

PLANNING COMMITTEE

16th September 2014

PRESENT:-

Conservative Group

Councillor Ford (Chairman) Councillor Mrs Brown (Vice Chairman) and Councillors Bale, Mrs Hall, Wheeler, Murray and Roberts

Labour Group

Councillors Bell, Pearson, Richards, Shepherd, Bambrick, Rhind

In attendance

Councillors Stuart and Smith

PL/51 **APOLOGIES**

Apologies were received from Councillors Jones, Stanton and Watson. Councillors Wheeler, Murray and Roberts substituted for them. Apologies were also received from Councillors Dunn and Southerd. Councillors Bambrick and Rhind substituted for them.

PL/52 **DECLARATIONS OF INTEREST**

Councillor Mrs Brown declared an interest in application **9/2013/1040/OS** on the grounds of being a member of the governing body of John Port School and by an association with the John Port charitable trust.

Councillor Murray declared an interest in application **9/2013/0946/OM** as a supporter of Gresley FC.

PL/53 **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/54 **REPORT OF THE DIRECTOR OF COMMUNITY AND PLANNING SERVICES**

The Director of Community and Planning Services informed members of the Committee of the retirement of a long serving planning officer, Tim Denning, from the authority. The Committee thanked him for his work. The Director of Community and Planning Services then submitted a report dealing with

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several planning applications, for consideration and determination by the Committee.

PL/55 **OUTLINE APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF UP TO 306 DWELLINGS ON LAND AT CHURCH STREET, CHURCH GRESLEY (9/2013/0946/OM)**

At the suggestion of the Chairman, the Committee agreed to consider this application first.

The Planning Services Manager explained that several members had visited the site of the proposed development earlier in the day. Although the land was currently a green field, it had originally been used for clay extraction and had since been in-filled with rubble etc.

It was also explained that the area had been identified in the emerging local plan as a suitable location for sustained development. It would contribute to the overall supply of new accommodation, providing a mixture of house types and tenures in the area. Following negotiation with the developers it was confirmed that 15% of the proposed dwellings would be classed as 'affordable housing'.

The Committee was informed that as part of the development, a financial contribution would be made to provide local services and infrastructure improvements. This would, it was stated, include a significant financial contribution towards the creation of a new community stadium in the area for use by local people and by Gresley F.C. Members heard that conditions could be placed on this contribution, so that if after a specified time, not sufficient progress had been made towards assembling all the money required to build the stadium, then the funding could be redirected for other community purposes. It was felt that, in the first instance, this time limit should be two years; although it was accepted that could be extended still further if significant progress had been made.

Members were informed that Derbyshire County Council had recommended the incorporation of a Sustainable Urban Drainage System (SUDS) within the design of the drainage strategy for the site.

The Committee was reminded that there was a presumption in favour of development for applications on sustainable sites when an authority does not yet have a local plan in place and where it does not have a five year supply of land to meet its future housing needs. Consequently, if the Committee did not approve the application then this would be likely to be overturned on appeal, with costs awarded against the authority.

Jason Tait, the agent in support of the application then addressed the committee, he emphasised the quality of the development and its benefits to the district. Members also heard from Kevin Clarke, in opposition, who questioned whether the application was in line with national planning rules and highlighted the potential traffic problems that the development might cause.

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There then followed an extensive discussion about the application. During this discussion, local members made it clear that they shared local concerns about the potential impact on traffic levels of the development and in particular the problems of using the surrounding roads during adverse winter weather. It was explained that it would not be practical to delay consideration of the application and could lead to an appeal against the authority for not making a determination, it was agreed that the question of road access to the development could be raised again when shaping any specific planning applications in the future.

RESOLVED:

That outline planning permission is granted, subject to the conditions set out in the report by the Director of Community & Planning Services and the additional conditions agreed by the committee for additional grit bins for Thorpe Downs Road an extension of working hours condition to include access through Rockliffe Close.

That the applicant be requested to reconsider alternative access from Church Street that a two year review for community stadium commuted sum be established and that there be an extra condition for drainage engineer to sign off SuDS.

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OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 100 DWELLINGS AT WILLINGTON ROAD, ETWALL, DERBY (9/2013/1040/OS)

The Planning Services Manager explained that several members had visited the site of the proposed development earlier in the day.

The area had been identified in the emerging local plan as a suitable location for sustained development. The development would contribute to the overall supply of new accommodation. In particular, it had been agreed with the developer that 30% of it would consist of affordable housing, two thirds of which should be for rent.

