

PLANNING COMMITTEE

7<sup>th</sup> February 2017

**PRESENT:-**

**Conservative Group**

Councillor Roberts (Chairman), Councillor Mrs Brown (Vice Chairman) and Councillors Atkin, Mrs Coe, Ford, Mrs Hall, Harrison, Stanton and Watson

**Labour Group**

Councillors Dr Pearson, Shepherd, Southerd and Tilley

**In Attendance**

Councillors Billings and Mrs Coyle (Conservative Group)

PL/159 **APOLOGIES**

The Committee was informed that no apologies had been received.

PL/160 **MINUTES**

The Open Minutes of the Meetings held on 18<sup>th</sup> October 2016 (PL/83-PL/96), 8<sup>th</sup> November 2016 (PL/97-PL/112), 29<sup>th</sup> November 2016 (PL/115-PL/128) and 20<sup>th</sup> December 2016 (PL/129-PL/139) were taken as read, approved as a true record and signed by the Chairman.

PL/161 **DECLARATIONS OF INTEREST**

The Committee was informed that no declarations of interest had been received.

PL/162 **QUESTIONS BY MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE NO.11**

The Committee was informed that no questions from Members of the Council had been received.

**MATTERS DELEGATED TO COMMITTEE**

PL/163 **REPORT OF THE DIRECTOR OF COMMUNITY AND PLANNING SERVICES**

The Director 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/164 **OUTLINE APPLICATION WITH ACCESS FOR APPROVAL NOW AND ALL OTHER MATTERS RESERVED FOR FUTURE APPROVAL FOR RESIDENTIAL DEVELOPMENT COMPRISING OF UP TO 25 DWELLINGS, OPEN SPACE AND OTHER ASSOCIATED WORKS ON LAND AT SK3126 0097 MILTON ROAD, REPTON, DERBY**

It was reported that members of the Committee had visited the site earlier in the day.

Professor Carol Lloyd (objector) and Mr Steve Lewis-Roberts (applicant's agent) attended the Meeting and addressed Members on this application.

The Principal Area Planning Officer informed the Committee of two updates, referencing the Repton Neighbourhood Development Plan as emerging policy, as well as the Ministerial Statement.

Councillor Stanton addressed the Committee as Ward Member for Repton, referring to the visibility of the proposed development, the status of the emerging Neighbourhood Development Plan, the volume of development in the village and the revised village boundary, expressing his view that the Committee's determination on this application be deferred until the Local Plan Part 2 and Repton Neighbourhood Development Plan were both in place.

Other Members raised queries relating to the weight given to the Neighbourhood Development Plan, the revised village boundary, the potential for appeal if a decision was deferred, the location and number of dwellings within the development area, drainage, visual impact and the potential for future development. All issues were addressed by the Principal Area Planning Officer and Planning Services Manager.

**RESOLVED:-**

- A. That authority be delegated to the Planning Services Manager to conclude the Section 106 Agreement in pursuit of the provisions and contributions as set out in the report.***
- B. That, subject to A. above planning permission be granted as recommended in the report of the Director of Community & Planning Services and subject to the additional condition to monitor surface water control and the addition to the Section 106 to preclude development of land to the north of the public footpath.***

PL/165 **DEMOLITION OF EXISTING DWELLING (FORMER VICARAGE) AND THE ERECTION OF 2 NO DWELLINGS AT 11 TWYFORD ROAD, BARROW UPON TRENT, DERBY**

It was proposed that this application be deferred for a site visit.

The registered speaker opted to return when the matter was rescheduled.

**RESOLVED:-**

***That the application be deferred to allow for a site visit to be conducted.***

PL/166 **DEMOLITION OF EXISTING DWELLING (FORMER VICARAGE) AT 11 TWYFORD ROAD, BARROW UPON TRENT, DERBY**

It was proposed that this application be deferred for a site visit.

The registered speaker opted to return when the matter was rescheduled.

**RESOLVED:-**

***That the application be deferred to allow for a site visit to be conducted.***

PL/167 **THE DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF A TWO STOREY DETACHED DWELLING AT 2 MAIN STREET, AMBASTON, DERBY**

Mr Colin Franklin (applicant) attended the Meeting and addressed Members on this application.

Councillor Mrs Coyle addressed the Committee as Ward Member for Aston on Trent, referring to the lack of objection to this development in the village, the mixed house styles, the position and landscaping of the proposed dwelling, expressing her view that it would enhance the village. Councillor Watson, another Ward Member for Aston on Trent, expressed surprise at the application's referral to Committee, but suggested that a condition be applied regarding the materials used.

Other Members welcomed the replacement of a near derelict building, but noted the departure from standing policy if the application was approved. However, it was felt that in this instance the development was not harmful to the location.

