

PLANNING COMMITTEE

21st March 2017

PRESENT:-

Conservative Group

Councillor Roberts (Chairman), Councillor Mrs Brown (Vice Chairman) and Councillors Atkin, Mrs Coe, Coe (substituting for Councillor Ford), Harrison, MacPherson (substituting for Councillor Mrs Hall), Murray (substituting for Councillor Stanton) and Watson

Labour Group

Councillors Dr Pearson, Shepherd, Southerd and Tilley

In Attendance

Councillors Billings and Mrs Patten (Conservative Group)

PL/195 **APOLOGIES**

Apologies were received from Councillors Ford, Mrs Hall and Stanton (Conservative Group).

PL/196 **MINUTES**

The Open Minutes of the Meetings held on 17th January 2017 (PL/140-PL/158) and 7th February 2017 (PL/159-PL/175) were taken as read, approved as a true record and signed by the Chairman.

PL/197 **DECLARATIONS OF INTEREST**

Councillors Mrs Brown, Shepherd, Tilley and Watson declared a personal interest in Items 1.1/1.2 on the Agenda by virtue of being National Trust members.

Councillor Harrison declared a personal interest in Item 1.4 on the Agenda by virtue of being Chairman of the Melbourne Sporting Partnership.

Councillor Atkin declared a pecuniary interest in Item 1.5 on the Agenda by virtue of knowing the applicant, from whom his family business rent land.

PL/198 **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/199 **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/200 **CONSTRUCTION OF NEW OUTDOOR HUB AND ASSOCIATED INFRASTRUCTURE INCLUDING SERVICES, ACCESS ROADS (INCLUDING DEMOLITION OF SECTION OF EXISTING PARK BOUNDARY WALL TO PROVIDE ACCESS), CAR PARKING, FOOTPATHS AND DRAINAGE ALONG WITH CHANGE OF USE OF LITTLE TOWN LEYS FROM AGRICULTURAL LAND TO CAR PARKING AT CALKE ABBEY, MAIN STREET, TICKNALL, DERBY**

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

Parish Councillor Paul Colleyshaw (objector) and Mr Stewart Alcock (applicant's agent) attended the Meeting and addressed Members on this application.

The Vice-Chairman read out a statement prepared by the Ward Members (unable to be present at the Meeting), outlining their views that whilst physical health issues should be promoted, they also expressed concerns regarding the potential impact on the park, its habitats, wildlife and the scale of the proposed building. Reference was made to a recent case study relating to the National Trust's Saltram House in Devon, in particular issues concerning walkers and cyclists.

Other Members noted the need for leisure provision, but raised queries relating to accessibility, parking facilities, parking issues in the nearby Ticknall village, the Highways report, intrusion into a Site of Special Scientific Interest (SSSI), part demolition of a listed wall, preservation strategies, other locations, cyclist numbers, path widths, the proposed roof materials and the overall suitability of the proposed location. Support was shown for the proposed discreet location and appropriate design, meeting a health demand, promotion of cycling and the opportunity for walkers and cyclists to share the location and its facilities.

The Planning Services Manager addressed the issues raised and confirmed the setting up of a local liaison group.

The Chairman noted the many references to parking issues and suggested that the National Trust may wish to review their parking policies.

RESOLVED:-

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

PL/201 **LISTED BUILDING CONSENT FOR THE DEMOLITION OF SECTION OF EXISTING PARK BOUNDARY WALL TO PROVIDE ACCESS TO A NEW OUTDOOR HUB AND ASSOCIATED INFRASTRUCTURE AT CALKE ABBEY, MAIN STREET, TICKNALL, DERBY**

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

Parish Councillor Paul Colleyshaw (objector) and Mr Stewart Alcock (applicant's agent) attended the Meeting and addressed Members on this application.

RESOLVED:-

That listed building consent be granted as recommended in the report of the Director of Community & Planning Services.

PL/202 **PART DEMOLITION AND EXTENSION OF EXISTING INDUSTRIAL UNIT TOGETHER WITH NEW ACCESS, ASSOCIATED WELFARE FACILITIES AND EXTERNAL WORKS AT FACCENDA FOODS, SCROPTON ROAD, SCROPTON, DERBY**

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

The Planning Services Manager informed Committee of two amendments to the report, one concerning the height to eaves / ridge measurement and the other relating to construction deliveries in Condition 3.

Mr Phil Brown (applicant's agent) attended the Meeting and addressed Members on this application.

Councillor Mrs Patten addressed the Committee as Ward Member for Hilton, expressing concerns regarding HGV's accessing the location, littering, damage to road edges and verges, flooding, employment opportunities, the lack of a bus service to the village, traffic movements, the trees subject to Tree Preservation Orders and the quality of life for residents.

Councillor Billings addressed the Committee as another Ward Member for Hilton, outlining his views of the additional HGV movements, noise - operational, construction and its enforcement, separation distances, business operating hours and light pollution.

Other Members commented on the growing size of the business and its location in a small village, liaison between the company and the community,

employee travel plans, the replacement tree variety, flood management measures and waste management issues.

The Planning Services Manager responded to the issues raised.

