

DEVELOPMENT CONTROL COMMITTEE

19th September 2006

PRESENT:-

Labour Group

Councillor Shepherd (Vice-Chair in the Chair) and Councillors Bambrick, Mulgrew (substitute for Councillor Southerd (Chair)), Richards, Southern, Taylor (substitute for Councillor Dunn) and Whyman, M.B.E.

Conservative Group

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

Independent Member

Councillor Mrs. Walton.

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

Councillor Mrs. Lane – Minute No. DC/43(a)

Councillor Lane - Minute No. DC/43(a) and DC/43(b)

Councillor Tilley – Minute No. DC/43(a)

APOLOGIES

Apologies for absence from the Meeting were received from Councillors and Southerd (Chair) and Dunn (Labour Group) and Councillor Lemmon (Conservative Group).

DC/42. **REPORTS OF MEMBERS**

Councillor Bale reported that certain areas of the Ward he represented did not have full scale development, but creeping development, referring particularly to Dalbury Lees. He advised that in recent years there had been in excess of fifteen properties developed. However, there had been no Section 106 funds available to support these developments as under the current protocol, there must be in excess of five new properties built at one time to qualify for Section 106 funds. Councillor Whyman, M.B.E. advised that a Section 106 Working Panel was currently reviewing the present protocol and as Chair of this Panel, he noted these comments for future consideration.

Councillor Bale praised the presentation on the planning process recently made to the Area Meetings by the Head of Planning Services, and asked if copies of this presentation could be sent to all Parish Councils. This was agreed and Councillor Whyman also confirmed that the Head of Planning Services had previously made similar presentations to all parish councils at the quarterly Parish Liaison Forum.

Councillor Southern expressed concern at the recent re-siting of a Royal Mail postbox from High Street, Swadlincote to the ongoing Morrisons development, advising that this would inconvenience nearby residents. However, the Development Control Manager advised that this was exempt from the General Permitted Development Order and accordingly, no permission was required from the local planning authority.

MATTERS DELEGATED TO COMMITTEE

DC/43. **SITE VISITS**

- (a) The erection of fourteen apartments at land to the rear of Nos. 34-36 Stanhope Road, Swadlincote (9/2006/0786/M)

Further to Minute No. DC/39(b) of 29th August 2006, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence from a neighbour and it was reported that the ownership boundary had now been amended following a dispute.

RESOLVED:-

That, contrary to the recommendation, planning permission be refused due to overdevelopment, lack of privacy, and traffic implications causing detriment to neighbours' amenity.

- (b) The erection of an 18m high monopole, three antennae, two dishes and one equipment cabinet and ancillary development at Dixon Engineering, Robian Way, Swadlincote (9/2006/0615/FT)

Further to Minute No. DC/39(a), 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 and to a Section 106 agreement/unilateral undertaking to allow mast sharing by other operators.

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

DC/44. **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.

DC/45. **PLANNING APPROVALS****RESOLVED:-**

That the following applications be granted, subject to the conditions set out in the reports of the Planning Services Manager and to any matters annotated:-

- (a) The construction of a surfaced ramp from the cloud trail to land to the north of Station Road, Melbourne (9/2006/0863/F) – subject to any subsequent matters arising during the remaining publicity period being considered by the Head of Planning Services.*
- (b) The erection of extensions at Woodside, No. 104 Duck Street, Egginton (9/2006/0950/FH) – it was reported that Egginton Parish Council had raised no objections.*
- (c) Infill to form lobby to ground floor passageway at Nos. 1 and 3 Hill Street, Swadlincote (9/2006/1006/F).*

DC/46. **OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS AND SITING) FOR RESIDENTIAL DEVELOPMENT COMPRISING THREE DWELLINGS AND A NEW VEHICULAR ACCESS OFF SYCAMORE AVENUE AND THE ERECTION OF A NEW GARAGE TO SERVE THE HALL, LOWER GREEN, FINDERN (9/2006/0623/O)****RESOLVED:-**

- (1) That consideration of this application be deferred to enable Members of the Committee to visit the site prior to the next Meeting to gain further clarification by a demonstration of the condition of the site and to assess further issues of principle arising from Members' personal knowledge of circumstances on the ground.*
- (2) That Members be authorised to consider any ancillary matters which might arise.*
- (3) That the local representative be invited to be present in a representative capacity.*

DC/47. **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 is 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.

REPORT OF MEMBER

Councillor Taylor advised Members of an ongoing legal issue in connection with a development at Woodville.

D.G. SHEPHERD

CHAIR