The Committee was informed of the 'Section 106' financial contributions that would be required. In particular, the Education Authority had advised that the developer should help to meet the cost of providing additional school and educational places, that would be required to meet the needs of the projected increase in young people in the area as a result of the development. Similarly, extra funding would also be required for environmental improvements and health care provision.

The report explained that the Environment Agency had raised no objections to the proposals, as long as it was subject to a condition which ensured that the amount of surface water drainage was restricted the discharge rate expected from a green field site. In order to help achieve this, a Sustainable Urban Development Scheme (SUDS) would be incorporated into the development.

The Committee was once again reminded that there was a presumption in favour of development for applications on sustainable sites when an authority

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does not yet have a local plan in place and where it does not have a five year supply of land to meet its future housing needs.

Gary Lees, the agent for the scheme then addressed the Committee in support. He pointed out the benefits of the scheme and the work which had taken place to address the concerns of local residents when shaping the application. Members also heard from John Sandland, who suggested that the development should only be considered in terms of the wider impact on the infrastructure of the area of the possible Intermodal Transport Hub. He also pointed out that local people preferred in-fill development of housing within the village rather than an further development that encroaches into the countryside.

There then followed an extensive discussion of the development. Concern was raised about the impact on the local community and infrastructure, traffic levels and the loss of agricultural land. It was pointed out that the development was comparable to other schemes that had been approved by the Committee. It was also acknowledged that given the presumption of development, failure to approve the application would be likely to be overturned on appeal and lead to damages being awarded against the authority. It was felt that many specific issues about any development could be dealt with when any specific applications came forward and it was agreed that local members should be involved in subsequent meetings on the reserved matters.

Resolved:

That outline planning permission is granted, subject to the conditions set out in the report by the Director of Community & Planning Services

That ward members be included in any reserved matters scheme meetings.

PL/57

OUTLINE APPLICATION FOR THREE DWELLINGS AT THORPE DOWNS ROAD, CHURCH GRESLEY (P/2014/0525/FO)

The Committee was reminded that several members visited the site of this application earlier in the day.

It was explained that the application had been brought to the Committee at the request of a local member for the area, Councillor Stuart, as concerns had been expressed within the community, especially around drainage in the area.

Following discussion, members agreed to support the development.

Resolved:

That outline planning permission is granted, subject to the conditions set out in the report by the Director of Community & Planning Services.

That the Council's drainage engineer write to Severn Trent Water, requesting a review of the adjacent pumping station problems, with a

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request that an engineer also inspect the ditch to the rear in order to investigate possible dredging to expand capacity.

PL/58 **VARIATION OF CONDITIONS OF PLANNING OUTLINE APPLICATION FOR THE ERECTION OF 33 DWELLINGS, MILTON ROAD, REPTON (9/2014/0618/SMD)**

The Committee was reminded that this application had been approved in April of this year. It had been necessary to bring it back to the Committee in order to vary the conditions to allow the formation of a new road access to the site.

Resolved:

That outline planning permission is granted, subject to the conditions set out in the report by the Director of Community & Planning Services

PL/59 **THE ERECTION OF AN EXTENSION AT 1 FOREST VIEW OVERSEAL SWADLINCOTE (9/2014/0645/FH)**

RESOLVED:

That determination of this matter is deferred in order to allow members to visit the site.

PL/60 **DEMOLITION OF FARM BUILDINGS / STRUCTURES TOGETHER WITH THE CONVERSION / REPLACEMENT OF EXISTING AGRICULTURAL BUILDINGS, COMMON FARM, MAIN STREET, MILTON (9/2014/0697/FM)**

RESOLVED:

That determination of this matter is deferred in order to allow members to visit the site.

PL/61 **LISTED BUILDING CONSENT FOR THE DEMOLITION / CONVERSION OF FARM BUILDINGS, COMMON FARM, MAIN STREET, MILTON (9/20140716/L)**

RESOLVED:

That determination of this matter is deferred in order to allow members to visit the site.

PL/62 **THE REMOVAL OF CONDITIONS PREVIOUSLY APPROVED TO IMPROVE ACCESS FOR THE COTTAGE AT THE WHITE HOUSE, PARK LANE, WESTON ON TRENT (9/2014/0731/B.)**

RESOLVED:

That determination of this matter is deferred in order to allow members to visit the site.

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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.

PL/64 **EXEMPT 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.

M. FORD

CHAIRMAN

The meeting terminated at 8:29pm