
REPORT TO:	DEVELOPMENT CONTROL COMMITTEE	AGENDA ITEM: 4
DATE OF MEETING:	11TH MAY 2004	CATEGORY: DELEGATED
REPORT FROM:	CHIEF EXECUTIVE	OPEN PARAGRAPH NO: N/A
MEMBERS' CONTACT POINT:	NEIL BETTERIDGE (5895)	DOC:
SUBJECT:	SITE VISITS	REF: NB/SJS
WARDS AFFECTED:	SEALES AND ASTON	TERMS OF REFERENCE: DC01

1.0 Recommendations

1.1 See copy of the report to the last Meeting.

2.0 Purpose of Report

2.1 To receive the reports of the Development Control Committee Site Visits in respect of the following:-

- (a) The erection of a two storey side extension and detached single garage at No. 60 Lullington Road, Overseal (9/2004/0036/FH). (Copy of the report to the last Meeting attached at Annexe 'A').
- (b) The provision of new floodlights and external lighting at Crewe and Harpur Arms, Derby Road, Swarkestone (9/2004/0214/F) and (9/2004/0215/L). (Copy of the report to the last Meeting attached at Annexe 'B').
- (c) The display of an illuminated double sided pole sign at Crewe and Harpur Arms, Derby Road, Swarkestone (9/2004/0321/A) and (9/2004/0322/L). (Copy of the report to the last Meeting attached at Annexe 'C').

3.0 Detail

3.1 See copy of the report to the last Meeting.

4.0 Financial Implications

4.1 None.

5.0 Corporate Implications

5.1 None.

6.0 Community Implications

6.1 See copy of the report to the last Meeting.

20/04/2004

Item 1.3

Reg. No. 9 2004 0036 FH

Applicant:
Mr A Lloyd
60, Lullington Road
Overseal
Swadlincote
Derbyshire
DE126NG

Agent:
Mr A Lloyd
60, Lullington Road
Overseal
Swadlincote
Derbyshire
DE126NG

Proposal: The erection of a two storey side extension and detached single garage at 60 Lullington Road Overseal Swadlincote

Ward: Seales

Valid Date: 28/01/2004

Site Description

The site is a traditional semi-detached dwelling located on the edge of Overseal village, one of a row of mixed types and styles of dwellings fronting Lullington Road.

Proposal

The application proposes the construction of a two-storey side extension and a detached single garage in the front garden. The application has been amended since it was first submitted, the proposed extension has been reduced in scale so that it does not project forward of the existing dwelling and the ridge has been set down slightly from the main ridge of the dwelling.

Planning History

Permission was granted for a first floor extension in 1996 and a conservatory in 2001.

Responses to Consultations

Councillor Hall requested that the application be reported to Committee.

The County Highway Authority has no objections.

Overseal Parish Council objects to the scheme on the following grounds:-

- the garage would be built in the front garden and would be obtrusive
- the garage would set a precedent for other properties nearby to build in the front gardens and would detract from the appearance of this row

- the opportunity could have been taken to construct a turning head to allow vehicles to exit in a forward direction which would be an improvement as visibility is limited at the site entrance
- the owner of the house has a field to the rear for which there is currently no access and construction of the garage would remove the option of providing vehicular access to the field through the side garden
- The front elevation of the extension has a square bay window whereas the other bay window is differently shaped, this will cause an imbalance to the design, make the appearance incongruous and spoil the character of the building.

Responses to Publicity

Four letters of representation have been received raising the following issues:-

- concerns over the erection of the garage at the front of the property which will encourage other people to do the same and create an eyesore
- the property is already large enough and has been previously extended, the area is relatively rural and this should be retained, the extension will set a precedent for other and spoil the surroundings
- impact on views from neighbouring dwellings
- all properties on Lullington Road have frontages of attractive gardens/ lawns and these should be retained in tact to keep the rural feel of the area
- extension of the house would result in the pair of semi-detached dwellings appearing very different from one another and would present a very unbalanced appearance
- the garage in the front garden would be out of keeping and would result in vehicles reversing onto a busy road immediately next to a bus stop and with visibility hindered by a large tree

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan:

Local Plan: Housing Policy 13

Emerging Local Plan: ENV 21

Planning Considerations

The main issues central to the determination of this application are: the design of the proposals and appearance of the development in the street scene and the impact on the amenity of the occupiers of neighbouring dwellings.

