

PLANNING COMMITTEE

15th December 2015

PRESENT:-

Conservative Group

Councillor Roberts (Chairman) and Councillors Mrs. Brown (Vice-Chairman), Atkin, Grant, Mrs Hall, Hewlett (substituting for Councillor Mrs Farrington), Stanton, Mrs Patten (substituting for Councillor Ford) and Watson.

Labour Group

Councillors Dunn, Dr. Pearson, Shepherd and Southerd.

In attendance

Councillors Billings, Richards and Smith.

PL/127 **APOLOGIES**

Apologies for absence from the Meeting were received on behalf of Councillors Mrs Farrington and Ford (Conservative Group).

PL/128 **DECLARATIONS OF INTEREST**

Councillor Shepherd declared a prejudicial interest in application number **9/2015/0996** and **9/2015/0849** by reason of being the applicant.

PL/129 **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/130 **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/131 **RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF FARM BUILDINGS FROM AGRICULTURAL TO DOG BOARDING AND BREEDING KENNELS AND ASSOCIATED EXTERNAL ALTERATIONS TO BUILDINGS AT 11 DERBY ROAD, FOSTON, DERBY**

The Planning Services Manager highlighted that this retrospective application is a resubmission, which was refused in June 2015 by delegated powers, the applicant had now submitted a Noise Report and access details as accompaniments.

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

Mr Daniel Hill (applicant) attended the Meeting and addressed Members on this application.

Queries and comments relating to noise levels, the need for full insulation of buildings and the outdoor exercise area were noted and responded to.

RESOLVED:-

That planning permission be refused as per recommendation.

PL/132 **PROPOSED INSTALLATION OF PHOTO-VOLTAIC PANELS, INVERTERS AND TRANSFORMERS TO PRODUCE RENEWAL ELECTRICITY ON LAND AT SK1930 5342, SCROPTON ROAD, SCROPTON, DERBY**

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

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

Mr Simon Newell (Applicant) attended the Meeting and addressed Members on this application.

Councillor Billings addressed the Committee as local Ward Member for Hilton, expressing the concerns of local residents.

Queries and comments made by Councillors relating to the intrusion of privacy of the proposed CCTV alongside the footpath next to the site, the escalation of heavy traffic on Watery Lane, potential flood risks, and the increasing need and support for Sola Power were noted and responded to.

Councillors Mrs. Brown and Stanton abstained from voting on this matter.

RESOLVED:-

That planning permission be granted subject to additional conditions relating to better and more mature landscaping on the entire southern boundary, the colour of proposed buildings and fencing, and the

conditions set out in the report of the Director of Community & Planning Services.

PL/133 **THE CONSTRUCTION OF 11HA SOLAR FARM TO INCLUDE INSTALLATION OF GROUND MOUNTED PHOTOVOLTAIC SOLAR ARRAYS WITH AN INSTALLED CAPACITY OF CIRCA 5MW TOGETHER WITH INVERTER/TRANSFORMER STATIONS, ACCESS, INTERNAL ACCESS TRACKS, LANDSCAPING, CABLE ROUTE CONNECTION TO GRIS, ANCILLARY INFRASTRUCTURE AND SECURITY MEASURES ON LAND AT SK3014 3568, SHORTHHEATH, OVERSEAL, SWADLINCOTE**

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

Mr James Hartley(Applicant) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

Councillor Billings left the meeting at 7:20pm.

PL/134 **ERECTION OF BALL STOP FENCING TO PERIMETER OF FOOTBALL PITCHES ON RECREATION GROUND AT CHESTNUT AVENUE, MIDWAY, SWADLINCOTE**

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

Councillor Pearson addressed the Committee as local Ward Member for Midway, expressing the concerns of local residents.

Queries and comments made by Councillors relating to the style of fencing proposed, the possibility of planting soft hedging alongside the fence on Claymar Drive to soften the potentially undesirable visual impact for residents, and drainage, was noted and responded to.

RESOLVED:-

That planning permission be deferred to investigate alternative treatments of the fencing.

PL/135 **EXTENSION TO GYPSY CARAVAN SITE INCLUDING A CHANGE OF USE OF LAND AND ASSOCIATED ENGINEERING WORKS TO INCREASE THE OVERALL NUMBER OF CARAVANS TO 16 AT THE CONIFERS, PARK ROAD, OVERSEAL, SWADLINCOTE**

The item was presented to Committee at the discretion of the Planning Services Manager who highlighted that this application was part of the 5-year rolling supply of Gypsy and Traveller sites.

Councillor Mrs. Hall addressed the Committee as local Ward Member for Seales, expressing her concerns about waterlogging at neighbouring properties, potential contamination of land and site being discordant with its surroundings.

Comments and queries relating to potential drainage issues, were noted and responded to.

RESOLVED:-

That planning permission be granted subject to amendment to condition 10 to include implementation of approved scheme prior to occupation, and conditions set out in the report of the Director of Community & Planning Services.

PL/136 **THE ERECTION OF A BUNGALOW AT THE CONIFERS, PARK ROAD, OVERSEAL, SWADLINCOTE**

The item was presented to Committee at the discretion of the Planning Services Manager.

Comments and queries relating to the same potential drainage issues as item 9/2015/0589 on the agenda, and the loss of pitches were noted and responded to.

RESOLVED:-

That planning permission be granted subject to the amendment of condition 6 to include implementation of approved scheme prior to occupation, and conditions set out in the report of the Director of Community & Planning Services.

PL/137 **THE ERECTION OF 1 DETACHED DWELLING AND ASSOCIATED WORKS AT 28 MAIN STREET, REPTON, DERBY**

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

PL/138 **THE RENDERING OF A SINGLE STOREY SIDE ELEMENT OF 41 LINTON ROAD, ROSLISTON, SWADLINCOTE**

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

PL/139 **PROPOSED INSTALLATION OF PHOTO-VOLTAIC PANELS, INVERTERS AND TRANSFORMERS TO PRODUCE RENEWABLE ELECTRICITY LAND AT SK2821 3837, SUNNYSIDE, NEWHALL, SWADLINCOTE**

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

RESOLVED:-

That the Planning Committee refused permission for the reasons set out in the report of the Director of Community & Planning Services.

PL/140 **THE CREATION OF A TEMPORARY VEHICULAR ACCESS TO PLOTS 476-499 ON LAND OFF STENSON ROAD, STENSON FIELDS, DERBY**

RESOLVED:-

- 1. That the Planning Committee accept the change to recommendation replacing the serving of a temporary stop notice with an enforcement notice by the Planning Service Manager, to reinstate the land, and add informative to remind applicant of its responsibility.*
- 2. That the Planning Committee refused permission for the reasons set out in the report of the Director of Community & Planning Services.*

PL/141 **THE ERECTION OF A DRY STONE WALL, INSTALLATION OF A NEW GATE IN SIDE BRICK WALL, LAYING OF NEW BLOCK PAVING TO DRIVEWAY AND THE ERECTION OF A DOMESTIC GREENHOUSE ON LAND TO THE SIDE OF THE FIRS, 11 HIGH STREET, TICKNALL, DERBY**

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RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

Councillor Shepherd left the meeting at 19:55.

PL/142 **PART DEMOLITION OF FRONT STONE BOUNDARY WALL AND DEMOLITION OF SECTION OF THE SIDE BRICK WALL TO ACCOMMODATE A NEW GATE AND A LENGTH OF HEDGE AT THE FIRST, 11 HIGH STREET, TICKNALL, DERBY**

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services.

PL/143 **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 8:00pm.

COUNCILLOR A. ROBERTS

CHAIRMAN