

PLANNING COMMITTEE

19<sup>th</sup> July 2016

**PRESENT:-**

**Conservative Group**

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

**Labour Group**

Councillors Dr Pearson, Shepherd, Southerd and Tilley

**In Attendance**

Councillors Billings (Conservative Group) and Wilkins (Labour Group)

PL/24 **APOLOGIES**

Apologies for absence from the Meeting were received on behalf of Councillors Atkin and Watson (Conservative Group).

PL/25 **MINUTES**

The Open Minutes of the Meeting held on 10<sup>th</sup> May 2016 (PL/213-PL/225) were taken as read, approved as a true record and signed by the Chairman.

PL/26 **DECLARATIONS OF INTEREST**

Councillor Tilley declared a personal interest in application 9/2016/0094/MR by virtue of being a resident in the area local to the application site and that his father also lives close to the application site.

PL/27 **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/28 **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/29 **THE ERECTION OF REPLACEMENT DWELLING AND ASSOCIATED ALTERATIONS AT SEALVIEW, GREEN LANE, OVERSEAL, SWADLINCOTE**

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

The Planning Services Manager read out a summary of objection, as supplied by Mr Bryan Wolsey, speaker at the last Committee. Mr Luke Gittins (applicant's agent) attended the Meeting and addressed Members on this application.

Councillor Mrs Hall addressed the Committee as local Ward Member for Seales, expressing concerns relating to the scale, prominence and design of the proposed development, as well as road safety issues and the potential for further development of the proposed garage / games room.

Councillor Murray addressed the Committee as the other local Ward Member for Seales, outlining his view that the proposed development was out of character / too prominent for the location, also raising concerns regarding traffic issues at the location.

Councillors raised various comments and queries relating to the current dwelling on the site, the policy relating to replacement dwellings, the removal of permitted development rights and policy compliance, all noted and responded to by the Planning Services Manager.

**RESOLVED:-**

***That planning permission not be granted contrary to officer recommendation on the grounds that the application was contrary to the policies cited in the report of the Director of Community and Planning Services.***

PL/30 **OUTLINE APPLICATION (ALL MATTERS EXCEPT FOR ACCESS, LAYOUT AND SCALE TO BE RESERVED) FOR THE RESIDENTIAL DEVELOPMENT OF 13 BUNGALOWS WITH NEW ACCESS FROM SHELLEY ROAD PARKING SPACES AND NEW ADOPTED ROAD AT EUREKA LODGE NEWHALL ROAD SWADLINCOTE**

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

Mr Tim Schofield (applicant) attended the Meeting and addressed Members on this application.

Councillor Wilkins addressed the Committee as local Ward Member for Midway, proposing that the matter be deferred to allow further investigation of a Listed Building query with Historic England. The Planning Services Manager confirmed that Historic England had since responded on this matter, resolving the query. The deferment proposal was not supported by the Committee.

Councillor Dr Pearson addressed the Committee as another local Ward Member for Midway, commenting that local residents were largely in favour of improving the site, which he felt had wilfully been allowed to fall into disrepair by the owners. The Councillor expressed regret for the loss of a local historical building, but noted the condition of the current building, the high demand for bungalows and the need to progress matters at the location. Some concern was expressed in relation to the proposed access, although it was acknowledged that it was preferable to exiting via Newhall Road.

Councillor Tilley raised concerns regarding construction traffic at the site during development, its routing, working hours and maintenance of existing woodland, to which the Planning Services Manager confirmed could be addressed via conditions or informatives as appropriate.

***RESOLVED:-***

***That planning permission be granted subject to the conditions set out in the report of the Director of Community & Planning Services, subject to the receipt of an unilateral undertaking as set out in the report and to secure bungalows on the site. An additional condition to control construction hours was also agreed, alongside an extra informative advising best construction traffic route and consideration of neighbours.***

PL/31

**OUTLINE APPLICATION (ALL MATTERS TO BE RESERVED) FOR THE RESIDENTIAL DEVELOPMENT OF UP TO 34 DWELLINGS WITH ASSOCIATED ACCESS, PUBLIC OPEN SPACE, SUSTAINABLE DRAINAGE AND LANDSCAPING ON LAND ADJACENT TO THE MANDARIN CHINESE RESTAURANT EGGINTON ROAD HILTON DERBY**

The Area Planning Officer updated the Committee regarding three additional letters received since the report had been drafted.

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

Councillor Billings addressed the Committee as local Ward Member for Hilton, noting the proposed site's location outside the village boundary and the provisions of the Local Plan Part Two, the sustained development of the village outpacing its support infrastructure and questioning the need for additional housing, especially in this location.

***RESOLVED:-***

***That planning permission not be granted as recommended in the report of the Director of Community & Planning Services.***

PL/32 **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 10<sup>th</sup> May 2016 (PL/226-PL/227) were taken as read, approved as a true record and signed by the Chairman.*

Councillor Harrison left the Meeting at 7.00pm.

**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 7.05pm.

COUNCILLOR A ROBERTS

CHAIRMAN