

PLANNING COMMITTEE

29th March 2011

PRESENT:-

Conservative Group

Councillor Ford (Chairman), Councillor Mrs. Plenderleith (Vice-Chairman) and Councillors Bale, Bladen, Hewlett, Jones, Lemmon (substitute for Councillor Mrs. Brown), Stanton and Watson.

Labour Group

Councillors Dunn, Richards, Shepherd and Southerd.

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

Councillor Mrs. Coyle
Councillor Mrs. Lane – Minutes Nos. PL/118 and PL/120
Councillor Murray – Minute No. PL/123
Councillor Rhind
Councillor Tilley

APOLOGY

An apology for absence from the Meeting was received from Councillor Mrs. Brown (Conservative Group).

PL/115. **DECLARATIONS OF INTEREST**

Councillor Southerd declared a personal interest in planning application 9/2010/0468/O (Minute No. PL/117) as an acquaintance of the applicant during his junior school years. Councillor Ford (Chairman) declared a personal interest in planning application 9/2011/0059/NO (Minute No. PL/122), as he knew two neighbours who resided reasonably close to the application site, although neither had objected.

MATTERS DELEGATED TO COMMITTEE

PL/116. **REPORT OF THE HEAD OF COMMUNITY AND PLANNING SERVICES**

The Head 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/117. **OUTLINE APPLICATION ALL MATTERS RESERVED FOR FARM DIVERSIFICATION TO CHANGE USE OF PART AGRICULTURAL FIELD AREA TO PROVIDE 8 LOG CABIN STYLE HOLIDAY LETS WITH PARKING AT GUNBY HILL, NETHERSEAL (9/2010/0468/O)**

This item was withdrawn from the agenda, following the late receipt of a Counsel's opinion on behalf of an objector.

(Councillor Southerd declared a personal interest in this application as an acquaintance of the applicant during his junior school years).

PL/118. **THE RESIDENTIAL DEVELOPMENT FOR 201 DWELLINGS, NEW ACCESS, INTERNAL HIGHWAYS AND DRAINAGE, PUBLIC OPEN SPACE, IMPROVEMENTS TO CYCLE ROUTE AND ALLOTMENTS ON LAND OFF WILLIAM NADIN WAY, SWADLINCOTE (9/2010/0714/RM)**

It was noted that this application site was situated in the Swadlincote Ward. Reference was made to additional correspondence from the Environment Agency and the Council's Strategic Housing Manager.

Mr. Stone (agent) attended the Meeting and addressed Members on the application.

RESOLVED:-

- (1) ***That, subject to the receipt of a signed Section 106 Agreement for the provision of £138,990 towards open space, £124,300 towards outdoor facilities (including a contribution to the fencing of the Pingle School artificial turf pitch) and £68,930 towards built facilities (total open space contribution £332,220) together with £80,000 towards Primary Care Trust facilities and £50,000 for LEAP equipment, planning permission be granted, subject to the conditions set out in the report of the Head of Community and Planning Services and to the satisfaction conclusion of an agreement to secure the fencing and landscaping of the artificial turf pitch to the north.***
- (2) ***That investigations be made with the County Highways Authority into the possibility of the provision of a pelican crossing on William Nadin Way, to be funded by diverting other public open space contributions and the Head of Community and Planning Services be authorised to conclude this issue in consultation with the Chairman of the Committee.***
- (3) ***That investigations be made into the possibility of additional fencing of those affected properties on Yard Close, Swadlincote.***

PL/119. **THE ERECTION OF A COUNCIL WORKS DEPOT AT TETRON POINT, WILLIAM NADIN WAY, SWADLINCOTE (9/2010/0715/SOF)**

It was reported that the proposed office building was now single-storey only and accordingly, the plan numbers in the proposed conditions required amending.

Mr. Stone (agent) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Community and Planning Services and to the amendment of the plan numbers, as outlined above.

