

DEVELOPMENT CONTROL COMMITTEE

10th June 2008

PRESENT:-

Conservative Group

Councillor Bale (Chairman), Councillor Ford (Vice-Chairman) and Councillors Hewlett (substitute for Councillor Bladen), Jones, Lemmon, Mrs. Plenderleith, Stanton and Watson.

Labour Group

Councillors Dunn, Richards and Southerd.

Independent Member

Councillor Mrs. Brown.

Councillor Roberts also attended the Meeting and, with the approval of the Chairman, spoke to Minute No. DC/6.

APOLOGY

An apology for absence from the Meeting was received from Councillor Bladen (Conservative Group).

DC/1. **MINUTES**

The Open Minutes of the Meetings held on 22nd April and 13th May 2008 were taken as read, approved as true records and signed by the Chairman.

DC/2. **DECLARATIONS OF INTEREST**

Councillor Bale (Chairman) declared a prejudicial interest in planning application 9/2008/0168/U (Minute No. DC/6), as an acquaintance of the agent and objectors.

MATTERS DELEGATED TO COMMITTEE

DC/3. **TREE PRESERVATION ORDER NO. 300 – WESTON HILL CHALET PARK, BRIDGE LANE, WESTON-ON-TRENT**

It was reported that this Tree Preservation Order was made on 22nd January 2008, in respect of a mixed species woodland at Weston Hill Chalet Park, Bridge Lane, Weston-on-Trent. The Order was made as the woodland made a valuable contribution to the visual amenity of the area, being visible from several adjacent properties and public rights of way. It had been subject to recent tree felling and was therefore under threat.

Objections had been received from the landowner, which raised concerns regarding the following issues:-

- The making of the Order had not taken into account national policy.

- Material considerations had not been taken into account.
- There was a strong possibility that the decision would be biased.

Members were advised of comments made by the Council's Consultant Arboriculturist in response to the objections raised.

RESOLVED:-

That Tree Preservation Order No. 300 be confirmed without modification.

DC/4. **TREE PRESERVATION ORDER NO. 301 – NO. 10 HOSPITAL LANE, MICKLEOVER**

It was reported that this Tree Preservation Order was made on 22nd January 2008 in respect of one ash tree at No. 10 Hospital Lane, Mickleover. The Order was made as the tree made a valuable contribution to the visual amenity of the area, being visible from several adjacent properties and public rights of way. The land may soon be the subject of a planning application and the retention of the tree could only be secured through the imposition of the Order.

Comments had been received from an occupier of No. 11-12 Edmunds Square, Mickleover, which raised concerns regarding the following issues:-

- The tree had a number of branches removed on the side of No. 10 Hospital Lane which had resulted in an uneven distribution of branches.
- Adjacent block paving might have caused damage to the tree and its roots, which therefore could become dangerous in bad weather.

Members were advised of comments made by the Council's Consultant Arboriculturist in response to the comments raised.

RESOLVED:-

That Tree Preservation Order No. 301 be confirmed without modification.

DC/5. **REPORT OF THE HEAD OF PLANNING SERVICES**

The Head of 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. The contents of the following reports were noted:-

Appeals Allowed

- (a) Change of use to form ancillary accommodation at Walnut Farm, Main Street, Burnaston (9/2007/0776/F).
- (b) The provision of two retail units with first floor apartments at Carlton Day Nursery, No. 2 Witham Close, Hilton (9/2007/1066/F).

Appeals Dismissed

- (a) The erection of an extension at Rose Cottage, Back Lane, Osleston and Thurstaston (9/2007/0584/FH).
- (b) The conversion into living accommodation of the existing garage and the erection of a detached double garage at 'Brymar', Woodshop Lane, Swarkestone (9/2007/1036/FH).
- (c) The erection of two single-sided, internally illuminated advertisement display units at The Cottage Filling Station, Derby Road, Swarkestone (9/2007/1354/A).

DC/6. **CHANGE OF USE FROM PUBLIC HOUSE TO DWELLING AT THREE HORSESHOES, LONG LANE, DALBURY LEES (9/2008/0168/U)**

Further to Minute No. DC/127 of 13th May 2008, it was reported that Members of the Committee had visited this site prior to the Meeting. The Head of Planning Services summarised the comments made by Mr. M. Rennie (agent) who had addressed Members on this application at the last Meeting. Mr. K. Wilson (objector) attended the Meeting and addressed Members on this application.

RESOLVED:-

That, contrary to the recommendation, planning permission be refused as the proposal is considered to be contrary to Planning Policy Statement 7.

Councillor Bale (Chairman) declared a prejudicial interest in this application as an acquaintance of the agent and objectors and withdrew from the Meeting during the consideration and determination thereof. Councillor Ford (Vice-Chairman) assumed the Chair for the item.

DC/7. **PLANNING APPROVALS**

RESOLVED:-

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

- (a) ***The change of use to cricket field of pasture land adjacent to Elvaston Cricket Ground, Elvaston Castle Country Park, Elvaston (9/2007/1079/U). The Head of Planning Services reported that the objection from the Garden History Society had now been withdrawn. Mr. T. Gorman (applicant) attended the Meeting and addressed Members on this application.***
- (b) ***Development of a children's camp, including the erection of a multi-purpose accommodation/recreation block and manager's house together with a site layout for various recreational activities and the formation of an access road at Fryzms House Farm, Buckford Lane, Stenson (9/2008/0385/M) – subject to additional conditions to control the phasing of the development and to prohibit motor sports, and to the amendment of condition no. 16 requiring development to be undertaken prior to***

arrangements for the implementation of a scheme of archaeological field evaluation, unless otherwise agreed in writing by the Local Planning Authority. Mr. R. Hunter (objector) and Mr. B. Wolsey (agent) attended the Meeting and addressed Members on this application.

- (c) *The erection of a school with associated residential accommodation and extension to existing offices at Grangecraft Garden Centre, Hospital Lane, Mickleover (9/2008/0412/MA).*

DC/8. **VARIATION OF CONDITION NO. 2 OF PLANNING PERMISSION 9/2006/0951/U TO PERMIT ALTERATIONS TO OPENING HOURS OF SALON AT RECTORY COTTAGE, PARK LANE, WESTON-ON-TRENT (9/2008/0447/B)**

RESOLVED:-

- (1) *That consideration of the application be deferred to enable Members of the Committee to visit the site prior to the next Meeting to enable further issues of principle to be clarified other than those specified in the report of the Head of Planning Services arising from a Member's personal knowledge of circumstances on the ground.*
- (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.*

DC/9. **OUTLINE APPLICATION FOR THE DEMOLITION OF THE EXISTING POULTRY UNIT AND THE ERECTION OF AN EGG PACKING STATION AT BADGER FARM, WILLOW PIT LANE, HILTON (9/2008/0176/M)**

Mr. Bazzoni (on behalf of Mr. Blackburn, objector) and Mr. I. Pick (agent) attended the Meeting and addressed Members on this application.

RESOLVED:-

That the application be refused for the reason set out in the report of the Head of Planning Services.

M.J.P. BALE

CHAIRMAN

The Meeting terminated at 7.45 p.m.