

PLANNING COMMITTEE

6<sup>th</sup> June 2017

**PRESENT:-**

**Conservative Group**

Councillor Roberts (Chairman), Councillor Mrs Brown (Vice Chairman) and Councillors Coe (substituting for Councillor Ford), Mrs Coe, Mrs Hall, Harrison, Mrs Patten (substituting for Councillor Muller), Stanton and Watson.

**Labour Group**

Councillors Rhind (substituting for Dr Pearson), Shepherd, Southerd and Tilley

**In Attendance**

Councillors Bambrick and Richards

PL/1 **APOLOGIES**

Apologies were received from Councillors Ford, Muller (Conservative Group) and Dr Pearson (Labour Group).

PL/2 **MINUTES**

The Open Minutes of the Meetings held on 11<sup>th</sup> April 2017 (PL/214-PL/225) were taken as read, approved as a true record and signed by the Chairman.

PL/3 **DECLARATIONS OF INTEREST**

The Committee was informed that no declarations of interest had been received.

PL/4 **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/5 **REPORT OF THE DIRECTOR OF COMMUNITY AND PLANNING SERVICES**

The Director of Community and 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.

PL/6 **THE ERECTION OF 14 HOLIDAY LETS AND THE CREATION OF AN ALL WEATHER PITCH, ACCESS TRACK AND HARDSTANDING ALONG WITH ASSOCIATED LANDSCAPING AND RETENTION OF FISHING PEGS ON LAND AT SK2816 1014 COLLIERY LANE LINTON SWADLINCOTE**

The Principal Area Planning Officer presented the report to Committee informing that a response from the Derbyshire Wildlife Trust had been received which would be addressed by the inclusion of an additional condition and further amendment to a recommended condition..

Some Members sought clarification on the type and impact of lighting. The Planning Services Manager addressed these issues and it was agreed that an Informative would be added to provide clarification for the avoidance of doubt.

**RESOLVED:-**

***That planning permission be granted as recommended in the report of the Director of Community & Planning Services, with the amendment to Conditions and additional Informative.***

PL/7 **PART CHANGE OF USE FROM OFFICE TO TAXI BOOKING OFFICE AT PHOENIX AFTER SCHOOL AND HOLIDAY CLUB AT THE EBENEZER CHURCH HALL MAIN STREET NEWHALL SWADLINCOTE**

The Planning Services Manager presented the report informing that the applicant had clarified that this would not be used as a taxi rank, but as a private hire vehicle office.

Mrs Julie Cresswell (objector) attended the Meeting and addressed Members on this application.

The Planning Services Manager responded to the concerns raised in relation to the name of the building, explaining that the Local Land and Property Gazeteer (LLPG) address system recognises a property by its last known use as a means of identifying the location even if this is not its current use.

Councillors Bambrick and Richards were in attendance as local Ward Members and raised concerns about the potential use of the facility, hours of operation, types of vehicles and its potential impact on local residents. Other Members concurred with the issues raised and agreed that the matter be addressed by amending the conditions on the application to specify that use of the three parking spaces be restricted to staff working in the office and not for private hire drivers.

**RESOLVED:-**

***That planning permission be granted as recommended in the report of the Director of Community & Planning Services, subject to an amendment to Condition 4.***

***Abstention: Councillor Roberts***

PL/8

**CERTIFICATE OF LAWFULNESS FOR USE OF THE DWELLING WITHOUT COMPLIANCE WITH THE AGRICULTURAL TENANCY CONDITION AT THE BUNGALOW ROSLISTON FARM FORESTRY CENTRE BURTON ROAD ROSLISTON SWADLINCOTE**

The Planning Services Manager presented the report informing the Committee that the lease for the bungalow was due for renewal and a new operator for the site was being sought.

***RESOLVED:-***

***That approval of a Certificate of Lawfulness be granted as recommended in the report of the Director of Community & Planning Services.***

PL/9

**OUTLINE APPLICATION (ALL MATTERS EXCEPT FOR ACCESS TO BE RESERVED) FOR THE RESIDENTIAL DEVELOPMENT OF UP TO 150 DWELLINGS, LAND FOR A COMMUNITY BUILDING, PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE SYSTEM (SUDS) AND VEHICULAR ACCESS POINT FROM WESTON ROAD ON LAND AT SK4129 0030 WESTON ROAD ASTON ON TRENT DERBY**

The Area Planning Officer presented the report to Committee summarising its key points.

Mr Albert Willow (objector) attended the Meeting and addressed Members on this application.

Councillor Watson addressed the Committee as Ward Member for Aston on Trent, reiterating that adoption of the Local Plan Part One and potential adoption of Part Two provides a blueprint for the Council in outlining development plans for the next twenty years. In this light, the Councillor endorsed the reasons set out in the report to refuse the application.

***RESOLVED:-***

***That planning permission be refused as recommended in the report of the Director of Community & Planning Services.***

PL/10

**PLANNING AND OTHER APPEALS**

The Committee noted the planning appeal decisions in relation to the following applications:

9/2016/0452	Derby Road, Swarkestone Aston
9/2016/0479	The Castle Way, Willington
9/2016/0818	Bretby Lane, Bretby Repton

9/2016/0860	Wragley Way, Stenson Fields Stenson
9/2016/0865	Wallfields Close, Findern
9/2016/1053	Brambling Crescent, Mickleover, Etwall
9/2016/1222	Fishpond Lane/Duck Street, Egginton, Etwall
9/2016/1245	Springwood Fisheries, B587, Melbourne

In relation to application reference 9/2016/0860 Wragley Way, Stenson Fields, Councillor Shepherd as Ward Member expressed disappointment with the Inspector's decision.

PL/11 **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 was 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.***

**EXEMPT QUESTIONS BY MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE No 11.**

***The Committee was informed that no questions had been received.***

The meeting terminated at 6.45pm.

COUNCILLOR A ROBERTS

CHAIRMAN