RESOLVED:-

That planning permission be granted as recommended in the report of the Director of Community & Planning Services, subject to the rewording of Condition 3 and additional conditions relating to the landscaping including extra heavy standard trees, the enforcement of the travel plan and the requirement for an engineer certification of the drainage scheme. It was also agreed that an extra informative be added to encourage the establishment of new parish liaison group and that a letter be issued to County Highways regarding road improvements to support the investment being made.

Councillors Billings and Mrs Patten left the Meeting at 7.45pm.

PL/203 **VARIATION OF CONDITION 14 ATTACHED TO PLANNING PERMISSION 9/2013/0458 TO USE THE FLOOD LIGHTS LATER THAN 9.30PM FOR ONE EVENT A YEAR AT THE RECREATION GROUND, COCKSHUT LANE, MELBOURNE, DERBY**

The Principal Area Planning Officer reported an additional comment from Environmental Health to Committee.

RESOLVED:-

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

Councillor Atkin left the Chamber at 7.50pm.

PL/204 **USE OF CARAVAN CLUB SITE AS TOURING CARAVAN SITE INCLUDING THE FORMATION OF 5 PITCHES (TO REPLACE THE 5 EXISTING PITCHES) AND THE SITING OF 6 GLAMPING PODS AT HILL FARM CARAVAN AND CAMPING SITE, MOOR LANE, BARROW UPON TRENT, DERBY**

The Principal Area Planning Officer reported an amendment to Condition 3 in the Report, regarding permitted development rights at the location, in order to maintain the owner's ability to hold rallies at the site.

Mr Jon Millhouse (applicant's agent) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be granted as recommended in the report of the Director of Community & Planning Services, subject to an amendment to Condition 3.

Councillor Atkin returned to the Chamber at 7.55pm.

PL/205 **CHANGE OF USE TO A VEHICLE MAINTENANCE DEPOT (USE CLASS SUI GENERIS) AT UNIT A STENSON FIELDS INDUSTRIAL UNITS, STENSON ROAD, STENSON, DERBY**

The Principal Area Planning Officer reported further feedback from Environmental Health regarding Condition 3.

Councillor Shepherd addressed the Committee as Ward Member for Stenson, outlining his concerns regarding the application, including commercial vehicle noise, the growth in traffic and the potential impact on domestic dwellings, itself subject to further development in the area, suggesting that planning permission only be granted for a period of 12 months.

RESOLVED:-

That planning permission be granted as recommended in the report of the Director of Community & Planning Services, subject to amendments to Condition 3 and the planning permission being only for a period of 12 months. It was also agreed that an extra informative be added regarding noise management.

PL/206 **THE RETENTION OF FRONT GARDEN WALL AND RAISED GROUND BEHIND AT 183 SWARKESTONE ROAD, CHELLASTON, DERBY**

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

Councillor Watson addressed the Committee as Ward Member for Aston on Trent, providing a brief summary of events relating to the wall, expressing safety concerns and the view that it was out of keeping for its location, proposing that planning permission be refused.

RESOLVED:-

That planning permission be refused contrary to officer recommendation on the grounds that the design conflicts with Policies SD1 and BNE1 – out of keeping with the street.

PL/207 **DEMOLITION OF GARDEN BUILDING AND ERECTION OF SINGLE DWELLING AND PROVISION OF 2NO. CAR PARKING SPACES AT 1 ROSLISTON ROAD. WALTON ON TRENT. SWADLINCOTE**

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

Mr Rod Greenfield (objector) attended the Meeting and addressed Members on this application.

Councillor Murray addressed the Committee as Ward Member for Seales, outlining his concerns regarding pedestrian safety, vehicle movement, garden provision, emergency vehicle access, the scale of the proposed dwelling, its overbearing nature and potential impact on neighbour's amenity.

Other Members commented on the potential for other back garden developments, the design of the proposed dwelling, whether it constituted over development of the site, the potential impact on the amenity of neighbours, the windows treatment, the plot dimensions, its gradient and property height levels.

The Planning Services Manager responded to the issues raised.

RESOLVED:-

That planning permission be refused contrary to officer recommendation on the grounds that the proposed development would be overbearing on neighbouring property, contrary to Policy SD1.

Abstention: Councillor Southerd.

PL/208 **SUSPENSION OF STANDING ORDERS**

RESOLVED:-

That Standing Orders be suspended and that the meeting of the Committee continue beyond 8.30pm.

PL/209 **THE ERECTION OF 2 NO. 2 STOREY 3 BED DWELLINGS AT LAND ADJACENT TO 45 THE POTLOCKS, WILLINGTON, DERBY**

Mr Richard Hall (objector) attended the Meeting and addressed Members on this application.

RESOLVED:-

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

PL/210 **PLANNING AND OTHER APPEALS**

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

E/2015/00177

9/2015/1036 Field Farm, Station Road, Melbourne, Derby, DE73 8BR

9/2016/0162 The Mandarin Chinese Restaurant, Egginton Road, Hilton,
Derby, DE65 5FJ

PL/211 **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 MINUTES

The Exempt Minutes of the Meeting held on the 7th February 2017 (PL/176-PL/177) were taken as read, approved as a true record and signed by the Chairman.

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 8.40pm.

COUNCILLOR A ROBERTS

CHAIRMAN