

PLANNING COMMITTEE

20th July 2021

PRESENT:-

Labour Group

Councillor Shepherd (Vice-Chair) and
Councillors Gee, Pearson, Richards, and Southerd.

Conservative Group

Councillors Ackroyd, Bridgen, Lemmon, Muller and Watson.

Independent Group

Councillors Dawson.

In Attendance

Councillor Bambrick

PL/24 **APOLOGIES**

The Committee was informed that apologies for absence had been received from Councillor Tilley (Labour Group), Councillor Angliss (Independent Group), and Councillor Brown (Conservative Group) .

PL/25 **DECLARATIONS OF INTEREST**

The Committee was informed that no Declaration of Interest had been received.

PL/26 **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/27 **REPORT OF THE STRATEGIC DIRECTOR (SERVICE DELIVERY)**

The Strategic Director (Service Delivery) submitted reports for consideration and determination by the Committee and presented oral reports to the Meeting to update Members as necessary. Consideration was then given thereto and decisions were reached as indicated.

PL/28 **THE ERECTION OF 2 REAR SINGLE STOREY EXTENSIONS WITH FIRST FLOOR TERRACE TO PART, ERECTION OF FRONT PORCH AND**

CHANGES TO MATERIAL FINISHES TO FRONT ELEVATION AT 58 MAIN STREET, WALTON ON TRENT, SWADLINCOTE, DE12 8LZ

It was reported that Members of the Committee had visited the site earlier in the day.

The Planning Delivery Team Leader appraised the Committee of the proposal and shared additional information that had been received from the applicant and explained that the changes were in part retrospective. The Committee was informed that no concerns were raised regarding the impact on the conservation area and that use of obscure glazing for the balcony would be covered in the conditions.

An Objector and the Applicant's Agent attended the meeting and addressed Members regarding this application.

RESOLVED:

That planning permission was approved as per recommendation in the report of the Strategic Director (Service Delivery) subject to an amendment to condition 3 to ensure the use of the highest level of obscure glazing.

PL/29

THE CONVERSION OF EXISTING DWELLING WITH RETAIL ELEMENT AND 2 STOREY STORAGE UNIT TO FORM 5 DWELLINGS IN A MEWS STYLE DEVELOPMENT INCLUDING THE RAISING OF THE ROOF OF THE STORAGE ELEMENT TO FORM FIRST FLOOR ACCOMMODATION AT 53 HIGH STREET, NEWHALL, SWADLINCOTE, DE11 0HU OF USE LANE, HEATHTOP, DERBY, DE65 5AY

It was reported that Members of the Committee had visited the site earlier in the day.

The Planning Delivery Team Leader appraised the Committee of the proposal informing Members that no objections had been received from the Statutory Consultees.

Members felt that although it was a retrospective application and the built property was a vast improvement to the area but raised concerns regarding access via Chapel Lane and inadequate parking facilities

RESOLVED:

That planning permission was refused contrary to the recommendation in the report of the Strategic Director (Service Delivery) on grounds of highway safety and inadequate parking.

PL/30 **OUTLINE APPLICATION (MATTERS OF ACCESS, LAYOUT, SCALE, APPEARANCE AND LANDSCAPING RESERVED FOR LATER CONSIDERATION) FOR THE ERECTION OF UP TO 5 APARTMENTS AT LAND TO THE SOUTH SIDE OF HIGH STREET AND CORNER OF SUN STREET, WOODVILLE, DERBY, DE11 7DU**

It was reported that Members of the Committee had visited the site earlier in the day.

The Planning Delivery Team Leader outlined the application noting that there would be no overbearing or loss of privacy for the neighbouring property. The Committee was informed that whilst there were no objections from statutory consultees objections had been received from local residents

An Objector attended the meeting and addressed Members regarding this application.

The Planning Delivery Team Leader read out a statement of objection submitted by Councillor Taylor as the Local Ward Member.

Members raised concerns regarding over development, access for emergency vehicles, height of the development, the requirement for further mine shaft exploration and the possible arsenic contamination as raised by the objector.

RESOLVED:

That planning permission was refused contrary to the recommendation in the report of the Strategic Director (Service Delivery) on the grounds of over intensive development of the site.

PL/31 **PROPOSED CHANGE OF USE OF PART OF THE SITE FROM AGRICULTURE TO CONSTRUCT (SELFBUILD) INFILL DWELLING, AND CREATION OF NEW ACCESS WITHIN EXISTING RESIDENTIAL CURTILAGE ON LAND BETWEEN THE CEDARS AND THE STABLES, SHARDLOW ROAD, ASTON ON TRENT, DERBY, DE72 2AN**

The Planning Delivery Team Leader appraised the Committee of the proposal and highlighted access, position, appearance and the retention of the mature tree. Members were informed that whilst no objections had been received from the Statutory Consultees the visual impact of the urbanisation was not supported by policy hence the proposal for refusal of application

RESOLVED:

That planning permission be deferred to allow Members to visit the site.

PL/32 **DEED OF VARIATION – LAND AT HIGHFIELDS FARM**

The Planning Delivery Team Leader presented the report to the Committee and outlined the details of the Deed of Variation

RESOLVED:

2.1 The Committee approved the request to amend the Section 106 Agreement (S106) and subsequent Deed of Variation (DoV) to include amendments to be made to the third schedule of the Section 106 Agreement– Bus Service and Improvement Measures. This was based upon recommendations that had been received from Derby City Council.

2.2 The Committee approved delegated authority to the Head of Planning and Strategic Housing to agree the finer detail and wording of the obligations to be secured under the DoV.

PL/33 **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.

PL/34 **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 18:45 hours.

COUNCILLOR SHEPHERD

VICE-CHAIR