

PLANNING COMMITTEE

27th October 2015

PRESENT:-

Conservative Group

Councillor Roberts (Chairman), Councillor Mrs Brown (Vice-Chairman), and Councillors Atkin, Mrs Farrington (arrived at 6:40 pm), Ford, Grant, Mrs Hall, Stanton and Watson.

Labour Group

Councillors Dunn, Pearson, Shepherd and Southerd.

In attendance

The following Members also attended the meeting: Councillors Muller and Murray (Conservative Group), Bambrick and Taylor (Labour Group)

PL/94 **APOLOGIES**

Councillor Mrs Farrington notified the Committee that she would be arriving late due to unforeseen circumstance.

PL/95 **DECLARATIONS OF INTEREST**

Councillor Atkin declared a personal interest in application number 9/2015/0605 by reason of the applicant had nominated the Chairman's charity to receive a donation.

Councillor Mrs. Brown declared a personal interest in application number 9/2015/0354 by reason of being a Governor at John Port School.

Councillor Pearson declared a personal interest in application number 9/2014/0740 by reason of being a Governor at Eureka Park Primary School.

PL/96 **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/97 **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/98 **OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE DEVELOPMENT OF UP TO 99 DWELLINGS, PUBLIC OPEN SPACE, DRAINAGE AND HIGHWAYS INFRASTRUCTURE AT LAND SK2731 3037 WILLINGTON ROAD, ETWALL, DERBY**

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

The Principal Area Planning Officer asked Committee to note that this application adjoins a site that has already been granted planning permission for up to 100 dwellings and is referred to as 'Phase 1' in the report.

Mrs. Angela Jenner (objector) and Mr James Hicks (agent in support) attended the Meeting and addressed Members on this application.

Comments made by Councillors relating to the lack of a Doctor Surgery, the capacity of the two local schools and the potential impact of increased traffic; were noted and responded to.

RESOLVED:-

That planning permission be granted as per recommendation subject to Section 106 funding be allocated solely to Frank Wickham Hall projects.

PL/99 **OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR THE ERECTION OF UP TO 290 DWELLINGS INCLUDING PROVISION OF PUBLIC OPEN SAUCE, DRAINAGE WORKS AND RELATED INFRASTRUCTURE AND LANDSCAPING ON LAND AT SK3035 1279 HACKWOOD FARM, MICKLEOVER, DERBY**

The Planning Services Manager updated the Committee that two further letters of objections had been received.

Mr Matthew Holmes (objector) and Miss Joanne Althorpe (agent in support) attended the Meeting and addressed Members on this application.

Queries and comments made by Councillors relating to being in direct catchment area for John Port School, possible drainage into greenfield area, sustainability and the New Homes Bonus; were noted and responded to.

RESOLVED:-

That planning permission be granted as per recommendation subject to the following: Secondary education contributions solely to John Port School. The addition of a clause in the draft Section 106 regarding SUDS to be presented to the Vice Chairman for approval. The addition of a

condition requiring tree buffer on southern boundary and the informative requesting of a number of bungalows to be integrated into the build.

PL/100 **OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR UP TO 400 DWELLINGS AND PROVISION OF A NEW SCHOOL PICK UP/DROP OFF AREA, TOGETHER WITH ASSOCIATED HIGHWAY WORKS, PUBLIC OPEN SPACE, LANDSCAPING, PARKING AND ATTENUATION FACILITIES ON LAND AT BROOMY FARM, WOODVILLE ROAD, HARTSHORNE, SWADLINCOTE**

The Planning Services Manager presented the application to Committee, stating that Conditions 19 in the report, needed to include method statement regarding vehicle routing. He highlighted that there are two additional issues raised in the report since the application was deferred on 25th August, and that the condition of a landscaping buffer had been added to the recommendations.

Mr Guy Longley (agent) attended the Meeting and addressed Members on this application.

Councillors raised concerns regarding highways safety on already extremely busy roads, the implementation of traffic calming measurements, access to the site, the creation or 'rat runs' were noted and responded to. The Committee also agreed that a request to seek contribution towards Swadlincote regeneration scheme for a relief road be made.

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services including amendments to condition 3 and 19.

