

DEVELOPMENT CONTROL COMMITTEE

2nd March 2004

PRESENT:-

Labour Group

Councillor Dunn (Chair), Councillor Shepherd (Vice-Chair) and Councillors Bambrick, Richards, Southerd, Southern and Whyman, M.B.E.

Conservative Group

Councillors Bale, Bladen, Ford, Hood, Lemmon and Mrs. Walton.

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

Councillor Atkin

Councillor Bell - Minute No. DC/112(a)

Councillor Jones - Minute No. DC/112(a)

Councillor Taylor - Minute No. DC/116(b)

Councillor Mrs. Wheeler - Minutes Nos. DC/111(a) and DC/112(b)]

DC/110. **MINUTES**

The Open and Exempt Minutes of the Meeting held on 10th February 2004 were taken as read, approved as true records and signed by the Chair.

DC/111. **REPORTS OF MEMBERS**

(a) Land at the former Castle View Service Station, Uttoxeter Road, Foston

Councillor Whyman reminded Members of the history of this site and in particular, the Inspector's decision to allow an appeal for the siting of six additional caravans (three residential and three utility) on the site. Councillor Whyman expressed grave concern that the owner of the site had now advertised six plots for sale on the site, each at a cost of approximately £70,000. The Development Control Manager confirmed that he was already aware of the advertisement and following an amendment to the description of development by the Inspector, an interpretation on the Inspector's decision had been requested from the Legal Services section. It was hoped that the Council would be in a position to resist any other but family members residing on the site and a further progress report would be submitted to the next Meeting of the Committee. In the meantime, Members requested that a copy of the advertisement be forwarded to the Inspector concerned and the estate agents also be advised of the details of the grant of planning permission by the Inspector upon appeal.

(b) Land at Cauldwell Road, Linton

Councillor Southern expressed concern that although the gypsy caravans had now vacated the above site, it had still not been reinstated. The Development Control Manager confirmed that the court had issued a warrant, as the owner failed to appear. This warrant was still outstanding

and at the present time, the Council had no policy relating to the clearing of sites in the absence of the owner. This issue would need to be considered by the relevant policy committee in due course, as considerable financial implications may be involved. Councillor Southern understood that the land had now been sold and the appropriate enquiries would be made with the Land Registry accordingly.

(c) Landscaping at Tetron Point, Swadlincote

Further to Minute No. DC/91(b) of 13th January 2004, Councillor Whyman queried progress on this matter. The Development Control Manager advised that it was understood that a team of four personnel had commenced and completed works during the previous week. There was evidence of some planting and a progress report would be submitted to the next Meeting of the Committee.

MATTERS DELEGATED TO COMMITTEE

DC/112. **SITE VISITS**

- (a) The erection of a two bedroom dwelling, the erection of a garage and stables and the blocking of Rose Lane to Main Street and opening Rose Lane to Ingleby Lane, Slade House, Rose Lane, Ticknall (9/2003/0999/U).

Further to Minute No. DC/107 of 10th February 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence from a neighbour and the applicant's agent.

RESOLVED:-

That, contrary to the recommendation, planning permission be refused for the following reasons:-

- (1) ***The proposed garage and stable building would result in an unacceptable intrusion into an otherwise undeveloped area of open garden land which has been identified in the emerging Local Plan under ENV8 and ENV20 as an important open space which contributes to the environmental quality of the locality.***
- (2) ***The reprioritisation of Rose Lane would result in a significant increase in traffic movements close to residential occupiers who have become accustomed to the light traffic use of a cul-de-sac bringing an unacceptable and unfamiliar level of noise and disturbance which would be detrimental to occupier's amenity.***
- (b) The reconstruction of the former blacksmith's cottage at The Gables, Ingleby, Stanton-by-Bridge (9/2003/1435/F).

Further to Minute No. DC/107 of 10th February 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. Consideration was given to the application and, it was,

RESOLVED:-

That planning permission be refused for the reasons set out in the report of the Planning Services Manager to the Meeting held on 10th February 2004.