**RESOLVED:-**

***A. That planning permission be granted contrary to the recommendation in the report of the Director of Community & Planning Services on the grounds that Ambaston has no vernacular, a variety of styles, that the proposed development is proportionate to the size of the plot and as a whole is not harmful to its location.***

***B. That delegated authority be granted to the Planning Services Manager to negotiate the necessary conditions.***

Abstentions: Councillors Harrison, Roberts and Tilley.

Councillor Mrs Coyle left the Meeting at 7.05pm.

PL/168 **THE ERECTION OF A DETACHED DWELLING AT LAND TO THE REAR OF FIELDGATE HOUSE, MARLPIT LANE, SUTTON ON THE HILL, DERBY**

It was reported that members of the Committee had visited the site earlier in the day.

The Planning Services Manager informed Committee of the additional condition relating to the control of window glazing on the first floor overlooking the neighbouring gardens and read out the summary of the applicant's agent's speech as made at the previous Committee.

Mr John Church (objector) attended the Meeting and addressed Members on this application.

Councillor Billings addressed the Committee as Ward Member for Hilton, noting the current position between Local Plan Parts 1 and 2 in terms of the settlement's boundary definition, also referring to the size of the proposed development, it not being in character for the village, nor qualifying as infill, more a back-land development.

Other Members raised queries relating to the potential for over-development of the site, the lack of garden space, its overbearing nature and proximity to other dwellings, all issues addressed by the Planning Services Manager.

**RESOLVED:-**

***That planning permission be granted as recommended in the report of the Director of Community & Planning Services.***

PL/169 **THE ERECTION OF TWO DWELLINGS AT THE FORGE, BOGGY LANE, HEATHTOP, DERBY**

It was reported that members of the Committee had visited the site earlier in the day.

The Planning Services Manager read out the summary of the objector's speech as made at the previous Committee and informed Committee that in response to issues raised at the last Committee, the applicant had revised the plans to accommodate additional parking.

**RESOLVED:-**

***That planning permission be granted as recommended in the report of the Director of Community & Planning Services.***

Councillor Billings left the Meeting at 7.35pm.

PL/170 **PROPOSED PAVEMENT CAFE TO THE FRONT OF THE BUILDING CONSISTING OF FOUR TABLES AND EIGHT CHAIRS AT SIR NIGEL GRESLEY, MARKET STREET, SWADLINCOTE**

It was reported that members of the Committee had visited the site earlier in the day.

The Planning Services Manager accepted that, following the visit, the measurements quoted in the report were incorrect and appraised the Committee of the correct dimensions.

Councillor Tilley addressed the Committee as Ward Member for Swadlincote, noting the difficulties posed by the proposed seating on the corner by the conservatory and walkway, but that other outdoor seating was available.

Other Members noted the original aims of the Delph's redevelopment, particularly in relation to assisting access for all, regardless of their mobility restrictions, the potential for obstruction, boundary marking and public safety, all issues addressed by the Planning Services Manager.

**RESOLVED:-**

***That planning permission be refused contrary to the recommendation in the report of the Director of Community & Planning Services on the grounds of the application being injurious to safety of users of the highway contrary to LP1 Policy INF 2.***

PL/171 **THE FELLING OF TREES AND THE RELOCATION OF ONE TREE AT THE DIANA GARDEN, GROVE STREET, SWADLINCOTE**

**RESOLVED:-**

***That no objection to the works be offered, as recommended in the report of the Director of Community & Planning Services.***

PL/172 **CHANGE OF USE WITH REMOVAL OF CONCRETE SLABS AND REGRADING OF LEVELS TO CREATE VEHICLE PARKING AREA ALONG WITH ERECTION OF LIGHTING AT SABINES YARD, BELMONT STREET, SWADLINCOTE**

**RESOLVED:-**

***That planning permission under Regulation 3 be granted as recommended in the report of the Director of Community & Planning Services.***

PL/173 **THE ERECTION OF A SINGLE STOREY REAR EXTENSION AT 62 ARTHUR STREET, CASTLE GRESLEY, SWADLINCOTE**

***RESOLVED:-***

***That planning permission be granted as recommended in the report of the Director of Community & Planning Services.***

PL/174 **PLANNING AND OTHER APPEALS**

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

9/2016/0151	Rose Valley, Newhall, Swadlincote, Derbyshire, DE11 0QN
9/2016/0463	Grange Farm Court, Linton, Derbyshire, DE12 6RP
9/2016/0464	Grange Farm Court, Linton, Derbyshire, DE12 6RP
9/2016/0568	Staker Lane, Mickleover, Derby, DE3 0DJ
9/2016/0691	Burton Road, Midway, Swadlincote, Derbyshire, DE11 0DW

PL/175 **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.***

***EXEMPT MINUTES***

***The Exempt Minutes of the meeting held on the 8<sup>th</sup> November 2016 (PL/113-PL/114) were taken as read, approved as a true record and signed by the Chairman.***

***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 7.50pm.

COUNCILLOR A ROBERTS

CHAIRMAN