

PLANNING COMMITTEE**MINUTES OF MEETING HELD ON 3 DECEMBER 2019****I N D E X**

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PLANNING COMMITTEE

MINUTES OF MEETING HELD ON 3 DECEMBER 2019

Present:

Councillor D Ruff	Chair
Councillor P Antcliff	Vice-Chair
Councillor W Armitage	Councillor H Liggett
“ J Barry	“ M Potts
“ S Clough	“ A Powell
“ A Cooper	“ T Reader
“ R Hall	“ J Ridgway
“ D Hancock	“ K Rouse
“ M Jones	

Also Present:

Adrian Kirkham	- Planning Manager – Development Management
Graeme Cooper	- Principal Planning Officer
Jim Fieldsend	- Team Leader Solicitor (non contentious)
Alan Maher	- Senior Governance Officer

400 Apologies for Absence and Substitutions

There were no substitutions.

Apologies for absence were received from Councillors P Elliott, E Hill and C Huckerby.

401 Declarations of Interest

Members were requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

No declarations of interest were submitted.

402 Minutes of Last Meeting

RESOLVED – That the Minutes of the last meeting of the Planning Committee held on 5 November 2019 be approved as a correct record and signed by the Chair.

403 Development Management Applications

The Committee considered Report No PM/15/19-20/AK of the Planning Manager – Development Management together with visual presentations for each of the following applications.

NED/19/00918/RM

The report to Committee explained that a reserved matters planning application (pursuant to 16/00749/OL) had been submitted for the residential development of eight dwellings on land opposite Wistanes Green, Matlock Road, Wessington for Mr Robert Proctor. The application had been referred to the Committee by Councillor C Cupit, who had raised concerns about it.

Two objectors exercised their right to attend the meeting and spoke against the application.

The agent exercised their right to attend the meeting and spoke in support of the application.

No supporters spoke in favour of the application.

The Committee was directed to the recent late comments/update report which had been issued the afternoon prior to the meeting.

Committee considered the application. In this context they considered whether the proposed development conformed to the outline approval, the Development Plan and the National Planning Policy Framework (NPPF).

Members discussed the application. They acknowledged the road safety and other concerns that had been raised since outline approval had been granted. They also noted the provisions of the Wessington Neighbourhood Plan, which had come into force since the outline application had been approved.

Members recognised that as the principle of residential development on the site had been accepted with the grant of outline consent, including the access into the site, these issues could not be revisited at this time. The key policy issues which they considered in determining the application focused on safeguarding the character of the area and safeguarding residential amenity. In particular, they discussed the layout, scale, appearance and landscaping of the development.

RESOLVED – That application number NED/19/00918/RM be approved in line with officer recommendations, with the final wording of conditions delegated to the Planning Manager – Development Management.

- 1 The development hereby approved shall be carried out in accordance with plan drawing numbers:

19/768/1 - Plot 1

19/768/2 - Plot 7

19/768/3 - Plots 2 & 8

19/768/4 - Plots 5 & 6

19/768/5 - Plots 3 & 4

19/768/7 - Rev B - Site Plan

19/768/8 - Paired Garages

992/WVP01 - Rev C - Landscape Masterplan

unless otherwise subsequently agreed through a formal submission under the Non Material Amendment procedures and unless otherwise required by any condition contained in this decision notice.