Planning Assessment

The proposed extension has been amended so that it no longer projects forward of the dwelling and will be set down from the existing ridge line. This ensures that the extension will appear subordinate to the main dwelling and the design complies with the advice contained in the Supplementary Planning Guidance on Extensions. The extension complies with the Council's Space About Dwellings standards and will not have an adverse impact on the amenity of the occupiers of any neighbouring dwelling.

The proposed single garage is set forward of the main dwelling within the front garden area. The adjoining dwelling, No 58, is also set forward of No 60 and the proposed garage will be almost in line with this property. When approaching the site from Lullington Road the garage will be viewed against the backdrop of this property. The garage is of an appropriate design with a steep pitched roof and would be constructed of materials to match the main dwelling. It is not considered that the positioning of the garage will be significantly detrimental to the street scene or appearance of the surrounding area. The garage will not adversely affect the amenity of the occupiers of any neighbouring dwelling and its siting complies with the Council's Space About Dwellings standards.

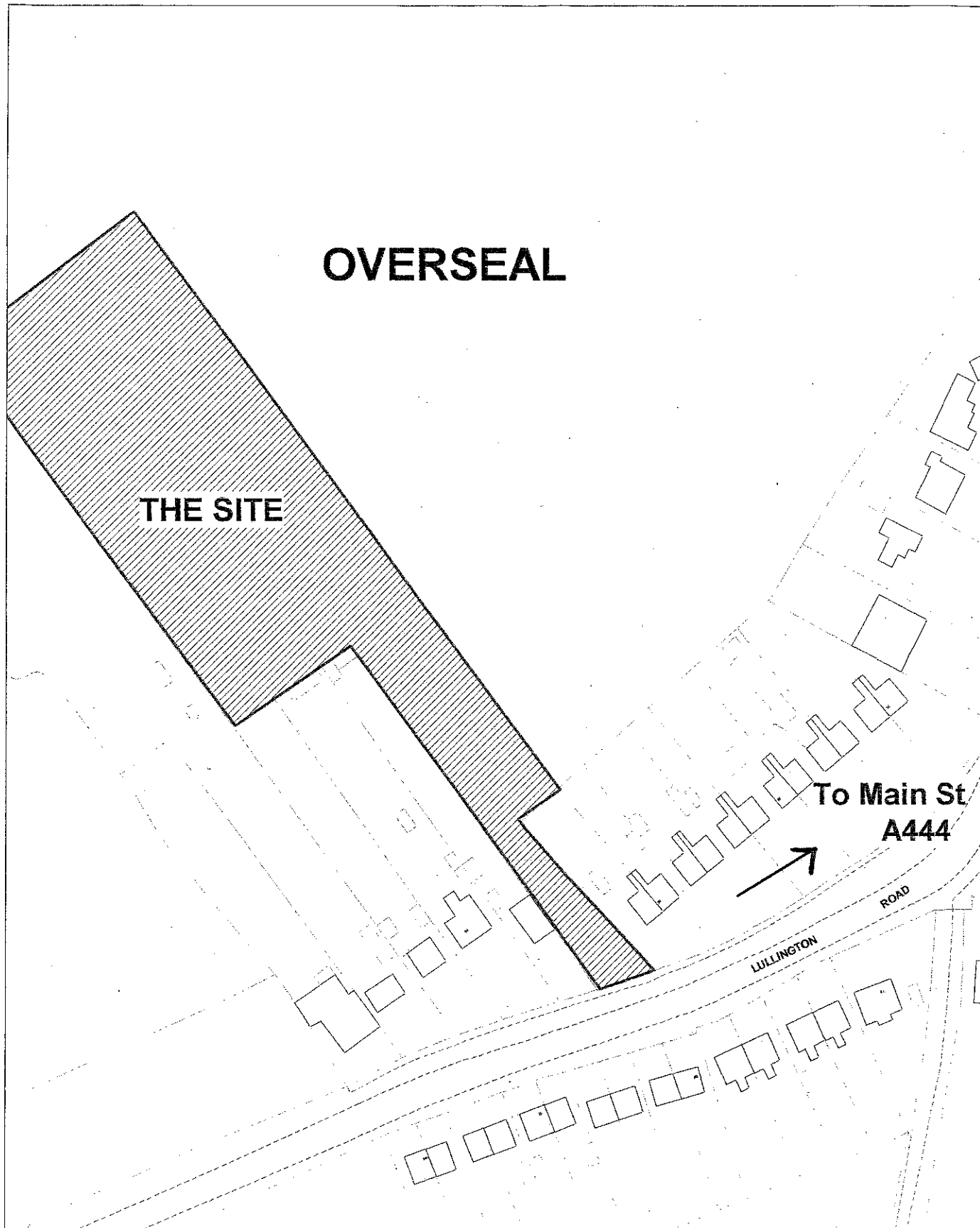
Recommendation


GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. All external materials used in the development to which this permission relates shall match those used in the existing building in colour, coursing and texture unless otherwise agreed in writing by the Local Planning Authority.
2. Reason: To safeguard the appearance of the existing building and the locality generally.
3. Notwithstanding the originally submitted details, this permission shall relate to the amended drawing received on the 9th March 2004.
3. Reason: For the avoidance of doubt, the original submission being considered unacceptable.

Informatives:

The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.



 South Derbyshire District Council Civic Offices Civic Way Swadlincote DE11 0AH	60 Lullington Road Overseal	Date Plotted 28/4/2004	NORTH ↑
	Crown Copyright. All rights reserved. South Derbyshire District Council	Plot centred at 428536 325343	Scale 1:1250

20/04/2004

Item 1.6

Reg. No. 9 2004 0214 F

Applicant:
Pathfinder Pubs
Albany House
Albany Road
Wolverhampton
WV1 4JT

Agent:
Paul Koren
4 Airdale Grove
Stone
Staffordshire
