

PLANNING COMMITTEE

7th December 2021

PRESENT:-

Labour Group

Councillor Tilley (Chair), Councillor Shepherd (Vice-Chair) and Councillors Gee, Pearson and Southerd.

Conservative Group

Councillors Bridgen, Brown, Lemmon, Redfern (substitute for Councillor Muller) and Watson.

Independent Group

Councillors Angliss and Dawson.

Non-Grouped

Councillor Wheelton.

PL/85 **APOLOGIES**

The Committee was informed that apologies had been received from Councillor Muller.

PL/86 **TO RECEIVE THE OPEN MINUTES OF THE FOLLOWING MEETINGS**

The Open Minutes Meetings held on 2nd March 2021, 30th March 2021, 27th April and 11th May 2021 were taken as read, approved as a true record and signed by the Chair.

PL/87 **DECLARATIONS OF INTEREST**

The Committee was informed that no Declarations of Interest had been received.

PL/88 **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/89 **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/90 **PROPOSED ENGINEERING OPERATION TO FORM AN EXTENSION TO THE EXISTING KEYSTONE STORAGE YARD AND CREATION OF CAR PARKING FOR EXISTING STAFF, INCLUDING BUNDING FENCING AND LANDSCAPING ON LAND OFF RYDER CLOSE, CASTLE GRESLEY, SWADLINCOTE, DE11 9EU**

The report was presented to the Committee by the Planning Delivery Team Leader and it was noted that the application had been approved by the Committee in September 2021 subject to agreement of the Wildlife Trust. The Planning Delivery Team Leader informed the Committee that the Wildlife Trust had agreed matters of vitality and that applicant was content with the recommendations as land owned by the developer would be used for the replacement pond and replacement habitat offsite that addressed the mitigations.

Members were please in regard to the agreed mitigations and requested that a watching brief be undertaken.

The Planning Delivery Team Leader informed the Committee that the Great Crested Newt and Open Mosaics Habitat mitigations offered would be subject to conditions and covered by legislation that they have to adhere to.

RESOLVED:

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

PL/91 **THE ERECTION OF 3 NO. DETACHED DWELLINGS, EXTENSIONS AND ALTERATIONS TO THE EXISTING BUNGALOW AND THE ERECTION OF A DETACHED DOUBLE GARAGE AT 53 CAULDWELL ROAD, LINTON, SWADLINCOTE, DE12 6RX**

The Planning Delivery Team Leader presented the report to Members noting the modification to the existing access. The proposed extension, alterations and erection of a double garage were outlined by Planning Delivery Team Leader. The Committee was informed that one objection had been received from a resident and concerns had been raised by ramblers in relation to the public footpath which would be dealt with as a separate matter by the County Highways Authority. It was further noted that the proposal was supported by the Local Plan

and was sympathetic to other buildings in the area with no overbearing impact but would mean some loss of privacy to the rear garden of a neighbouring property from an oblique position.

An Objector and the Applicant's Agent attended the Meeting and addressed Members on this application.

The Planning Delivery Team Leader read out a statement on behalf of Councillor Pegg raising concerns on behalf of residents.

The Planning Delivery Team Leader clarified that obscure glazing had not been considered necessary for the two bedroom windows facing the rear garden.

Members discussed the merits of a site visit in relation to determining the application.

RESOLVED:

That consideration of the application by the Committee be deferred to allow Members to visit the site.

PL/92

PROPOSED CHANGE OF USE OF THE SITE TO A MIXED USE WEDDING CEREMONY/ FUNCTION VENUE WITH OVERNIGHT TOURISM AND LEISURE. THE ERECTION OF NEW SINGLE STOREY RAISED BUILDINGS, THE CONVERSION OF EXISTING BUILDINGS TO PROVIDE ACCOMMODATION AND FACILITIES, THE CREATION OF A CAMPING AREA WITH CAR PARKING, ACCESS AND ASSOCIATED WORKS AT 1 TOWER FARM, SWARKESTONE ROAD, WESTON ON TRENT, DERBY DE72 2BU

The Head of Planning and Strategic Housing presented the report to the Committee and noted that the application had been deferred from the Planning Committee in June meeting to allow for the opportunity temporary builds or easily removed buildings prior to permanent builds to be considered. The Committee was informed that the applicants could not agree to the proposals and was asked to consider the options available.

The Head of Planning and Strategic housing read out a summary statement on behalf of Applicants.

Members thanked officers for the work undertaken to try address concerns raised at the June Committee and discussed the importance of supporting economic growth and tourism in the area and considered the robust business plan that had been submitted.

RESOLVED:

That planning permission be approved contrary to the recommendation within the report of the Strategic Director (Service Delivery), subject to delegated authority for the Head of Planning and Strategic Housing and in

consultation with the Chair of Planning Committee to attach conditions in line with the Committee's resolution.

PL/93 **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/94 The Exempt Minutes of the Meeting held on 2nd March 2021, were taken as read, approved as a true record and signed by the Chairman.

PL/95 **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 19:00 hours.

COUNCILLOR N TILLEY

CHAIR