO. 9 OF PLANNING PERMISSION 9/2008/0577 TO ALLOW TWELVE GYPSY CARAVANS TO BE SITED IN ADDITION TO THE ORIGINAL CARAVAN APPROVED UNDER PLANNING PERMISSION 9/2000/0119 AT FORMER CASTLE VIEW SERVICE STATION, UTOXETER ROAD, FOSTON (9/2009/0439/B)

RESOLVED:-

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

- DC/52. ALTERATIONS AND REPAIRS TO THE FRONT ELEVATION AT NO. 63 CASTLE STREET, MELBOURNE (9/2009/0515/L)

It was reported that as the works had already commenced, the proposed condition was no longer appropriate.

RESOLVED:-

That planning permission be granted.

(Councillors Bale, Mrs. Lane and Southerd declared prejudicial interests in this application, in their capacity as Members of the Heritage Grants Sub-Committee, which had recently grant-aided the works relating to this application and withdrew from the Meeting during the consideration and determination thereof.)

DC/53. **PLANNING APPEALS**

The contents of the following reports were noted:-

Appeals Dismissed:-

- (a) The erection of a new dwelling at No. 27 Tower Road, Hartshorne (9/2008/0880/O).
- (b) The erection of a single two-bedroom dwelling on land to the rear of Nos. 75 and 77 Coton Park, Linton (9/2008/0892/FM).
- (c) The retention of an existing caravan used for security purposes on land adjacent to Heath House, Linton Heath, Linton (9/2008/0940/NO).
- (d) The change of use and the creation of hardstanding areas for the siting of sectional buildings/garden sheds, a show area and office at Staker Flatt Farm, Staker Lane, Mickleover (9/2008/1047/U).
- (e) The change of use of agricultural land to residential curtilage at Cedars Farm, Dalbury Lees (9/2008/1071/U).
- (f) The erection of a two-storey side extension at No. 10 Hawthorn Close, Hilton (9/2008/0703/FH) – Enforcement Notice upheld.

M. FORD

CHAIRMAN

The Meeting terminated at 7.50 p.m.