

PLANNING COMMITTEE

22nd June 2021

PRESENT:-

Labour Group

Councillors Tilley (Chair) and Councillor Shepherd (Vice-Chair) and Councillors Mulgrew (substituting for Councillor Gee) Pearson and Southerd.

Conservative Group

Councillors Bridgen, Brown, Lemmon, Muller and Watson.

Independent Group

Councillors Angliss and Dawson.

In Attendance

Councillors Fitzpatrick and Patten.

PL/13 **APOLOGIES**

The Committee was informed that apologies for absence had been received from Councillor Gee (Labour Group).

PL/14 **DECLARATIONS OF INTEREST**

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

PL/15 **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/16 **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/17 **DEMOLITION OF OPEN PORCH AND REPLACEMENT WITH ENCLOSED PORCH AND THE ERECTION OF NEW ENTRANCE GATES AND WALL IN PART AND NEW BOUNDARY WALL WITH ASSOCIATED LANDSCAPING AT 79 MAIN STREET, KINGS NEWTON, DERBY, DE73 8BX**

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

The Head of Planning and Strategic Housing presented the application to the Committee and noted that numerous objections had been received regarding the negative impact but clarified that the extensions were not believed to be overbearing, the tree at the entrance would not be harmed and that no highways issues had been raised regarding the erection of the wall and the turning space for vehicles.

As the Local Ward Member, Councillor Fitzpatrick addressed the Committee on behalf of the Councillor Hewlett and raised concerns regarding access for agricultural machinery, parking and highlighted that open courtyards were part of the character of the village and the impact of the extension on the neighbouring property.

Members raised concerns regarding the proposals and Councillor Watson proposed to refuse the application.

RESOLVED:

That planning permission be refused contrary to the recommendation in the report of the Strategic Director (Service Delivery) due to the introduction of the wall which would have a negative impact on the open farmyard character, considered to be a key local characteristic

PL/18 **CHANGE OF USE OF AGRICULTURAL LAND FOR THE EXTENSION OF EXISTING HARD STANDING FOR EXTERNAL STORAGE (B8) ON LAND NEAR BRANDONS POULTRY FARM, UNNAMED ROAD FROM COTE BOTTOM LANE TO BENT LANE, HEATHTOP, DERBY, DE65 5AY**

It was reported that Members of the Committee that site visit proposed had been abandoned due to a road traffic accident.

The Planning Delivery Team Leader presented the application to the Committee and advised that there had been no highways objections, there would be no impact on the landscape and the application supported the extension of an existing business set within an industrial estate.

The Senior Planning Officer read out summary points from an Objector who had addressed the previous Committee.

As the Local Ward Member, Councillor Patten addressed the Committee raising concerns on behalf of local residents.

Members discussed the need for robust landscaping that would include bunding and a condition for lighting scheme.

RESOLVED:

That planning permission be approved, subject to conditions, as per recommendation in the report of the Strategic Director (Service Delivery) with Condition 5 to include robust landscaping with bunding and an additional lighting scheme condition.

PL/19 **THE ERECTION OF A RURAL WORKER'S DWELLING WITH ASSOCIATED WORKS ON LAND AT BUCKFORD LANE LIVERY, UNNAMED ROAD FROM TWYFORD ROAD TO BUCKFORD LANE, STENSON, DERBY, DE73 7FW**

The Planning Delivery Team Leader appraised the Committee of the proposal and explained that it had not been called in by Councillor Churchill and that it was before Members as it was not wholly inline with policy. The Committee was informed that there had been a business had been delivered from the site for 20 years and that it was believed to be a sustainable business and approval was sought subject to conditions.

The Applicant's Agent attended the Meeting and addressed Members on this application.

Councillor Shepherd addressed the Committee in support of the proposal and highlighted the need for the business.

RESOLVED:

That planning permission be approved, subject to conditions, as per recommendation in the report of the Strategic Director (Service Delivery).

PL/20 **RETROSPECTIVE APPLICATION TO REGULARISE AN AGRICULTURAL BUILDING AT SHADES FARM, UNNAMED ROAD FROM GEARY LANE TO TOWN FARM, BRETBY, BURTON ON TRENT, DE15 0RD**

The Planning Delivery Team Leader presented the retrospective application to the Committee and explained that permission had been granted for a smaller building and the building was of standard agricultural design and was used to house livestock.

The Committee raised concern that it was a retrospective application and it was noted that the retrospective applications would not always be approved by the Committee.

RESOLVED:

That planning permission be approved, subject to conditions, as per recommendation in the report of the Strategic Director (Service Delivery).

PL/21 **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**

The Planning Delivery Team Leader appraised the Committee of the proposal that was within the conservation area and that amended plans had been submitted that increased the height of screening to the rear balcony to provide for the neighbour's privacy.

RESOLVED:

That determination of the case be deferred pending a site visit.

PL/22 **CHANGE OF USE OF THE SITE TO A MIXED USE WEDDING CEREMONY/FUNCTION VENUE WITH OVERNIGHT TOURISM AND LEISURE. THE ERECTION OF NEW SINGLE STOREY RAISED BUILDINGS, THE CONVERSION OF EXISTING BUILDINGS TO PROVIDE ACCOMODATION AND FACILITIES, THE CREATION OF A CAMPING AREA WITH CAR PARKING, ACCESS AND ASSOCIATED WORKS AT 1 TOWER FARM, SWARKESTONE ROAD, WESTON ON TRENT, DERBY, DE72 2BU**

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

The Head of Planning and Strategic Housing presented the application to the Committee and advised that temporary accommodations could be used in the first instance to allow for a robust business plan that would demonstrate recovery of investment costs over a 5 year period. The Head of Planning and Strategic Housing recommended that the application be refused subject to the uncertainty of a successful business.

The Applicant attended the Meeting and addressed Members on this application.

Members raised concern about the recommendation as the Business Case submitted was excellent and that in the current climate new businesses are to be encouraged but they also noted the importance of adhering to policy. Members suggested that the Head of Planning and Strategic Housing work constructively with the applicant to see how the policy concerns could be addressed to enable a proposal that could be approved

RESOLVED:

That determination of the case be deferred pending further discussions with the applicant.

PL/23 **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 19:45 hours.

COUNCILLOR TILLEY

CHAIR