

DEVELOPMENT CONTROL COMMITTEE

7th May 2002

PRESENT:-

Labour Group

Councillor Brooks (Chair), Councillor Dunn (Vice-Chair) and Councillors Bambrick, Ford, Rose, Shepherd, Southerd, Southern and Whyman.

Conservative Group

Councillors Bale, Bladen, Hood and Mrs. Walton.

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

Councillor Bell

Councillor Taylor – Minutes Nos. DC/149(b), DC/149(c) and DC/158

Councillor Mrs. Wheeler)

MATTERS DELEGATED TO COMMITTEE

DC/148. **REPORT OF MEMBER**

Former Castle View Service Station, Uttoxeter Road, Hatton

Councillor Whyman reminded Members of the planning history of this site, which he had reported to previous Meetings and advised that five caravans were now situated on the land, together with associated facilities. The matter had been the subject of residents' complaints to Councillor Whyman and accordingly, it was agreed that the matter be investigated and a report submitted to the next Meeting of the Committee.

DC/149. **SITE VISITS**

- (a) The demolition of the dwelling, workshops and outbuildings and the erection of a new dwelling and associated landscaping at The Hollies, Hilton Road, Egginton (9/2002/0136)

Further to Minute No. DC/145 of 16th April 2002, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to further correspondence from the County Planning Authority. Consideration was given to the application and, it was,

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 16th April 2002.

- (b) The erection of eighteen dwellings on land to the north of Thorn Street, Woodville (9/2001/0905)

Further to Minute No. DC/145 of 16th April 2002, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to further correspondence from the County Highways Authority, the Environmental Health Manager, Woodville Infants School and Woodville Parish Council. Consideration was given to the application and, it was,

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 16th April 2002 and to additional conditions requested by the County Highways Authority and the Environmental Health Manager.

- (c) The erection of 100 dwellings, vehicular access off Burton Road and Hartshorne Road, extended parking area for Doctor's Surgery and open space (amended site layout and house types) at Qualitas Bathrooms, Hartshorne Road, Woodville (9/2002/0055)
Proposed residential development and additional parking to adjacent Doctor's Surgery at Qualitas Bathrooms, Hartshorne Road, Woodville (9/2001/0730)

Further to Minute No. DC/145 of 16th April 2002, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to further correspondence from the applicant, the Environmental Health Manager, Woodville Parish Council, the National Forest and neighbours. An amended plan had now been received which met the County Highways Authority's requirements. Consideration was given to the application and Members expressed concern at various issues, including the effect on health provision in the area.

RESOLVED:-

That consideration of the matter be deferred further to enable discussions to be held on health provision (with the Primary Care Trust), noise issues at the adjoining factory and an improved play area.

DC/150. **DEVELOPMENT CONTROL STATISTICS FOR THE FOURTH QUARTER OF 2001 (OCTOBER TO DECEMBER)**

It was reported that statistics had recently been released regarding the speed of decision-making of local planning authorities in England for the quarter ending 31st December 2001. These indicated that nationally, 65% of all planning applications had been determined within eight weeks, which represented a 3% increase on the corresponding quarter in 2000. However, only forty-two authorities had surpassed the Government's target of determining 80% of applications within eight weeks. It was noted that this authority had determined 72% of applications within the eight week period and was positioned third in Derbyshire and fourth in the Council's CIPFA group.

For the year to 31st December 2001, the figures indicated that nationally, 64% of all planning applications had been determined within eight weeks. This Council had determined 74% of its applications in the eight week period and was positioned joint second in Derbyshire and fourth in the Council's CIPFA group.

The Planning Services Manager advised that based on the current rate, approximately 1500 planning applications were anticipated during the year. This would represent an increase of approximately 300 applications compared with last year and with a full staff establishment, a workload in excess of 350 applications for each officer. On this basis the Council's current statistics could not be maintained due to workload levels and it was also noted that a vacancy currently existed in the Section.

DC/151. **REPORT OF THE PLANNING SERVICES MANAGER**

The Planning Services Manager 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 following items were noted:-

Appeals Dismissed

- (a) The retention of a fence at the front of No. 1 Long Row, Shardlow.
- (b) The erection of a detached dwelling on land off Cheviot Close, Swadlincote.

DC/152. **PLANNING APPROVALS**

RESOLVED:-

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

- (a) The retention of a portable amenity building and the erection of an additional portable building to provide toilet accommodation and additional storage at Springwood Fisheries on land forming part of O.S. Field No. 4400, Ashby Road, Melbourne (9/2001/0968).***

(Councillor Ford left the meeting at 7.35 p.m.)