PL/120. **OUTLINE APPLICATION (ALL MATTERS EXCEPT ACCESS AND LAYOUT RESERVED) FOR TWO NON-FOOD RETAIL UNITS, DENTAL SURGERY, IMPROVEMENTS TO DARKLANDS LANE, ACCESS, ANCILLARY WORKS AND DEMOLITION OF COUNCIL DEPOT AT COUNCIL DEPOT, DARKLANDS ROAD, SWADLINCOTE (9/2010/1113/SSO)**

Mr. Stone (agent) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Community and Planning Services.

PL/121. **APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE AN EXTANT OUTLINE PLANNING PERMISSION 9/2005/0991 IN ORDER TO EXTEND THE TIME LIMIT FOR SUBMISSION OF RESERVED MATTERS FOR 200 BEDROOM HOTEL WITH RESTAURANT AND ASSOCIATED PARKING ON LAND SOUTH OF DOLES LANE, FINDERN (9/2010/1091/MAO)**

It was reported that this application site was situated in the Willington and Findern Ward.

Mr. J. Wren (agent) attended the Meeting and addressed Members on this application.

RESOLVED:-

That planning permission be granted, subject to the conditions set out in the report of the Head of Community and Planning Services and to the erection of the noise attenuation fence which was the subject of the previous Unilateral Undertaking.

PL/122. **THE ERECTION OF 50 VK WIND TURBINE AT THE PADDOCKS, HIGHFIELDS FARM, HEAGE LANE, ETWALL (9/2011/0059/NO)**

Mr. R. Hosking (applicant) attended the Meeting and addressed Members on this application. In doing so, he offered to site the proposed turbine in the most advantageous position for neighbours.

RESOLVED:-

That the Committee agrees in principle with the proposal and the Head of Community and Planning Services be authorised to issue a planning permission, subject to the conditions set out in the report, in consultation with the Chairman, following further discussions with the applicant on a revised position for the siting of the proposed turbine.

(Councillor Ford (Chairman) declared a personal interest in this application as he knew two neighbours who resided reasonably close to the application site, although neither had objected).

PL/123. **OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS AND LAYOUT) FOR THE ERECTION OF TWO DWELLINGS AND NEW VEHICULAR ACCESS AT LAND ADJACENT TO NO. 159 ASHBY ROAD, BOUNDARY (9/2011/0146/FO)**

Mr. P. Diffey (agent) attended the Meeting and addressed Members on this application.

RESOLVED:-

That, contrary to the recommendation, planning permission be granted, subject to the imposition of appropriate conditions delegated to the Head of Community and Planning Services, for the following reason:-

“The application site forms part of a small group of dwellings (and a public house) located outside of the settlement boundary in an area that is semi-rural in character. The site circumstances have materially altered since the previous appeal dismissal in 2000 in that the adjacent Greyhound public house has been significantly extended, resulting in the loss of a significant gap to the west of the public house and a reduction in the gap to the east adjacent to No. 159 Ashby Road, thereby creating a substantially built up frontage adjacent to the application site. As such, the application site is considered to represent the infilling of a small gap of not more than two dwellings within a small group of houses and would therefore be in accordance with Housing Policy 6 of the South Derbyshire Local Plan.”

PL/124. **AMENDED SCHEME OF PREVIOUSLY APPROVED APPLICATION 9/2009/0572 FOR THE ERECTION OF EXTENSIONS AND ALTERATIONS AT NO. 26 BROOK ROAD, THULSTON (9/2010/0005/FH)**

RESOLVED:-

- (1) That consideration of this application be deferred to enable Members of the Committee to visit the site prior to the next Meeting.*
- (2) That Members be authorised to consider any ancillary matters which might arise.*
- (3) That the local representatives be invited to be present in a representative capacity.*

PL/125. **RAISE CROWN OF THREE SILVER BIRCH TREES ADJACENT TO MAIN STREET AT PEAR TREE COURT, PORTLAND STREET, ETWALL (9/2011/0042/TC)**

RESOLVED:-

That no objections be raised to the works, subject to the conditions set out in the report of the Head of Community and Planning Services.

M. FORD

CHAIRMAN

The Meeting terminated at 7.40 p.m.