

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 10 January 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire, NG10 5FJ

**PRESENT:**

A Cllr G Dinsdale (Chairman)  
Cllr Mrs J Chandler  
Cllr Miss K Hales  
Cllr A Hardy  
Cllr A Hughes  
Cllr P Hunt  
Cllr W Major  
Cllr Mrs A Noskwith (Ex officio)  
Cllr L White

**IN ATTENDANCE:**

Mrs M Bloor - Clerk to the Parish Council  
Cllr S Dickman  
Cllr Mrs Hulls  
Cllr Mrs N White

**MEMBERS OF THE PUBLIC:** Mrs French

## PART 1. NON-CONFIDENTIAL INFORMATION

### 67. APOLOGIES FOR ABSENCE

Cllr Miss K Hales Work commitment

**RESOLVED** to approve the apology for absence.

### 68. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 69. DECLARATION OF MEMBERS' INTERESTS

Cllr Hardy declared a personal, but not prejudicial interest, in application ERE/1211/0013, as he was a past acquaintance of the applicant.

Cllr Dinsdale declared a personal, but not prejudicial interest, in application ERE/1111/0055, as he had met the applicant in the past through business.

### 70. PUBLIC SPEAKING

No items were raised.

### 71. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 72. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6 DECEMBER 2011

**RESOLVED** that the Minutes of the meeting held on Tuesday, 6 December 2011, as previously circulated to Members, were signed as a correct record.

### **73. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/1111/0055            **Magna Seating Systems-Former**            Westerman Homes Ltd  
Demolition of existing office, factory and social club and erection of 21 dwellings

**RESOLVED** to put forward the following response:

*In principal, the Parish Council has no objection to the design and layout of the development. However, it is noted that the reports presented with this application appear to rely solely on information gathered in 2008.*

#### Reports

*It is recommended that an Ecological Assessment is carried of the surrounding area to ensure ecological implications of the development are adequately addressed.*

#### Environmental Agency

*It is recommended that the Environmental Agency should be consulted over the design, layout and construction of the dwellings, as part of the development is proposed to run alongside the River Erewash. The development should not adversely affect the character of the surrounding environment.*

#### Working Method Statement

*To protect the amenity of nearby residents on Regent Street and Rutland Grove, a Method Statement detailing measures to control noise and dust during construction and demolition should be produced.*

#### Environmental risk

*A scheme to identify and control any recent environmental risks should be undertaken and a Method Statement detailing remediation requirements should be produced.*

#### Land contamination / Ground conditions

*Due to the location of the land and history of associated works, a thorough investigation of contamination should be carried out on all the derelict land prior to commencement of development. It is noted that Report 9636 states 'trial pits and bore holes have examined only a small proportion of the total site'.*

*It would appear that no trial holes have tested ground conditions on the southern corner of the site where the old bed of the River Erewash has been filled in.*

*The amount of ground contamination and the adequacy of site capping recommendations should be reviewed in order to avoid residual hazards to occupants, particularly in relation to potential ground gases.*

#### Boundary fencing / Crime prevention

*In the interests of visual amenity and to prevent crime, the development should benefit from appropriate fencing, particularly for those dwellings adjacent to the canal towpath and to ensure an acceptable standard of privacy within private garden areas.*

#### Flood risk assessment

*The proposed development lies within a flood risk area and accordingly, a Flood Risk Assessment should be commissioned by the developer.*

#### Affordable housing

*The delivery of affordable housing should be assured through entering into legal obligations with the developers for building 21 new dwellings on the site.*

#### Section 106 Planning Obligations

*It is suggested the Borough Council seek to enter into legal obligations with the developers.*

'Designing out crime'

No reference is made to 'designing out crime', which is an important aspect of designing a new housing development.

Disability access

The ground floor level of the houses is higher than the existing level of Regent Street and the plans show steps leading to the front of all properties. Has an unhindered approach to the dwellings been considered to ensure the dwellings are physically accessible for all?

ERE/1211/0003                    **Land West of 21 Poplar Avenue**                    Mr B Carnelley

Proposed two bed bungalow and parking

**RESOLVED** to put forward the following objections:

*The proposal would result in a cramped form of development which, by reason of its design, scale and layout, would appear as an incongruous addition to the street scene, that would be out of character with its surroundings to the extent that it would be detrimental to the visual amenity of the area and the street scene generally.*

*It is an over development of a small site.*

*The application is considered to be contrary to the objectives of:  
Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 3: Housing*

Erewash Borough Local Plan Policy

*LP1: Sustainable Development*

*Policy H12: Quality and Design*

*Policy DC10: Design*

ERE/1211/0013                    **Friesland Farm, Rushy Lane**                    Mr G Peacock

Erection of a single wind turbine on a 30m mast (Re-submission of ERE/0711/0043)

**RESOLVED** to put forward the following response:

*The Parish Council has no objection to the application, but would support investigation into confirming whether the wind turbine will comply with the permitted development noise limit of 42 dB and if it has any potential visual impact upon a nearby conservation area.*

