

PLANNING COMMITTEE

17th July 2018

PRESENT:-

Conservative Group

Councillor Mrs Brown (Chairman) and Councillors Billings (substituting for Councillor Ford), Harrison, Hewlett (substituting for Councillor Watson), MacPherson (substituting for Councillor Mrs Coe), Muller and Smith (substituting for Councillor Stanton)

Labour Group

Councillors Dr Pearson, Shepherd, Southerd and Tilley

PL/35 **APOLOGIES**

Apologies for absence were received from Councillors Mrs Coe, Ford, Stanton and Watson (Conservative Group) and Councillors Coe and Tipping (Independent / Non-Grouped Members)

PL/36 **MINUTES**

The Open Minutes of the Meeting held on 5th June 2018 were taken as read, approved as a true record and signed by the Chairman.

PL/37 **DECLARATIONS OF INTEREST**

Councillor Muller declared a personal interest in Item 1.1 and 1.2 on the Agenda by virtue of being acquainted with the Applicant.

Councillor Hewlett declared a personal interest in Item 1.1 and 1.2 on the Agenda by virtue of being acquainted with the Applicant.

Councillor Shepherd declared a personal interest in Item 1.1 and 1.2 on the Agenda by virtue of a family member living in the vicinity.

PL/38 **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/39 **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 them as necessary. Consideration was then given thereto and decisions were reached as indicated.

PL/40 **OUTLINE APPLICATION (ALL MATTERS EXCEPT FOR ACCESS TO BE RESERVED) FOR THE RESIDENTIAL DEVELOPMENT OF UP TO 20 DWELLINGS ON LAND TO THE REAR OF ORCHARD STREET, NEWHALL, SWADLINCOTE**

The Principal Area Planning Officer updated the Committee that since publication of the report a response had been received from the Clinical Commissioning Group (CCG) which required an amendment to recommendation A of the report due to it being an extra obligation.

The applicant's agent attended the Meeting and addressed Members on this application.

One Councillor sought clarification on the listed boundary wall mentioned in the report, the Principal Area Planning Officer advised that the wall would be protected as Listed Buildings Consent would be required prior to any work.

RESOLVED:-

- A. That delegated authority be granted to the Planning Services Manager to negotiate the details of the provisions of the Section 106 Agreement referred to in the report as amended to include Clinical Commissioning Group (CCG) obligation; and***
- B. Subject to A. above, that planning permission be granted as recommended in the report of the Strategic Director (Service Delivery).***

PL/41 **APPROVAL OF RESERVED MATTERS FOR LAYOUT, SCALE, APPEARANCE & LANDSCAPING FOR THE ERECTION OF 17 DWELLINGS UNDER OUTLINE PERMISSION REF. 9/2014/0287 ON LAND AT SK3925 1974 EAST OF STATION ROAD, MELBOURNE, DERBY**

This application was considered jointly with the application below.

The Principal Area Planning Officer presented both reports to Committee explaining the phases of development, layout of the site, the number of proposed dwellings over the two phases, house-types and the pedestrian path linking to the existing development.

Councillor Hewlett addressed the Committee as local Ward Member, advising that the Civic Society had recommended the use of a variety of brick colours for the proposed development. The Principal Area Planning Officer responded that this would be determined as part of the next planning stage.

With regards to the proposed pedestrian link, a request was made by a Councillor to make provision for both pedestrians and cycles. The Principal Area Planning Officer responded that this would also be determined as part of the next planning stage.

Members welcomed the 30% affordable housing allocation, commenting that this be targeted at residents of Melbourne and sought clarification on its location within the site. The Principal Area Planning Officer identified the affordable housing allocation on the sitemap confirming that it would be clustered across the proposed development.

RESOLVED:-

A. That delegated authority be granted to the Planning Services Manager to conclude the Deed of Variation to the existing Section 106 Agreement in pursuit of the provisions as set out in the report; and

B. Subject to A. above, that planning permission be granted as recommended in the report of the Strategic Director (Service Delivery).

PL/42 **APPROVAL OF RESERVED MATTERS FOR LAYOUT, SCALE, APPEARANCE & LANDSCAPING FOR THE ERECTION OF 23 DWELLINGS UNDER OUTLINE PERMISSION REF. 9/2015/0119 ON LAND AT SK3925 1974 EAST OF STATION ROAD, MELBOURNE, DERBY**

This application was considered jointly with the application above.

RESOLVED:-

That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery).

PL/43 **PRIOR NOTIFICATION FOR THE ERECTION OF A FODDER STORE AT GRANGE FARM, 70 TWYFORD ROAD, BARROW UPON TRENT, DERBY**

RESOLVED:-

That no further details be requested and that no objections be raised relating to the Prior Notification.

PL/44 **THE FELLING OF TWO CHERRY TREES COVERED BY SOUTH DERBYSHIRE DISTRICT COUNCIL TREE PRESERVATION ORDER NUMBER 132 AT LAND OPPOSITE 8 KINGFISHER CLOSE, MICKLEOVER, DERBY**

The Principal Area Planning Officer presented the report to Committee explaining that although the trees provide leaves and blossom, they are diseased and in poor condition. The Committee was informed that the Tree Officer had advised that the location of the trees was not ideal for replanting.

Councillor Muller, as local Ward Member, advised that he had visited the site and supported the Officer's report.

RESOLVED:-

That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery).

PL/45 **PLANNING AND OTHER APPEALS**

The Committee noted the planning appeal decision in relation to the following application:

9/2017/1157 106 Main Street, Repton, Derby, DE65 6FB

PL/46 **CHANGES TO CONDITIONS FOR OUTLINE PERMISSION AT NEW HOUSE FARM, MICKLEOVER (9/2017/0349)**

The Principal Area Planning Officer presented the report to Committee explaining the reasons for the requested changes. Since publication of the Agenda, Committee were updated that in relation to Condition 29, the Highways Authority had requested that detailed travel plans for each phase of development in addition to a Framework Travel Plan.

One Councillor raised concerns relating to incidents where developers had not completed works to a play area and consequently sought clarification on whether a timeframe may be specified to ensure delivery. The Principal Area Planning Officer responded that controls are in place to manage delivery of such amenities upon the completion of a set number of dwellings, but this figure varies for each development.

RESOLVED:-

The Committee authorised the minor changes to the conditions attached to the outline permission, as set out in the report, and as reported verbally in respect of Condition 29, as an amendment to the resolution previously made.

PL/47 **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.

MINUTES

The Exempt Minutes of the Meeting held on 5th June 2018 were received.

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 6.30pm.

COUNCILLOR MRS L BROWN

CHAIRMAN