ST15 8JL

Proposal: **The provision of new floodlights and external lighting at
Crewe& Harpur Arms Derby Road Swarkestone Derby**

Ward: **Aston**

Valid Date: **24/02/2004**

Site Description

The site is a longstanding public house and restaurant adjacent to Swarkestone Bridge. The main building and the attached former stable block are listed buildings. There is a beer garden opposite, next to the River Trent, separated from the front of the main building by Woodshop Lane.

Proposal

The application seeks consent for the following lighting:

- Two lighting columns (5m high) to the rear corners of the car park.
- One 3m and one 4m lighting column to the beer garden (existing column to be removed).
- Eight ground mounted flood lights to illuminate the Derby Road faces of the building (existing lighting to be removed).
- Two lanterns over the entrance doorways.
- Three bollard lights to the drinking area near the main doors and two adjacent to the beer garden steps.
- Seventeen buried uplighters in the beer garden using low wattage bulbs.

At the time of preparation of this report some of the lighting had been installed, including the two columns to the car park.

Applicants Supporting Information

- a) Lighting to the garden/external drinking areas would be by 7 and 11 watt low energy and low brightness energy saving lamps. The floodlights to the beer garden would be 70-watt low energy lamps.

- b) Building illumination would be by 150-watt low energy spots and 70-watt directional floods. The existing eaves level lighting would be removed.
- c) Four 150-watt floods on the two new columns, fitted with anti-glare louvers would augment car park lighting.
- d) The lighting has been designed to produce a subtle low brightness effect and reduce the possibility of light spread or overspill to areas other than those intended for illumination.
- e) The applicant would be pleased to review the lighting following installation should residents make any complaints, and thereafter remedy the situation by redirection of lights or the provision of additional hoods/louvers.

Site History

Permission has recently been granted to convert and extend the former stable block into overnight accommodation and to pave part of the beer garden, as part of current renovation works (9/2009/00932/F & 9/2004/0079/F). Prior to that extensions were permitted in 1993. Applications for an illuminated hanging sign are contained in this agenda (9/2003/0321/A & 0322/L).