ERE/1211/0017                    **Land North of 2 Church Drive**                    Mr W Morrison

Erection of detached house and garage

**RESOLVED** that no objection be made.

**LATE APPLICATION RECEIVED**

**ERE/1211/0025                    Land South East of 190 Longmoor Lane** Westerman Homes Ltd

Application for new planning permission to replace extant permission ERE/0808/0005 for the erection of three dwellings

**RESOLVED** that no objection be made.

**74. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/1011/0041                    **48 Elm Avenue**

Erection of pitched roof over garage

*EBC: Approved with conditions*

*Delegated*

*19/12/11*

**ERE/1111/1249                    The Rectory, Church Drive**

Proposed works to trees: fell elder, prune common lime to give 2m clearance from house and fell 41 Leyland cypress trees

*EBC: Approved with conditions*

*Delegated*

*16/12/11*

**LATE DECISION NOTICE RECEIVED**

ERE/1111/0017

**Land rear of 126 Travers Road**

Change of use of land to residential driveway and creation of vehicular access including erection of fencing and gates

*EBC: Refused: Loss of a landscaped amenity Delegated*

04/01/12

**75. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)**

None.

**76. DATE AND TIME OF THE NEXT MEETING**

**Tuesday, 7 February 2012 at 7.00pm**

**PART 2. CONFIDENTIAL INFORMATION - EXEMPT MATTERS**

No items were deemed confidential.

**The meeting closed at 7.25pm.**

**Signed by the Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 7 February 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire, NG10 5FJ

**PRESENT:**

Cllr G Dinsdale (Chairman)  
Cllr Mrs J Chandler  
Cllr Miss K Hales  
Cllr A Hardy  
A Cllr A Hughes  
Cllr P Hunt  
Cllr W Major  
Cllr Mrs A Noskwith (Ex officio)  
Cllr L White

**IN ATTENDANCE:**

Mrs M Bloor - Clerk to the Parish Council  
Cllr S Dickman  
Cllr Mrs N White

**MEMBERS OF THE PUBLIC:** None

## PART 1. NON-CONFIDENTIAL INFORMATION

### 77. APOLOGIES FOR ABSENCE

Cllr Hughes Holiday

**RESOLVED** to approve the apology for absence.

### 78. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 79. DECLARATION OF MEMBERS' INTERESTS

ERE/1212/0012 – Sandiacre Cricket Club

Cllr Hunt declared a personal, but not prejudicial interest, as he was a resident living in close proximity to the site.

### 80. PUBLIC SPEAKING

No items were raised.

### 81. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 82. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10 JANUARY 2012

**RESOLVED** that the Minutes of the meeting held on Tuesday, 10 January 2012, as previously circulated to Members, were signed as a correct record.

### 83. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/0112/0011      **Lockside Barn, 84 Lock Lane, Sandiacre**      Mr K Davenport  
Retention of external wall flue  
OUT OF AREA      **INVALIDATED 24/1/12**

ERE/0112/0012      **Lockside Barn, 84 Lock Lane, Sandiacre**      Mr K Davenport  
Listed building consent for retention of external wall flue  
OUT OF AREA      **INVALIDATED 24/1/12**

ERE/0112/0013      **Lockside Barn, 84 Lock Lane, Sandiacre**      Mr K Davenport  
Erection of a storage building for residential amenity use (C3)  
OUT OF AREA  
**RESOLVED** that no objections be made

ERE/0112/0014      **Lockside Barn, 84 Lock Lane, Sandiacre**      Mr K Davenport  
Listed building consent for the erection of a storage building for residential amenity use (C3)  
OUT OF AREA  
**RESOLVED** that no objections be made

ERE/0112/0020      **39 Hollingworth Avenue**      Mr J Harrison  
Proposed single storey front extension and gate/canopy to side  
**RESOLVED** that no objections be made

ERE/0112/0041      **Pear Tree Yard Workshops, Town Street**      Mr C Abbey  
Change of use from business use (B1) to live work premise (C3 – Residential use) with external alterations, including roof and wall repairs and new windows and roof lights  
**RESOLVED** that no objections be made

ERE/0112/0042      **Pear Tree Yard Workshops, Town Street**      Mr C Abbey  
Listed building consent for internal and external alterations including roof and wall repairs and new windows and roof lights  
**RESOLVED** that no objections be made

ERE/0112/0043      **Land East of 56 Bostocks Lane**      Regent Developments  
New planning permission to replace extant permission ERE/1208/0045 for erection of office building, creation of car parking and associated works  
**RESOLVED** that objections originally made by the Parish Council still apply.

1. Impact of the development on highway safety
2. An increase in the level of office accommodation and vehicle activity at the junction will add to congestion.

