

DEVELOPMENT CONTROL COMMITTEE

16th October 2001

PRESENT:-

Labour Group

Councillor Brooks (Chair), Councillor Dunn (Vice-Chair) and Councillors Bambrick, Carroll (substitute for Councillor Whyman), Ford, Rose, Shepherd, Southerd and Southern.

Conservative Group

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

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

Councillor Evens – Minute No. DC/51

Councillor Harrison – Minutes Nos. DC/56(b) and DC/56(c)}.

DC/51. **REPORT OF MEMBER**

Bridleway No. 11 and Footpath at Willington

Further to Minute No. DC/185(a) of 26th June 2001, Councillor Southern advised that the County Council had now agreed to undertake a consultation exercise on this matter. On behalf of residents of Willington, he presented a petition to the Chair containing over 800 signatures, requesting that the bridleway and footpath be opened by the County Highways Authority as soon as possible. He also proposed a letter in support of the residents to the County Highways Authority from this Council and Councillor Southerd suggested that County Councillor Burrows should also be thanked for his efforts in bringing this matter forward for consideration by approximately two years. As the Local Member, Councillor Evens outlined the proposals for consultation and, consistent with previous consideration of this matter, declared a non-pecuniary interest as a former Secretary of the Ramblers' Association at the time of the submission of the planning applications for the use as gardens of agricultural land at the rear of Nos. 7 and 9 Spilsbury Close, Willington.

RESOLVED:-

That a letter in support of the residents be forwarded to the County Highways Authority, as outlined above.

MATTERS DELEGATED TO COMMITTEE

DC/52. **SITE VISITS**

- (a) The use as an equestrian centre including the erection of stables and indoor arena and a timber building to provide a single dwelling unit on

land at the rear of Alderslade House, No. 125 Derby Road, Aston-on-Trent (9/2001/0130/F)

Further to Minute No. DC/45 of 25th September 2001, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to further letters of objection together with a letter of support. Consideration was given to the application and, it was,

RESOLVED:-

That, contrary to the recommendation, planning permission be refused for reasons relating to the scale of development and its detrimental impact on the character and appearance of the area, the unacceptable impact on the amenity of nearby residential occupiers and an increase in the level of traffic using the site access and the surrounding roads, leading to an unacceptable impact on the surrounding road network and the inhabitants of residential properties nearby.

(Councillor Mrs. Wheeler wished it to be recorded that she was not in favour of this decision).

(b) The erection of a detached house and garage on land adjoining No. 24 Beech Avenue, Willington (9/2001/0727/F)

Further to Minute No. DC/45 of 25th September 2001, 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 the loss of amenity open space.

DC/53. **TOWN AND COUNTRY PLANNING ACT 1990, SECTION 215 (AS AMENDED)**
UNTIDY CONDITION OF LAND FORMING PART OF THE FORMER SHARDLOW NURSERIES, LONDON ROAD, SHARDLOW

Members were reminded that at its Meeting held on 10th November 1998, the former Development Control Sub-Committee agreed to serve an Untidy Site Notice to improve the appearance of the frontage land at the above site which, at that time, adversely affected the amenity of the immediate area. The Notice was subsequently served but compliance was not achieved and accordingly, legal proceedings were instituted to ensure compliance with the terms of the Notice. However, substantial progress to tidy the site was eventually achieved without prosecution proceedings.

A further complaint had now been received in respect of the condition of the land and a site inspection had revealed the complaint to be justified, as the appearance of the land had deteriorated substantially during the summer. The owner and lessee of the land had been contacted but no action had been taken to tidy the land.

RESOLVED:-

That a further Untidy Site Notice be served under the provisions of Section 215 of the Town and Country Planning Act 1990 (as amended) to secure the cutting and clearing of all overgrown weed and grass, the removal or repair of the greenhouse, the clearing of any materials resulting from the repair or removal of the greenhouse, the removal of the mounds of rubble, the removal of any dumped rubbish and scrap timber and the maintenance of the land in a tidy condition.

DC/54. **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.

