

PLANNING COMMITTEE

22nd January 2013

**PRESENT:-**

**Conservative Group**

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

**Labour Group**

Councillors Bell, Mulgrew, Pearson, Richards, Shepherd and Southerd.

Councillor Harrison also attended the Meeting and, with the approval of the Chairman, spoke to Minute No. PL/110.

PL/103. **APOLOGY**

An apology for absence from the Meeting was received from Councillor Mrs. Hall (Conservative Group).

PL/104. **DECLARATIONS OF INTEREST**

Councillor Ford (Chairman) declared personal interests in planning application 9/2012/0889/SSA (Minute No. PL/112) as an employee of Rolls Royce (joint applicant) and planning applications 9/2012/0915/FH and 9/2012/1005/L (Minute No. PL/107) as he knew the applicant. Councillor Roberts declared predetermination or apparent bias in planning application 9/2012/0889/SSA (Minute No. PL/112) and would address the Committee as the Local Ward Member but would then leave the Meeting for the remainder of the debate and vote.

**MATTERS DELEGATED TO COMMITTEE**

PL/105. **TREE PRESERVATION ORDER NO. 367 – LAND AT THE JUNCTION OF CADLEY HILL ROAD AND SWADLINCOTE LANE, CHURCH GRESLEY**

The Committee received a report on a provisional Tree Preservation Order made on 18th October 2012 in respect of a woodland on land at the junction of Cadley Hill Road and Swadlincote Lane, Church Gresley.

The local Member requested that consideration of the matter be deferred to enable Members of the Committee to visit the site to assess the woodland designation of the provisional Order.

**RESOLVED:-**

***That consideration of the matter be deferred to enable Members of the Committee to visit the site prior to the next Meeting.***

**PL/106. 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/107. THE ERECTION OF AN EXTENSION, WALL AND GATES AND A GLAZED VERANDAH AT NO. 2 MILTON GRANGE, MAIN STREET, MILTON (9/2012/0915/FH AND 9/2012/1005/L)**

It was reported that Members of the Committee had visited site prior to the Meeting. Mr. V. Smith (objector) attended the Meeting and addressed Members on this application. It was noted that there were ongoing investigations into an alleged commercial operation at the property.

**RESOLVED:-**

- (1) That planning permission and listed building consent be granted, subject to the conditions set out in the reports of the Head of Community and Planning Services with an additional condition requiring the submission of details of the wall at the rear of the property, which should match the height of the adjacent wall.***
- (2) That a further report be submitted to the Committee following the completion of the investigations into the alleged commercial operation of the property.***

(Councillor Ford declared a personal interest in these applications as he knew the applicant).

**PL/108. OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS AND SCALE) FOR THE ERECTION OF A DETACHED BUNGALOW WITH DETACHED GARAGE AT LAND TO THE REAR OF NO. 27 MILTON ROAD, REPTON (9/2012/0944/O)**

It was reported that Members of the Committee had visited the site prior to the Meeting. Mrs. J. Talbot (objector) attended the Meeting and addressed Members on this application.

**RESOLVED:-**

***That, contrary to the recommendation, planning permission be refused due to reasons relating to the proposal being out of scale and character, a problematic access and an adverse impact on the neighbouring property, all contrary to planning policy.***

PL/109. **THE CREATION OF A VEHICULAR ACCESS (AMENDED APPLICATION TO 9/2012/0322) AT NO. 14 CHURCH STREET, COTON-IN-THE-ELMS (9/2012/0804/FH)**

Further to Minute No. PL/97 of 11th December 2012, it was noted that the site visit had been cancelled due to the adverse weather conditions in this area. However, it was reported that an agreement had now been reached between the applicant, the occupiers of the adjoining property and the District Council for the construction of an independent access from Church Street. The Council would oversee the necessary work and it was noted that no works relating to the planning application would be undertaken until the completion of the access.

**RESOLVED:-**

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

PL/110. **RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM B1 AND B8 TO B2 AT UNIT NO. 7 DOVESITE BUSINESS PARK, THE COMMON, MELBOURNE (9/2012/0857/U)**

It was reported that Members of the Committee had visited the site prior to the Meeting.

