

PLANNING COMMITTEE

1st November 2011

PRESENT:-

Conservative Group

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

Labour Group

Councillors Bell, Mulgrew, Rhind (substitute for Councillor Richards), Shepherd, Southerd and Stuart.

The following Members also attended the Meeting and, with the approval of the Chairman, spoke to the Minutes Nos. indicated:-

Councillor Atkin
Councillor Dunn
Councillor Frost – Minute No. PL/84
Councillor Mrs. Patten – Minute No. PL/81
Councillor Mrs. Plenderleith – Minute No. PL/81
Councillor Wheeler

PL/77. **APOLOGIES**

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

PL/78. **DECLARATIONS OF INTEREST**

Councillor Mrs. Brown declared a prejudicial interest in planning application 9/2011/0769/FH (Minute No. PL/80), as she was the applicant. Councillor Ford declared a prejudicial interest in planning application CW9/2011/0002/CW (Minute No. PL/81) as a Member of the County Planning Authority, which would determine the application. Councillor Mrs. Brown declared a personal interest in planning application 9/2011/0723/FM (Minute No. PL/83) as she was aware that the applicant and his wife were involved with the local branch of the South Derbyshire Conservative Association. However, she did not know them and did not attend Branch Meetings. Councillors Mrs. Patten, Mrs. Plenderleith and Wheeler declared prejudicial interests in planning application 9/2011/0723/FM (Minute No. PL/83) as acquaintances of the applicant. Councillors Ford and Jones declared personal interests in planning application 9/2011/0828/NT (Minute No. PL/89) as Members of Derbyshire County Council, which owned the land on which the proposed pole would be sited.

MATTERS DELEGATED TO COMMITTEE

PL/79. REPORT OF THE HEAD OF COMMUNITY AND PLANNING SERVICES

The Head of Community and 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/80. THE EXTENSION AND CONVERSION OF A DETACHED GARAGE TO A GRANNY ANNEXE AT THE OLD RECTORY, CHURCH ROAD, EGGINTON (9/2011/0769/FH)

RESOLVED:-

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

(Councillor Mrs. Brown declared a prejudicial interest in this application as the applicant and withdrew from the Meeting during the consideration and determination thereof).

PL/81. PROPOSED ERECTION OF A 2,500 BREEDING SOW PIG REARING UNIT WITH GRAIN STORE, FEED MILL, FEED HOPPERS, MESS BLOCK, WATER TREATMENT BUILDINGS TOGETHER WITH STORAGE BUILDINGS FEEDING AN ASSOCIATED ANAEROBIC DIGESTION FACILITY, SERVICE BUILDING, DIGESTATE AND METHANE GAS STORAGE TANKS SUPPLYING AN ELECTRICITY GENERATION FACILITY AND INCORPORATING A VISITOR CENTRE, 4 AGRICULTURE WORKERS' DWELLINGS AND GARAGING, STRATEGIC LANDSCAPING, INCLUDING THE FORMATION OF BUNDS, A SURFACE WATER ATTENUATION POND AND RAINWATER RETENTION AREA WITH SITE PARKING FACILITIES, WEIGHBRIDGES, SECURITY FENCING AND ASSOCIATED INFRASTRUCTURE UNDER DCC CW9/0311/174 AT LAND OFF UTTOXETER ROAD, FOSTON (CW9/2011/0002/CW)

Councillor Ford (Chairman) declared a prejudicial interest in this application as a Member of the County Planning Authority, which would determine the application and withdrew from the Meeting during the consideration and determination thereof. Councillor Mrs. Brown (Vice-Chairman) assumed the Chair for the item.

Members of the Committee had visited the site prior to the Meeting on 31st May 2011, when consideration of the application was deferred. Several corrections were made to the report and Members expressed concerns regarding traffic, noise, smell and potential health risks. It was considered that the application was contrary to strategic planning policy as an agricultural industrial development in the open countryside.

RESOLVED:-

- (1) *That the County Planning Authority be advised that this Council objects to the proposal and the Head of Community and Planning Services be authorised to submit an appropriate response, in consultation with the Vice-Chairman of the Committee, on the basis of the Committee's concerns.*
- (2) *That a copy of the response be forwarded to all Members of the Council for information.*

PL/82. **ERECTION OF NEW INDOOR RIDING SCHOOL, PROVISION OF REPLACEMENT OUTDOOR MANEGE, TOGETHER WITH ASSOCIATED ACCESS AND PARKING ARRANGEMENTS AT WOODSIDE FARM, GRANGEWOOD (9/2011/0438/NO)**

Members of the Committee had visited the site prior to the Meeting. Mr. A. Thomas (agent) attended the Meeting and addressed Members on this application.

Members expressed concern at the position of the proposed access onto Clifton Road and considered that an access onto Grangewood would be preferable.

RESOLVED:-

That consideration of the application be deferred to enable further discussions to be held with the applicants and the County Highways Authority regarding the provision of an alternative access onto Grangewood.

