

DEVELOPMENT CONTROL SUB- COMMITTEE

26th June 2001

PRESENT:-

Labour Group

Councillor Southerd (Chair), Councillor Brooks (Vice Chair) and Councillors Dunn, Ford, Rose, Shepherd, Southern and Whyman.

Conservative Group

Councillors Bale, Bladen, Lemmon (substitute for Councillor Mrs. Robbins) and Mrs. Walton.

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

Councillor Bambrick
Councillor Bell - Minute No. DC/7
Councillor Carroll - Minute No. DC/5(b)
Councillor Richards - Minute No. DC/7
Councillor Mrs. Rose - Minute No. DC/7
Councillor Stone - Minute No. DC/7)

APOLOGY

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

DC/184. **MINUTES**

The Open Minutes of the Meetings held on 8th and 29th May 2001 were taken as read, approved as true records and signed by the Chair.

DC/185. **REPORTS OF MEMBERS**

(a) Bridleway No. 11 – Parish of Willington

Further to Minute No. DC/174 of 29th May 2001, Councillor Whyman enquired as to any updated information on this matter. The Chair reported that he had written to the Chair of the County Council's Environment Committee who was pursuing the matter. However, there were some difficulties and it was still anticipated that the outcome of the investigation would not be available imminently. In response, Councillor Whyman confirmed that he would continue to pursue this matter vigorously until the issue had been concluded satisfactorily.

(b) Protocol for Site Visits

Councillor Southern expressed concern at the protocol adopted at the site visit held earlier in the day at Brandons Poultry Limited, particularly in respect of the tour of the premises and surrounding area, together with various information provided by the applicant on the site. These comments

were accepted but the Chair considered that there were unusual circumstances in this case and the information provided by the applicant had been helpful and necessary in the consideration of the application.

(c) Environment Agency – Sustainable Drainage

The Chair reported that he had recently attended a meeting with the Environment Agency regarding flooding and had arranged for an Officer from the Agency to address a future Meeting of the Development Control Committee regarding sustainable drainage. A policy on this matter could then be established by the Committee.

(d) Final Meeting of Sub-Committee

The Chair reminded Members that this would be the final Meeting of the Development Control Sub-Committee and future business would be controlled by a Development Control Committee, to be Chaired by Councillor Brooks. The Chair thanked Members for their support during his term as Chair and in turn, Members congratulated the Chair on his control of Meetings.

MATTERS DELEGATED TO SUB-COMMITTEE

DC/186. **SITE VISIT**

Housing for Effluent Treatment Unit, Associated Sludge Tank and provision of a Reed Bed Filtration System at Brandons Poultry Limited, Hollybank Farm, Scropton Road, Scropton (9/2001/0082/F)

The Retention of a Water Detention Pond, Installation of a Sump and Soakaway System at Brandons Poultry Limited, Hollybank Farm, Scropton Road, Scropton (9/2001/0332/F)

Further to Minute No. DC/178 of 29th May 2001, it was reported that Members of the Sub-Committee had visited the site prior to the Meeting. Reference was made to further letters of objection received. Consideration was given to the applications and, it was,

RESOLVED:-

That planning permission 9/2001/0082/F and 9/2001/0332/F be granted, subject to the conditions set out in the reports of the Planning Services Manager to the Meeting held on 29th May 2001.

(Councillor Southern wished it to be recorded that he was not in favour of these decisions).

DC/187. **REPORT OF THE PLANNING SERVICES MANAGER**

The Planning Services Manager submitted reports for consideration and determination by the Sub-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) The siting of a static residential unit for occupation by one gypsy family at the former Castle View Service Station, Uttoxeter Road, Foston – Members expressed their dismay at this decision and requested that the site be monitored closely.
- (b) The change of use of the garage to a dwelling (bungalow) on land adjacent to No. 16 Highfield Street, Swadlincote.

Appeal Dismissed – The erection of a detached house on land adjoining No. 43 Oak Lodge, Uttoxeter Road, Foston.

