

PLANNING COMMITTEE

17th August 2021

PRESENT:-

Labour Group

Councillor Tilley (Chair) Councillor Shepherd (Vice-Chair) and Councillors Gee, Pearson and Southerd.

Conservative Group

Councillors Bridgen, Brown, Lemmon, Muller and Watson.

Independent Group

Councillors Angliss and Dawson.

In Attendance

Councillor Smith.

PL/34 **APOLOGIES**

The Committee was informed that no apologies for absence had been received.

PL/35 **DECLARATIONS OF INTEREST**

The Committee was informed that no Declarations of Interest had been received.

PL/36 **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/37 **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 Members as necessary. Consideration was then given thereto and decisions were reached as indicated.

PL/38 **PROPOSED CHANGE OF USE OF PART OF THE SITE FROM AGRICULTURE TO CONSTRUCT (SELF-BUILD) INFILL DWELLING, AND CREATION OF NEW ACCESS WITHIN EXISTING RESIDENTIAL CURTILAGE ON LAND BETWEEN THE CEDARS AND THE STABLES, SHARDLOW ROAD, ASTON ON TRENT, DERBY, DE72 2AN**

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

The Head of Planning and Strategic Housing appraised the Committee of the proposal that sought consideration of policy compliance in a countryside location. Members were informed that whilst the design quality was not opposed the dwelling was situated behind a built up frontage and was considered an intrusion and contrary to a number of policies.

The Applicant attended the meeting and addressed the Committee regarding the application.

Members were impressed with the design and innovative features of the proposed dwelling and noted that no objections had been received and that the local community were in favour of the application.

RESOLVED:

That delegated authority was approved for the Head of Planning and the Chair of the Committee to discuss additional conditions to the application.

The Committee approved the application contrary to the recommendation proposed within the report.

PL/39 **THE INSTALLATION OF UP TO 10MWP OF SOLAR PHOTOVOLTAIC PANELS AND ASSOCIATED WORKS, INCLUDING SUBSTATIONS, INVERTERS, ACCESS TRACKS, SECURITY FENCING AND CAMERAS AT LAND AT SK1930 5342, HAWTHORN FARM, SCROPTON ROAD, SCROPTON, DE65 5PR**

Planning Delivery Team Leader appraised the Committee of the proposal advising Members that four letters of objection had been received and that the site was outside the village in a rural location, but not in a conservation area. Members were informed that proposal included 14,000+ solar panels at a 15% tilt facing due south with associated operating equipment and that there would be no loss to agricultural land or heritage assets.

An Objector and the Applicant's Agent attended the meeting and addressed the Committee regarding the application.

Members were extremely concerned about flood risk and the flood risk inspection that had been undertaken. Members also raised concern about noise for local residents and the lack of employment benefits associated with the application.

RESOLVED:

That planning permission be deferred to allow further specialist reports to be obtained in respect of Flood Risk and Noise Assessment.

PL/40 **DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS AND THE ERECTION OF 4NO. DWELLINGS AND ASSOCIATED NEW ACCESS AT SILSDEN, COTON ROAD, WALTON ON TRENT, SWADLINCOTE, DE12 8NL**

The Head of Planning and Strategic Housing appraised the Committee of the detailed proposal within a conservation area.

RESOLVED:

That planning permission be approved as per the recommendations in the report.

PL/41 **THE ERECTION OF A SINGLE STOREY REAR EXTENSION AND RAMPED ACCESS AT 8 EDWARD STREET, HARTSHORNE, SWADLINCOTE, DE11 7HG**

The Head of Planning and Strategic Housing appraised the Committee of the proposal.

RESOLVED:

That planning permission be approved as per the recommendations in the report.

PL/42 **THE FORMATION OF A HARD SURFACE TO FACILITATE A VEHICULAR ACCESS ON LAND NORTH OF 80 CHESTNUT AVENUE, MIDWAY, SWADLINCOTE, DE11 0EN**

The Head of Planning and Strategic Housing appraised the Committee of the proposal.

RESOLVED:

That planning permission be approved as per the recommendations in the report.

PL/43 **PLANNING AND OTHER APPEALS**

The Committee noted the planning appeal decisions in relation to the following applications:

Reference	Place	Ward	Outcome	Decision Level
9/2019/0406	Bent Lane, Church Broughton	Hilton	Dismissed	Delegated

E/2018/00110 Acresford Seales Allowed Committee
 and Road,
 DMPA/2019/1408 Netherseal

PL/44 **DEED OF VARIATION – LAND AT VALLEY ROAD, OVERSEAL**

The Head of Planning and Strategic Housing appraised the Committee of the variations within the report and noted that the Health Authority had requested that Section 106 Funding be directed into health.

Members raised queries as to the geography related to the funding. The Planning Policy Officer confirmed that all funding would be allocated to South Derbyshire with a proposal that Heartwood Medical Practice would receive funding for the conversion of a clinical records room into a medical room.

RESOLVED:

That the Committee approved the recommendations in the report.

PL/45 **DEED OF VARIATION – LAND TO THE WEST OF MOIRA ROAD, WOODVILLE**

The Head of Planning and Strategic Housing appraised the Committee of the variations in the report.

RESOLVED:

That the Committee approved the recommendations in the report.

PL/46 **DEED OF VARIATION – LAND TO THE EAST OF ACRESFORD ROAD, OVERSEAL**

The Head of Planning and Strategic Housing appraised the Committee of the variations in the report.

RESOLVED:

That the Committee approved the recommendations in the report.

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.

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 19:30 hours.

COUNCILLOR TILLEY

CHAIR