

DEVELOPMENT CONTROL COMMITTEE

25th September 2001

PRESENT:-

Labour Group

Councillor Brooks (Chair), Councillor Dunn (Vice-Chair) and Councillors Bambrick, Ford, Rose, Shepherd, Southerd and Southern.

Conservative Group

Councillors Bale, Bladen, Hood and Mrs. Walton.

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

Councillor Shaw – Minute No. DC/47.

Councillor Wilkins – Minute No. DC/43(b))

DC/37. **MINUTES**

The Open Minutes of the Meetings held on 14th August and 4th September 2001 were taken as read, approved as true records and signed by the Chair.

MATTERS DELEGATED TO COMMITTEE

DC/38. **SITE VISITS**

- (a) Outline application (all matters except means of access to be reserved) for the erection of a bungalow on land forming part of the garden at No. 84 Victoria Street, Melbourne (9/2001/0593/O)

Further to Minute No. DC/35 of 4th September 2001, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to a further letter of objection.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 4th September 2001.

- (b) The erection of twenty-four houses on the site of the former Willington House Hotel, Hall Lane, Willington (9/2001/0676/D)

Further to No. DC/35 of 4th September 2001, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to a letter from the applicant's agent together with a letter from the local Member. It was noted that the applicants had now offered an amended scheme.

RESOLVED:-

That planning permission be granted subject to the formal submission of amended plans and to the conditions set out in the report of the Planning Services Manager to the Meeting held on 4th September 2001.

(Councillors Hood, Shepherd and Southern wished it to be recorded that they were not in favour of this decision).

DC/39. **DEVELOPMENT CONTROL STATISTICS FOR THE YEAR ENDING 31ST MARCH 2001 AND FOR THE FIRST QUARTER OF 2001 (JANUARY TO MARCH)**

It was reported that statistics had recently been released regarding the speed of decision-making of local planning authorities in England for both the year ending 31st March 2001 and for the quarter ending 31st March 2001. For the quarter to 31st March 2001, these indicated that nationally, 62% of all planning applications had been determined within eight weeks, which was no change on the corresponding quarter in 2000. However, only twenty-four authorities had surpassed the government's target of determining 80% of applications within eight weeks. It was noted that this authority had determined 75% of applications within the eight week period and was positioned second in Derbyshire and third in the Council's CIPFA group.

For the year to 31st March 2001, the figures indicated that nationally, 63% of all planning applications had been determined within eight weeks. This Council had determined 75% of its applications in the eight week period and was positioned first in Derbyshire and third in the Council's CIPFA group.

The Committee again commended Officers on their efforts and requested that these comments be conveyed to the staff concerned.

DC/40. **HISTORIC BUILDING AND CONSERVATION AREA GRANT APPLICATIONS**

It was reported that the budget set for Historic Building and Conservation Area Grants for the current financial year was in the sum of £5,000 but £2,000 of this sum had been allocated to the Swadlincote Heritage Regeneration Scheme, leaving an outstanding balance of £3,000. Consideration was given to the following applications:-

(a) No. 23 High Street, Melbourne

It was reported that an application had been submitted for the uncovering and repair of a leaded light window which was recently found under timber boarding in a former window opening on the ground floor of the west front of these premises. However, the notes for the guidance of applicants despatched with all application forms stated clearly that work must not be undertaken prior to the offer of a grant. The letter of acknowledgement submitted to applicants reiterated this aspect, informing applicants to contact the Council if there was an urgent reason why the work should proceed. There was an established procedure for considering requests for permission to start without prejudice to the determination of a grant application. Unfortunately, the work to this property had been undertaken without any prior notice or request for permission to proceed and therefore, under the terms of the scheme, the application had been prejudiced.

RESOLVED:-

That, as the work has been completed, the application be refused.

(b) No. 68 High Street, Swadlincote

It was reported that Members of the Committee had visited the site prior to the Meeting. The property was a two-storey brick structure which made a positive contribution to the character of Swadlincote Conservation Area. However, it was of limited architectural interest and was therefore not included in the Swadlincote Heritage Economic Regeneration Scheme as an eligible building. The current owners had suffered repeated attacks of vandalism and were anxious to install security shutters. It was contrary to the Council's policy to install shutters if this could not be undertaken in a manner in keeping with the character of the Conservation Area. The addition of a visible external box was therefore inappropriate and the applicants, Mr. and Mrs. Mushtaq, had been advised on the design of a new shop front that would both enhance the existing building and house hidden shutters. Planning permission had been granted for a suitable design and this application had been submitted on the basis of this consent.