Responses to Consultations

The Highway Authority has no objection in principle.

Responses to Publicity

Five neighbours object in the following terms:

- a) The lighting would be in excess of that needed to illuminate the premises.
- b) In the past Swarkestone has opposed street lighting. This would have a similar effect.
- c) There would be light pollution to neighbouring properties. Telephone complaints have been received from neighbours about the impact of the car park floodlights, including reference to glare.
- d) There would be distraction and danger to motorists and pedestrians. A risk assessment should be undertaken.
- e) Parking problems in Woodshop Lane would be exacerbated.
- f) The lighting would be detrimental to the character and appearance of the conservation area.
- g) Lighting should be designed to avoid light pollution in the sky.
- h) Street lighting is desperately needed as an alternative to the proposal.
- i) Proposed future controls over light pollution should be taken into account.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: Environment Policies 9 & 10
 Local Plan: Environment Policies 12 & 13
 Emerging Local Plan: Policies ENV 19 & 20.

Planning Considerations

The main issues central to the determination of this application are:

- Impact on the character and appearance of the conservation area and listed building.
- Residential amenity.
- Light pollution.
- Highway safety.

Planning Assessment

The design of the lighting units is in keeping with the character and appearance of the area, having regard to the fact that the site is a long-standing commercial undertaking. In particular the means of lighting the building represents an improvement over the preceding arrangements. The lighting columns, door lanterns and bollards are of simple design and the uplighters in the beer garden would be unobtrusive. With regard to the impact of light on the character of the area and the listed building the development would not be detrimental, subject to the conditional controls recommended below.

The site can be described as being within a rural or small village location. The Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution make specific recommendations for lighting in such an area. Provided the guidelines are met by conditional control then light pollution from the development would be acceptable.

On the advice of the Highway Authority there would be no detriment to safety, subject to appropriate conditions.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of five years from the date of this permission.
1. Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990.
2. The lighting shall conform at all times to 'Table 1 - Obtrusive Light Limitations for Exterior Lighting Installations' for Category E2 low district brightness areas, as set out in the attached Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution, 2000.
2. Reason: To avoid light pollution in the interests of preserving the character and appearance of the area and to prevent loss of amenity to nearby residents.
3. The lights shall meet the guidelines referred to in Condition 2 above for 'After Curfew' between 23.30 hrs and dawn, unless as may otherwise be agreed in writing with the Local Planning Authority.
3. Reason: To avoid light pollution in the interests of preserving the character and appearance of the area and to prevent loss of amenity to nearby residents.

4. All external light sources within floodlights and spot lights shall be shielded from highway traffic.
4. Reason: To preserve amenity and prevent danger to road users.
5. All external light sources shall be angled and shielded and of such an intensity as to confine the area lit to the boundaries of the application site.
5. Reason: To preserve amenity and prevent danger to road users.
6. The lighting columns shall be painted in black, unless as may otherwise be approved in writing by the Local Planning Authority.
6. Reason: To preserve the character of the area.
7. Prior to the new lighting being brought into use the existing lighting, as indicated on the submitted drawing and in the applicant's letter dated 01 April 2004, shall be removed from the site.
7. Reason: To avoid light pollution in the interests of preserving the character and appearance of the area and to prevent loss of amenity to nearby residents.

20/04/2004

Item 1.7**Reg. No.** 9 2004 0215 L**Applicant:**

Pathfinder Pubs
 Albany House
 Albany Road
 Wolverhampton
 WV1 4JT

Agent:

Paul Koren
 4 Airdale Grove
 Stone
 Staffordshire
 ST15 8JL

Proposal: The provision of new floodlights and external lighting at
 Crewe & Harpur Arms Derby Road Swarkestone Derby

Ward: Aston

Valid Date: 24/02/2004

See Report 9/2004/0214/F on this agenda.

The application for listed building consent concerns the two lanterns attached to the host building only and not to any of the free-standing lights.

