

PLANNING COMMITTEE

26th September 2017

PRESENT:-

Conservative Group

Councillor Roberts (Chairman), Councillor Mrs Brown (Vice-Chairman) and Councillors Mrs Coe, Coe (substituting for Councillor Watson), Ford, Mrs Hall, Harrison, Hewlett (substituting for Councillor Stanton) and Muller

Labour Group

Councillors Dr Pearson, Shepherd, Southerd and Tilley

In attendance

Councillor Billings (Conservative Group)

PL/57 **APOLOGIES**

Apologies for absence were received from Councillors Stanton and Watson (Conservative Group)

PL/58 **DECLARATIONS OF INTEREST**

Councillor Shepherd declared a personal interest in Item 1.1 by virtue of a family member's property being in the vicinity of the application.

PL/59 **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/60 **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/61 **APPROVAL OF RESERVED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT & SCALE PURSUANT TO PLANNING PERMISSION REF: 9/2015/0768 FOR THE ERECTION OF 252 DWELLINGS**

AND ASSOCIATED WORKS AT LAND AT SK2934 8494, WEST OF LADYBANK ROAD, MICKLEOVER, DERBY

Miss Jennifer Towers (applicant's agent) attended the Meeting and addressed Members on this application.

The Principal Area Planning Officer summarised the content of four further letters of objection, received since the report was compiled and updated Committee regarding a minor change to the development layout, additional conditions for greater visibility at one location and the resultant amended plans.

The Vice-Chairman addressed the Committee as Ward Member for Etwall, referring to representations received from individuals neighbouring the site. These included comments or concerns relating to the buffer zone, building proximity, appropriate tree planting, construction access, hours and traffic, building site signage, dust, dirt and wheel washing provision, crime reduction matters and Section 106 considerations, as well as the potential for resurfacing Swayfield Close once construction had been completed. It was also suggested that given the size and proximity of some properties, permitted development rights be removed in some locations.

Other Members raised comment on the feasibility of the Committee considering repairs to a road outside the District boundary, the treatment and future maintenance of the various buffer zones, maintenance of the Sustran cycle routes running alongside the site and, if later implemented, of the bus gates / bollards.

All matters were addressed by the Principal Area Planning Officer, who also reported that no responses had been received from Derby City Council.

RESOLVED:-

That planning permission be granted as recommended in the report of the Director of Community & Planning Services, subject to further conditions: removing permitted development rights and obscure glazing for side windows of dwellings on western boundary; resurfacing of Swayfield Close post development subject to Derby City Council approval.

Abstention: Councillor Shepherd.

PL/62

RETROSPECTIVE APPLICATION TO VARY CONDITION 15 OF PLANNING PERMISSION REF: 9/2012/0505 TO READ: THE STORE HEREBY PERMITTED SHALL NOT BE OPEN TO THE PUBLIC OUTSIDE THE FOLLOWING TIMES: 08.00 TO 22.00 MONDAY TO SATURDAY AND 10.00 TO 17.00 ON SUNDAYS; AND NO DELIVERIES TAKEN AT OR DESPATCHED FROM THE SITE OUTSIDE THE FOLLOWING TIMES: 07:00 - 19.00 MONDAY TO SATURDAY. 09.00 - 17.00 SUNDAY ALDI FOOD STORE LTD, HUNTSPILL ROAD, HILTON, DERBY

Councillor Billings addressed the Committee as Ward Member for Hilton, expressing concerns regarding outstanding conditions, requesting the matter 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.

Councillor Billings left the Meeting at 6.35pm.

PL/63 **THE ERECTION OF AN EXTENSION AT 721 BURTON ROAD MIDWAY SWADLINCOTE**

Mr David Bell (objector) attended the Meeting and addressed Members on this application.

Councillor Mrs Hall, speaking on behalf of Councillor Stanton who was unable to attend the Meeting, related his comments regarding the proximity of the two properties and the varying brickwork colours. The Principal Area Planning Officer commented that the application included a re-design to 12metres and that a condition required sight of sample bricks prior to commencement.

Other Members raised comments and concerns regarding sensitivity to materials and distances, the apparent inability to replace fence panels due to the overhanging transgressions, boundary matters, the legal versus moral position and the potential for civil action in such matters.

RESOLVED:-

That planning permission be granted as recommended in the report of the Director of Community & Planning Services, with the addition of the issue of an informative advising of trespass and the Party Walls etc Act 1996.

PL/64 **THE DEMOLITION OF A DETACHED OUTBUILDING, ALTERATIONS AND REPAIR WORK TO MAIN HOUSE TO INCLUDE AN EXTENSION TO THE SIDE AND TO THE REAR AND THE CONVERSION OF THE REAR ATTACHED OUTBUILDING TO EXTEND LIVING ACCOMMODATION AT 46 HIGH STREET, MELBOURNE, DERBY**

Councillor Harrison addressed the Committee as Ward Member for Melbourne, stating that as with the Melbourne Civic Society, he had no objection to the application. Councillor Hewlett, the other Ward Member for Melbourne, also concurred, stating that on balance, he was in favour as it improved the location.

RESOLVED:-

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

PL/65 **PLANNING AND OTHER APPEALS**

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

9/2016/0470	Sutton Road, Church Broughton, DE65 5DB
9/2016/1132	Main Street, Repton, DE65 6FB
9/2017/0202	Rosliston Road South, Drakelow, DE15 9UD
9/2017/0389	Lullington Road, Overseal, DE12 6NG

The Planning Services Manager referred to the Church Broughton appeal, stating that the Inspector had not found against the provision of additional pitches, but against the size of the amenity blocks, so a revised application was anticipated, given that a five year gypsy / traveller site provision is not in place.

PL/66 **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 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 7.00pm.

COUNCILLOR A ROBERTS

CHAIRMAN