An application for an SRB Town Centre Facelift Grant had also been submitted and a full SRB grant of £5,000 was to be recommended. However, the applicants had advised officers that they could not afford to undertake the works without additional grant aid. The total cost of the work, based on the lower of competitive estimates, was in the sum of £14,100.

It was considered that this was a worthy project that would enhance the character of the Conservation Area, together with enabling the owners to protect their property following repeated attacks. A grant of £1,500 would enable the works to proceed and the two grants together would represent 46% of the total cost.

RESOLVED:-

That a flat rate grant of £1,500 be offered to Mr. and Mrs. Mushtaq for the replacement and enhancement of the shop front at No. 68 High Street Swadlincote, subject to the usual conditions and the following additional conditions:-

- (i) The works be undertaken strictly in accordance with planning permission 9/2001/0508/F.***
- (ii) The colour scheme, mouldings and signs shall be approved by the Council.***
- (iii) A lead covering shall be provided to the shop fascia and consoles to be detailed in accordance with the Lead Sheet Association's guidelines.***

DC/41. **PUBLIC HEALTH ACT 1925, SECTION 17**
STREET NAMING – BARROW-ON-TRENT

It was reported that a street name was required for a new development at Fir Tree Farm, Twyford Road, Barrow-on-Trent. The suggested names were 'Meadow Drive' or 'Fir Tree Close', both of which had been agreed by the Royal Mail. It was noted that 'Fir Tree Close' had been suggested by the Parish Council.

RESOLVED:-

That in accordance with the provisions of Section 17 of the Public Health Act 1925, the suggested name 'Fir Tree Close' be preferred by this Council.

DC/42. **REPORT OF THE PLANNING SERVICES MANAGER**

The Planning Services Manager 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/43. **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 erection of two garages at Spring Cottage, No. 42 High Street, Ticknall (9/2001/0206/F).***
- (b) The erection of 32 houses on plots nos. 14-17, 24, 200-226 on land to the south of Eureka Road, Midway (9/2001/0580/F) – subject to additional conditions requested by the Environment Agency.***

(Councillor Southern wished it to be recorded that he was not in favour of this decision).

- (c) The use as an office of first-floor flat (Flat No. 2) at No. 16 The Green, Aston-on-Trent (9/2001/0662/U).***
- (d) Application for a Certificate of lawfulness for the siting of a mobile home at The Chalet, Royden Hall Farm, Canal Bank, Shardlow (9/2001/0692/Z)(Certificate of Lawful Proposed Development).***
- (e) The erection of a garage extension to side of house and new boundary wall at No. 14 Cavendish Court, Shardlow (9/2001/0695/F).***
- (f) The erection of a single dwelling on land at the rear of No. 52 Derby Road, Melbourne (9/2001/0711/F).***

- (g) The erection of a residential development and associated siteworks comprising of 16 town houses at Area H11, off Welland Road, at the former Hilton Depot, Hilton (9/2001/0713/F).**
- (h) The erection of a residential development and associated siteworks comprising of 16 town houses at Area H11, off Welland Road, at the former Hilton Depot, Hilton (9/2001/0714/F).**
- (i) The erection of a studio theatre, foyer and store on land adjoining The 400 Hall, Repton School, Repton (9/2001/0752/F).**
- (j) The variation of conditions nos. 6 and 8 of planning permission 9/2000/0668/U at No. 54 Swadlincote Road, Woodville (9/2001/0769/R).**
- (k) The renewal of planning permission 9/0996/0441/F for the use for preparation of vehicles prior to export of an outbuilding at Shortwood Farm, Green Lane, Overseal (9/2001/0779/R).**
- (l) The renovation and use as an interpretation centre of the building to the north-east of The Chantry Farm Shop, Wards Lane, Kings Newton (9/2001/0813/F) – reference was made to correspondence from the Parish Council and the Kings Newton Residents' Association.**

DC/44. **PLANNING REFUSALS**

RESOLVED:-

That the following applications be refused for the reasons set out in the reports of the Planning Services Manager and to any matters annotated:-