PL/83. **THE ERECTION OF THREE DWELLINGS ON THE SITE OF THE EXISTING TENNIS COURT AT ETWALL LAWN, NO. 82 MAIN STREET, ETWALL (9/2011/0723/FM)**

Members of the Committee had visited the site prior to the Meeting. Mr. B. Wolsey (on behalf of objectors) and Mr. J. Wren (agent) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be refused for the reason set out in the report of the Head of Community and Planning Services.

(Councillor Mrs. Brown declared a personal interest in the application, as she was aware that the applicant and his wife were involved with the local branch of the South Derbyshire Conservative Association. Councillor Mrs. Brown wished it to be recorded that she abstained from voting on the application. Councillors Mrs. Patten, Mrs. Plenderleith and Wheeler declared prejudicial interests in the application as acquaintances of the applicant and withdrew from the Meeting during the consideration and determination thereof).

PL/84. **OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE ERECTION OF A DWELLING ON LAND TO THE NORTH-EAST OF NO. 1 CHURCH CROFT, COTON-IN-THE-ELMS (9/2011/0725/FO)**

Members of the Committee had visited the site prior to the last Meeting. Mr. M. Deakin (applicant) attended the Meeting and addressed Members on this application.

Whilst noting that the application site was currently just outside the village confines, Members expressed sympathy with the applicant in this case.

RESOLVED:-

- (1) That planning permission refused for the reasons set out in the report of the Head of Community and Planning Services.***
- (2) That the applicant be advised of the appropriate procedures to follow in respect of the possible amendment of the current village confines.***

PL/85. **THE INSTALLATION OF SOLAR PANELS AT THE DAIRY, HALL FARM, MAIN STREET, NETHERSEAL (9/2011/0735/FH)**

Members of the Committee had visited the site prior to the Meeting. Mr. D. Savory (applicant) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be refused for the reason set out in the report of the Head of Community and Planning Services.

PL/86. **CHANGE OF USE OF APPROXIMATELY 2.5 HECTARES OF GRASSLAND INTO HARD STANDING FOR USE AS A STOCK YARD AT KEYSTONE LINTELS LIMITED, RYDER CLOSE, CASTLE GRESLEY (9/2011/0685/SGF)**

Members of the Committee had visited the site prior to the Meeting. A letter from the applicant company was read to the Committee. Mr. A. Neal (applicant company) attended the Meeting and addressed Members on this application. A request was made that the condition relating to working hours should specify from 7.00 a.m. to 9.00 p.m. on Mondays to Fridays and 7.00 a.m. to 4.00 p.m. on Saturdays. It was understood that the company had recently been working closely with the Environmental Health Department to achieve suitable working hours.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Community and Planning Services, with condition No. 3 being amended to reflect suitable working hours requested by the applicant company to be agreed by the Head of Community and Planning Services with the Environmental Health Officer

and to additional conditions requiring the submission of a scheme for the relocation of the bund on the site together with its landscaping and the submission of a Flood Risk Assessment including a subsequent drainage scheme.

(At 8.30 p.m., it was agreed that the Meeting should continue, pursuant to Council Procedure Rule No. 9).

- PL/87. **APPLICATION FOR PLANNING PERMISSION TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION OF OUTLINE PLANNING PERMISSION 9/2007/0020 (APPEAL REF: APP/F1040/A/07/2038653): PROPOSED RESIDENTIAL DEVELOPMENT, COMMUNITY BUILDINGS, ROADS AND OPEN SPACE ON LAND AT STENSON FIELDS FARM, STENSON ROAD, STENSON FIELDS (9/2011/0484/MR)**

Mr. R. Galig (applicant company) attended the Meeting and addressed Members on this application.

RESOLVED:-

That, subject to the applicant company undertaking to apply the original Section 106 Agreement in equal terms to the extended permission, planning permission be granted, subject to the conditions set out in the report of the Head of Community and Planning Services.

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

- PL/88. **THE ERECTION OF FOUR RETAIL UNITS INCLUDING ASSOCIATED PARKING AND LANDSCAPING WORKS ON LAND OFF GLAMORGAN WAY ADJACENT GRESLEYDALE HEALTH CENTRE, CHURCH GRESLEY (9/2011/0773/NO)**

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Community and Planning Services and to an amended condition relating to delivery hours to be agreed by the Head of Community and Planning Services with the Environmental Health Officer.

- PL/89. **THE PROVISION OF A 15 METRE HIGH STREETWORKS TELECOMMUNICATIONS POLE WITH O2 AND VODAFONE ANTENNAS LOCATED BEHIND A SHROUD, ONE SMALL SCALE EQUIPMENT CABINET, ONE AC METER PILLAR AND MINOR ANCILLARY WORKS AT SITE ON THE GRASS VERGE FRONTING THE DRUM AND MONKEY PUBLIC HOUSE, CASTLE GRESLEY (9/2011/0828/NT)**

Members of the Committee had visited the site prior to the Meeting.

RESOLVED:-

That, contrary to the recommendation, approval of details be refused for reasons relating to an inappropriate siting, being detrimental to the area.

(Councillors Ford and Jones declared personal interests in this application, as Members of Derbyshire County Council, which owned the land on which the proposed pole would be sited).

M. FORD

CHAIRMAN

The Meeting terminated at 9.00 p.m.