- (c) The erection of a new farm building and greenhouse together with relocation of mobile homes at Bridge Farm, Barrow-on-Trent (9/2003/1510/F).

Further to Minute No. DC/107 of 10th February 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. Consideration was given to the application and, it was,

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 10th February 2004 and to additional conditions relating to noise and landscaping.

(Councillor Atkin declared a prejudicial interest in this application and withdrew from the Meeting during the consideration and determination thereof).

- (d) The erection of a garden wall at No. 15 Fishpond Lane, Egginton (9/2003/1384/FH).

Further to Minute No. DC/107 of 10th February 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. Consideration was given to the application and, it was,

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 10th February 2004.

DC/113. **PUBLIC HEALTH ACT 1925, SECTION 17**
STREET NAMING

- (a) Melbourne

It was reported that a new street name was required for a development under construction at Cockshut Lane, Melbourne. The suggested name was “Loakes Court” and the Royal Mail had no objections.

RESOLVED:-

That, in accordance with the provisions of Section 17 of the Public Health Act 1925, no objections be raised to the suggested name “Loakes Court”.

(b) Hartshorne

It was reported that a new street name was required for a development under construction on land off Main Street, Hartshorne. The suggested name was “Manor View” and the Royal Mail had no objections.

RESOLVED:-

That, in accordance with the provisions of Section 17 of the Public Health Act 1925, no objections be raised to the suggested name “Manor View”.

DC/114. **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. The following item was noted:-

Appeal Dismissed – The formation of a vehicular access to serve No. 31 Moira Road, Overseal.

DC/115. **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) Outline application (all matters except siting and means of access to be reserved) for the erection of a meeting room at Fox Covert Farm, Derby Road, Aston-on-Trent (9/2003/1205/M) – subject to the application being referred to the Government Office to enable the First Secretary of State to consider the green belt issues.***
- (b) The erection of an extension to industrial shed express one and two at Roger Bullivant Ltd., Walton Road, Drakelow (9/2003/1429/M)***

(Councillor Whyman declared a prejudicial interest in this application as an employee of the applicant company and withdrew from the Meeting during the consideration and determination thereof).

- (c) The erection of four warehouse units at Hanger No. 5, Woodyard Lane, Foston (9/2003/1500/M) – subject to a Unilateral Undertaking to secure a contribution of £10,000 towards road improvements to Woodyard Lane and to an additional condition requiring the maintenance of landscaping.***
- (d) The siting of a mobile home for an agricultural worker on land to the south of Sir Henry Lane, Melbourne (9/2004/0017/U).***
- (e) The erection of a livestock building on land to the south of Sir Henry Lane, Melbourne (9/2004/0018/O).***

- (f) Application for approval of reserved matters for a manufacturing facility following the grant of outline planning consent reference 9/2000/1120/O on land at Drakelow 'B' Power Station, Walton Road, Drakelow (9/2004/0039/D) – subject to an additional informative relating to the submission of a contaminated land survey as now advised by the Environmental Health Manager.**

(Councillor Whyman declared a prejudicial interest in this application as an employee of the applicant company and withdrew from the Meeting during the consideration and determination thereof).

DC/116. **APPLICATIONS DEFERRED FOR SITE VISITS**

RESOLVED:-

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

- (a) The erection of 24 two bedroom apartments and associated external works at Horse & Jockey, Meadow Lane, Newhall (9/2003/1180/D) – to assess the impact of the proposal and the issues of concern to local residents.**

(Councillor Bambrick declared a prejudicial interest in this application and withdrew from the Meeting during the consideration and determination thereof).

- (b) Removal of four trees closest to the north side of the building addressed as No. 8 Moira Road covered by South Derbyshire District Council Tree Preservation Order No. 217 at No. 8 Moira Road, Woodville (9/2003/1503/TP) – to assess the concerns raised by the local Ward Members.**

- (c) Outline application (all matters to be reserved except for access) for the residential development of land to the rear of No. 127 Station Road, Hatton (9/2004/0026/O) – to assess the issues relating to loss of privacy and proximity raised by local residents.**

- (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.**

W. DUNN

CHAIR

The Meeting terminated at 7.45 p.m.

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