*The site is close to the motorway island and will potentially cause congestion, as it is a wide load route; traffic turning right will have to move into the central reservation causing obstruction especially at peak times; the private access needs of residents of the cul-de-sac need to be protected; parking spaces have increased and so will the number of vehicles altering the character of the area; it does not fit in comfortably with the small area of land available and access will be mid-week and from 0800-1300 Saturdays, adversely affecting resident's amenity.*

### **LATEST APPLICATIONS RECEIVED**

ERE/ 0212/0006      **17 Dorothy Avenue**      Mr R Vickery  
Single and two-storey rear extension including insertion of new first floor side window  
**RESOLVED** to make the following response: In principal, the Parish Council has no objections to the application but would suggest that the insertion of a new first floor window does not harm the private amenity of the neighbouring property or reduce loss of privacy.

ERE/ 0212/0012            **Sandiacre Cricket Club, Longmoor Lane**            Mr S Hart  
Erection of electronic scoreboard  
**RESOLVED** that no objections be made

**84. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/1111/0021            **Sandiacre Court Nursing Home, Derby Road**  
Erection of new care home with ancillary accommodation, associated ground works and  
alteration to access drive (resubmission of ERE/0711/0030)  
*EBC: Approved with conditions            Delegated 11/1/12*

ERE/1211/0003            **Land West of 21 Poplar Avenue**  
Proposed two bed bungalow and parking  
*EBC: Refused            Delegated 17/1/12*

**LATEST DECISION NOTICE RECEIVED**

**ERE/1211/0025            Land South East of 190 Longmoor Lane** Westerman Homes Ltd  
Application for new planning permission to replace extant permission ERE/0808/0005 for the  
erection of three dwellings  
*EBC: Approved with conditions            Delegated 1/2/12*

**85. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)**

- How to shape where you live: A Guide to Neighbourhood Planning  
(Copies to be obtained for all Councillors).

**86. DATE AND TIME OF THE NEXT MEETING**

**Tuesday, 7 March 2012 at 7.00pm**

**PART 2. CONFIDENTIAL INFORMATION - EXEMPT MATTERS**

No items were deemed confidential.

**The meeting closed at 7.25pm.**

**Signed by the Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 6 March 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire, NG10 5FJ

**PRESENT:**

Cllr G Dinsdale (Chairman)  
Cllr Mrs J Chandler  
Cllr Miss K Hales  
Cllr A Hardy  
A Cllr A Hughes  
Cllr P Hunt  
Cllr W Major  
Cllr Mrs A Noskwith (Ex officio)  
Cllr L White

**IN ATTENDANCE:**

Mrs M Bloor - Clerk to the Parish Council  
Cllr S Dickman  
Cllr Mrs N White  
Mr Pinney and Mrs French (Residents)

**MEMBERS OF THE PUBLIC:** None

## PART 1. NON-CONFIDENTIAL INFORMATION

### 87. APOLOGIES FOR ABSENCE

Cllr A Hughes            Holiday

**RESOLVED** to approve the apology for absence.

### 88. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 89. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 90. PUBLIC SPEAKING

No items were raised.

### 91. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 92. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7 FEBRUARY 2012

**RESOLVED** that the Minutes of the meeting held on Tuesday, 7 February 2012, as previously circulated to Members, were signed as a correct record.



**93. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE0212/0020            **Clowns Day Nursery, 69 Derby Road**            Mr A Large  
Retain outdoor playhouse  
**RESOLVED** that no objections be made.

ERE/0212/1269            **Groundwork Erewash Site - 43 Town Street**  
Reduction of 2 x Sycamore trees, 1 x Birch tree and 1 x Ash tree and the felling of 4 x  
Sycamore trees in a conservation area  
**RESOLVED** that no objections be made.

ERE/0112/0061            **Lockside Barn, 84 Lock Lane**            Mr K Davenport  
Retention of external wall flue            OUT OF AREA  
(Re-submission of ERE/0112/0011)  
**RESOLVED** that no objections be made.

ERE/0112/0062            **Lockside Barn, 84 Lock Lane**            Mr K Davenport  
Listed building consent for retention of external wall flue            OUT OF AREA  
(Re-submission of ERE/0112/0012)  
**RESOLVED** that no objections be made.

**94. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/1211/0017            **Land North of 2 Church Drive**  
Erection of detached house and garage  
*EBC: Approved with conditions            (Delegated)            08/02/2012*

ERE/0112/0013            **Lockside Barn, 84 Lock Lane, Sandiacre**            OUT OF AREA  
Erection of a storage building for residential amenity use (C3)  
*EBC: Approved with conditions            (Delegated)            21/02/2012*

ERE/0112/0014            **Lockside Barn, 84 Lock Lane, Sandiacre**            OUT OF AREA  
Listed building consent for the erection of a storage building for residential amenity use (C3)  
*EBC: Planning permission not required            21/02/2012*

ERE/0112/0020            **39 Hollingworth Avenue**  
Proposed single storey front extension and gate/canopy to side  
*EBC: Approved with conditions            (Delegated)            1/03/2012*

ERE/0212/0012            **Sandiacre Cricket Club**  
Erection of electronic scoreboard  
*EBC: Approved with conditions            (Delegated)            6/03/2012*

**95. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)**

There were no items of correspondence received.

