

PLANNING COMMITTEE

9th May 2017

PRESENT:-

Conservative Group

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

Labour Group

Councillors Dr Pearson, Richards (substituting for Councillor Southerd), Shepherd and Tilley

PL/226 **APOLOGIES**

Apologies were received from Councillors Mrs Brown, Ford (Conservative Group) and Southerd (Labour Group).

PL/227 **MINUTES**

The Open Minutes of the Meetings held on 21st March 2017 (PL/195-PL/211) were taken as read, approved as a true record and signed by the Chairman.

PL/228 **DECLARATIONS OF INTEREST**

Councillor Harrison declared a personal interest in Item 1.5 on the Agenda by virtue of being Chairman of the Melbourne Sporting Partnership.

Councillor Murray declared a personal interest in Item 2.2 on the Agenda by virtue of being a Derbyshire County Councillor.

PL/229 **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/230 **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/231 **OUTLINE APPLICATION (ALL MATTERS EXCEPT FOR ACCESS TO BE RESERVED) FOR THE ERECTION OF 5 DWELLINGS (THREE TOWN HOUSES AND TWO APARTMENTS) WITH ASSOCIATED PARKING ON LAND TO THE REAR OF 61 HIGH STREET, NEWHALL, SWADLINCOTE**

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

Mr Bob Jarvis (objector) attended the Meeting and addressed Members on this application.

Councillor Richards addressed the Committee as Ward Member for Newhall and Stanton, confirming that whilst he supported the application, there were concerns regarding flooding.

Other Members commented on the drainage / flooding issues, the poor visibility at the top of Chapel Street and the proposed road closure. It was suggested that the wording of Condition 20, relating to the disposal of surface and foul water, be enhanced to better address the issues raised. The Planning Services Manager addressed the above matters.

RESOLVED:-

That planning permission be granted as recommended in the report of the Director of Community & Planning Services, subject to amendment to the wording of Condition 20 at the discretion of the Planning Services Manager.

PL/232 **THE ERECTION OF 13 DWELLINGS AND ANCILLARY WORKS AT FORMER CHURCH GRESLEY COUNTY INFANT AND NURSERY SCHOOL, YORK ROAD, CHURCH GRESLEY, SWADLINCOTE**

The Planning Services Manager informed Committee that although the report refers to eleven 3 bedroom dwellings, it should read as eleven 2 bedroom dwellings.

Mr Anthony Rice (applicant's agent) attended the Meeting and addressed Members on this application.

Councillor Richards queried the position regarding Section 106 contributions and the 100% affordability status. The Planning Services Manager clarified the position, suggesting an additional condition be applied to consolidate the matter.

RESOLVED:-

That planning permission be granted as recommended in the report of the Director of Community & Planning Services, subject to an additional condition requiring affordable housing only.

PL/233 **APPROVAL OF RESERVED MATTERS FOR LAYOUT, SCALE, APPEARANCE AND LANDSCAPING ONLY OF PLANNING PERMISSION REF: 9/2015/0291 ON LAND AT SK3824 2697, ASHBY ROAD, MELBOURNE, DERBY**

The Principal Area Planning Officer outlined amendments to the conditions.

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

Mr Trevor Banbrook (applicant's agent) attended the Meeting and addressed Members on this application.

Councillor Harrison addressed the Committee as Ward Member for Melbourne, emphasising that whilst he was aware of the concerns expressed by those opposing the application, he felt that they had been addressed and he now supported the recommendation to grant planning permission.

Councillor Dr Pearson commented on the application site's high visibility on the approach to the village, his view that the development was out of character and queried the protection of the hedgerows post development. The Principal Area Planning Officer responded to the above issues.

Other Members commended the scheme, welcomed the improvement of an unattractive site, noted the stability of the nearby quarry rock face, whilst also making comment on the potential poor egress visibility near Plot 5.

RESOLVED:-

That approval of reserved matters be granted as recommended in the report of the Director of Community & Planning Services.

PL/234 **DEMOLITION OF REAR FLAT ROOFED EXTENSION AND THE ERECTION OF REAR EXTENSIONS AND ALTERATIONS AT 27 MAIN STREET, NEWTON SOLNEY, BURTON ON TRENT**

Miss Claire Atkin (objector) attended the Meeting and addressed Members on this application.

Councillor Stanton addressed the Committee as Ward Member for Repton, confirming that Newton Solney Parish Council had withdrawn its objection following the reduction in height of the roof.

RESOLVED:-

That planning permission be granted as recommended in the report of the Director of Community & Planning Services.

PL/235 **THE VARIATION OF CONDITION 4 OF PLANNING PERMISSION REF: 9/2013/0759 TO USE THE FLOOD LIGHTS THROUGH THE NIGHT**

BEYOND 9.30PM FOR ONE EVENT A YEAR AT MELBOURNE SPORTS PAVILION, COCKSHUT LANE, MELBOURNE, DERBY

The Planning Services Manager confirmed that no objections had been raised by Melbourne Parish Council.

RESOLVED:-

That planning permission be granted as recommended in the report of the Director of Community & Planning Services.

PL/236 **OUTLINE APPLICATION (ALL MATTERS EXCEPT FOR ACCESS AND LAYOUT TO BE RESERVED) FOR THE DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF 6 DWELLINGS AT LAND TO THE REAR OF 230 STATION ROAD, MELBOURNE, DERBY**

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

Mr Jon Pope (objector) and Mr Andrew Large (applicant's agent) attended the Meeting and addressed Members on this application.

The Principal Area Planning Officer read out a letter received from Councillor Hewlett, Ward Member for Melbourne, who had been unable to attend the Meeting.

Councillor Harrison addressed the Committee as the other Ward Member for Melbourne, outlining his concerns regarding the current state of the location, his appreciation of the need to act in accordance with the Local Plan Parts 1 & 2 guidance to avoid potentially setting any precedents, but that further action should be taken in order to achieve some progress.

Other Members expressed surprise at the site's condition, queried permitted development options, building conversion and commented on the fall in market garden sustainability. It was widely accepted that whilst the location needed attention, the application could not be supported as it fell outside accepted policy. The Planning Services Manager and Principal Area Planning Officer both addressed the various points raised.

RESOLVED:-

That planning permission be refused as recommended in the report of the Director of Community & Planning Services.

Abstention: Councillor Stanton.

Councillor Murray left the Meeting at 7.25pm.

PL/237 **DEMOLITION OF EXISTING CHILDRENS HOME AND ERECTION OF NEW-BUILD CHILDRENS HOME, LOCATED ON THE OLD FOOTPRINT ALONG WITH RETENTION OF EXISTING OUTBUILDING ON THE CORNER OF**

THE SITE AND RE-LANDSCAPING OF GARDENS (COUNTY REF: CD9/0317/107) AT LINDEN HOUSE, CHURCH STREET, SWADLINCOTE

Councillor Tilley addressed the Committee as Ward Member for Swadlincote, expressing his views on what he saw as an iconic building in a conservation area, one that should be preserved, renovated to meet the desired standards rather than be demolished.

RESOLVED:-

That Derbyshire County Planning Authority be advised that South Derbyshire District objects to the grant of planning permission as recommended in the report of the Director of Community & Planning Services.

PL/238 **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 21st March 2017 (PL/212-PL/213) were taken as read, approved as a true record and signed by the Chairman.

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 7.30pm.

COUNCILLOR A ROBERTS

CHAIRMAN