DC/188. **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 conversion into self-contained living accommodation of the detached store/garage at Glebe House, No. 9 Ashby Road, Ticknall (9/2001/0041/F).***
- (b) ***The repositioning of a field access and the erection of a stable block at O.S. Field No. 3932, Derby Road, Stanton-by-Bridge (9/2001/0298/F).***
- (c) ***The erection of a garage attached to Unit 1, Arleston Farm, Arleston Lane, Barrow-on-Trent (9/2001/0327/F).***
- (d) ***The erection of a two-storey side extension and single-storey porch at The House Martins, Bells End Road, Walton-on-Trent (9/2001/0339/F).***
- (e) ***The erection of an organic egg production unit to be known as Unit 2 on land forming part of O.S. Field Nos. 4644 and 4556, Willow Pit Lane, Hilton (9/2001/0352/F).***
- (f) ***The erection of an organic egg production unit to be known as Unit 1 on land forming part of O.S. Field Nos. 4644 and 4556, Willow Pit Lane, Hilton (9/2001/0353/F).***
- (g) ***The erection of a barn on land forming part of O.S. Field Nos. 4644 and 4556, Willow Pit Lane, Hilton (9/2001/0354/F).***
- (h) ***The siting of a mobile home on land forming part of O.S. Field Nos. 4644 and 4556, Willow Pit Lane, Hilton (9/2001/0355/U)***
- (i) ***The erection of a two-storey extension at No. 36 Main Street, Newton Solney (9/2001/0439/F).***

- (j) *The erection of a detached dwelling and garage in substitution of planning permission 9/2000/0002/F on land to the east of The Grange, Repton Road, Newton Solney (9/2001/0480/F).*

DC/189. **THE PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING OF THE ERECTION OF 33 DWELLINGS (PHASE 4) ON LAND AT HOSPITAL LANE, MICKLEOVER (9/2000/0277/D)**
THE PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING OF 33 NEW DWELLING HOUSES KNOWN AS PHASE 4 ON LAND AT HOSPITAL LANE, MICKLEOVER (9/2000/0290/D)

Reference was made to further letters of objection.

RESOLVED:-

- (1) *That consideration of these applications be deferred to enable Members to visit the site prior to the next Meeting of the Development Control Committee to assess the implications of the felling of trees in connection with the proposals.*
- (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/190. **THE DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A DRIVE-THRU RESTAURANT (CLASS A3) ON THE SITE OF THE FORMER COAL AND COKE AND BRICK COMPANY, BELMONT STREET, SWADLINCOTE (9/2001/0015/F)**

It was reported that Members of the Sub-Committee had visited the site prior to the Meeting. Amended plans had now been received, indicating the retention of trees on Civic Way. The comments of the County Highways Authority had also been received, arising from which appropriate amendments were recommended to conditions nos. 7 and 16.

A local Member considered that the County Highways Authority should be requested to consider precluding access to the proposed premises via Stanley Street. The Chief Executive also advised that the County Council recognised the need for partnership working and he had been assured that funds could be directed into appropriate projects. Accordingly, he suggested that in the interests of highway safety, the County Highways Authority could be requested to consider fencing an area of footway on Civic Way, thereby directing pedestrians towards the traffic refuges and nearby pelican crossing.

RESOLVED:-

- (1) *That planning permission be granted, subject to the conditions recommended by the Planning Services Manager, with appropriate amendments to conditions nos. 7 and 16, as requested by the County Highways Authority.*

- (2) That the County Highways Authority be requested to consider precluding access from Stanley Street together with the provision of fencing on Civic Way, as outlined above.**

DC/191. **THE DISPLAY OF CORPORATE ILLUMINATED AND NON-ILLUMINATED SIGNAGE TO SERVE THE PROPOSED DRIVE-THROUGH RESTAURANT AT THE SITE OF THE FORMER CENTRAL COAL, COKE AND BRICK CO. LTD., BELMONT STREET, SWADLINCOTE (9/2001/0037/A)**

It was reported that Members of the Sub-Committee had visited the site prior to the Meeting. It was noted that the consultation period expired on 6th July 2001.

RESOLVED:-

- (1) That express consent be granted, subject to the conditions set out in the report of the Planning Services Manager and any new issues raised within the consultation period be dealt with by the Planning Services Manager.**
- (2) That an additional condition be imposed requiring the signage to be switched off outside of opening hours.**

T. SOUTHERD

CHAIR

The Meeting terminated at 7.40 p.m.