**96. DATE AND TIME OF THE NEXT MEETING**

**Tuesday, 3 April 2012 at 7.00pm**

**PART 2. CONFIDENTIAL INFORMATION - EXEMPT MATTERS**

No items were deemed confidential.

**The meeting closed at 7.0pm.**

**Signed by the Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 3 April 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire, NG10 5FJ

**PRESENT:**

Cllr G Dinsdale (Chairman)  
Cllr Mrs J Chandler  
Cllr Miss K Hales  
A Cllr A Hardy  
Cllr A Hughes  
Cllr P Hunt  
Cllr W Major  
Cllr Mrs A Noskwith (Ex officio)  
Cllr L White

**IN ATTENDANCE:**

Mrs M Bloor - Clerk to the Parish Council  
Cllr S Dickman  
Cllr Mrs N White

**MEMBERS OF THE PUBLIC:** None

## PART 1. NON-CONFIDENTIAL INFORMATION

### 97. APOLOGIES FOR ABSENCE

Cllr A Hardy                      Medical reasons

**RESOLVED** to approve the apology for absence.

### 98. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 99. DECLARATION OF MEMBERS' INTERESTS

Agenda Item 103      ERE/ 0312/0036 - 15 Rushy Lane

Cllr Dinsdale declared an interest as he was indirectly acquainted with the applicant. This interest was neither personal nor prejudicial.

### 100. PUBLIC SPEAKING

No items were raised.

### 101. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 102. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6 MARCH 2012

**RESOLVED** that the Minutes of the meeting held on Tuesday, 6 March 2012, as previously circulated to Members, were signed as a correct record.



**105. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)**

- National Planning Policy Framework – Replacing Planning Policy Statements 1 to 25: Issued March 2012

**106. DATE AND TIME OF THE NEXT MEETING**

**Tuesday, 1 May 2012 at 7.00pm**

**PART 2. CONFIDENTIAL INFORMATION - EXEMPT MATTERS**

No items were deemed confidential.

**The meeting closed at 7.25pm.**

**Signed by the Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 1 May 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire NG10 5FJ

**PRESENT:**

	Cllr G Dinsdale	(Chairman)
	Cllr Mrs J Chandler	
A	Cllr Miss K Hales	
	Cllr A Hardy	
	Cllr A Hughes	
	Cllr P Hunt	
	Cllr W Major	
	Cllr Mrs A Noskwith	(Ex-officio)
	Cllr L White	

**IN ATTENDANCE:** Mrs M Bloor - Clerk to the Parish Council  
Cllr Mrs N White

**MEMBERS OF THE PUBLIC:** Mrs French

## PART 1. NON-CONFIDENTIAL INFORMATION

Following the Annual Parish Council meeting, there was no change in the position of Committee Chairman and Cllr Dinsdale opened the meeting.

### 1. APOLOGIES FOR ABSENCE

Cllr Miss K Hales Work commitments

**RESOLVED** to approve the apology for absence submitted by the Councillor.

### 2. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 3. DECLARATION OF MEMBERS' INTERESTS

No declarations of interest were made.

### 4. PUBLIC SPEAKING

No items were raised.

### 5. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 6. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 3 APRIL 2012

**RESOLVED** that the Minutes of the meeting held on Tuesday, 3 April 2012, as previously circulated to Members, were signed as a correct record.

## 7. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/0312/0047            **Rear garage & part of first floor above 18 Grasmere Street**  
Demolition of existing garage to rear and erection of replacement garage with new dwelling above, including external alterations to existing building

**RESOLVED** that the following response be made:

*In principal, Members had no objection to the proposed application, which would seem to improve the street scene, especially when compared to the existing commercial building on site.*

*However, consideration was given to design and materials, which do not appear to adequately compliment or reflect the character of the main Church building, located in a conservation area.*

*It was also noted that the dwelling would be sited adjacent to a paint room and paint storage area used as part of the current business premises and this could pose a possible fire risk, or risk of odours leaking to a nearby dwelling, unless well contained.*

*Concerns were also raised regarding adequate off-street parking provision and the impact of the dwelling upon the nearby canal scene.*

ERE/0412/0003            **Evergreen, Church Drive**

Erection of two-storey side extension

**RESOLVED** that no objections be made.

## 8. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0112/0061            **Lockside Barn, 84 Lock Lane, Sandiacre**

Retention of external wall flue

OUT OF AREA

EBC: Refused            (Delegated)    17/4/12

ERE/0112/0042            **Pear Tree Yard Workshops, Town Street**

Listed building consent for internal and external alterations including roof and wall repairs and new windows and roof lights

EBC: Approved            (Delegated)    18/4/12

ERE/0112/0041            **Pear Tree Yard Workshops, Town Street**

Change of use from business use (B1) to live work premise (C3) with external alterations including roof and wall repairs and new windows and roof lights

EBC: Approved            (Delegated)    23/4/12

ERE/0112/0043            **Land East Of 56 Bostocks Lane**

New planning permission to replace extant permission ere/1208/0045 for erection of office building, creation of car parking and associated works

EBC: Approved            (Delegated)    23/4/12

## 9. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

- a. Localism Act: Neighbourhood Plans and Community Right to Build
- b. EBC: Leaflet - Neighbourhood Planning
- c. Stanton Regeneration – Scoping Opinion request from Alliance Planning

## 10. DATE AND TIME OF THE NEXT MEETING

**Tuesday, 12 June 2012 at 7.00pm**

**CHANGED TO THE SECOND TUESDAY IN THE MONTH**

PART 2. CONFIDENTIAL INFORMATION - EXEMPT MATTERS

No items were deemed confidential.