PL/101 **THE ERECTION OF 4 DWELLINGS AT LAND ADJACENT TO COPPICE FARM, GREEN LANE, OVERSEAL, SWADLINCOTE**

The Planning Services Manager highlighted to the Committee that this application was a revised proposal of a previously refused scheme and issues raised by Members at the previous Committee had been addressed and significant changes made.

Mr Bryan Wolsey (objector) and Mr. Warren Goodall (architect in support) attended the Meeting and addressed Members on this application.

Queries and comments made by Councillors relating to highways safety especially on Sealwood Lane and Green Lane, the style of dwellings proposed not being in keeping and out of scale with the surrounding area; concerns were noted and responded to.

A reason for refusal was discussed and agreed prior to voting.

RESOLVED:-

That planning permission be refused contrary to recommendation by the Director of Community & Planning Services on the same grounds as previously, due to poor design as stated in Housing Policy 11.

PL/102 **THE RESUBMISSION OF APPLICATION FOR THE SITING OF TWO STATIC CARAVANS AT 179 THE BUNGALOW, LINTON HEATH, LINTON, SWADLINCOTE**

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

Mr W. McCann (applicant) attended the Meeting and addressed Members on this application.

Councillor Grant addressed the Committee as local Ward Member for Linton, expressing the concerns of local residents.

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services with the additional condition to secure a 2 meter high fence and further landscaping on boundary of No 180 prior to bringing second caravan on the site.

PL/103 **REMOVAL OF CONDITION 15 OF PLANNING PERMISSION 9/2014/0411 RELATING TO THE HOURS OF EXTERNAL AREAS AT KEYSTONE LINTELS LIMITED, RYDER CLOSE, CASTLE GRESLEY, SWADLINCOTE**

The Planning Services Manager highlighted to the Committee that an additional recommendation to condition 15 regarding CCTV will be added.

Mr Andy Neal (agent) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be granted for 12 months as per recommendation subject to additional condition to require control measures as recommended by EHO, including advice of setting up Residents Liaison Group.

PL/104 **OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF A BUILDING TO PROVIDE RESIDENTIAL ACCOMMODATION WITH ASSOCIATED PARKING AND AMENITY AREAS AT 2 WOODVILLE ROAD, OVERSEAL, SWADLINCOTE**

The Planning Services Manager reported to the Committee that the initial application of a 3-storey building has now changed to a 2-stories building, and that a Conservation Officer will be involved to ensure the building is appropriate to its surroundings.

RESOLVED:-

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

PL/105 **THE ERECTION OF ONE DWELLING ON LAND TO THE REAR OF 1 ST PETERS CLOSE, HARTSHORNE, SWADLINCOTE**

RESOLVED:-

That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services, including an additional condition of a method statement to safeguard surrounding trees.

PL/106 **THE ERECTION OF A BANQUETING SUITE AT 130 NADEE INDIAN CUISINE, HEATH LANE, FINDERN, DERBY**

RESOLVED:-

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

PL/107 **THE FELLING OF A WYCH ELM (T1) AND OAK (T2) AND PRUNING OF A WYCH ELM (T3) COVERED BY SOUTH DERBYSHIRE DISTRICT COUNCIL TREE PRESERVATION ORDER NUMBER TPO 48 AT LAND ADJACENT TO SOUTH BOUNDARY OF 14 BRAMLEY DALE, CHURCH GRESLEY, SWADLINCOTE**

RESOLVED:-

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

PL/108 **THE ERECTION OF 6 3-BED DWELLINGS ON LAND TO THE REAR OF 145 OVERSETTS ROAD, NEWHALL, SWADLINCOTE**

Councillor Bambrick addressed the Committee as local Ward Member for Newhall, expressing the concerns of local residents

RESOLVED:-

That planning permission be deferred to a future Committee subject to a site visit.

PL/109 **PLANNING AND OTHER APPEALS**

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

- 9/2014/1195 Land adjacent to 253 Burton, Road, Overseal, Swadlincote
- 9/2015/0070 Land at Brook Lane, Sutton-on-the-Hill, Ashbourne,
- 9/2014/0727 Hill Pasture, Sutton Lane, Etwall, Derbyshire

PL/110 **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 9:15pm.

COUNCILLOR A ROBERTS

CHAIRMAN