Structure/Local Plan Policies

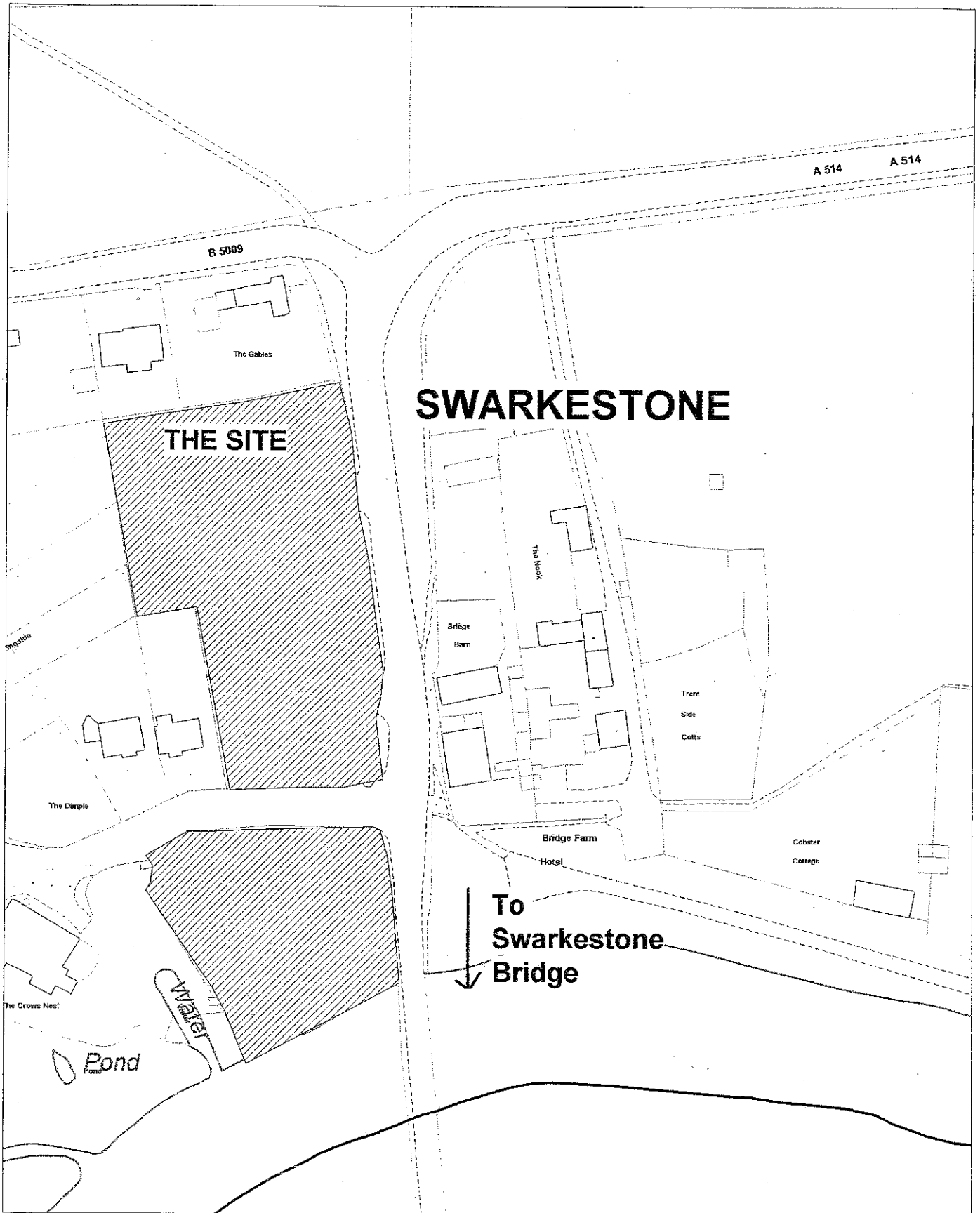
The relevant policies are:

Joint Structure Plan: Environment Policy 10
 Local Plan: Environment Policy 13
 Emerging Local Plan: Policy ENV 19

Recommendation

GRANT permission subject to the following conditions:

1. The works to which this consent relates shall be begun before the expiration of five years from the date of this consent.
1. Reason: To conform with Section 18(1) of the Planning and Listed Buildings and Conservation Area Act 1990.