**The meeting closed at 7.20pm.**

Signed by the Chairman: \_\_\_\_\_

Date: \_\_\_\_\_

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 12 June 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire NG10 5FJ

**PRESENT:**

	Cllr G Dinsdale	(Chairman)
	Cllr Mrs J Chandler	
	Cllr Miss K Hales	
	Cllr A Hardy	
A	Cllr A Hughes	
	Cllr P Hunt	
	Cllr W Major	
	Cllr Mrs A Noskwith	(Ex-officio)
	Cllr L White	

**IN ATTENDANCE:**

	Mrs M Bloor - Clerk to the Parish Council
	Cllr Mrs S Dickman
	Cllr Mrs J Hulls from 7.15pm

**MEMBERS OF THE PUBLIC:** No members of the public were present

## PART 1. NON-CONFIDENTIAL INFORMATION

### 11. APOLOGIES FOR ABSENCE

Cllr A Hughes	Holiday
---------------	---------

**RESOLVED** to approve the apology for absence submitted by the Councillor.

### 12. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 13. DECLARATION OF MEMBERS' INTERESTS

No declarations of interest were made.

### 14. PUBLIC SPEAKING

No items were raised.

### 15. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 16. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 1 MAY 2012

**RESOLVED** that the Minutes of the meeting held on Tuesday, 1 May 2012, as previously circulated to Members, were signed as a correct record.



## 17. TO CONSIDER PLANNING APPLICATIONS RECEIVED

Delegated response by the Clerk following consultation with Cllrs Dinsdale and Noskwith  
CD8/0412/4                      **Ladycross Infant School, Victoria Road**                      DCC

Erection of PVC canopy in playground fronting Victoria Road, installation of fixed steel play tower, associated play equipment and soft play rubber safety floor

**RESOLVED:** That no objections be made.

ERE/0412/0039                      **58 Stanton Road**                      M Harrap

Removal of existing single storey extensions and erection of two-storey side and rear extension including single storey side extension

**RESOLVED** that objections be made on the following grounds:

The application to extend the property would create a cramped and over bearing form of development on a relatively small plot and create potential overlooking for nearby residents.

ERE/0512/1290                      **14 Ellerslie Grove**                      Mr L Creedy

Works to protected pine tree including removal of deadwood and ivy and pruning of an overhanging branch by 2.5m

**RESOLVED:** That no objections be made.

ERE/0512/0019                      **Lockside Barn, 84 Lock Lane**                      Mr K Davenport

Removal of existing externally mounted wall flue and installation of replacement flue

**RESOLVED:** That no objections be made.

ERE/0512/0042                      **Midland House, 36, Station Road**                      Mrs C Brown

Advertisement consent for fascia sign

**RESOLVED:** That no objections be made.

ERE/0512/0041                      **Midland House, 36 Station Road**                      Mrs C Brown

Change of use to mixed financial and professional services (A2) retail (A1) and non-residential institutions (D1)

**RESOLVED:** That no objections be made.

ERE/0512/0038                      **Land Sth of The Plough PH, Town Street**                      Truman Investments

Erection of a four storey block containing 8 apartments

**RESOLVED** that objections be made on the following grounds:

1. The design, scale, height, visual appearance and materials do not compliment or respect existing buildings, including Springfield Mill, a listed building
2. The proposal fails to preserve or enhance the special character and appearance of the conservation area
3. The development will have an adverse visual impact upon the adjacent canal scene
4. There is limited access to the highway
5. A flood risk assessment has not been not provided

ERE/0512/0035                      **58 Springfield Avenue**                      Mrs D Gillborn

Proposed new pitched roof sections to front and side of existing dwelling

**RESOLVED:** That no objections be made.

## 18. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0312/0036                      **15 Rushy Lane**

Erection of a two-storey rear extension resubmission of ERE/0311/0027

EBC: Approved                      (Delegated)                      09/05/2012

ERE/0312/0046                      **Land East Of 22 Poplar Avenue**

Erection of a detached bungalow

EBC: Approved                      (Delegated)                      17/05/2012



# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 3 July 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire NG10 5FJ

**PRESENT:**

	Cllr G Dinsdale	(Chairman)
	Cllr Mrs J Chandler	
	Cllr Miss K Hales	
	Cllr A Hardy	
	Cllr A Hughes	
A	Cllr P Hunt	
	Cllr W Major	
	Cllr Mrs A Noskwith	(Ex-officio)
	Cllr L White	

**IN ATTENDANCE:** Mrs M Bloor - Clerk to the Parish Council  
Cllr Mrs S Dickman

**MEMBERS OF THE PUBLIC:** No members of the public were present

## PART 1. NON-CONFIDENTIAL INFORMATION

### 21. APOLOGIES FOR ABSENCE

Cllr P Hunt                      Holiday

**RESOLVED** to approve the apology for absence submitted by the Councillor.

### 22. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 23. DECLARATION OF MEMBERS' INTERESTS

No declarations of interest were made.

