

DEVELOPMENT CONTROL COMMITTEE

20th May 2003

PRESENT:-

Labour Group

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

Conservative Group

Councillors Bale, Bladen, Hood, Lemmon, Mrs. Walton and Mrs. Wheeler (substitute for Councillor Atkin).

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

Councillor Atkin
Councillor Ford
Councillor Harrison – Minute No. DC/3(c)
Councillor Shaw- Minutes Nos. DC/3(d), DC/3(e) and DC/8(c)

APOLOGY

An apology for absence from the Meeting was received from Councillor Richards (Labour Group).

DC/1. **MINUTES**

The Open Minutes of the Meeting held on 22nd April 2003 were taken as read, approved as a true record and signed by the Chair.

DC/2. **REPORT OF MEMBER**

Councillor Southerd reported on current difficulties in the Swadlincote area concerning the making-up of new highways in accordance with "Section 38" Agreements. He referred to a particular development experiencing problems in this regard and encouraged Members to advise any prospective purchasers to request their solicitors to clarify the situation relating to this matter.

MATTERS DELEGATED TO COMMITTEE

DC/3. **SITE VISITS**

- (a) Outline application (all matters except siting to be reserved) for the erection of a detached dwelling on land forming part of the side garden of No.37 Mill Lane, Hilton (9/2003/0158/O).

Further to Minute No. DC/147 of 22nd April 2003, 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 inadequate access and poor turning facilities.

- (b) Outline application (all matters except siting and means of access to be reserved) for the residential development of land adjacent to Ivy Cottage, Common Piece Lane, Findern (9/2003/0277/O).

Further to Minute No. DC/147 of 22nd April 2003, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to an amended plan received which now indicated three parking spaces in a manner which enabled manoeuvring within the curtilage of the site. This was to the satisfaction of the County Highways Authority.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 22nd April 2003.

- (c) The conversion of a store/garage outbuilding to form two cottages for rent (amended scheme) at Penn Lane, Melbourne (9/2003/0387/F).

Further to Minute No. DC/147 of 22nd April 2003, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence from the applicant.

RESOLVED:-

That, contrary to the recommendation, planning permission be granted, subject to appropriate conditions, as it is considered that the proposed rooflights have no detrimental impact on the character and appearance of the Conservation Area.

(Councillor Carroll declared a prejudicial interest in this application and withdrew from the Meeting during the consideration and determination thereof. Councillor Harrison declared a personal interest in the matter as a resident in the street concerned and a friend of the applicant.)

- (d) The erection of a new farm building at Limes Farm, Lullington (9/2003/0128/F).

Further to Minute No. DC/147 of 22nd April 2003, 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 planning permission be refused for the reason set out in the report of the Planning Services Manager to the Meeting held on 22nd April 2003.

(Councillor Shaw declared a personal interest in the application, having a farm on the same estate).

- (e) The erection of an indoor riding arena, access and landscaping at Grangewood Farm, Grangewood, Netherseal (9/2002/1347/F).

Further to Minute No. DC/147 of 22nd April 2003, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence from the County Highways Authority, the Parish Council, the Environmental Health Manager and neighbours.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 22nd April 2003.

DC/4.

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 215
UNTIDY CONDITION OF LAND AND DWELLING AT NO. 25 STATION
STREET, CASTLE GRESLEY

It was reported that the untidy condition of the front garden of the above property had previously been reported to the Committee. At that time, it had been agreed to defer any action pending the submission of a further report on both the land and the dwelling, which was beginning to show signs of external deterioration on the front elevation.

The matter was progressed by an inspection and correspondence to the owner. The winter dieback ameliorated the problem of overgrowth in the front garden but this had now recurred and was the subject of further complaint, along with the condition of the front elevation of the property. It was considered that the property had gradually deteriorated in appearance to a situation where there was a material adverse effect on the amenity of nearby occupiers and the area in general.

RESOLVED:-

That an Untidy Site Notice be served under the provisions of Section 215 of the Town and Country Planning Act 1990 requiring the following steps to be undertaken to improve the appearance of the property:-

- (a) Repair and repaint the dilapidated render at the front of the dwelling.***
- (b) Repair or replace the ground floor and first floor windows in the front elevation of the dwelling.***
- (c) Cut, clear and remove from the site the overgrown weed and vegetation in the front garden.***
- (d) Maintain the land in a tidy condition.***

DC/5 **PUBLIC HEALTH ACT 1925, SECTION 17**
STREET NAMING – HILTON

It was reported that street names were required for a new development under construction on land off The Mease, Hilton. The suggested names were as follows:-

Thames	Dee	Ordley Brook	Glen
Mersey	Orwell	Nothill Brook	Hamble
Dove	Eden	Windermere	Isis
Roach	Wildhay Brook	Otter	Sherbourne
Tyne	Hull	Rother	Clyde
Derwent	Foss	Lark	Aire
Humber			

These names were in keeping with the existing development at the Hilton Depot and the Royal Mail and the Parish Council had raised no objections to the names.

