

PLANNING COMMITTEE

5th April 2022

PRESENT:

Labour Group

Councillor Tilley (Chair), Councillor Shepherd (Vice-Chair) and Councillors Rhind (Substitute for Councillor Gee), Richards (Substitute for Councillor Pearson) and Southerd

Conservative Group

Councillors, Bridgen, Haines, (Substitute for Councillor Brown) Lemmon, Patten (Substitute for Councillor Muller) and Watson.

Independent Group

Councillors Dawson and MacPherson

Non-Grouped

Councillor Wheelton.

PL/133 **APOLOGIES**

The Committee was informed that apologies had been received from: Councillor Gee and Councillor Pearson (Labour Group); Councillor Brown and Councillor Muller (Conservative Group).

PL/134 **DECLARATIONS OF INTEREST**

The Committee was informed that Councillor Wheelton declared a personal interest in Item PL/138 by virtue of representations made in relation to the A444.

PL/135 **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/136 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/137 DEMOLITION OF EXISTING INDUSTRIAL AND OFFICE BUILDINGS (INCLUDING RELEVANT DEMOLITION CONSENT) AND THE ERECTION OF 7 DWELLINGS, GARAGING AND ASSOCIATED DEVELOPMENT, THE PROVISION OF A GRP SUBSTATION, PEDESTRIAN ACCESS TO THE ADJACENT PUBLIC FOOTPATH AND ALTERATIONS TO THE ADJACENT BOUNDARY WALL AT SEYMOUR HOUSE AND KENDRICK MILLS, CHAPEL STREET, MELBOURNE, DERBY, DE73 8EH

The Head of Planning and Strategic Housing presented the report to the Committee noting that the application had been deferred at the February Committee meeting to allow the applicant to consider the concerns raised by the Committee regarding overdevelopment and the size of the garden areas.

The Head of Planning and Strategic Housing outlined the application that proposed increased garden sizes, a reduced number of dwelling from nine to seven and an increase in parking spaces.

Councillor Wheelton raised a query regarding the ongoing maintenance and repair to the boundary wall.

The Head of Planning and Strategic Housing advised that the condition in relation to the wall could be amended to include the repairing of the wall long term.

RESOLVED:

That planning permission be approved as per the recommendations, in the report of the Strategic Director (Service Delivery), subject to an amendment to condition 4 to include 'and repair'.

PL/138 DEMOLITION OF EXISTING BUILDINGS AND CLEARANCE OF SITE (EXCEPT FOR EXISTING OFFICES AND SUBSTATION), ERECTION OF A PALLET DISTRIBUTION CENTRE (USE CLASS B8), WITH ASSOCIATED OFFICES AND WELFARE AREAS, FORKLIFT WASH AND STORAGE AREAS, GATEHOUSES, PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS. TETRON PARK, FORMER BISON PRECAST SITE, WILLIAM NADIN WAY, SWADLINCOTE, DE11 0BB

The Head of Planning and Strategic Housing presented the report to the Committee noting the amendments to increase the height and size of the building that had been previously approved, to allow for an internal clearance height of 15 metres. The Committee was informed that whilst additional comments had been received from the public in relation to light,

noise, air quality, no objections had been received from either statutory consultees nor the Environmental Officer. It was further noted that the applicant would comply with the Wildlife Trust recommendations in relation to nesting birds, snakes and Great Crested Newts. The Head of Planning and Strategic Housing confirmed that all the issues of concern were covered by a number of conditions.

The Committee was informed that a new, more user friendly path route around the site had also been proposed. The Section 106 Agreement was highlighted.

Members raised queries regarding the hard surface area, shift patterns, the Section 106 contributions.

The Head of Planning and Strategic Housing clarified that the hard area surface had not increase and that shift patterns were not subject to conditions as this could be overly restrictive. Members were advised an additional Section 106 Agreement contribution in relation to transport feasibility study would be for the Committee to consider.

RESOLVED:

That planning permission be approved as per the recommendations in the report of the Strategic Director (Service Delivery), subject to seeking an additional condition seeking further contribution towards transport modelling on the A444.

PL/139 **APPROVAL OF RESERVED MATTERS (LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) PURSUANT TO OUTLINE PERMISSION REF. 9/2013/0946 (RELATING TO THE RESIDENTIAL DEVELOPMENT UP TO 306 DWELLINGS, ACCESS, PARKING, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE) ON LAND AT SK2918 7125 OFF CHURCH STREET, CHURCH GRESLEY**

The Head of Planning and Strategic Housing presented the reported to the Committee noting that no objections had been received from the County Highways Authority and was content with the cycle route connectivity conditions covering the construction of streets, surface water drainage, the use of materials and gates were summarised. The Committee was advised of an amendment to condition 2 in relation to updated plan references and that there were to be two additional conditions pertaining to the removal of Permitted Development Rights regarding facias and verges and the design details.

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

Member raised queries regarding the involvement of local residents, a play area.

The Committee was advised that there was a Liaison Group in place that would include meeting with residents and that the play area was identified on the plan and would be covered by conditions.

RESOLVED:

That planning permission be approved as per the recommendations in the report of the Strategic Director (Service Delivery), subject to the amendment to condition 2 in relation to the updated plan references and two additional conditions regarding the removal of Permitted Development Rights in relation to fascia boards and verges and Design Detailing.

PL/ 140 **THE INCREASE IN HEIGHT OF EXISTING BALL STOP NETTING BY 1 METRE AT NEWHALL PARK, SPORTS COURT (MUGA) MAIN STREET, NEWHALL, DE11 0JY**

The Head of Planning and Strategic Housing summarised the report and advised that it was before the Committee for determination as South Derbyshire District Council was the applicant.

RESOLVED:

That planning permission be approved as per the recommendations in the report of the Strategic Director (Service Delivery),

PL/141 **THE ERECTION OF EXTENSIONS AT 2 PENKRIDGE ROAD, CHURCH GRESLEY, SWADLINCOTE, DE11 9FH**

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

The Head of Planning and Strategic Housing delivered the report and advised that the report was before the Committee as whilst the proposal was considered to be acceptable it did not fully comply with the minimum distances within the Council's Design Guidance.

The Committee was informed that one objection had been received from a neighbour and that the plans had been revised to reduce the impact on the neighbouring property and that at its closest point it would be 11 metres from the property as opposed to the preferred 12 metres and had no overlooking windows.

Members who attended the site visit considered the policy guidance and impact of the extension on the neighbouring property.

RESOLVED:

That planning permission be approved as per the recommendations in the report of the Strategic Director (Service Delivery),

PL/142 **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.

PL/142 **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 hours. 18:55 hours

COUNCILLOR N TILLEY

CHAIR