### 24. PUBLIC SPEAKING

No items were raised.

### 25. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 26. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 12 JUNE 2012

**RESOLVED** that the Minutes of the meeting held on Tuesday, 12 June 2012, as previously circulated to Members, were signed as a correct record.



**31. DATE AND TIME OF THE NEXT MEETING**

**Tuesday, 4 September 2012 at 7.00pm**

**FOLLOWING THE SUMMER RECESS**

**PART 2. CONFIDENTIAL INFORMATION - EXEMPT MATTERS**

No items were deemed confidential.

**The meeting closed at 7.25pm.**

**Signed by the Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 4 September 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire NG10 5FJ

**PRESENT:**

	Cllr G Dinsdale	(Chairman)
	Cllr Mrs J Chandler	
A	Cllr Miss K Hales	
	Cllr A Hardy	
	Cllr A Hughes	
	Cllr P Hunt	
A	Cllr W Major	
	Cllr Mrs A Noskwith	(Ex-officio)
	Cllr L White	

**IN ATTENDANCE:** Mrs M Bloor - Clerk to the Parish Council

**MEMBERS OF THE PUBLIC:** Six members of the public were present  
Mr Done-Johnson (Long Eaton Website)

## PART 1. NON-CONFIDENTIAL INFORMATION

### 32. APOLOGIES FOR ABSENCE

Cllr Miss Hales	Work commitments
Cllr Major	Abroad

**RESOLVED** to approve the apology for absence submitted by Councillors.

### 33. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 34. DECLARATION OF MEMBERS' INTERESTS

No declarations of interest were made.

### 35. PUBLIC SPEAKING

No items were raised.

### 36. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 37. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 3 JULY 2012

**RESOLVED** that the Minutes of the meeting held on Tuesday, 3 July 2012, as previously circulated to Members, were signed as a correct record.



ERE/0512/0038            **Land Sth of The Plough PH, Town Street**            Truman Investments  
Previous application: Erection of a four-storey block containing eight apartments  
Revised submission: Erection of a three-storey block containing six apartments  
**DELEGATED:** Previously submitted objections apply:

1. The design, scale, height, visual appearance and materials do not compliment or respect existing buildings, including Springfield Mill, a listed building
2. The proposal fails to preserve or enhance the special character and appearance of the conservation area
3. The development will have an adverse visual impact upon the adjacent canal scene
4. There is limited access to the highway
5. A flood risk assessment has not been provided

ERE/0712/0053            **Bridge Inn, Longmoor Lane**            Punch Taverns  
Advertisement consent for the erection of illuminated & non-illuminated signs  
**DELEGATED:** That no objections be made

ERE/0812/0017            **24 Beech Avenue**            Mr M Brooke  
Two-storey side extension and canopy to front elevation  
**RESOLVED:** That no objections be made

ERE/0812/0046            **Cabinet (Sandiacre PCP005), Side of Post Office King Edward St**  
Prior notification for the installation of a telecommunications cabinet  
**RESOLVED:** That no objections be made

ERE/0812/0046            **Land East of 48 Kings Road, Land North of 45 Doncaster Avenue, 18-38 Charles Avenue**  
Erection of 42 new dwellings  
**RESOLVED:** That the major development application be considered at the October meeting. EBC had not consulted with the Parish Council at the time of the meeting and details of the application were not yet available.

Councillors agreed to hold an extended Planning Committee meeting in October if several large applications were received at the time and required a response.

### **39. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/ 0512/0019            **Lockside Barn 84 Lock Lane**  
Removal of existing externally mounted wall flue and installation of replacement flue  
EBC: Approved with conditions            (Delegated)            5/7/12

ERE/ 0512/0035            **58 Springfield Avenue**  
Proposed new pitched roof sections to front and side of existing dwelling  
EBC: Approved with conditions            (Delegated)            12/7/12

ERE/0512/0041            **Midland House 36 Station Road**  
Change of use to mixed financial and professional services (A2) retail (A1) and non-residential institutions (D1)  
EBC: Approved with conditions            (Delegated)            13/7/12

ERE/0512/0041            **Midland House 36 Station Road**  
Advertisement consent for fascia sign  
EBC: Approved with conditions            (Delegated)            13/7/12

