

PLANNING COMMITTEE

25th June 2013

**PRESENT:-**

**Conservative Group**

Councillor Ford (Chairman), Councillor Mrs. Brown (Vice-Chairman) and Councillors, Mrs. Hall, Lemmon (substitute for Councillor Stanton), Jones, Murray (substitute for Councillor Bale) and Watson.

**Labour Group**

Councillors Bell, Dunn, Pearson, Richards, Shepherd and Southerd.

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

Councillor Frost – Minute No. PL/5

Councillor Mrs. Patten – Minute No. PL/7

Councillor Mrs. Plenderleith – Minute No. PL/7

PL/1. **APOLOGIES**

Apologies for absence from the Meeting were received from Councillors Bale and Stanton (Conservative Group).

PL/2. **MINUTES**

The Open Minutes of the Meetings held on 26<sup>th</sup> March and 23<sup>rd</sup> April 2013 were taken as read, approved as true records and signed by the Chairman.

**MATTERS DELEGATED TO COMMITTEE**

PL/3. **DEED OF VARIATION TO SECTION 106 AGREEMENT (AFFORDABLE HOUSING DEFINITIONS) PURSUANT TO PLANNING PERMISSION 9/2012/0555 FOR RESIDENTIAL DEVELOPMENT AT STENSON FIELDS FARM, STENSON FIELDS.**

A report was submitted that explained the constraints of the existing Section 106 Agreement relating to a residential development at Stenson Fields, and sought authority to vary this Agreement, to enable the delivery of affordable homes, as detailed in the report.

**RESOLVED:-**

*That a Deed of Variation to the Section 106 Agreement attached to Planning Permission 9/2012/0555 for residential development at Stenson Fields Farm Stenson Fields, to enable the affordable housing to be delivered in the following proportions, with the Deed of Variation including flexibility for any subsequent changes that may be consistent with the evidence base for the time being, be authorised:*

<b>Percentage of houses 2-bed Shared Ownership</b>	<b>9%</b>
<b>Percentage of houses 3-bed Shared Ownership</b>	<b>21%</b>
<b>Percentage of houses 2-bed Social Rented</b>	<b>42%</b>
<b>Percentage of houses 3-bed Social Rented</b>	<b>22%</b>
<b>Percentage of houses 4-bed Social Rented</b>	<b>6%</b>

PL/4. **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/5. **RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE FROM EQUESTRIAN LAND TO RESIDENTIAL GYPSY SITE FOR ONE PITCH AT LAND AT SK2913 7405 OPPOSITE THE CRICKETTS INN, ACRESFORD ROAD, NETHERSEAL, SWADLINCOTE**

Mr. Stone (objector) attended the Meeting and addressed Members on this application.

**RESOLVED:-**

*That planning permission be refused as insufficient detailed information has been submitted to demonstrate that connection to the mains sewer under the A444 was achievable. Without this connection, it was likely that an alternative drainage system would be required for which no detail has been submitted, which could have an adverse impact on the integrity of the River Mease Special Area of Conservation and Site of Special Scientific Interest, contrary to Local Plan Saved Policy 11 and paragraphs 7,17, 109 and 118 of the National Planning Policy Framework.*

PL/6. **PART REGULARISATION APPLICATION FOR CHANGE OF USE FROM PADDOCK INTO DOMESTIC CURTILAGE AND ERECTION OF EXTENSIONS AND ALTERATIONS AT THE LODGE, CLIFTON ROAD, NETHERSEAL, SWADLINCOTE**

**RESOLVED:-**

*That planning permission be granted, subject to the conditions set out in the report of the Director of Community and Planning Services, and an additional condition for amended plans.*

PL/7. **PROPOSED ERECTION OF A 2,500 BREEDING SOW PIG REARING UNIT WITH GRAIN STORE, FEED MILL, FEED HOPPERS, MESS BLOCK, WATER TREATMENT BUILDINGS TOGETHER WITH STORAGE BUILDINGS, FEEDING AND ASSOCIATED ANAEROBIC DIGESTION FACILITY, SERVICE BUILDING, DIGESTATE AND METHANE GAS STORAGE TANKS, SUPPLYING AN ELECTRICITY GENERATION FACILITY AND INCORPORATING A VISITOR CENTRE, 4 AGRICULTURE WORKERS DWELLINGS AND GARAGING, STRATEGIC LANDSCAPING,**

**INCLUDING THE FORMATION OF BUNDS, A SURFACE WATER ATTENUATION POND, AND RAINWATER RETENTION AREA WITH SITE PARKING FACILITIES, WEIGHBRIDGES, SECURITY FENCING AND ASSOCIATED INFRASTRUCTURE UNDER DCC CW9/0311/174 AT LAND OFF UTTOXETER ROAD, FOSTON**

Councillors Ford (Chairman) and Dunn declared a prejudicial interest in this application as Members of the County Planning Authority, which would determine the application and withdrew from the Meeting during the consideration and determination thereof. Councillor Mrs. Brown (Vice-Chairman) assumed the Chair for the item.

Members of the Committee had visited a local pig farm prior to the Meeting, and considered additional information received from the County Planning Authority.

**RESOLVED:-**

***That the County Planning Authority be advised that the amendments to the scheme make no material change, and that this Council objects to the proposal.***

PL/8. **APPEAL DECISIONS**

The content of the following reports was noted:-

Appeal Allowed

Permission for 2 new dwellings at land between 'Lamorna' and 'Pembroke', Main Street, Lees, Ashbourne, DE6 5BE.

Appeals Dismissed

- a) The conversion and extension of former agricultural storage barn to one dwelling at Main Street, Kings Newton, Derbyshire.
- b) The construction of a timber holiday let building with associated access at Land at SK2431 3339, Burntheath Lane, Hilton, Derbyshire, DE65 5FE.

Appeal Withdrawn

Application for costs relating to Land to the South of Burnaston Lane, Etwall, Derbyshire.

M. FORD

CHAIRMAN

The Meeting terminated at 9.00 p.m.