

DEVELOPMENT CONTROL COMMITTEE

16th January 2007

PRESENT:-

Labour Group

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

Conservative Group

Councillors Bale, Bladen, Ford and Lemmon.

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

Councillor Bell – Minute No. DC/83(b)
Councillor Mrs. Lane – Minute No. DC/85(c)
Councillor Taylor – Minute No. DC/85(d)
Councillor Tilley – Minutes Nos. DC/85(a) and DC/85(c)
Councillor Venning – Minute No. DC/85(d)

APOLOGIES

Apologies for absence from the Meeting were received from Councillor Southern (Labour Group), Councillor Mrs. Renwick (Conservative Group) and Councillor Mrs. Walton (Independent Member).

DC/84. DECLARATIONS OF INTEREST

Councillors Bale, Bladen, Ford and Lemmon declared prejudicial interests in planning application No. 9/2006/1238/F (Minute No. DC/85(e)), as acquaintances of the applicant.

Councillors Bale, Bladen, Ford and Lemmon declared prejudicial interests in planning application No. 9/2006/1434/FH (Minute No. DC/87(f)), as acquaintances of the applicants.

Councillor Taylor declared a personal interest in planning application No. 9/2006/1205/MR (Minute No. DC/85(d)), as his sons attended the local Scout Group at the Scout Hut adjacent to this site.

Councillor Southerd declared a personal interest in planning application No. 9/2006/1238/F (Minute No. DC/85(e)), as a relative was employed by the applicant's company.

MATTERS DELEGATED TO COMMITTEE

DC/85. SITE VISITS

- (a) The demolition of an existing garage and the erection of a detached dwelling at garage site adjacent to No. 2A Weston Street, Swadlincote (9/2006/0669/F)

Further to Minute No. DC/83(b) of 12th December 2006, 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, contrary to the recommendation, planning permission be refused due to lack of off-street parking and over-development of the site.

- (b) Outline application (all matters reserved) for the construction of two non-food retail warehouse units, associated garden centre, car parking, landscaping and service arrangements at South Derbyshire District Council Depot, Darklands Road, Swadlincote (9/2006/0320/M)

Further to Minute No. DC/83(a) of 12th December 2006, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence submitted by Knight Frank.

Mr. J. Smith (Agent) attended the Meeting and addressed Members on this application.

Consideration was given to the application and, it was,

RESOLVED:-

That, subject to the necessary referral to the Secretary of State under the Town and Country Planning (Shopping Development) (England and Wales) (No. 2) Direction 1993, outline planning permission be granted, subject to the conditions set out in the report of the Head of Planning Services, to an additional condition regarding access to allotments, and to the inclusion of 'non food' in condition no. 9 and an informative on TV reception.

- (c) The erection of a replacement building at Unit 3, Aults Industrial Estate, Midland Road, Swadlincote (9/2006/0955/F)

Further to Minute No. DC/83(d) of 12th December 2006, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence received from P. Diffey on behalf of the applicant.

P. Diffey (on behalf of the applicant) attended the Meeting and addressed Members on this application.

Consideration was given to the application and, it was,

RESOLVED:-

That contrary to the recommendation, planning permission be granted, as it is considered that this would result in no material harm to the town centre together with support for the expansion of a local business, subject to appropriate conditions including occupancy and retail floor area requirements.

- (d) Outline application (all matters to be reserved except for means of access) for a residential development at Rose Hill Works, Rose Hill, Woodville (9/2006/1205/MR)

Further to Minute No. DC/83(c) of 12th December 2006, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence from the Environment Agency and the conclusions of the Employment Land Study.

J. Hodson (Agent) attended the Meeting and addressed Members on this application.

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 Head of Planning Services to the Meeting held on 12th December 2006 and to the execution of a Section 106 Agreement requiring those provisions set out in the report.

(Councillor Taylor declared a personal interest in this application, as his sons attended the local Scout Group at the Scout Hut adjacent to the site).

- (e) The erection of a replacement dwelling at The Willows, Clifton Road, Netherseal (9/2006/1238/F)

Further to Minute No. DC/83(e) of 12th December 2006, it was reported that Members of the Committee had visited the site prior to the Meeting.