ERE/0312/0008            **21 Starch Lane - Cattery**  
Erection of boarding cattery building and associated office and isolation facility (resubmission of ERE/0511/0016)  
EBC: Approved with conditions            (Delegated)            24/7/12



ERE/0612/0012	<b>Garages &amp; part, Land west of 2 Vine Cresc</b>	
Erection of two bungalows		
EBC: Approved with conditions	(Delegated)	2/8/12
ERE/0612/0015	<b>5 Kilverston Road</b>	
Certificate of lawful development for proposed single storey rear extension		
EBC: Approved with conditions	(Delegated)	2/8/12
ERE/0612/007	<b>Bridge House 2 Station Road</b>	
Change of use of ground floor to coffee shop (A3) and office (B1)		
EBC: Approved with conditions	(Delegated)	6/8/12
ERE/0712/0019	<b>50 Longmoor Lane</b>	
Two-storey side extension and single-storey front extension		
EBC: Approved with conditions	(Delegated)	14/8/12
CD8/0712/33	<b>Cloudside Junior School</b>	
New corporate signage adjacent main pedestrian access		
DCC: Approved		22/8/12
ERE/0712/0004	<b>4 Paige Gardens</b>	
Erection of a part two storey and part single storey rear extension		
EBC: Approved with conditions	(Delegated)	23/8/12
ERE/0612/0044	<b>32 Station Road</b>	
Change of use to private hire taxi office		
EBC: Approved with conditions	(Delegated)	23/8/12
ERE/0712/0021	<b>Land West of 21 Poplar Avenue</b>	
Erection of detached dwelling		
EBC: Approved with conditions	(Delegated)	30/8/12
ERE/0712/0027	<b>65 Netherfield Road</b>	
Single storey front extension		
EBC: Approved with conditions	(Delegated)	3/9/12

**40. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)**

There were no items of correspondence

**41. DATE AND TIME OF THE NEXT MEETING**

Tuesday, 2 October 2012 at 7.00pm

**PART 2. CONFIDENTIAL INFORMATION**

No items were deemed confidential.

**The meeting closed at 7.20pm.**

**Signed by the Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 2 October 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire NG10 5FJ

**PRESENT:**

A	Cllr G Dinsdale	(Chairman)
A	Cllr Mrs J Chandler	
	Cllr Miss K Hales	
	Cllr A Hardy	
	Cllr A Hughes	
	Cllr P Hunt	
	Cllr W Major	
	Cllr Mrs A Noskwith	(Ex-officio)
	Cllr L White	

**IN ATTENDANCE:** Mrs M Bloor - Clerk to the Parish Council

**MEMBERS OF THE PUBLIC:** Mrs L Smith and Mrs French

## PART 1. NON-CONFIDENTIAL INFORMATION

### 42. APOLOGIES FOR ABSENCE

Cllr Dinsdale Illness

**RESOLVED:** to approve the apology for absence submitted by the Councillor.

### 43. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 44. DECLARATION OF MEMBERS' INTERESTS

ERE/0812/0046 - Land East of 48 Kings Road, Land North of 45 Doncaster Avenue, 18-38 Charles Avenue and 10-120 Town Street

Cllr Major declared a non-prejudicial interest in application ERE/0812/0046 as a local resident living in close proximity to the proposed development.

ERE/0912/0008 - Sandiacre Friesland Sports Centre

Cllr Mrs Noskwith declared a non-prejudicial interest in application ERE/0912/0008 as a Member of Friesland School Governing Body.

### 45. PUBLIC SPEAKING

No items were raised.

### 46. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 47. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 4 SEPTEMBER 2012



ERE/0712/0053            **Bridge Inn, Longmoor Lane**  
Advertisement consent for the erection of illuminated & non-illuminated signs  
EBC: Approved with conditions            (Delegated)            18/9/12

ERE/0512/0038            **Land Sth of The Plough PH, Town Street**  
Erection of a three storey block containing six apartments  
Reduction in size of building and number of apartments    Revised consultation  
EBC: Approved with conditions            (COMMITTEE)            19/9/12

ERE/0712/0051            **Rear garage & part of first floor above 18 Grasmere Street**  
Demolition of existing garage to rear and erection of replacement garage with new dwelling  
above including external alterations to existing building (re-submission of ERE/0312/0047)  
EBC: Approved with conditions            (Delegated)            20/9/12

CD8/0712/33            **Cloudside Junior School**  
New corporate signage adjacent main pedestrian access  
DCC: Approved 20/9/12

ERE/0712/0013            **21 Rushy Lane**            Mr P Gray  
Proposed garage conversion with changes to approved elevations  
EBC: Approved with conditions            (Delegated)            2/10/12

**50. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)**

ERE/0812/0046 - Land East of 48 Kings Road, Land North of 45 Doncaster Avenue, 18-38 Charles Avenue and 10-120 Town Street

DCC: Notice of temporary footpath closure (No's 13 and 20) to facilitate public safety due to demolition of existing dwellings

**51. DATE AND TIME OF THE NEXT MEETING**

Tuesday, 6 November 2012 at 7.00pm

**PART 2. CONFIDENTIAL INFORMATION**

No items were deemed confidential.