- 2 The approved scheme of hard and soft landscaping as detailed on drawing number 992/WVP01 - Rev C shall be carried out in the first planting and seeding season following the first occupation of the seventh dwelling hereby approved or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 3 The boundary treatments as detailed on drawing number 992/WVP01 - Rev C shall be constructed in accordance with the approved details prior to the first occupation of the seventh dwelling hereby approved.
- 4 The development shall be constructed in accordance with the finished floor levels as shown on drawing numbers 19/768/7 Rev B.
- 5 The measures provided within the Crime Prevention Statement, in particular the installation of security lighting and alarms, shall be implemented in full prior to the completion of the development, hereby approved.
- 6 The waste bin storage areas shall be provided in accordance with the details shown on plan drawing number 19/768/7 Rev B prior to the first occupation of the dwelling(s) to which the bin storage area relates.
- 7 Within 14 days of the date on which the development hereby approved commences, full constructional details of the final means of access to the site shall be submitted to and be approved, in writing, by the Local Planning Authority. The access shall then be implemented as agreed.
- 8 No development shall take place until full construction details of the residential estate road and footways (including layout, levels, gradients, surfacing and means of surface water drainage) have been submitted to and been approved in writing by the Local Planning Authority.
- 9 The carriageways of the proposed estate road shall be constructed in accordance with the details approved as per condition 8 above up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. Until the final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling.
- 10 The premises, the subject of the application, shall not be occupied until the proposed new estate streets between each respective plot and the existing public highway have been laid out in accordance with the application drawings.

- 11 No dwelling shall be occupied until space has been laid out within the site in accordance with the approved application drawing for cars to be parked. Once provided, the parking areas shall be maintained free from any impediment to their designated use for the life of the development. The proposed individual driveways shall be no steeper than 1:14.
- 12 No dwelling, hereby approved, shall be occupied until such time as the approved site frontage footway has been constructed as approved.

NED/19/00785/FLH

The report to Committee explained that an application had been submitted for the construction of a first floor extension over existing garage/utility area (Amended Plans)(Amended Title) at 24 Marsh View, Eckington S21 4EL for Mr Robertson and Mrs Reader. The application had been referred to the Committee by Councillor Gomez Reaney and Councillor Kenyon, who had both raised concerns about it.

One objector exercised their right to attend the meeting and spoke against the application.

The applicant exercised their right to attend the meeting and spoke in support of the application.

No supporters spoke in favour of the application.

The Committee was directed to the recent late comments/update report which had been issued the afternoon prior to the meeting.

Committee considered the application. In this context, it took into account what impact the proposed extension would have upon the amenity of neighbouring occupiers and impact of the proposal on the character and appearance of the site and the surrounding area.

Members discussed the application. They discussed what impact the proposed extension would have on the neighbouring property, the shared garage structure and whether it would have an unacceptable impact on the natural light which the neighbouring property receives

RESOLVED – That application number NED/19/00785/FLH be approved in line with officer recommendations, with the final wording of conditions delegated to the Planning Manager - Development Management.

- 1 The development hereby permitted shall be started within 3 years from the date of this permission.
- 2 The development hereby approved shall be carried out in accordance with the amended drawings 4FA196-01A and 4FA196-03B received 13/11/2019; unless otherwise subsequently agreed through a formal submission under the Non Material Amendment procedures and unless otherwise required by any condition contained in this decision notice.
- 3 The proposed materials shall match those of the existing building as closely as possible.

404 Planning Appeals Lodged and Determined

The Committee considered Report No PM/16/19-20/AK of the Planning Manager – Development Management.

The following appeal had been lodged:-

Mr David Cooper - Application for the erection of one dwelling and replacement double garage (Amended Title/Amended Plans) at Rear Of 91 And 91A, Chesterfield Road, North Wingfield (19/00430/FL)

The following appeals had been allowed:-

Ms Joy Harrison-Roycroft – Application for change of use to equestrian with hay barn and field shelters (revised scheme of 18/00155/FL) at Land North West Of Holly Tree House, Westfield Lane, Middle Handley (18/00963/FL)

Mrs Lynn Booth - Swim 121 – Application to vary Conditions 2 (employees) and 3 (opening times) relating to 16/00768/FL at The Croft, Mansfield Road, Mile Hill (18/01045/FL)

The following appeal had been dismissed:-

L Plawecki – Application for a single detached dwelling at 84 Main Road, Renishaw (19/00121/FL)

No appeals had been withdrawn.

RESOLVED – That the report setting out the appeals lodged and determined within the previous month be noted.

405 Urgent Business

None.