- (a) The formation of a vehicular access at No. 98 Station Road, Hatton (9/2001/0717/F).**
- (b) The formation of a vehicular access to serve No. 98 Station Road, Hatton (9/2001/0765/F).**
- (c) Extensions to form a tea room and the formation of an additional car parking area at Chantry Farm Shop at the former agricultural building to the south-west of Wards Lane, Kings Newton (9/2001/0812/U) – reference was made to correspondence from the Parish Council and the Kings Newton Residents' Association.**

DC/45. **APPLICATIONS DEFERRED FOR SITE VISITS**

RESOLVED:-

- (1) That consideration of the following applications be deferred for the reasons outlined to enable Members of the Committee to visit the sites prior to the next Meeting:-**

- (a) *The use as an equestrian centre including the erection of stables and indoor arena and a timber building to provide a single dwelling unit on land to the rear of Alderslade House, No. 125 Derby Road, Aston-on-Trent (9/2001/0130/F) – to assess the many issues raised by the Chair.*
- (b) *The erection of a detached house and garage on land adjoining No. 24 Beech Avenue, Willington (9/2001/0727/F) – to assess the impact of the proposal on other open areas in the locality together with the building line implications. Reference was made to a letter from the local Member.*
- (2) *That Members be authorised to consider any ancillary matters which might arise.*
- (3) *That the local representatives be invited to be present in a representative capacity, as appropriate.*

DC/46. **THE ERECTION OF 15 (NO.) TERRACED BUNGALOWS, TOGETHER WITH ASSOCIATED PARKING, SERVICES AND ENABLING WORKS ON LAND ADJOINING ‘NETHERHALL’, NETHERHALL ROAD, HARTSHORNE (9/2001/0733/F)**

Reference was made to a further letter of objection together with a further letter from the applicant company.

RESOLVED:-

- (1) *That the applicant company be advised that the Council agrees with the principle of development and that the proposal is such as may be permitted, subject to appropriate conditions, as part of an Agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the occupation of the units by no resident under the age of fifty-five years and the maintenance of supervision and nursing care indefinitely by a recognised social housing provider, providing site supervision and response in the case of emergencies.*
- (2) *That the Legal and Members’ Services Manager be authorised to conclude the Agreement on the above basis.*
- (3) *That the conditions set out in the report of the Planning Services Manager be approved for imposition on the issue of any planning permission.*

DC/47. **THE REDEVELOPMENT OF A MUSHROOM FARM AND VEGETABLE WASHING AND PACKAGING PLANT AND FARM WORKER’S DWELLING BY THE ERECTION OF 6 (NO.) DWELLINGS AND REMOVAL OF AGRICULTURAL OCCUPANCY FROM ‘THE WILLOWS’ AT WOOLSTICH FARM, CLIFTON ROAD, NETHERSEAL (9/2001/0740/F)**

Reference was made to a draft report to be submitted to the County Council’s cabinet, recommending it to object to this application.

RESOLVED:-

- (1) *That the application be referred to the Secretary of State, advising of the Council's intention to grant planning permission subject to the satisfactory conclusion of an Agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the formation of a Management Company for the purpose of managing the future maintenance and repair of the roadways and all surrounding landscape areas contained within the red lined site shown on drawing 643-16; and an undertaking that no adoption (i.e. maintainable at public expense) of any part of the roadways or landscape areas would be sought.*
- (2) *That the Legal and Members' Services Manager be authorised to conclude the Agreement on the above basis.*
- (3) *That the conditions set out in the report of the Planning Services Manager be approved for imposition on the issue of any planning permission.*

(Councillors Southerd and Southern declared interests in this application and withdrew from the Meeting during the consideration and determination thereof).

DC/48. **THE ERECTION OF A DETACHED DWELLING AT THE CART BARN, ARLESTON FARM, ARLESTON LANE, BARROW-ON-TRENT (9/2001/0830/F)**

RESOLVED:-

- (1) *That planning permission be granted for the proposed building, subject to the conditions set out in the report of the Planning Services Manager.*
- (2) *That planning permission be refused for the hardstanding for the reason set out in the report of the Planning Services Manager and all necessary action be taken under the provisions of Section 172 of the Town and Country Planning Act 1990 (as amended) to secure the removal of the hardstanding.*

DC/49. **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.

MINUTES

The Exempt Minutes of the Meeting held on 14th August 2001 were received.

L.J. BROOKS

CHAIR