

DEVELOPMENT CONTROL COMMITTEE

26th August 2008

PRESENT:-

Conservative Group

Councillor Bale (Chairman), Councillor Ford (Vice-Chairman) and Councillors Bladen, Mrs. Farrington (substitute for Councillor Stanton), Jones, Lemmon, Mrs. Plenderleith and Watson.

Labour Group

Councillors Dunn, Richards, Shepherd and Southerd.

Independent Member

Councillor Mrs. Brown.

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

Councillor Wheeler – Minute No. DC/25(a)

Councillor Mrs. Wheeler – Minute No. DC/25(b)

APOLOGY

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

DC/22. **DECLARATIONS OF INTEREST**

Councillor Shepherd declared a prejudicial interest in planning application 9/2008/0191/F (Minute No. DC/25(a)), as a member of the Co-Operative Party.

Councillor Mrs. Brown declared a prejudicial interest in planning application 9/2008/0704/FH (Minute No. DC/25(d)), as her husband was the applicant.

MATTERS DELEGATED TO COMMITTEE

DC/23. **VARIATION OF TREE PRESERVATION ORDER NO. 32 – CHURCH STREET, NEWHALL**

It was reported that this Tree Preservation Order was made on 19th May 2008 in respect of a woodland on land at Church Street, Newhall. The Order was made as the trees made a valuable contribution to the visual amenity of the area and contributed to the setting of the listed church and old vicarage. The trees were under threat due to the submission of a planning application to develop the land and their retention could only be secured through the imposition of an Order.

Comments had been received from the owners of the land, raising concerns regarding the following issues:-

- Youths had trespassed on the land and vandalised both the land and surrounding property, being attracted to two intertwined trees.
- It was considered that Tree Preservation Orders were often placed on trees as a way of 'blocking' legitimate development.
- The area of land was not suitable to be preserved as woodland, which implied public access.
- The landowner was attempting to recoup costs incurred for drainage works.

Members were advised of comments made by the Council's Consultant Arboriculturist in response to the comments raised.

RESOLVED:-

That Tree Preservation Order No. 32, as varied, be confirmed without modification.

DC/24. **REPORT OF THE HEAD OF PLANNING SERVICES**

The Head of 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. The content of the following report was noted:-

Appeal Dismissed

The erection of twenty-three dwellings with associated garages, highways and infrastructure at Nos. 529 and 543 Burton Road, Midway (9/2007/0575/MR)

DC/25. **PLANNING APPROVALS**

RESOLVED:-

That the following applications be granted, subject to the conditions set out in the reports of the Head of Planning Services and to any matters annotated:-

- (a) ***The erection of a convenience store, A5 unit and two dwellings at Rosliston Branch, Tamworth Co-operative Society Ltd, Main Street, Rosliston (9/2008/0191/F) – subject to condition No. 21 being amended to include the words “and sweeping up” and condition No. 24 being amended to read “No deliveries ...”.***

Mr. M. Wells (objector) and Mr. I Ritchie (agent) attended the Meeting and addressed Members on this application

(Councillor Shepherd declared a prejudicial interest in this application, as a member of the Co-Operative Party and withdrew from the Meeting during the consideration and determination thereof).

- (b) ***The erection of an assembly unit at Zyttek Engineering Ltd, Main Street, Repton (9/2008/0687/NGF) – subject to an additional condition regarding the approval of a suitable drainage scheme, as requested by Severn Trent Water. The Head of Planning Services reported additional responses received from a neighbour,***

Repton Parish Council and Severn Trent Water. Members had visited the site prior to the Meeting. Mr. N. Williams (objector) attended the Meeting and addressed Members on this application.

(Councillors Mrs. Brown and Ford wished it to be recorded that they had abstained from voting on this application).

(c) The conversion of farm buildings into three dwellings at Church Farm, Burton Road, Coton-in-the-Elms (9/2007/0618/FM)

(d) The retention of the vehicle and garden implement store with an addition of an upper floor door, spiral stairway, two small windows and one small roof light at Old Rectory, Church Road, Egginton (9/2008/0704/FH)

(Councillor Mrs. Brown declared a prejudicial interest in this application, as her husband was the applicant and withdrew from the Meeting during the consideration and determination thereof).

DC/26. **THE ERECTION OF A DWELLING AT THURVASTON STOOP, LONG LANE, DALBURY LEES (9/2008/0749/FM)**

The Head of Planning Services reported an additional response received from the County Highways Authority together with an additional reason for refusal. Mrs. E. Walker (agent) attended the Meeting and addressed Members on this application.

RESOLVED:-

- (1) That consideration of the application be deferred to enable Members of the Committee to visit the site prior to the next Meeting to enable issues of fact raised by the report to be clarified by a demonstration of the condition of the site and further issues of principle to be clarified other than those specified in the report of the Head of Planning Services, which arise from a Member's personal knowledge of circumstances on the ground.**
- (2) That Members be authorised to consider any ancillary matters which might arise.**

M.J.P. BALE

CHAIRMAN

The Meeting terminated at 7.35 p.m.