

DEVELOPMENT CONTROL COMMITTEE

13th July 2004

PRESENT:-

Labour Group

Councillor Dunn (Chair), Councillor Shepherd (Vice-Chair) and Councillors Bell (substitute for Councillor Bambrick), Lauro (substitute for Councillor Southerd), Richards, Taylor (substitute for Councillor Southern) and Whyman, M.B.E.

Conservative Group

Councillors Ford, Mrs. Hood (substitute for Councillor Bladen), Hood, Lemmon and Mrs. Renwick (substitute for Councillor Bale).

Independent Member

Councillor Mrs. Walton.

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

Councillor Atkin - Minutes No. DC/17(a) and DC/19(b)

Councillor Shaw – Minute No. DC/17(c)]

APOLOGIES

Apologies for absence from the Meeting were received from Councillors Bambrick, Southerd and Southern (Labour Group) and Councillors Bale and Bladen (Conservative Group).

DC/16. **DECLARATIONS OF INTEREST**

Councillor Shepherd declared a prejudicial interest in planning application 9/2004/0374/TP (Minute No. DC/22), as he lived in close proximity to the site. Councillor Mrs. Walton declared a prejudicial interest in planning applications 9/2004/0068/M, 0069/M and 0070/F (Minute No. DC/20), as she lived in close proximity to the site and Councillor Whyman, M.B.E. declared a prejudicial interest in planning application 9/2004/0669/TP (Minute No. DC/19(d)) as an employee of the applicant company.

MATTERS DELEGATED TO COMMITTEE

DC/17. **SITE VISITS**

- (a) Outline application (all matters to be reserved) for the erection of a residential development at Nos. 90-92 Weston Road, Aston-on-Trent (9/2004/0567)

Further to Minute No. DC/14(c) of 22nd June 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to an additional letter received from the agent. 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 22nd June 2004.

- (b) The erection of a 20 metre high monopole, 6 antennae, 2 transmission dishes, 1 equipment cabin and ancillary development on land at The Depot, Doles Lane, Findern (9/2004/0538)

Further to Minute No. DC/14(b) of 22nd June 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. The Planning Services Manager displayed a map of the area indicating proposed and existing masts in the vicinity. Members requested additional evidence from applicants relating to the possibility of mast sharing in accordance with Government protocol and the possible adoption of a hierarchy system was also raised for future consideration.

Consideration was given to the application and, it was,

RESOLVED:-

- (1) ***That planning permission be granted, subject to the conditions set out in the report of the Planning Services Manager to the Meeting held on 22nd June 2004.***
- (2) ***That a Tree Preservation Order be made on appropriate trees surrounding the site.***

(Councillor Ford requested it to be recorded that he was not in favour of this decision).

- (c) Use of land for siting of three gypsy caravans and associated facility sheds on land to the north of Rosliston Road, Walton-on-Trent (9/2004/0537)

Further to Minute No. DC/14(a) of 22nd June 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to additional correspondence from the agent and the Environment Agency.

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 22nd June 2004 and to additional conditions requiring the removal of the hedge in an easterly direction and its replacement on the back of the visibility splay line and the restriction to three caravans only on the site.

(At 7.15 p.m. Councillor Bell left the Meeting).

DC/18. **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) Outline application for the erection of four detached houses at Grotto Farm, Main Street, Overseal (9/2003/0323).
- (b) Outline application for the erection of ten detached houses at Grotto Farm, Main Street, Overseal (9/2003/0324)
- (c) Use of land for the storage of touring caravans at Seale Lodge Farm, Burton Road, Acresford (9/2003/0053)
- (d) The conversion into a dwelling of outbuilding to south-east of Pinfold House, Mill Street, Coton-in-the-Elms (9/2003/0711)

Appeals Allowed

- (a) The demolition of an outbuilding and the erection of a dwelling on land to the south-east of Pinfold House, Mill Street, Coton-in-the-Elms (9/2002/1238)
- (b) The erection of a 20 metre high mono telecommunications pole, three antennas, one dish and one equipment cabinet at field off Arleston Lane, Stenson Fields (9/2002/1350)

DC/19. **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 erection of a conservatory at No. 120 Springfield Road, Swadlincote (9/2004/0529/FH).***
- (b) ***Retention of external lighting at Crewe & Harpur Arms, Derby Road, Swarkestone (9/2004/0625/F).***
- (c) ***Retention of two external lanterns to the north and south elevation at Crewe & Harpur Arms, Derby Road, Swarkestone (9/2004/0626/L) (Listed Building Consent).***
- (d) ***The felling of trees protected under South Derbyshire District Council Tree Preservation Order No. 122 at Roger Bullivant Limited, Walton Road, Drakelow (9/2004/0669/TP) – subject to a requirement to plant trees of a substantial size with the incorporation of some oak trees. Reference was made to additional correspondence received from the applicant company.***

(Councillor Whyman declared a prejudicial interest in this application as an employee of the applicant company and withdrew from the Meeting during the consideration and determination thereof).

DC/20. **THE ERECTION OF TWO 6,000 BIRD ORGANIC FREE RANGE EGG PRODUCTION UNITS (NOS. 1 AND 2)(9/2004/0068/M AND 0069/M) AND THE SITING OF A TEMPORARY MOBILE HOME IN CONNECTION WITH PROPOSED EGG PRODUCTION UNITS ON LAND OFF WILLOWPIT LANE, HILTON (9/2004/0070/F)**

RESOLVED:-

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

(Councillor Mrs. Walton declared a prejudicial interest in this application as she lived in close proximity to the site and withdrew from the Meeting during the consideration and determination thereof).

DC/21. **THE VARIATIONS OF CONDITIONS TWO AND THREE OF PLANNING PERMISSION 9/1096/0507/U TO ALLOW SALE OF FOOD FOR TAKE AWAY OR HOME DELIVERY AND TO ALLOW THE FRYING OF FOOD DURING THE WHOLE OF PERMITTED HOURS AT REPTON TANDOORI, NOS. 42-42B HIGH STREET, REPTON (9/2003/1268/R)**

RESOLVED:-

That contrary to the recommendation, planning permission be granted on a temporary basis for one year, subject to appropriate conditions including any requirements of the Environmental Health Manager, as it is considered that the development is not to the detriment of highway safety.

DC/22. **THE FELLING OF TWO CORSICAN PINE TREES COVERED BY SOUTH DERBYSHIRE DISTRICT COUNCIL TREE PRESERVATION ORDER NO. 77 AT NO. 20 HIGH STREET, TICKNALL (9/2004/0374/TP)**

RESOLVED:-

- (1) That a certificate be issued under Article 5 of South Derbyshire District Council Tree Preservation Order No. 77 (1988) for the reasons set out in the report of the Planning Services Manager.***
- (2) That subject to (1) above, planning permission be refused for the reasons set out in the report of the Planning Services Manager.***

(Councillor Shepherd declared a prejudicial interest in this application as he lived in close proximity to the site and withdrew from the Meeting during the consideration and determination thereof).

W. DUNN

CHAIR

The Meeting terminated at 7.35 p.m.