

PLANNING COMMITTEE

7<sup>th</sup> August 2018

**PRESENT:-**

**Conservative Group**

Councillor Mrs Brown (Chairman), Councillor Mrs Coe (Vice-Chairman) and Councillors Ford, Harrison, Muller, Stanton and Watson

**Labour Group**

Councillors Shepherd, Southerd and Tilley

**In attendance**

Councillors Billings and Smith

PL/50 **APOLOGIES**

Apologies for absence were received from Councillors Dr Pearson (Labour Group), Coe and Tipping (Independent / Non Grouped Members)

PL/51 **DECLARATIONS OF INTEREST**

The Committee was informed that no declarations of interest had been received.

PL/52 **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/53 **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 them as necessary. Consideration was then given thereto and decisions were reached as indicated.

PL/54 **THE ERECTION OF A REPLACEMENT DWELLING, THE CHANGE OF USE OF AGRICULTURAL LAND TO ADDITIONAL RESIDENTIAL GARDEN, INSTALLATION OF DRAINAGE TREATMENT PLANT AND GROUND SOURCE HEAT PUMP ALONG WITH ASSOCIATED WORKS AT HILL TOP FARM, BURTON ROAD, REPTON, DERBY**

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

An objector attended the Meeting and addressed Members on this application.

The Planning Services Manager informed Committee that the Repton Neighbourhood Plan Referendum had been deferred, for a future date yet to be fixed.

Councillor Smith, Ward Member for Repton, expressed his concerns relating to the application, principally relating to the height, design and appearance of the proposed property. Councillor Stanton, the other Ward Member for Repton, concurred regarding the appearance, but noted that this was not a planning consideration, especially given its distance from the road.

Other Members referred to the design not suiting all tastes, but noted the varied architecture on Burton Road and that the existing building was neither listed nor in a conservation area. The modernity of the proposed design and materials were also referenced, as were permitted development rights relating to the existing house and other farm buildings, the positioning of the property and the roof line / height. All matters were addressed by the Planning Services Manager.

**RESOLVED:-**

***That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery).***

Abstention: Councillor Ford.

Councillor Smith left the Meeting at 6.30pm.

PL/55 **THE REMOVAL OF CONDITION 4 OF PLANNING PERMISSION REF: 9/2015/0648 (RELATING TO THE SITING OF TWO STATIC CARAVANS) AT THE BUNGALOW, 179 LINTON HEATH, LINTON, SWADLINCOTE**

Members queried the conditions relating to the touring caravan pitches, the original conditions from the previous application, the potential impact on local residents and landscaping matters. The Planning Services Manager responded to all issues, also suggesting that the site be more closely monitored to ensure compliance.

**RESOLVED:-**

***That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery).***

PL/56 **OUTLINE APPLICATION FOR THE RE-DEVELOPMENT OF FORMER AGRICULTURAL LAND TO OFFICES (USE CLASS B1), GENERAL INDUSTRIAL (USE CLASS B2) AND STORAGE AND DISTRIBUTION (USE**

**CLASS B8) WITH ALL MATTERS EXCEPT FOR ACCESS RESERVED AT MIDLAND PIG PRODUCERS LIMITED, WOODYARD LANE, FOSTON, DERBY**

Councillor Billings, Ward Member for Hilton, informed Committee that whilst he found favour with the benefits the development would bring to the local economy and employment, he relayed the concerns of the Parish Council regarding the increase in traffic and its impact on local, rural roads. The Principal Area Planning Officer confirmed that the County Highways had paid considerable attention to the application before determining their recommendation.

Other Members noted the lack of any resident's representations, the ability to apply conditions at a later planning stage and suggested that a traffic management plan could be later applied.

**RESOLVED:-**

***That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery).***

PL/57 **THE FELLING AND CROWN LIFTING OF 4 TREES COVERED BY SOUTH DERBYSHIRE DISTRICT COUNCIL TREE PRESERVATION ORDER NO. 195 ADJACENT TO GEORGE STREET, CHURCH GRESLEY, SWADLINCOTE**

Councillor Southerd, Ward Member for Church Gresley, commented on the time taken to bring this matter before the Committee, suggesting the need for a regular tree management plan. The Planning Services Manager agreed to refer the suggestion to the Tree Officer.

**RESOLVED:-**

***That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery).***

Councillor Billings left the Meeting at 6.55pm.

PL/58 **THE CROWN REDUCTION AND RAISING OF A SILVER BIRCH TREE AT 15 POTTER STREET, MELBOURNE, DERBY**

**RESOLVED:-**

***That no objection be raised to the proposed works subject to the informatives detailed in the report of the Strategic Director (Service Delivery).***

PL/59 **THE RE-POLLARDING OF 5 NO. LIME TREES AT 94 LONDON ROAD, SHARDLOW, DERBY**

**RESOLVED:-**

***That no objection be raised to the proposed works subject to the informatives detailed in the report of the Strategic Director (Service Delivery).***

PL/60 **DEMOLITION OF EXISTING GARAGE AND PART OF FRONTAGE WALL AND CONVERSION OF EXISTING OUTBUILDING TO FORM A RESIDENTIAL DWELLING AT 31 CHAPEL STREET, TICKNALL, DERBY**

The Planning Services Manager made reference to the above application, as deferred by the Committee as its 5<sup>th</sup> June 2018 Meeting for a structural report, informing Committee that an appeal had now been lodged for non-determination and that, as a result, the matter would now return to Committee in September for its opinion on the application, rather than a decision.

Councillor Stanton, Ward Member for Repton, queried the timeline relating to the report, which the Planning Services Manager apportioned to the framework / procurement rules and delays with the contractor. Councillor Stanton wished that his disappointment that the decision would now be taken away from the Committee be recorded.

PL/61 **PLANNING AND OTHER APPEALS**

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

9/2016/1035	The Potlocks, Willington
E/2016/0178	The Potlocks, Willington

PL/62 **PROPOSED TREE PRESERVATION ORDER 496: 22 MAIN STREET, NEWTON SOLNEY**

Councillor Stanton, Ward Member for Repton, commented that as the tree in question was so close to the proposed development and cannot be seen from the road due to other established trees, this tree needed removing, views supported by other Members.

***RESOLVED:-***

***That the tree preservation order was not confirmed.***

Abstentions: Councillors Southerd and Tilley.

PL/63 **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 7.10pm.

COUNCILLOR MRS L BROWN

CHAIRMAN