

DEVELOPMENT CONTROL COMMITTEE

14th December 2004

PRESENT:-

Labour Group

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

Conservative Group

Councillors Bale, Bladen, Ford, Hood and Lemmon.

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

Councillor Isham – Minute No. DC/85(a)

Councillor Nalty – Minute No. DC/88(b)

Councillor Taylor – Minute No. DC/85(a)

Councillor Wilkins – Minute No. DC/(84(a) and DC/85(b))

APOLOGY

An apology for absence from the Meeting was received from Councillor Mrs. Walton (Independent Member)

DC/83. **DECLARATIONS OF INTEREST**

Councillors Bladen, Ford and Hood declared personal interests in planning application 9/2004/1309/U (Minute No. DC/88(b)) as members of the Derbyshire Agricultural and Horticultural Society, the applicant body.

DC/84. **REPORTS OF MEMBERS**

- (a) Proposed Telecommunications Mast at Albion Works, High Street, Newhall

The Chair advised that this prior notification application would be considered at the Meeting on 11th January 2005, as the notification period would expire on 24th January 2005. Accordingly, it was agreed to arrange for a site visit prior to the Meeting.

Councillor Richards advised that he had recently Chaired an Area Meeting at which this issue had been discussed and accordingly, he felt it appropriate to nominate a substitute for the next Meeting when the application would be considered.

- (b) Telecommunications Masts

Further to the report to the last Meeting on this matter, Councillor Whyman, M.B.E. queried any further progress. The Planning Services Manager reported that the first draft of the Supplementary Document would be

submitted to the Environmental and Development Services Committee early in the New Year, following which there would be a consultation period prior to any final decision. Following a request by Councillor Whyman, M.B.E., it was confirmed that all Members of this Committee would be provided with a copy of the report to the Environmental and Development Services Committee.

MATTERS DELEGATED TO COMMITTEE

DC/85. **SITE VISITS**

- (a) The demolition of a dwelling and the erection of 15 dwellings together with the formation of an associated access road on site of No. 224 and land at the rear of Nos. 220-230 Burton Road, Woodville (9/2004/1075/M)

Further to Minute No. DC/82(c) of 16th November 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to correspondence received from Hartshorne Parish Council. Members expressed serious concern at potential implications to the detriment of highway safety.

Consideration was given to the application and, it was,

RESOLVED:-

That the application be deferred to enable further discussions to take place with the County Highways Authority to investigate other possible highway safety measures.

(Mr. A.P. Sylvester (Development Control Manager) had not been involved with this application due to a family interest and withdrew from the Meeting during the consideration and determination thereof).

- (b) Outline application (all matters to be reserved except for siting and means of access) for the erection of new units (ground floor retail and car parking) and the use of existing dwelling for retail purposes at Hillcrest Fish Bar, No. 1 Limetree Avenue, Midway (9/2004/1267/O)

Further to Minute No. DC/82(d) of 16th November 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. Following incorrect information provided at the site visit, the Planning Services Manager clarified that this application related to the conversion of the house rather than demolition.

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 16th November 2004.

- (c) Conversion of existing seven stables to provide holiday lets on land to the south of Ashleigh House, Grassy Lane, Burnaston (9/2004/0815/F)

Further to Minute No. DC/82(b) of 16th November 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. 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 16th November 2004 and to condition No. 8 being amended to include samples of facing materials.

- (d) The change of use of area to transport/storage use and erection of store/office and office/maintenance buildings at Transport Yard, Woodyard Lane, Foston (9/2004/0652/M)

Further to Minute No. DC/82(a) of 16th November 2004, it was reported that Members of the Committee had visited the site prior to the Meeting. Reference was made to a letter received from the applicant's agent offering a contribution of £10,000 towards highway improvements.

Consideration was given to the application and, it was,

RESOLVED:-

- (1) That the applicant be advised that the Council agrees with the principle of development and that the proposal is such as may be permitted, subject to appropriate conditions, as part of an Agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the submission of a traffic management scheme and the sum of £10,000 towards highway improvements.***
- (2) That the Chief Executive be authorised to conclude the Agreement on the above basis.***
- (3) That the conditions set out in the report of the Planning Services Manager be approved for imposition on the issue of any planning permission and to an additional condition restricting working hours to 6 a.m. to 7 p.m. from Monday to Friday and 7 a.m. to 2 p.m. on weekends and Bank Holidays.***
- (4) That a report be submitted to a future Meeting on the proposed expenditure of accumulated sums relating to highway improvements and the County Highways Authority be requested to consider road widening and a pedestrian refuge in any scheme.***

DC/86. **PUBLIC HEALTH ACT 1925, SECTION 17**
STREET NAMING

(a) Aston-on-Trent

It was reported that a new street name was required for a development under construction at land at the former Alderslade Farm, No. 125 Derby Road, Aston-on-Trent. The suggested name was “Hillcrest”, to which the Royal Mail and the Parish Council had both agreed.

RESOLVED:-

That, in accordance with the provisions of Section 17 of the Public Health Act 1925, no objections be raised to the suggested name “Hillcrest”.

(b) Newhall

It was reported that a new street name was required for a development under construction on land adjoining No. 61 Main Street, Newhall. The suggested names by the developer were “Blossom Rise” and “Lilybank”, to which the Royal Mail had no objection.

RESOLVED:-

That, in accordance with the provisions of Section 17 of the Public Health Act 1925, no objections be raised to the suggested names “Blossom Rise” and “Lilybank”.

DC/87. **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) The erection of an agricultural dwelling together with the installation of four fish breeding/growing ponds and breeding shed at Springwood Fisheries, Ashby Road, Melbourne.
- (b) The erection of a detached chalet style dwelling and single garage on land adjoining No. 70 John Street, Newhall.
- (c) The erection of a second-storey extension at No. 2 Barrons Court, Elvaston.
- (d) The conversion into a dwelling of a farm building at Home Farm, Foremarke, Milton.

Appeal Allowed

Outline application (all matters to be reserved) for the erection of a house on land forming part of the garden of No. 12 Rose Tree Lane, Newhall.

DC/88. **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) Application for the approval of reserved matters of application 9/1990/0515/O for substitution of house types to plots 122-142 and associated works at Area B on land to the north of Castle Road, Castle Gresley (9/2004/1058/D) – reference was made to a letter received from the County Highways Authority.***
- (b) The use of part of the site for the flying of model aircraft at The Derbyshire County Showground, Borrowash Lane, Elvaston (9/2004/1309/U).***

(Councillors Bladen, Ford and Hood declared personal interests in this application as members of the Derbyshire Agricultural and Horticultural Society, the applicant body.)

- (c) The erection of boiler house and wood chip fuel store at Forestry Centre, Rosliston Farm, Burton Road, Rosliston (9/2004/1460/F).***

DC/89. **THE ERECTION OF A SINGLE STOREY GRANNY ANNEXE AT HIGHFIELD FARM, HEAGE LANE, ETWALL (9/2004/1094/F)**

This item was withdrawn from the agenda.

W. DUNN

CHAIR

The Meeting terminated at 7.55 p.m.