**The meeting closed at 7.20pm.**

**Signed by the Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 6 November 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire NG10 5FJ

**PRESENT:**

	Cllr G Dinsdale	(Chair man)
	Cllr Mrs J Chandler	
A	Cllr Miss K Hales	
A	Cllr A Hardy	
A	Cllr A Hughes	
	Cllr P Hunt	
	Cllr W Major	
	Cllr Mrs A Noskwith	(Ex-officio)
	Cllr L White	

**IN ATTENDANCE:** Mrs M Bloor - Clerk to the Parish Council

**MEMBERS OF THE PUBLIC:** No members of the public were present

## PART 1. NON-CONFIDENTIAL INFORMATION

### 52. APOLOGIES FOR ABSENCE

Cllr Miss Hales	Work commitment
Cllr Hardy	Illness
Cllr Hughes	Prior engagement

**RESOLVED:** to approve the apologies for absence submitted by Councillors.

### 53. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 54. DECLARATION OF MEMBERS' INTERESTS

ERE/1012/0026: Land Rear/North of 2-4 Waterside Close

Cllr Dinsdale declared a non-prejudicial interest in application ERE/1012/0026, as he indirectly knew the developer through work.

### 55. PUBLIC SPEAKING

No members of the public were present.

### 56. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 57. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 2 OCTOBER 2012

**RESOLVED** that the Minutes of the meeting held on Tuesday, 2 October 2012, as previously circulated to Members, were signed as a correct record.

Cllr Mrs Noskwith had chaired the last meeting in the absence of Cllr Dinsdale.

#### 58. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/1012/0026            **Land Rear/North of 2-4 Waterside Close**  
Construction of 18 dwellings and new access road

**RESOLVED:**

1. The development should meet affordable housing requirements
2. The eastern site boundary is adjacent to the public footpath running along the line of the former canal. Consideration should be given to the impact of the development upon surrounding areas, in particular, drainage close to a nearby watercourse if plans to re-open the former canal were successful.
3. Concerns remain over restricted access/egress to the site via Waterside Close, especially with an increased number of dwellings and associated vehicles.

Vehicles are known to park in close proximity to the junction of Waterside Close and other vehicles regularly travel at speed along Longmoor Lane over the old canal bridge coming from the M1. Consideration should be given to parking and access issues at the entrance to the site.

#### 59. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0812/0053            **Land East of 22 Poplar Avenue**  
Erection of a detached dormer bungalow  
EBC: Approved with conditions            (Delegated)            12/10/12

ERE/0612/0010            **Hart Lea, Town Street**  
Erection of nine dwellings  
EBC: Approved with conditions            (COMMITTEE)            17/10/12

ERE/0812/0046            **Cabinet (Sandiacre PCP005), Side of Post Office King Edward St**  
Prior notification for the installation of a telecommunications cabinet  
EBC: Approved with conditions            (Delegated)            19/10/12

#### 60. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

ERE/0912/0008: Sandiacre Friesland Sports Centre  
Notice received that EBC Planning Committee would consider the application on 14/11/12.

#### 61. DATE AND TIME OF THE NEXT MEETING

Tuesday, 4 December 2012 at 7.00pm

#### PART 2. CONFIDENTIAL INFORMATION

No items were deemed confidential.

**The meeting closed at 7.20pm.**

Signed by the Chairman: \_\_\_\_\_

Date: \_\_\_\_\_

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 4 December 2012 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire NG10 5FJ

**PRESENT:** Cllr G Dinsdale (Chair man)  
Cllr Mrs J Chandler  
Cllr Miss K Hales  
Cllr A Hardy  
Cllr A Hughes  
Cllr P Hunt  
Cllr W Major  
Cllr Mrs A Noskwith (Ex-officio)  
Cllr L White

**IN ATTENDANCE:** Mrs M Bloor - Clerk to the Council

**MEMBERS OF THE PUBLIC:** No members of the public were present

## PART 1. NON-CONFIDENTIAL INFORMATION

### 62. APOLOGIES FOR ABSENCE

All Committee Members were present.

### 63. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business on the Agenda.

### 64. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest received.

### 65. PUBLIC SPEAKING

No members of the public were present.

### 66. TO DETERMINE WHICH ITEMS, IF ANY, FROM PART 1 OF THE AGENDA SHOULD BE TAKEN WITH THE PUBLIC EXCLUDED.

No items were deemed confidential.

### 67. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 6 NOVEMBER 2012

**RESOLVED** that the Minutes of the meeting held on Tuesday, 6 November 2012, as previously circulated to Members, were signed as a correct record.

### 68. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/1112/0007      **21 Starch Lane**      Miss H Stockdale  
Variation of condition 2 of planning permission ERE/0312/0008 to allow the repositioning of the proposed office block

**RESOLVED:** that no objections be made to the application