DC/55. **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) Outline application (all matters except access to be reserved) for the residential development of land to the east of Lawn Avenue, Etwall (9/2001/0665/O).***
- (b) The erection of 5 four bedroomed detached houses (outline application with all matters other than siting and means of access reserved for further approval) on land to the rear of No. 161 Woodville Road, Overseal (9/2001/0728/O).***
- (c) The erection of 30 properties consisting of 25 houses and 5 flats on land to the rear of Coronation Street and adjoining Edward Street, Overseal (9/2001/0739/D).***
- (d) The erection of a commercial facility for B1, B2 and B8 use at Plot 2500, Dove Valley Park, Foston (9/2001/0770/D) – Reference was made to correspondence from the Parish Council on amended plans.***
- (e) The erection of one bungalow on land adjacent to No. 1 Church Croft, Coton-in-the-Elms (9/2001/0773/F).***
- (f) The erection of toilet/wash facility, retention of existing drive entrance and temporary siting of 3 caravans at the former Castle View Service Station, Uttoxeter Road, Foston (9/2001/0774/F).***

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

- (g) The erection of a detached house together with a boundary wall and fence in substitution for that permitted under planning***

permission 9/2000/0726/F on the site of the outbuildings to the south-west of The Old Manor Farmhouse, Twyford Road, Barrow-on-Trent (9/2001/0823/D).

- (h) The erection of single-storey extensions at No. 23 Oaklands Road, Etwall (9/2001/0826/F).*
- (i) The removal of condition no. 2 of planning permission SED/469/102 to permit the unrestricted occupancy of the dwelling known as Ramsley House, Station Road, Melbourne (9/2001/0882/R) – reference was made to correspondence from Melbourne Civic Society.*

DC/56. **APPLICATIONS DEFERRED FOR SITE VISITS**

RESOLVED:-

- (1) That consideration of the following applications be deferred for the reasons outlined to enable Members of the Committee to visit the sites prior to the next Meeting:-*

- (a) The formation of a golf driving range on part of O.S. Field No. 6100, Broughton Heath Golf Club, Church Broughton Road, Hatton (9/2001/0496/F) – to assess the impact on the surrounding area.*

(Councillor Hood declared an interest in this application and withdrew from the Meeting during the consideration and determination thereof).

- (b) The conversion of the public house and hotel into two dwellings and the erection of four dwellings on land to the rear of Kings Newton Ltd., Hardinge Arms, Main Street, Kings Newton (9/2001/0584/F).*

The conversion into two dwellings of the public house and hotel including the demolition of the function suite and rear bar area together with the erection of four dwellings at the Hardinge Arms, Main Street, Kings Newton (9/2001/0594/L) (Listed Building Consent) – to assess the numerous implications raised. Reference was made to further correspondence from the applicant and Kings Newton Residents Association, together with further letters of objection.

- (c) The conversion of a stable to residential accommodation and the erection of a two-storey extension at No. 9 Potter Street, Melbourne (9/2001/0668/F) - to assess the impact on the neighbouring property.*

- (d) Variation of condition no. 6 of planning permission 9/2000/0094/F to seek to retain window openings at the premises of Foston Farm Produce, Hay Lane, Foston (9/2001/0693/R) – to assess the impact on the neighbouring property.*

(e) The erection of a pair of semi-detached houses and two detached houses on land adjoining No. 28 New Street, Church Gresley (9/2001/0796/F) – to assess drainage implications and the impact on those properties fronting Wilmot Road. Reference was made to the comments of the Highways Authority and to further letters of objection to amended plans.

(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/57. **THE ERECTION OF AN AGRICULTURAL WORKER'S DWELLING AT OAKLANDS FARM, SUTTON ROAD, CHURCH BROUGHTON (9/2001/0768/F)**

Reference was made to the submission of amended plans, together with an IACS report.

RESOLVED:-

That, contrary to the recommendation, planning permission be refused due to a lack of proven need for the dwelling and its size and impact.

DC/58. **THE ERECTION OF A TWO-STOREY OFFICE FOR Y-PAS GARAGE GROUP ADMINISTRATION AT Y-PAS GARAGE NORTHBOUND, DERBY ROAD, EGGINTON (9/2001/0741/F)**

Reference was made to four letters in support of the application.

RESOLVED:-

(1) That, contrary to the recommendation, planning permission be granted, subject to appropriate conditions to be determined by the Planning Services Manager.

(2) That the Secretary of State be advised of the decision as a departure to the Development Plan.

(Councillor Brooks wished it to be recorded that he was not in favour of this decision).

L.J. BROOKS

CHAIR

The Meeting terminated at 8.10 p.m.