South Derbyshire
District Council
Civic Offices
Civic Way
Swadlincote
DE11 1AA

Crewe & Harpur Arms
Swarkestone

Date Plotted 28/4/2004

NORTH ↑

Plot centred at 428536 325343

Scale 1:1250

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20/04/2004

Item 1.10

Reg. No. 9 2004 0321 A

Applicant:
Pathfinder Pubs
Albany House
Albany Road
Wolverhampton
WV1 4JT

Agent:
Principle
Unit R, Wyrley Road
Witton
Birmingham
B6 7DA

Proposal: **The display of an illuminated double sided pole sign at
Crewe& Harpur Arms Derby Road Swarkestone Derby**

Ward: **Aston**

Valid Date: **24/03/2004**

Site Description

The site is a longstanding public house and restaurant adjacent to Swarkestone Bridge. The main building and the attached former stable block are listed buildings. There is a beer garden opposite, next to the River Trent, separated from the front of the main building by Woodshop Lane.

Proposal

The application seeks consent for a hanging sign at the Derby Road frontage close to the main building. It is already in place.

Site History

Permission has recently been granted to convert and extend the former stable block into overnight accommodation and to pave part of the beer garden, as part of current renovation works. Prior to that extensions were permitted in 1993. Applications for lighting are contained in this agenda (9/2004/0214/F & 0215/L).

Responses to Consultations

The Highway Authority has no objection in principle.

Responses to Publicity

Three neighbours object in the following terms:

- a) The sign has already been erected and is totally out of keeping with the conservation area.

- b) The sign breaks the historic link with the Harpur Crewe Estate by removing the word 'Arms' and diminishing the Harpur name. The applicants may subsequently change the name of the premises altogether. (Comment: The name of the premises is a matter for the owner.)

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: Environment Policies 9 & 10
 Local Plan: Environment Policies 12 & 13
 Emerging Local Plan: Policies ENV 19, 20 & 24.

Planning Considerations

The main issues central to the determination of this application are:

- Visual amenity.
- Public safety.

Planning Assessment

Whilst the sign employs modern materials (square metal post and contemporary gibbet with painted aluminium sign) it also employs the character of a traditional hanging sign. It is well designed and the result would be an enhancement to the character and appearance of the building and the conservation area, compared with the example that it replaces. On the advice of the Highway Authority the proposal would not prejudice safety interests, subject to conditional control to ensure there would be no dazzle to motorists.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

GRANT permission subject to the following conditions:

1. The advertisement shall be removed and the site restored, to the satisfaction of the Local Planning Authority, no later than five years from the date of this consent, subject to the right to apply for a further period.
1. To accord with The Town and Country Planning (Advertisement) Regulations 1992.
2. The intensity of illumination shall not exceed 500 candelas/sq.m.
2. Reason: To preserve amenity and prevent danger to road users.
3. All external light sources shall be shielded from highway traffic.
3. Reason: To (preserve amenity and) prevent danger to road users.
4. All external light sources shall be angled and shielded and of such an intensity as to confine the area lit to the surface of the advertisement hereby permitted.
4. Reason: To preserve amenity and/or prevent danger to road users.

5. No part of the advertisement shall overhang the public highway.
5. Reason: For the avoidance of doubt.

20/04/2004

Item 1.11

Reg. No. 9 2004 0322 L

Applicant:
Pathfinder Pubs
Albany House
Albany Road
Wolverhampton
WV1 4JT

Agent:
Principle
Unit R, Wyrley Road
Witton
Birmingham
B6 7DA

Proposal: The display of an illuminated double sided pole sign at
Crewe & Harpur Arms Derby Road Swarkestone Derby

Ward: Aston

Valid Date: 17/03/2004

See report 9/2004/0321/A

Recommendation

GRANT permission subject to the following conditions:

1. The works to which this consent relates shall be begun before the expiration of five years from the date of this consent.
1. Reason: To conform with Section 18(1) of the Planning and Listed Buildings and Conservation Area Act 1990.