- (b) The erection of a 2.5 metre high boundary fence at Station House, Station Road, Melbourne (9/2002/0157).***
- (c) Residential use of land (three dwellings)(outline application with all matters except access and siting to be reserved for further approval) at No. 46 Mount Pleasant Road, Repton (9/2002/0220) – reference was made to correspondence from the applicant's agent.***

(Councillor Whyman left the Meeting at 7.50 p.m.)

- (d) Outline application (all matters except siting and means of access to be reserved) for the erection of a detached house on land adjoining No. 8 New Street, Rosliston (9/2002/0284).**
- (e) The erection of a two-storey extension at No. 35 Compton Avenue, Aston-on-Trent (9/2002/0345) – reference was made to correspondence from the Parish Council.**
- (f) The retention of storage units at the rear of the premises of J. Parkinson Pharmacy, No. 1 Potter Street, Melbourne (9/2002/0367) – subject to consideration of any further representations resulting from the statutory notice. Reference was made to correspondence from Melbourne Civic Society.**
- (g) The erection of a detached dwelling on land to the north of Fir Tree Farm, Twyford Road, Barrow-on-Trent (9/2002/0368) - subject to consideration of any further representations resulting from the statutory notice.**

DC/153. **APPLICATIONS DEFERRED FOR SITE VISITS**

RESOLVED:-

- (1) That consideration of the following applications be deferred for the reasons indicated to enable Members of the Committee to visit the sites prior to the Meeting:-**
 - (a) Change of use of redundant farm buildings to workshops/offices (B1 Use Class only) at Blakenhall Farm, Caldwell (9/2001/0328) – to assess this proposed development in the countryside.**
 - (b) Outline application (all matters to be reserved) for the erection of five houses on land adjoining Field House, Coton Park, Linton (9/2002/0292) – to assess this development in relation to the village confines.**

(Councillor Bambrick declared a prejudicial interest in this application and withdrew from the Meeting during the consideration and determination thereof.)
- (2) That Members be authorised to deal with any ancillary matters.**
- (3) That the local representative be invited to be present in a representative capacity.**

DC/154. **THE REMOVAL OF CONDITIONS NOS. 1 AND 2 (TO PERMIT UNRESTRICTED OCCUPANCY OF THE SITE) OF PLANNING PERMISSION 9/988/663 AT BLUE POST CARAVAN, BURTON ROAD, EGGINTON (9/2002/0129)**

RESOLVED:-

That, contrary to the recommendation, planning permission be refused for the reasons outlined in the response from the Environment Agency.

DC/155. **THE ERECTION OF AN INDOOR RIDING ARENA TOGETHER WITH A MENAGE, ASSOCIATED CAR PARKING AND LANDSCAPING AT GRANGEWOOD FARM, GRANGEWOOD, NETHERSEAL (9/2001/1250)**

It was reported that this application had been withdrawn.

DC/156. **THE ERECTION OF A DETACHED HOUSE ON LAND TO THE EAST OF NO. 23 MAIN STREET, LINTON (9/2002/0033)**

RESOLVED:-

That, contrary to the recommendation, planning permission be granted, subject to conditions to be determined by the Planning Services Manager.

DC/157. **THE USE AS SCHOOL PLAYING FIELDS OF APPROXIMATELY 9.3 HECTARES OF LAND ADJOINING STAKER LANE, MICKLEOVER (9/2002/0133)**

It was reported that this application had been withdrawn.

DC/158. **THE ERECTION OF TEN DWELLINGS ON PHASE 7 OF DEVELOPMENT OFF SORREL DRIVE, WOODVILLE (9/2002/0191)**

RESOLVED:-

That planning permission be refused for the reason set out in the report of the Planning Services Manager.

DC/159. **RESTORATION AND EXTENSION OF MILL HOUSE TOGETHER WITH THE ERECTION OF ONE DWELLING AND ASSOCIATED OUTBUILDINGS AT BRETRY MILL, REPTON ROAD, BRETRY (9/2002/0380)**
RESTORATION AND EXTENSION OF MILL HOUSE TOGETHER WITH THE ERECTION OF ONE DWELLING AND ASSOCIATED OUTBUILDINGS AND THE DEMOLITION OF EXISTING BARNES AT BRETRY MILL, REPTON ROAD, BRETRY (9/2002/0381)

The Planning Services Manager reported that an amended plan deleting the conservatory was anticipated but had not yet been received.

RESOLVED:-

(1) That, subject to receipt of the amended plan deleting the conservatory, the applicant be advised that the Council agrees with the principle of development and that the proposal is such as may be permitted, subject to appropriate conditions, as part of an Agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) to secure works to Mill House and the land as described in the report of the Planning Services Manager.

(2) That the Chief Executive be authorised to conclude the Agreement on the above basis.

- (3) That the conditions set out in the reports of the Planning Services Manager be approved for imposition on the issue of any planning permissions.**

L.J. BROOKS

CHAIR

The Meeting terminated at 8.00 p.m.