

PLANNING COMMITTEE

10th April 2018

PRESENT:-

Conservative Group

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

Labour Group

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

Independent /Non-Grouped Member

Councillor Tipping

In attendance

Councillor Dunn

PL/176 **APOLOGIES**

Apologies for absence were received from Councillor Watson (Conservative Group) and Councillor Tilley (Labour Group).

PL/177 **DECLARATIONS OF INTEREST**

Councillor Stanton declared a personal interest in Items 1.2 and 1.3 by virtue of being acquainted with the applicant.

Councillor Southerd declared a pecuniary interest in Item 1.1 by virtue of being a County Councillor at the time the proposal was submitted to Derbyshire County Council and undertook to leave the Chamber whilst the Item was debated.

PL/178 **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/179 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 them as necessary. Consideration was then given thereto and decisions were reached as indicated.

Councillor Southerd left the Chamber at 6:05pm.

PL/180 CONSTRUCTION OF A SINGLE CARRIAGEWAY ROAD WITH VERGES, CYCLEWAYS AND FOOTWAYS ALONG WITH THREE NEW ROUNDABOUTS AND ASSOCIATED INFRASTRUCTURE AND THE PARTIAL DEMOLITION OF WOODHOUSE BUSINESS CENTRE (WOODVILLE REGENERATION ROUTE PHASE 2) AFFECTING DERBY ROAD, SWADLINCOTE ROAD, WOODHOUSE STREET AND KILN WAY AND ACROSS LAND AT THE FORMER DYSON SITE OCCUPATION LANE WOODVILLE SWADLINCOTE

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

The Principle Area Planning Officer presented the report to Committee informing of revisions required in the report and including the wording of the first Informative. The Officer updated Members that two further representations had been received during the consultation period which ended on 31st March 2018, one from the landowner questioning whether his land is required claiming no contact from the applicant and the second from a business in support of the application, but highlighting that the location of the road could constrain existing parking and storage area. The Committee was informed that although both matters would be for the County Council, the applicant had submitted evidence to show correspondence with the landowner and advised that dialogue would resume following the outcome of this Meeting. The Officer explained the proposed layout of the site highlighting the proposed traffic routing plan, footpaths, cycle ways, landscaping scheme and the site's inclusion in the Council's Local Plan.

Some local Members welcomed the proposal for redevelopment for employment and housing provision and the potential alleviation of traffic at the Clock Island roundabout and surrounding area. Councillor Dr Pearson, Ward Member for Midway, sought clarification on the site's potential impact on Woodville Business Centre. The Principle Area Planning Officer clarified that any potential loss of employment space in order to facilitate the route could be considered by the County Council during negotiations.

RESOLVED:-

That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery) including the revision to the Informative 1.

Councillor Southerd returned to the Chamber at 6:20pm

PL/181 **THE VARIATION OF CONDITION 19 OF PERMISSION REF. 9/2014/0740 (RELATING TO OUTLINE PERMISSION (ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR UP TO 400 DWELLINGS AND PROVISION OF NEW SCHOOL PICK UP/DROP OFF AREA, TOGETHER WITH ASSOCIATED HIGHWAY WORKS, PUBLIC OPEN SPACE, LANDSCAPING, PARKING AND ATTENUATION FACILITIES) ON LAND AT BROOMY FARM WOODVILLE ROAD HARTSHORNE SWADLINCOTE**

The Principle Area Planning Officer presented the report to Committee updating Members that Condition 19 required the inclusion of compliance to the approved method statement in regard to the filling works and an amended Informative. The Officer highlighted the history of the application, delivery of infrastructure and phasing of the development clarifying that Condition 19 related to the filling of the tunnel and the cutting and not to do with highway safety reasons.

Mr Paul Burton (applicant) attended the Meeting and addressed Members on this application.

Councillor Dr Pearson addressed the Committee raising concerns in relation to the delivery of the link road, potential impact on traffic, local residents and footpath route to Eureka Primary School from the proposed development. The Principle Area Planning Officer advised that an alternative route could be provided through funding contributions specified in the Section 106 Agreement relating to the upgrade of footpaths.

