

PLANNING COMMITTEE

15<sup>th</sup> January 2019

**PRESENT:-**

**Conservative Group**

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

**Labour Group**

Councillors Dr Pearson, Shepherd, Southerd and Tilley

**Independent/Non-Grouped Member**

Councillor Coe

PL/141 **APOLOGIES**

Apology for absence was received from Councillor Tipping (Independent/Non-Grouped Member).

PL/142 **DECLARATIONS OF INTEREST**

Councillor Ford declared a personal interest to Item 1.1 on the Agenda by virtue of being a County Councillor.

Councillor Tilley declared a personal interest to Item 1.3 on the Agenda by virtue of being acquainted with the objector.

PL/143 **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/144 **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/145 **OUTLINE APPLICATION (ALL MATTERS EXCEPT FOR ACCESS TO BE RESERVED) FOR THE RESIDENTIAL DEVELOPMENT FOR UP TO 68 DWELLINGS TOGETHER WITH ASSOCIATED HIGHWAY WORKS.**

**PUBLIC OPEN SPACE, LANDSCAPING, ASSOCIATED DRAINAGE INFRASTRUCTURE AND CREATION OF PEDESTRIAN AND CYCLE WAYS ON LAND AT SK2720 7907 (SITE A) PARK ROAD CADLEY PARK SWADLINCOTE**

The Planning Services Manager updated the Committee with amendments since the report's publication, namely amending the wording of Condition 28, as well as to add two further conditions, one which secures the pedestrian link to the right of way on Park Road and the north side of Park Road and a further condition which stipulated bungalows only to be built as shown on the masterplan to reduce the impact on adjoining dwellings. He further updated the Committee that eight more dwellings have been included in the overall figure, of which two of the dwellings will be affordable housing as a result of an additional piece of land being added to the site.

The applicant's agent attended the Meeting and addressed Members on this application.

Members raised comments or queries in relation to potential tariff on householders to contribute to the maintenance of the park, the accessibility of the park from Site A, noise mitigation and the feedback from publicity. The Planning Services Manager addressed each point.

**RESOLVED:-**

***That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery) subject to the adjustment of Condition 28 and the additional conditions to secure pedestrian links and to ensure construction as per the masterplan.***

PL/146 **THE ERECTION OF AN EXTENSION AND ALTERATIONS(INCLUDING A NEW FRONT BOUNDARY WALL) AT 60 BRETBY LANE BRETBY BURTON ON TRENT**

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

The Planning Services Manager outlined the application to the Committee in detail, specifically the design element of the application, which was not dissimilar to neighbouring properties. It was noted there was a possibility of some loss of light to the conservatory to the neighbouring property at number 62, though this was not contrary to applicable standards.

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

The Planning Services Manager noted a hipped roof could have been asked for during the course of the application, though without cause to casually change the design for a significant expense.

Councillor Stanton addressed the Committee as Ward Member for Repton, expressing a disappointment a hipped roof could not have been sought to further mitigate the effect on the neighbouring property at number 62. The Planning Services Manager noted the concern, expressing to the Committee that if it was felt the application was not suitable, permission would need to be refused and an informative that a redesign with a hipped roof might be accepted, however a further application cannot be predetermined.

Other Members acknowledged there would be a loss of sunlight on the neighbouring property, but would potentially be a minimal amount and there were not sufficient grounds to refuse the application.

**RESOLVED:-**

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

Abstention: Councillor Stanton

PL/147 **CHANGE OF USE FROM SPORTS PAVILION/LEISURE FACILITY (USE CLASS D2) TO A MIX OF A NURSERY /CRECHE WITH SPORTS AND LEISURE FACILITIES (USE CLASS D1 AND D2) AT THE PAVILION WOODVILLE ROAD OVERSEAL SWADLINCOTE**

The Senior Planning Officer presented the report to the Committee, noting no objections had been received regarding the application and should the nursery wish to increase the amount of children or operating times, a further application would be required.

**RESOLVED:-**

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

PL/148 **THE FELLING OF A LIME TREE COVERED BY SOUTH DERBYSHIRE DISTRICT COUNCIL TREE PRESERVATION ORDER NUMBER 195 AT 36 GEORGE STREET CHURCH GRESLEY SWADLINCOTE**

The Senior Planning Officer informed Committee in addition to the existing condition for the Lime Tree to be replaced, a further amendment regarding the protection of the Lime Tree had been added, stipulating a tree guard to be installed around the base of the tree.

Councillor Southerd, Ward Member for Church Gresley, highlighted the damage inflicted upon the tree, apparently completed by a dog, expressing concern the trees are expensive to replace and many residents who may have this type of tree on their property may deliberately strip the bark for the tree to be subsequently removed. He queried if guards would be installed around other trees. The Senior Planning Officer responded to the query, noting decisions are made on a case by case basis but would be raised with Housing Services.

**RESOLVED:-**

***That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery), including a condition relating to a safety barrier around the replacement tree.***

PL/149 **PLANNING AND OTHER APPEALS**

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

9/2017/0964      59 Main Street, Milton  
9/2017/1399      6 Millfield Street, Woodville, Swadlincote

PL/150 **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 6.55pm.

COUNCILLOR MRS L BROWN

CHAIRMAN