Mr. A. Bridgen (Applicant) attended the Meeting and addressed Members on this application.

Consideration was given to the application and, it was,

RESOLVED:-

That, contrary to the recommendation, planning permission be granted, subject to appropriate conditions, as it is considered that the proposed development is more in keeping with the surrounding area in terms of character and scale than the existing dwelling.

(Councillors Bale, Bladen, Ford and Lemmon declared prejudicial interests in this application as acquaintances of the applicant and withdrew from the Meeting during the consideration and determination thereof).

(Councillor Southerd declared a personal interest in this application as a relative was employed by the applicant's company).

DC/86. REPORT OF THE HEAD OF PLANNING SERVICES

The Head of 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. The contents of the following reports were noted:-

- (a) Change of use of building from general recreational use to part 1 bedroomed dwelling, part B1 use (personal to occupier) and part recreational/domestic purposes at O.S. Field No. 9830, Occupation Lane, Coton Park, Linton (9/2005/0892/U).
- (b) The conversion of garden store to work unit (B1) at Egginton Hall, Egginton (9/2005/1394/U).

Appeal Allowed

The erection of a 4/5 bedroom detached two-storey house on land at Nos. 37 and 39 Mallard Walk, Mickleover (9/2006/0203/O).

DC/87. PLANNING APPROVALS

RESOLVED:-

That the following applications be granted, subject to the conditions set out in the reports of the Head of Planning Services and to any matters annotated:-

- (a) Outline application (all matters reserved except for means of access) for the erection of a dwelling to provide two flats at No. 2 Hawthorn Crescent, Findern (9/2006/1010/O).***

(Councillor Ford wished it to be recorded that he voted against this decision).

- (b) The erection of a 6,000 bird free range egg production unit and associated access at land to the west of Staker Lane, Mickleover (9/2006/1068/M) – subject to additional conditions relating to the storage of manure and a transport plan. Reference was made to additional correspondence received from the Environment Agency and the Environmental Health Manager.***

Mr. R. Thompson (Agent) attended the Meeting and addressed Members on this application.

- (c) The erection of a 6,000 bird free range egg production unit and associated access at land to the west of Staker Lane, Mickleover (9/2006/1069/M) – subject to additional conditions relating to the storage of manure and a transport plan. Reference was made to additional correspondence received from the Environment Agency and the Environmental Health Manager.***

Mr. R. Thompson (Agent) attended the Meeting and addressed Members on this application.

- (d) The change of use of land for the siting of a mobile home on land to the west of Staker Lane, Mickleover (9/2006/1349/U) – subject to the date in condition 1 being amended to 31st January 2010. Reference was made to additional correspondence received from Burnaston Parish Council and the Environmental Health Manager.***

Mr. R. Thompson (Agent) attended the Meeting and addressed Members on this application.

- (e) The demolition of existing retaining/boundary walls to car parks and construction of new retaining/boundary wall and relocation***

of recycling bins at East End Car Park, Civic Way, Swadlincote (9/2006/1431/S).

(f) The erection of an extension at 82a Ashby Road East, Brethby (9/2006/1434/FH).

(Councillors Bale, Bladen, Ford and Lemmon declared prejudicial interests in this application as acquaintances of the applicant and withdrew from the Meeting during the consideration and determination thereof).

DC/88. 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) Approval of reserved matters of application 9/2005/0510/M for the erection of 21 houses on Land to the South of Old Station Close, Etwall (9/2006/1210/MD) – to enable the issues of fact in the report together with further issues of principle to be clarified.

Mr. Tebbs (Objector) attended the Meeting and addressed Members on this application.

(b) The erection of a dwelling at garden of No. 91 Salisbury Drive, Midway (9/2006/1378/F) – to enable the issues of fact in the report together with further issues of principle to be clarified.

K. Parkes (on behalf of applicant) attended the Meeting and addressed Members on this application.

(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.

T. SOUTHERD

CHAIR

The Meeting terminated at 8.25 p.m.