

PLANNING COMMITTEE

27<sup>th</sup> February 2018

**PRESENT:-**

**Conservative Group**

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

**Labour Group**

Councillors Rhind (substituting for Councillor Dr Pearson), Shepherd, Taylor (substituting for Councillor Southerd) and Tilley

**In attendance**

Councillor MacPherson (Conservative Group)

PL/144 **APOLOGIES**

Apologies for absence were received from Councillors Dr Pearson, Southerd (Labour Group) and Tipping (Independent / Non-Grouped Member).

PL/145 **DECLARATIONS OF INTEREST**

Councillor Harrison declared a personal interest in Item 1.6 by virtue of being the President of the Melbourne Sporting Partnership.

PL/146 **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/147 **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/148 **OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE ERECTION OF ONE DWELLING AT LAND SOUTH OF GRANGE VIEW, LONG LANE, DALBURY LEES, ASHBOURNE**

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

Councillor Colin Timmins (objector) and Mr Jonathan Jenkin (applicant's agent) attended the Meeting and addressed Members on this application.

Councillor Muller addressed the Committee as Ward Member for Etwall, outlining the concerns of the parish council and residents, including the maintenance of the fragmented nature of development and its character at the location, along with the preservation of the views and hedgerows. It was also suggested that following the Local Plan consultation process, this appeared to be an exception.

Other Members raised comment in relation to the location being beyond the settlement boundary, in open countryside, the entrance, the Local Plan, infill policy, the limited impact on the location, the plot size and the potential, if granted, for other similar applications. All issues were addressed by the Principal Area Planning Officer.

A proposal to refuse the application was not supported by Committee.

**RESOLVED:-**

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

Abstention: Councillor Mrs Coe.

PL/149 **OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE ERECTION OF TWO DWELLINGS AT LAND NORTH OF THE SCHOOL HOUSE, UNNAMED ROAD FROM LONG LANE TO DALBURY HOLLOW, DALBURY LEES, ASHBOURNE**

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

Councillor Colin Timmins (objector) and Mr Jonathan Jenkin (applicant's agent) attended the Meeting and addressed Members on this application.

Councillor Muller addressed the Committee as Ward Member for Etwall, expressing the concerns as detailed under the previous application, but additionally made reference to the potential impact of the development and given the approval of the first application, its completion of the ribbon development.

Other Members raised comment or concern regarding the combined impact of the two applications, if both were granted, the larger size of the site, the impact on the views, the removal and replacement of hedgerows, the similarities between the two applications in terms of infill and the Local Plan Part 2 process. All matters were addressed by the Principal Area Planning Officer.

A proposal to refuse the application was supported by Committee, carried with the casting vote of the Chairman.

***RESOLVED:-***

***That planning permission be refused contrary to recommendation on the grounds that the proposal would lead to the loss of an important gap which contributes to the character of the locality and in turn consolidates the ribbon of development, contrary to policy BNE5.***

Abstention: Councillor Mrs Coe.

PL/150 **THE ERECTION OF A SUN CANOPY AT 11 THE GREEN, WILLINGTON, DERBY**

The Principal Area Planning Officer reported that as the statutory consultee, The Canal & River Trust, had not been initially consulted, he requested that the recommendation be amended to show that approval be subject to no adverse comments being received from the Canal & River Trust and the Trent & Mersey Canal Society.

Councillor Paul Cullen (objector) and Mr Patrick Hammond (applicant) attended the Meeting and addressed Members on this application.

Councillor MacPherson addressed the Committee as Ward Member for Willington and Findern, noted the comments made by both speakers, queried the input of the Conservation Officer and acknowledged the significant impact on local residents.

Councillor Watson raised concerns regarding external lighting. The Principal Area Planning Officer confirmed that the proposal did not include any lighting proposals, that such would most likely require a separate application, although it was agreed that a condition could be added to prevent the installation of lighting on the structure itself. Controls under conditions of existing permission, along with premises licence conditions, were also discussed.

Other Members noted the tourism asset that the business represented for the community and the overall low level impact the proposed development would make on the area.

***RESOLVED:-***

***That planning permission be granted as recommended in the report of the Strategic Director (Service Delivery), subject to no adverse comments from outstanding consultations and additional condition to restrict affixing of lighting to the structure.***

Councillor MacPherson left the Meeting at 7.05pm.

PL/151 **THE ERECTION OF A DETACHED BUILDING TO FORM 4 FLATS, ALTERATIONS TO EXISTING WINDOWS AT 4 GOSELEY AVENUE AND**

**EXTENSIONS AND ALTERATIONS TO 2 GOSELEY AVENUE, HARTSHORNE, SWADLINCOTE**

Councillor Mrs Coe addressed the Committee as Ward Member for Woodville, expressing her support for the application, especially as it would improve the parking provision in the immediate area.

Councillor Tilley also noted that the proposals would improve the street scene at the location.

***RESOLVED:-***

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

PL/152 **THE ERECTION OF AN EXTENSION AT 21 EGGINTON ROAD, ETWALL, DERBY**

***RESOLVED:-***

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

Councillor Harrison left the Chamber at 7.10pm.

PL/153 **INSTALLATION OF A NON-TURF CRICKET PITCH AT MELBOURNE SPORTS PAVILION, COCKSHUT LANE, MELBOURNE, DERBY**

***RESOLVED:-***

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

Councillor Harrison returned to the Chamber at 7.12pm.

PL/154 **THE FORMATION OF A VEHICULAR ACCESS AND HARDSTANDING AT 36 LULLINGTON ROAD, OVERSEAL, SWADLINCOTE**

Councillor Mrs Hall addressed the Committee as Ward Member for Seales, confirming she was the Member who requested the application's submission to Committee. The Highways' findings in relation to this application were queried and a request to meet at the location had been declined. Attention was drawn to the effect parking currently has on traffic flow, that the proposal was a better solution than which currently exists and that all neighbours have dropped kerbs fronting their properties.

Councillor Taylor, whilst appreciating the frustration with Highways' decisions, expressed reservations with overturning the recommendation in light of their findings and suggested a deferral to allow time for Highways to provide further information.

Councillor Watson expressed a view that the Highways decision was incorrect and that visibility at the location was sufficient.

The proposal to defer the application was not supported by Committee and a further proposal was made to approve the application. The Principal Area Planning Officer therefore requested delegated authority to add conditions as required.

***RESOLVED:-***

***That planning permission be granted contrary to recommendation, with delegated authority given to the Planning Services Manager to add appropriate conditions.***

Abstention: Councillor Tilley.

PL/155 **PLANNING AND OTHER APPEALS**

The Committee noted the planning appeal decision in relation to the following application:

E/2014/00161     Lowes Lane, Swarkestone

PL/156 **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.***

**GLENCROFT DRIVE, STENSON FIELDS, DERBY, DE24 3LE (Paragraph 2)**

***Members approved the recommendation in the report.***

The meeting terminated at 7.35pm.

COUNCILLOR MRS L BROWN

CHAIRMAN