RESOLVED:-

That, in accordance with the provisions of Section 17 of the Public Health Act 1925, no objections be raised to the suggested names but the developer be requested to amend the name “Roach” to “Trent”.

DC/6. **REPORT OF THE PLANNING SERVICES MANAGER**

The Planning Services Manager 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 following items were noted:-

Appeals Dismissed

- (a) The use of land for the siting of five caravans and the erection of a utility block and associated septic tank/soakaway on land at Cauldwell Road, Linton – Disappointment was expressed at the extended period for compliance allowed by the Inspector and Officers were thanked for their efforts on this case.
- (b) The formation of a vehicular access to serve Nos. 149 and 151 Woodville Road, Hartshorne.
- (c) The erection of ten dwellings off Sorrel Drive, Woodville.
- (d) The retention of four signs at the entrance to the development at Bretby Hall Hospital, Bretby.

DC/7. **PLANNING APPROVALS**

RESOLVED:-

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

- (a) ***The erection of eight residential units at Alderslade Farm, No. 125 Derby Road, Aston-on-Trent (9/2002/1012/F).***

- (b) The erection of six houses on plots 23 – 28 on land between Nos. 145 and 153 Oversetts Road, Newhall (9/2003/0102/F).**
- (c) The erection of extensions and conversion of garage to playroom at Stanton View, Trent Side, Swarkestone (9/2003/0208/FH).**
- (d) The erection of an extension at No. 3 Trentside Cottages, Trent Side, Swarkestone (9/2003/0214/FH).**
- (e) The erection of an extension at The Old Standings, Arleston Farm, Arleston Lane, Barrow-on-Trent (9/2003/0232/FH).**

(Councillor Whyman left the Meeting at 7.40 p.m.)

- (f) The retention of a single-storey outbuilding at Bramcote Lodge, Main Street, Milton (9/2003/0281/FH).**
- (g) The erection of a youth shelter and three tubular frame seats at the picnic area, The Green, Willington (9/2003/0284/F).**
- (h) The erection of two bungalows on land forming part of O.S. Field Nos. 3540 and 4141, off Back Lane, Hilton (9/2003/0349/O).**
- (i) The erection of a boundary fence and the incorporation into the residential curtilage of Nos. 6 Maple Drive and 32 Yates Avenue of land at the corner of Yates Avenue and Maple Drive, Aston-on-Trent (9/2003/0366/U).**
- (j) The renewal of outline planning application 9/2000/0226/O for the erection of a sports hall, swimming pool, multi games area and associated facilities (all matters except means of access to be reserved) on the playing fields to the south-west of the John Port School, Hilton Road, Etwall (9/2003/0384/R).**
- (k) The erection of six dwellings on land to the east of Lawn Avenue, Etwall (9/2003/0414/F) – reference was made to additional correspondence from the County Highways Authority and the Parish Council.**

(Councillor Lemmon declared a prejudicial interest in this application and withdrew from the Meeting during the consideration and determination thereof).

DC/8. **APPLICATIONS DEFERRED FOR SITE VISITS**

RESOLVED:-

- (1) That consideration of the following applications be deferred to enable Members of the Committee to visit the sites prior to the next Meeting to assess the various implications involved with the applications:-**

- (a) ***The erection of a 20 metre high mono telecommunications pole, three antennas, one dish and one equipment cabinet at field off Arleston Lane, Stenson Fields (9/2002/1350/FT).***

(Councillor Atkin declared a personal interest in this application as the owner of adjoining land).

- (b) ***Application for approval of reserved matters pertaining to trunk road service area including 100 bed hotel, public house restaurant, filling station, food outlets and associated parking, access and landscaping on land to the north of the farm buildings at Hill Farm, Willington (9/2003/0261/D) – reference was made to additional correspondence from a neighbour.***

- (c) ***Use of land for the storage of touring caravans at Seale Lodge Farm, Burton Road, Acresford (9/2003/0053/U).***

- (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, as appropriate.***

DC/9. **OUTLINE APPLICATION FOR THE ERECTION OF TWO OFFICES AND SEVEN DWELLINGS (ALL MATTERS OTHER THAN ACCESS AND SITING RESERVED FOR FURTHER APPROVAL) AT ETWALL GARAGE, DERBY ROAD, ETWALL (9/2002/0387/O)**

RESOLVED:-

That planning permission be refused for the reason set out in the report of the Planning Services Manager.

(Councillors Hood, Lemmon and Mrs. Wheeler wished it to be recorded that they were not in favour of this decision).

W. DUNN

CHAIR

The Meeting terminated at 8.00 p.m.