

PLANNING COMMITTEE

27th June 2017

PRESENT:-

Conservative Group

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

Labour Group

Councillors Dr Pearson, Rhind (substituting for Councillor Tilley), Shepherd and Southerd

In attendance

Councillors Mrs Patten, Smith and Tipping (Conservative Group)

PL/12 **APOLOGIES**

Apologies for absence were received from Councillors Ford (Conservative Group) and Tilley (Labour Group)

PL/13 **DECLARATIONS OF INTEREST**

Councillor Muller declared a personal interest in Item 1.1 on the Agenda by virtue of having had discussions with objectors before he became a Planning Committee Member and stated that whilst he would speak as a Ward Member, he would be vacating the Chamber during the vote.

Councillor Stanton declared a personal interest in Item 1.2 on the Agenda by virtue of being acquainted with the applicant.

Councillor Harrison declared a personal interest in Item 1.2 on the Agenda by virtue of being acquainted with the applicant as fellow parish councillors.

Councillor Mrs Brown declared a personal interest in Item 1.1 on the Agenda by virtue of being acquainted with the applicant and many of the objectors.

PL/14 **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/15 **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/16 **CHANGE OF USE FROM FORMER FARM BUILDINGS TO WEDDING VENUE, FORMATION OF INCIDENTAL CAR PARKING AREAS, IMPROVEMENTS TO VEHICULAR ACCESS AT GRANGEFIELDS FARM, LONG LANE, THURVASTON, ASHBOURNE**

It was reported that members of the Committee had visited the site earlier in the day.

Mr Ian McHugh (objector) and Mr Bryan Wolsey (applicant's agent) attended the Meeting and addressed Members on this application.

Councillor Muller addressed the Committee as Ward Member for Etwall, acknowledging the many concerns raised locally and recognising the potential effects on the area if planning permission was granted.

The Vice-Chairman addressed the Committee as the other Ward Member for Etwall, raising concerns relating to the impact on a tranquil rural area, change of use, traffic, fireworks, Chinese lanterns, camping, noise and light pollution, whilst also recognising that the application was within policy guidelines and its potential advantages, namely in terms of rejuvenating an old building, investment in the area and employment opportunities.

Councillor Mrs Patten addressed the Committee as the County Councillor for the area, highlighting concerns regarding traffic, the absence of a travel plan, operating times, marquees, the proposed fire pit, landscaping, smoking areas, site security, parking capacity and footpath treatment.

Other Members commented on the viability of the project if too many conditions were applied, the success of other such venues, the demand for such venues, noise mitigation issues, its sustainability, the welcome rejuvenation of old buildings, the proposed timber cladding and recommended that the offer of a liaison committee be taken up.

The Area Planning Officer and Planning Services Manager addressed all of the above queries.

Members agreed that conditions regarding the banning of fireworks and lanterns, control of external lighting and for Environmental Health to sign off

the sound system and sound insulation during the construction works to be added.

Councillor Muller left the Chamber at 6.45pm.

RESOLVED:-

That planning permission be granted as recommended in the report of the Director of Community & Planning Services, subject to the additional conditions referred to above.

Abstention: Councillor Mrs Brown.

Councillor Muller returned to the Chamber at 6.50pm.

PL/17

THE SITING OF FOUR CABINS FOR HOLIDAY ACCOMMODATION AND CREATION OF ASSOCIATED PARKING, ALONG WITH WIDENING OF ACCESS ON LAND TO THE REAR OF 45-59 MANCHESTER LANE, HARTSHORNE, SWADLINCOTE

It was reported that members of the Committee had visited the site earlier in the day.

Mr Kevin Banton (objector) and Mr Bryan Wolsey (applicant's agent) attended the Meeting and addressed Members on this application.

Councillor Mrs Coe addressed the Committee as Ward Member for Woodville, expressing concerns regarding the singular entry / exit, the existence of sufficient tourism demand, the chalet's usage, loss of privacy for the neighbouring properties, security issues, its location outside the village confines, limited bus services and safety issues on Manchester Lane.

Other Members raised concerns or comments relating to the impact on local views and the National Forest vista, difficulties with walking and cycling to and from the site, provision elsewhere in the District being under-utilised, the lack of local shops, its intrusion into the countryside, conflict with policy guidelines, its amenity impact, the height of other buildings already near the site, its suitability based on its location and views, the screening provided by the current hedge, the potential for protection of hedges, the potential appeal outcomes/costs if refused and the limited economic benefits. These issues were addressed by the Planning Services Manager.

RESOLVED:-

That planning permission be refused contrary to officer recommendation on the grounds of intrusion into the countryside contrary to policy EV1, INF10, BNE4, BNE5 and S1.

Abstention: Councillor Stanton.

Councillors Mrs Patten and Smith left the Meeting at 7.35pm.

PL/18 **CHANGE OF USE FROM CHILDRENS CENTRE (USE CLASS D1) TO AUCTION HOUSE (SUI GENERIS USE) AND ANCILLARY ACTIVITIES, AND ALTERATIONS TO VEHICULAR ACCESS AT THE FORMER CHILDRENS CENTRE, MOUNT PLEASANT ROAD, CASTLE GRESLEY, SWADLINCOTE**

RESOLVED:-

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

PL/19 **RETENTION OF FRONT GARDEN WALL AND RAISED GROUND BEHIND AT 183 SWARKESTONE ROAD, CHELLASTON, DERBY**

Mr Bahader Chera (applicant) attended the Meeting and addressed Members on this application.

Councillor Watson addressed the Committee as Ward Member for Aston on Trent, referring to the height of the wall in the original application and that, even with the proffered reduction in height in this application, the wall would remain 1.7m in height; still too high, he felt, in the context of the immediate area.

RESOLVED:-

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

PL/20 **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 7.50pm.

COUNCILLOR A ROBERTS

CHAIRMAN