

PLANNING COMMITTEE

15th JULY 2014

PRESENT:-

Conservative Group

Councillors Ford (Chairman), Mr Brown (Vice Chairman) and Councillors Bale, Mrs Hall, Hewlett (substitute for Watson), Jones, Stanton.

Labour Group

Councillors Bell, Dunn, Pearson, Richards, Shepherd, Southerd.

In attendance

Councillors Mrs Patten, Mrs Plenderleith

PL/12 **Apology**

An apology was received from Councillor Watson. Councillor Hewlett attended the meeting as the substitute for him.

PL/13 **Open Minutes**

The open minutes of the Committee meeting held on the 13th May 2014 were agreed as a true record.

PL/14 **Declarations of Interest**

Councillor Hewlett and Councillor Shepherd both declared interests on Item 1.3, an outline application for a residential development at Station Road, Melbourne. Councillor Hewlett explained that he knew and had a commercial relationship with the developer in the past. Councillor Shepherd explained that a close relative lived in the vicinity of the proposed development.

Councillor Hewlett also declared an interest on Item 9, enforcement action in Melbourne, on the grounds that he knew one of the people involved.

PL/15 **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/16 **REPORT OF THE DIRECTOR OF COMMUNITY AND PLANNING SERVICES**

The Director of Community and Planning Services then submitted a report dealing with several planning applications, for consideration and determination by the Committee.

PL/17 **OUTLINE APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF 22 DWELLINGS WITH ASSOCIATED OPEN SPACE AND HIGHWAYS WORKS ON LAND SK3925 STATION ROAD, MELBOURNE, DERBY 0/2014/0287.**

At the suggestion of the Chairman, the Committee agreed to consider this application first. The Planning Services Manager explained that the site for the proposed development had been visited earlier in the day by members. He pointed out that all issues would be reserved for future approval, other than access to the site, which the Committee would be asked to approve at today's meeting.

The Committee heard from speakers who were opposed to and in favour of, the application. The supporter of the application highlighted the quality of the proposed development; the contribution it would make to the district's housing targets and the inclusion of a significant proportion of affordable homes within the scheme. The speaker who opposed the application highlighted the impact of the development on the wider community and especially on the transport infrastructure, local education and medical services in Melbourne.

Members then discussed the application. Concern was raised about the potential impact on the local primary school. Although it was explained that funding would be made available as a result of the development to pay for additional primary school places, concern was raised by the Committee about whether the funding requested by the Derbyshire Local Education Authority (LEA) would be enough to pay for them and what form this additional provision might take. It was agreed that these points should be raised with the LEA for clarification.

Resolved:-

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

That the Planning Services Manager seeks clarification from the Local Education Authority about how it would provide and fund the additional school places required as a result of the development.

PL/18 **OUTLINE APPLICATION FOR A MIXED USE DEVELOPMENT COMPRISING UP TO 485 DWELLINGS, EMPLOYMENT UNITS ETC ON LAND SOUTH OF THE MEASE, HILTON, DERBY 9/2013/1044**

The Committee was informed that some members had visited the site earlier in the day. The Planning Services Manager explained that this was an outline application for the mixed development of industrial units / offices, housing, a small, mixed-use, neighbourhood centre and a primary school. All matters would be reserved for approval at a later date, except for access to the site, which the Committee would be asked to agree today.

Members heard from the applicant. He emphasised that this would be a high quality redevelopment of a major brown field site in the district. He also said that there had been extensive consultation and that the plans took into account concerns raised locally.

The Committee then discussed the application. Local members made it clear that they broadly supported the development and in particular welcomed the provision of a new primary school as part of it. They requested that one of the neighbourhood centre units be reserved for a period in order to hopefully attract a dental practice to locate there. The Committee supported this request.

There was an extensive discussion about flood prevention. Members felt that there should be a condition for any flood prevention scheme to be properly maintained on an ongoing basis, if responsibility for it did not pass to the local authority. The officers made it clear that this condition could be imposed, if required. Concern was expressed about speed limits on the main road adjoining the site, which it was felt would be too high if the development took place.

RESOLVED:-

That outline planning permission be granted subject to the conditions set out in the report of the Director of Community and Planning Services and with the additional conditions discussed at the meeting. In particular, that a 12 month reservation on one of the neighbourhood units is put in place for a dental practice and that the highway authority is contacted for a re-evaluation of speed limit on The Mease.

PL/19 **ERECTION OF AN EXTENSION AT 24A UTTOXETER ROAD, HATTON, DERBY 9/2014/0247/FH.**

The Committee had considered this application at its previous meeting, but decided to defer determination until a site visit had taken place. This visit had taken place earlier in the day. Members heard written submissions in support and in opposition to the application.

Following this, the Committee considered the application. Several members expressed concern about the impact of the proposed extension on the neighbouring property.

RESOLVED:-

That planning permission be refused on the grounds of poor and awkward design and its relationship with the existing buildings, contrary to HP13 of the local plan.

PL/20

AN EAST MIDLANDS INTERMODAL PARK ON LAND SOUTH OF A50 AND WEST OF THE A38, ETWALL NSIP/2014/0001

Members of the Committee were informed that this was an application for development of a Nationally Significant Infrastructure Project, which would ultimately be determined by the Secretary of State for Transport, via the Planning Inspectorate. The determination process had only just begun and was currently at the informal pre-application stage. In this context, the applicants had asked the Council to express its preference between the three *Master Plan* options for the proposed park. These options were explained to members at the meeting.

The Committee discussed the proposal and in particular the consultation exercise that had been held to date. Members felt that too little detailed information had been made available about the potential impact of the Intermodal Park during this exercise, such as the size of the buildings, the impact on rail and road transport etc. to reach any conclusions on the proposed development. There was a general consensus on the part of the Committee that this and other information should be made available as part of a further round of informal pre-application publicity, before the formal statutory consultation on the plan takes place. The Committee also felt that the Council should reserve its position until it had more information upon which to make a judgement about the Master Plan options.

RESOLVED:-

That the developers be advised that the information currently available is insufficient to allow a proper assessment of the various option and the the Council reserves its position in respect of the invitation to comment on the proposals. That the developers be made aware that any comments made at this stage by the Council would not be intended to give the impression that all other aspects of the scheme are acceptable.

That the development of land south of the railway should be excluded from the Master Plan in order to provide significant separation between the developed site and Eggington village and provide a broader landscaped boundary to the site when viewed from elevated locations in the wider countryside.

That the landscaping north boundary adjacent to the A50 is increased to provide a significant offset between the road and any built development on the site.

That a further round of pre application publicity be undertaken with far more technical detail and examination of the impacts prior to the selection of a preferred option for the Master Plan.

PL/21 **APPEAL DECISION**

The Committee noted the results of an appeal decisions made by the Planning Inspectorate: Land off the Castle Way, Willington, Derbyshire. (Appeal ref: App/F1040/A/13/2208310)

PL/22 **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 is 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.

PL/23 **Exempt Minutes**

The exempt minutes of the Committee meeting held on the 13th May 2014 were agreed as a true record.

PL/24 **EXEMPT 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.

PL/25 **ENFORCEMENT ACTION – MELBOURNE.**

Members received a report on this issue and were informed of the remedial work that had been agreed would now be carried out

RESOLVED:-

That the recommendations be approved.

M. FORD

CHAIRMAN

The meeting terminated at 8.10pm