

PLANNING COMMITTEE

14<sup>th</sup> September 2021

**PRESENT:-**

**Labour Group**

Councillor Tilley (Chair) Councillor Shepherd (Vice-Chair) and Councillors Gee, Pearson and Southerd.

**Conservative Group**

Councillors Bridgen, Brown, Lemmon, Muller and Watson.

**Independent Group**

Councillors Angliss and Dawson.

**In Attendance**

Councillors Haines and Richards.

PL/48 **APOLOGIES**

The Committee was informed that no apologies for absence had been received.

PL/49 **DECLARATIONS OF INTEREST**

The Committee was informed that no Declarations of Interest had been received.

PL/50 **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/51 **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 Members as necessary. Consideration was then given thereto and decisions were reached as indicated.

PL/52 **OUTLINE PLANNING APPLICATION FOR UP TO 7 BUNGALOWS, TOGETHER WITH ASSOCIATED LANDSCAPING AND DRAINAGE INFRASTRUCTURE, WITH ALL MATTERS RESERVED FOR FUTURE APPROVAL EXCEPT FOR ACCESS ON LAND AT SK3126 0097, MILTON ROAD, REPTON, DERBY**

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

The Head of Planning and Strategic Housing appraised the Committee of the application and informed Members of the proposed additional condition to prevent the installation of Dormer windows. It was noted that the site was within the settlement area and the single storey dwellings would not impede the views of the church spire.

The Applicant's Agent attended the meeting and addressed the Committee in relation to the application.

As the Local Ward Member for Repton Councillor Haines addressed the Committee on behalf of the residents objecting to the application. Concerns were raised regarding possible future development to the right of the public footpath, surface water drainage and flooding.

The Head of Planning and Strategic Housing confirmed that the north side of the development would be kept as open land to protect the views of the church spire and town and that a number of conditions pertaining to drainage and surface water run off would be included at the next stage of the application process.

**RESOLVED:**

***That planning permission be approved as per the recommendations in the report, subject to additional conditions relating to removal of permitted development rights for rooflights, dormer windows and raising of the roof height.***

PL/53 **ALTERATIONS TO THE SHOP FRONTS AT GROUND AND FIRST FLOOR AND ALTERATIONS TO THE WINDOWS (RE-SUBMISSION OF APPLICATION 9/2017/1040) AT 5-15 WEST STREET, SWADLINCOTE, DE11 9DG**

The Head of Planning and Strategic Housing appraised the Committee of the proposal and sought approval of the recommendations within the report

Councillor Lemmon raised a query regarding the fire standards in relation to cladding and the Head of Planning and Strategic Housing confirmed that property officers would ensure that all necessary safety standards would be adhered to.

**RESOLVED:**

PL/54 *That planning permission be approved as per the recommendations in the report of the Strategic Director (Service Delivery).*  
**PROPOSED ENGINEERING OPERATION TO FORM AN EXTENSION TO THE EXISTING KEYSTONE STORAGE YARD AND CREATION OF CAR PARKING FOR EXISTING STAFF, INCLUDING BUNDING FENCING AND LANDSCAPING ON LAND OFF RYDER CLOSE, CASTLE GRESLEY, SWADLINCOTE, DE11 9EU**

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

The Planning Delivery Team Leader appraised the Committee of the proposal and noted the additional conditions relating to information and mitigation proposals requested by the Wildlife Trust in relation to Great Crested Newts, the retention of a pond and the open mosaic habitat.

The Planning Delivery Team Leader outlined the change of use of land for carparking space, the levelling of the site, the 3 metre high bund and sound barriers work proposed. Members were informed that it was the view of environment officers that the acoustic wall would effectively reduce noise and that that natural planning and flooding would be covered by conditions.

Members raised queries in relation to operating hours, lighting and noise mitigations.

The Planning Delivery Team Leader informed the Committee that operating hours would be restricted and the Environmental Health Officer was content with the proposals to mitigate noise and that a condition for lighting would be agreed under delegated authority.

**RESOLVED:**

***That planning permission be approved as per the recommendations in the report of the Strategic Director (Service Delivery) subject to the revised recommendation that delegated authority be granted to the Head of Planning and Strategic Housing to continue discussions with the applicants and Derbyshire Wildlife Trust in an attempt to resolve the outstanding issues relating to Great Crested Newts and Open Mosaic Habitat and subject to all matters being resolved and the prior signing of an agreement under section 106 of the Town and Country Planning Act 1990 to secure planning obligations relating to a commuted sum towards National Forest Planting and any commuted sums or mitigation measures required as a result of these discussions, grant planning permission subject to any conditions deemed necessary including those contained within the report (excluding condition 14, and with appropriate revisions to condition 2 (approved drawings), condition 11 (landscaping) and additional condition to require a pre-development walk over of the site to ensure that there are no badger setts present.***

PL/55 **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 18:55 hours.

COUNCILLOR N.TILLEY

CHAIR