

PLANNING COMMITTEE (EXTRAORDINARY)

12 December 2023

PRESENT:

Labour Group

Councillor G Jones (Chair) and Councillor Shepherd (Vice-Chair)
Councillors M Gee, S Harrison (substituting for Councillor J Carroll),
M Mulgrew (substituting for Councillor I Hudson), A Jones, L Mulgrew, and
K Storey.

Conservative Group

Councillors K Haines, A Kirke and D Muller.

Liberal Democrats

Councillor J Davies

Non-Grouped

Councillor A Wheelton.

In Attendance

Councillor J Carroll
Councillor D Corbin
Councillor N Tilley

PL/126 **APOLOGIES**

The Committee was informed apologies had been received from Councillor I Hudson (Labour Group).

PL/127 **DECLARATIONS OF INTEREST**

The Committee was informed that Councillor Muller declared a non-pecuniary interest in item PL/131 by virtue of being an County Councillor.

PL/128 **QUESTIONS BY MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE NO.11**

The Committee was informed that no questions had been received.

MATTERS DELEGATED TO COMMITTEE

PL/129 **REPORT OF THE STRATEGIC DIRECTOR (SERVICE DELIVERY)**

The Strategic Director (Service Delivery) submitted reports for consideration and determination by the Committee and presented oral reports to the Meeting to update Members as necessary. Consideration was then given thereto and decisions were reached as indicated.

PL/130 **PROVISION OF TIMBER STORAGE BUILDING, EXTENSION TO EXISTING TIMBER AND MACHINERY STORE, INSTALLATION OF FOUL PACKAGE TREATMENT PLANT AND LAYING OUT OF PARKING SPACES AND REVISED YARD ACCESS LOCATIONS, TOGETHER WITH NEW LANDSCAPE SCREENING FOR THE EXISTING WOODYARD AND REGULARISATION OF HISTORIC LOG STORAGE AREA AT BUILDINGS FARM, TICKNALL ROAD, HARTSHORNE, SWADLINCOTE, DE11 7AU. – DMPA/2023/0814**

The Planning Delivery Team Leader presented the report to the Committee and outlined the key points of the application, noting information received regarding landownership.

Members considered the application and discussed the merits of a site visit.

RESOLVED:

That planning permission be deferred to allow Members to visit the site.

PL/131 **THE DEMOLITION EXISTING BUILDING AND THE ERECTION OF FIVE NEW DWELLINGS WITH ASSOCIATED AMENITY SPACE AND CAR PARKING AT MELBOURNE COMMUNITY CENTRE, CHURCH STREET, MELBOURNE, DERBY, DE73 8EJ – DMPA/2023/1259**

The Head of Planning and Strategic Housing presented the report to the Committee and summarised the changes to the application following previous refusal. A late letter received from the Civic Society in opposition to the proposals was noted.

An Objector and the Applicant's Agent attended the meeting and addressed the Committee regarding the application.

As Local Ward Member, Councillor J Carroll attended the meeting and addressed the Committee raising concerns regarding the appearance and design of the proposals.

Councillor D Corbin attended the meeting and addressed the Committee on behalf of the Local Ward Member, Councillor M Fitzpatrick in support of the application.

Following comments received by Councillor J Carroll the Head of Planning and Strategic Housing noted that the amended submission was broadly inline with the previous Committee's recommendations.

Members raised concerns regarding protection of the Beech Tree roots and the poor design of the proposals that were considered to not be in keeping with the conservation area. Members voiced disappointment that the Developer had not engaged with local residents regarding the proposals and noted that it could be a unique opportunity to develop something that could stand the test of time.

RESOLVED:

That Planning Permission be deferred to allow for discussions regarding design improvements.

PL/132 **THE VARIATION OF CONDITION NO. 2 (PLANS) AND 10 (PARKING AND MANOEUVRING) OF PERMISSION DMPA/2020/1266 AS VARIED BY DMPA/2021/1605 (FOR THE DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS AND THE ERECTION OF 4NO. DWELLINGS AND ASSOCIATED NEW ACCESS) AT SILSDEN, COTON ROAD, WALTON ON TRENT, SWADLINCOTE, DE12 8NL – DMPA/2023/1165**

The Committee was informed that Members had attended a site visit earlier in the day.

The Planning Delivery Team Leader presented the report and summarised the salient points of the variation noting that no further works could be undertaken until the access had been completed.

An Objector and the Applicant's Agent attended the meeting and addressed the Committee regarding the application.

As Ward Member, Councillor Wheelton addressed the Committee and raised concerns on behalf of the local residents.

Members discussed surface water runoff, the access, the reduction in garden space and sought clarity regarding the trees to be removed and those that had already been removed.

The Head of Planning and Strategic Housing clarified that 7 trees had been removed prior to planning permission and that one further tree was to be removed due to poor health. The Committee was informed that trees, additional planting, hedgerows and greenery were covered by Condition 3 of the approved application.

RESOLVED:

That planning permission be approved as per the recommendations in the report of the Strategic Director (Service Delivery).

PL/133 **ERECTION OF A 2 BED BUNGALOW AT SILSDEN, COTON ROAD, WALTON-ON-TRENT, SWADLINCOTE, DE12 8NL – DMPA/2023/1063**

The Committee was informed that Members had attended a site visit earlier in the day.

The Planning Delivery Team Leader presented the report to the Committee summarising the application.

An Objector attended the meeting and addressed the Committee regarding the application.

As Local Ward Member, Councillor Wheelton addressed the Committee raising concerns on behalf of the local residents.

Members considered the application and discussed the loss of trees, the loss of garden space, the effect on the conservation area, poor visibility from the proposed bungalow, the steepness of the drive way, water runoff, poor design and overdevelopment of a small site.

RESOLVED:

That planning permission be refused contrary to the recommendations in the report of the Strategic Director (Service Delivery) due to its over-intensive development of the site, resulting in the loss of trees which was considered to be harmful to the character and appearance of the conservation area.

PL/134 **THE PRUNING OF LIME AND CYPRESS TREE(S) COVERED BY SOUTH DERBYSHIRE DISTRICT COUNCIL TREE PRESERVATION ORDER NO. 195 ON GEORGE STREET, CHURCH GRESLEY, SWADLINCOTE, DE11 9NZ – DMOT/2023/1375**

The Planning Delivery Team Leader presented the report and outlined the application.

Members considered the report and supported the officer’s recommendations.

RESOLVED:

That planning permission be approved as per the recommendations in the report of the Strategic Director (Service Delivery).

PL/135 **APPEALS**

The Committee noted the planning appeal decisions in relation to the following applications:

Reference	Place	Ward	Outcome	Decision level
DMPA/2022/0407	Kings Newton	Melbourne	Dismissed	Committee
DMPA/2022/1202	Woodville	Woodville	Allowed	Committee
DMPA/2022/0360	Woodville	Woodville	Allowed & No Costs awarded	Committee

PL/136 **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 was 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.

PL/137 **EXEMPT QUESTIONS BY MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE No 11.**

The Committee was informed that no questions had been received.

The meeting terminated at 19:45 hours.

COUNCILLOR G JONES

CHAIR