

DEVELOPMENT CONTROL COMMITTEE

19th January 2006

PRESENT:-

Labour Group

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

Conservative Group

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

APOLOGIES

Apologies for absence from the Meeting were received from Councillor Ford (Conservative Group) and Councillor Mrs. Walton (Independent Member).

DC/87. **MEMBERS' QUESTIONS AND REPORTS**

Councillor Richards referred to the ongoing untidy condition of an area of land on the corner of Oversetts Road and Main Street, Newhall. The Head of Planning Services advised that this site was in multi-ownership. However, some parts had now been tidied and additional notices would be served imminently.

MATTERS DELEGATED TO COMMITTEE

DC/88. **SITE VISIT**

The erection of an extension and new building for light industrial B1/Storage and Distribution B8 use at the Old Dairy, Bladon Paddocks, Newton Road, Newton Solney (9/2005/0518/F1)

Further to Minute No. DC/85 of 13th December 2005, 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 13th December 2005, together with additional conditions relating to hedges and visibility splays.

DC/89. **DEVELOPMENT CONTROL STATISTICS FOR THE FIRST QUARTER OF 2005/2006 (APRIL TO JUNE 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 30th June 2005. This Council achieved all three BVPI targets for both the quarter and the year to date. This was also achieved by five other Derbyshire Authorities but was failed by three and both non-Derbyshire neighbouring authorities. It was noted that the number of decisions made was only exceeded by Derby City Council.

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

RESOLVED:-

That the report be noted.

DC/90. **NON-COMPLIANCE WITH ENFORCEMENT NOTICE - LAND AND DWELLING KNOWN AS NO. 124 HIGH STREET, REPTON.**

It was reported that the above land and dwelling had been subject to a long-standing complaint with respect to its unauthorised use as a base for the operation of mini-coaches and, originally, private hire cars. The private hire car aspects of the matter had ceased but the mini-coach operations remained extant. Attempts to ascertain the extent of the operation via a Planning Contravention Notice issued in late 2003 had proved unsuccessful, but up to three mini-coaches had been observed at the property. The scale of operation constituted a material change of use requiring the submission of a planning application. The on-street parking of these vehicles had also given rise to concern by the County Highways Department, which considered that the regular presence of the vehicles on the highway had a detrimental effect on the free and safe flow of traffic on Main Street, which was a classified road.

An Enforcement Notice requiring the cessation of the use and the removal of the mini-coaches was issued under delegated powers on 4th March 2005. No appeal against the Notice had been lodged and subsequent site inspections had revealed that the use was persisting with a continued adverse effect on traffic flow past the property.

RESOLVED:-

That the Head of Legal and Democratic Services be authorised to institute legal proceedings in respect of non-compliance with the Enforcement Notice, subject to the availability of the necessary evidence.

DC/91. **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 contents of the following reports were noted:-

Appeals Allowed

- (a) The erection of a one-storey house extension at No. 616 Burton Road, Midway (9/2004/1579/F).
- (b) The use of land to the north of Uttoxeter Road, Hilton for the siting of residential gypsy caravans (9/2004/1472/U).

With regard to this appeal, Members expressed concern that, as the appellant had varied the proposal at the start of the Hearing, the application considered by the Inspector was significantly different to the scheme that had originally been considered and refused by the Council. Members felt that the Inspector should have requested the submission of a new application, and the Head of Planning Services agreed to seek advice from the legal section with regard to this issue.

DC/92. **PLANNING APPROVAL**

RESOLVED:-

That the following application be granted, subject to the conditions set out in the report of the Head of Planning Services:-

- (a) The erection of a bungalow adjacent to the existing bungalow at No. 10 Longlands Lane, Findern (9/2005/1409/F).***

DC/93. **PLANNING REFUSAL**

RESOLVED:-

That the following application be refused for the reason set out in the report of the Head of Planning Services:-

- (a) The installation of photovoltaic panels to the existing south facing roof pitch at Tythe Barn, Derby Road, Swarkestone (9/2005/1199/L).***

T. SOUTHERD

CHAIR

The Meeting terminated at 6.40 p.m.