Clarification was sought and provided on the time required to complete the work to the tunnel, the reasons for the condition and the delivery of the link road.

RESOLVED:-

That the variation of Condition 19 be granted as recommended in the report of the Strategic Director (Service Delivery), including the amended Informative and condition, with delegated authority to the Planning Services Manager to make amendments to the Deed of Variation.

PL/182 **APPROVAL OF RESERVED MATTERS (IN SO FAR AS LAYOUT & APPEARANCE FOR THE SPINE ROAD FOR THE WHOLE SITE AND LAYOUT & LANDSCAPING OF PUBLIC OPEN SPACE AREAS FOR PHASE 1 ONLY) PURSUANT TO PLANNING PERMISSION REF: 9/2014/0740 ON BROOMY FARM WOODVILLE ROAD HARTSHORNE SWADLINCOTE**

The Principle Area Planning Officer presented the report to Committee explaining the phasing plan, layout, landscaping, the use of material from the site to fill the tunnel and provision of affordable housing as part of the Council's five-year supply.

Mr Paul Burton (applicant) attended the Meeting and addressed Members on this application.

Councillor Dr Pearson reiterated his concerns regarding provision of the link road and affordable housing, which were also shared by some Members of the Committee who further added that combined with the potential impact on residents and traffic in the area, they felt it was difficult to support the proposal.

Further clarification on construction traffic was sought and a suggestion for it to be routed to the part-filled road was made, in order to alleviate pressure points and also assist in compression of the ground. The Principal Area Planning Officer advised that this could be possible as part of the construction traffic routing plan cited under Condition 11.

Councillor Coe, local Ward Member, raised concern relating to the importance of timing of the works for this and other approved development in the area in order mitigate the impact on residents. The Officer suggested that an advisory note to Derbyshire County Council could request consideration of other committed developments when potential approval for works is granted.

RESOLVED:-

That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery) advisory notes on timing, delegated authority on construction routing plan and filling of the cutting as early as possible.

PL/183 **CHANGE OF USE OF LAND FOR TOURISM PURPOSES AND RETENTION OF A YURT AND A TIPI WITH ASSOCIATED SAUNA AND COMPOST TOILET STRUCTURES WITH PARKING AND HARDSTANDING AT LAND AT SK3221 7095 TICKNALL ROAD HARTSHORNE SWADLINCOTE**

It was proposed that this application be deferred for a site visit.

The registered speakers opted to return when the matter was rescheduled.

RESOLVED:-

That the application be deferred to allow for a site visit to be conducted.

PL/184 **DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO DETACHED DWELLINGS AT TREE TOPS TRENT LANE WESTON ON TRENT DERBY**

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

The Planning Services Manager presented the report explaining the history of the application, the current proposed layout of the site, its impact and that recommendation from the Tree Officer had been incorporated in the report.

Mr Mark Jones (applicant) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery).

PL/185 **DEMOLITION OF EXISTING RESIDENTIAL PROPERTY (CHERRY COTTAGE) AND AGRICULTURAL BARN AND PROPOSED DEVELOPMENT FOR 385 RESIDENTIAL DWELLINGS (USE CLASS C3), FORMAL AND INFORMAL PUBLIC OPEN SPACES, STRUCTURAL LANDSCAPING, NEW ROADS, FOOTPATHS AND CYCLEWAYS, (2NO.) SITE ACCESSES AND ANCILLARY WORKS ON LAND AT SK2130 8875 SOUTH OF DERBY ROAD HATTON DERBY**

The Planning Services Manager presented the report to Committee.

RESOLVED:-

That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery).

PL/186 **PROPOSED TREE PRESERVATION ORDER 482 – 52 MAIN STREET, NEWTON SOLNEY**

The Planning Services Manager presented the report to Committee.

RESOLVED:-

That the Tree Preservation Order be confirmed as recommended in the report of the Strategic Director (Service Delivery).

PL/187 **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 7.30pm

COUNCILLOR MRS L BROWN

CHAIRMAN