**RESOLVED:-**

***That planning permission be granted, subject to the conditions set out in the report of the Head of Community and Planning Services with the limited period in condition No.1 being amended to 22nd January 2014 and the inclusion in condition No.5 of no working on public holidays.***

PL/111. **SUBSTITUTION OF HOUSE TYPES FOR 13 PLOTS (AMENDED SCHEME TO APPLICATION 9/2007/0394) ON LAND AT AND ADJOINING NO. 1 FREDERICK STREET, WOODVILLE (9/2012/0861/SMD)**

It was noted that three letters of objection had been received, rather than four, as stated in the report. It was reported that no healthcare and education contributions had been requested and Members expressed serious concern at this situation.

**RESOLVED:-**

- (1) That, subject to the completion of a Unilateral Undertaking requiring the sum of £22,134 for recreation/open space provision, planning permission be granted, subject to the conditions set out in the report of the Head of Community and Planning Services and an additional condition controlling finished floor levels.***
- (2) That appropriate representations on behalf of the Committee be made to the County Council's Director of Education and Cabinet Member, expressing concern at the lack of request for any***

***education contributions and similar representations also be made regarding the lack of healthcare contributions requested.***

PL/112. **RESIDENTIAL DEVELOPMENT OF 41 DWELLINGS AND INDUSTRIAL UNITS COMPRISING OF B1(C) USE WITH ASSOCIATED ACCESS, HARD AND SOFT LANDSCAPING AT CLAYTON WORKS, SCROPTON ROAD, HATTON (9/2012/0889/SSA)**

Reference was made to additional correspondence from the Crime Reduction Officer and the Economic Development Manager. It was noted that amended plan numbers now received needed to be reflected in appropriate conditions and condition No. 13 required additional wording to allow an alternative method of addressing noise issues.

Councillor Roberts had declared predetermination or apparent bias in this planning application and addressed the Committee as the Local Ward Member then left the Meeting for the remainder of the debate and vote.

The Chairman reiterated his desire for domestic sprinklers in such proposals and it was suggested that an informative could be added to this effect. It was reported that no healthcare contributions had again been requested and representations would be made in line with the resolution under Minute No. PL/111(2) above.

**RESOLVED:-**

- (1) That the Head of Community and Planning Services be authorised to conclude negotiations for the Unilateral Undertaking relating to the allocation of the outstanding funds under Section 106 of the Town and Country Planning Act 1990, in consultation with the Chairman and Vice-Chairman of the Committee.***
- (2) That, subject to (1) above, planning permission be granted, subject to the conditions set out in the report of Head of Community and Planning Services and the imposition of an informative regarding domestic sprinklers, as outlined above.***
- (3) That representations be made regarding the lack of healthcare contributions requested.***

(Councillor Ford declared a personal interest in this application as an employee of Rolls Royce – joint applicant).

PL/113. **THE ERECTION OF A TOILET BLOCK AT MILEND CARAVAN SITE, DERBY ROAD, HILTON (9/2012/0906/NO)**

**RESOLVED:-**

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

PL/114. **THE PART CHANGE OF USE FROM A DOMESTIC OUTBUILDING TO A PART-TIME PRODUCE STALL AT NO. 45 BLANCH CROFT, MELBOURNE (9/2012/0969/U)**

Reference was made to additional correspondence from the Melbourne Civic Society.

**RESOLVED:-**

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

PL/115. **APPEAL DECISIONS**

The contents of the following reports were noted:-

**Appeal Allowed/Dismissed**

Alterations to the front elevation at No. 17 Chapel Street, Melbourne.

**Appeals Dismissed**

- a) The removal of a hedgerow on land at SK3321 7359 Coal Lane, Hartshorne.
- b) The erection of one dwelling at No. 86 Wilmot Road, Swadlincote.
- c) The erection of detached bungalow on land adjacent No. 2a Orchard Street, Newhall.
- d) The conversion and extension of the existing building to form 8 residential units at No. 55 Derby Road, Melbourne.

M. FORD

CHAIRMAN

The Meeting terminated at 7.55 p.m.