

PLANNING COMMITTEE

15th December 2020

PRESENT:-

Conservative Group

Councillor Mrs. Brown (Chairman), Councillor Mrs. Bridgen (Vice-Chairman) and Councillors Angliss, Ford, Muller, Watson and Mrs. Wheelton.

Labour Group

Councillors Gee, Dr Pearson, Shepherd, Southerd and Tilley.

PL/105 **APOLOGIES**

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

PL/106 **DECLARATIONS OF INTEREST**

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

PL/107 **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/108 **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/109 **APPROVAL OF RESERVED MATTERS (LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) FOR ERECTION OF 148 DWELLINGS ALONG WITH CREATION OF ROADS AND PUBLIC OPEN SPACE PURSUANT TO OUTLINE PERMISSION REF. 9/2016/0882 (PHASE 3) ON LAND AT BROOMY FARM (EAST OF LINCOLN WAY AND SALISBURY DRIVE), WOODVILLE ROAD, HARTSHORNE, SWADLINCOTE**

The Head of Planning and Strategic Housing appraised the Committee of proposal which was deferred from the 22nd September 2020 meeting to allow

dialogue with Granville Academy Trust regarding the school drop off and pick up area. Members were updated on the outcome of the meeting with representatives of Granville Academy who confirmed that there was no requirement for additional entrance at that time.

The Applicant's Agent attended the Meeting and addressed the Committee regarding the application.

Councillor Taylor as the Local Ward Member addressed the Committee following concerns from the local community and the response from the Academy Trust and invited the Committee to consider a request for the Developer to reinstate the pickup and drop off area for possible future use.

The Head of Planning and Strategic Housing informed Members that there would be no difference to dwelling numbers if the drop off and pickup area was or was not included within the scheme.

Members felt that the drop off and pickup area was integral to the original outline approval and were disappointed with the response from the Academy and the apparent lack of concern about child safety and welfare.

The Head of Planning and Strategic Housing highlighted for future potential for an additional access which would allow connectivity for children from the proposed site to access the Academy on foot.

The Committee reinforced the opinion that the safeguarding of children was paramount.

RESOLVED:

That planning permission be deferred to allow the applicant to enter into further dialogue with the Academy Trust regarding the drop off and pick up provision and access to the Academy.

PL/110 **TWO-STOREY SIDE AND SINGLE STOREY REAR EXTENSION ALONG WITH DETACHED GARAGE AT 247 HEARTH COTE ROAD, SWADLINCOTE, DE11 9DU**

The Committee was informed that a site visit had taken place in June 2019.

The Planning Delivery Team Leader appraised the Committee of the proposal at the request of Councillor Tilley based on local objections. The Planning Delivery Team Leader outlined a previously approved application that was submitted by the former owner of the site and was expected to be withdrawn.

An Objector attended the Meeting and addressed the Committee regarding the application.

Following concerns raised by the Objector the Planning Delivery Team Leader confirmed that a blanket Tree Preservation Order existed on the site and that

the plans submitted were to scale and that the impact on the neighbouring property had been duly considered.

Members requested further details in relation to landscaping and requested clarity regarding trees that had been removed despite the Tree Preservation Order.

The Planning Delivery Team Leader informed Members that conditions ensured that no further landscaping was to be removed from the site and confirmed that a number of self-set trees along the site frontage had been removed was considered as part of maintenance and their removal had no significant impact on screening.

Members raised concerns about the scale and design of the extensions, that were out of keeping to the host property and that the location of the garage would impact on the neighbouring property.

RESOLVED:

That planning permission be refused contrary to the recommendation in the report of the Strategic Director (Service Delivery) on the grounds of amenity, design and over development.

PL/111 **RETROSPECTIVE APPLICATION FOR THE PRUNING OF AN OAK COVERED BY SOUTH DERBYSHIRE TREE PRESERVATION ORDER 199 ON LAND AT 83 WOOD LANE, NEWHALL, SWADLINCOTE, DE11 0LX**

The Planning Delivery Team Leader appraised the Committee of proposal submitted by the Council for retrospective approval, as during emergency safety works additional crow lifting and pruning was carried out.

RESOLVED:

That planning permission be approved as per recommendation in the report of the Strategic Director (Service Delivery).

PL/112 **PLANNING AND OTHER APPEALS**

The Committee noted the planning appeal decisions in relation to the following applications:

DMOT/2019/1276	14 Alderslade Close, Aston- on-Trent	Aston	Dismissed	Delegated
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PL/113 **DEED OF VARIATION – LAND SOUTH OF THE MEASE, HILTON**

The Head of Planning and Strategic Housing presented the report to Committee requesting approval for an amendment to a Section 106 Agreement to bring it in line with affordable housing provision.

RESOLVED:

To endorse the request to amend the Section 106 to include a Mortgagee in Possession clause and other minor amendments.

PL/114 **SECTION 106 VARIATION AT LAND TO THE REAR OF 53 AND 67 WOODVILLE ROAD, HARTSHORNE**

The Planning Delivery Team Lead presented the report to Committee requesting approval for an amendment to the planning reference within the original Section 106 Agreement in order for it to reflect a revised application received.

RESOLVED:

To endorse the request to amend the Section 106 to vary the permission referred to (following a Section 73 application having been received).

PL/115 **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 19:40 hours.

COUNCILLOR MRS L BROWN

CHAIRMAN