

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 7 January 2014 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire

**PRESENT:**

A	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 Council  
Cllr Mrs S Dickman

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

## PART 1 – NON CONFIDENTIAL INFORMATION

**RESOLVED:** that Cllr Mrs Noskwith assume the position of Chairman in the absence of Cllr Dinsdale

### 88. APOLOGIES FOR ABSENCE

Cllr Dinsdale                      Prior commitment

**RESOLVED:** to approve the apology for absence submitted by Cllr Dinsdale

### 89. VARIATION OF ORDER OF BUSINESS

**RESOLVED:** to consider new applications recently received:

EBC Reference	Application	EBC Validated	PC Consulted
ERE/1213/0048	2 Jackson Avenue	30/12/13	2/1/14
ERE/1213/0050	Unit 8, Octavia House	24/12/13	3/1/14
ERE/1114/0001	54 Springfield Avenue	6/1/14	7/1/14

### 90. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 91. DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

### 92. PUBLIC SPEAKING

There were no items raised.

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

There were no items were deemed confidential.

94. **TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 3 DECEMBER 2013**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 3 December 2013, as previously circulated to Members, were signed by the Chairman as a correct record

95. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

1. ERE/1213/0020      **271 Bostocks Lane**      Mr J Chisholm  

Validation:10/12/13	Consultation: 13/12/13	End date: NK	Officer: VG
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Change of use of residential property to mixed use for residential and car parking purposes  
**RESOLVED:** that no objections be made to the application
2. ERE/1213/0024      **Land East of 48 Kings Road, Land North, 45 Doncaster Avenue, 18-38 Charles Avenue and 10-120 Town Street**      Westleigh Developments  

Validation:11/12/13	Consultation: TBC	End date: NK	Officer: VG
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Variation of conditions 27, 28 & 29 of ERE/0812/0046 for erection of 40 new dwellings to allow highway works to be undertaken prior to the occupation of the dwellings  
**RESOLVED:** that no objections be made to the application
3. ERE/1213/0028      **2 Derby Road**      Mr S Misiewicz  

Validation:17/12/13	Consultation: 19/12/13	End date: 16/1/14	Officer: AG
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Retrospective application for change of use of ground floor flat to B1 offices  
**RESOLVED:** that no objections be made to the application
4. ERE/1213/0036      **17 Spencer Avenue**      Mr and Mrs Coleman  

Validation:19/12/13	Consultation: 24/12/13	End date: 16/1/14	Officer: KD
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Single-storey rear extension and front dormers to roof  
**RESOLVED:** that no objections be made to the application
5. ERE/1213/0040      **The Hewarths, No Mans Lane**      Mr and Mrs Maltby  

Validation:23/12/13	Consultation: 27/12/13	End date: NK	Officer: VG
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Erection of replacement single storey rear extension and proposed single storey side extension plus removal of redundant driveway off No Mans Lane and raise land levels to form patio area. Alterations to boundary wall  
**RESOLVED:** that no objections be made to the application
6. ERE/1213/0042      **10 Oakfield Drive**      Mr M Taft  

Validation: NK	Consultation: 30/12/13	End date: 14 days	Officer: VG
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Single-storey rear and two-storey side extension  
Reduction in the size of the single storey rear extension  
**RESOLVED:** that no objections be made to the application
7. ERE/1213/0043      **22 Spencer Avenue**      Mr N Heath  

Validation:27/12/13	Consultation: 30/12/13	End date: NK	Officer: VG
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Erection of single-storey rear extension & two-storey side extension (Re-submission of ERE/1013/0004)  
**RESOLVED:** that no objections be made to the application

8. ERE/1213/0048      **2 Jackson Avenue**      Miss J Dilks  

Validation:30/12/13	Consultation: 2/1/14	End date: NK	Officer: VG
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Erection of two-storey side extension  
**RESOLVED:** that no objections be made to the application
9. ERE/1213/0050      Nurture Ltd  
**Unit 8 Octavia House, Interchange 25 Business Park Bostocks Lane**  

Validation:24/12/13	Consultation: 3/1/14	End date: NK	Officer: KW
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Revision to car parking spaces (including 10 new spaces), covered bicycle shelter for 8 no. bicycles, alterations to elevations for new entrance and fenced enclosure for air-handling plant  
**RESOLVED:** that no objections be made to the application
10. ERE/1114/0001      **54 Springfield Avenue**      Mr P Birtles  

Validation:6/1/14	Consultation: 7/1/14	End date: NK	Officer: VG
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First floor rear extension, single storey rear extension and two storey front/side  
**RESOLVED:** that no objections be made to the application

**96. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/1013/0012      **Sandiacre Lock, Lock Lane**  
The fitting of new timber fendering to both sets of gates, installation of anti-vandal devices to the gearing on the bottom gates and alteration to the safety pawls on gate paddle gearing to prevent its complete disengagement  
*EBC: Approved 9/12/13*

ERE/1113/0022      **39 Hayworth Road**  
Application for certificate of existing lawful use of building as a fish & chip shop / Chinese takeaway (Class A5)  
*EBC: Certificate approved 19/12/13*

ERE/1113/0014      **Pear Tree House, 25 Town Street**  
Listed building consent: Repairs and replacement of gutters including replacement plastic gutters to aluminium, alterations to the boundary canal side wall, replacement of three courtyard windows to Yorkshire sash windows, installation of new window to south elevation, installation of 6 roof lights, installation of French doors, demolition of existing conservatory and toilet block and installation of alarm box and internal alterations to form bigger bathroom and en-suite, downstairs WC and study and new French doors to kitchen  
*EBC: Approved 30/12/13*

ERE/1113/0015      **Pear Tree House, 25 Town Street**  
Planning permission is sought to rebuild the canal side boundary wall, to replace three courtyard windows with Yorkshire sash windows, the addition of a window to the SE elevation, the installation of 6 roof lights, the insertion of French doors, and the increased width and replacement of the garage doors  
*EBC: Approved 30/12/13*

WITHDRAWN      6/1/14      No reason shown  
ERE/1113/0015      **15 Beech Avenue**      Mr R Newman  
Erection of one dwelling

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

There were no items of correspondence to consider.

**PART 2 - CONFIDENTIAL INFORMATION**

**98. CONFIDENTIAL ITEM**

There were no items deemed confidential.

**99. DATE AND TIME OF THE NEXT MEETING - TUESDAY, 4 FEBRUARY 2014**

- Planning Committee meeting 7.00pm
- Parish Council meeting 7.30pm

**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 February 2014 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  
A Cllr P Hunt  
Cllr W Major  
Cllr Mrs A Noskwith (Ex-officio)  
Cllr L White

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

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

## PART 1 – NON CONFIDENTIAL INFORMATION

### 100. APOLOGIES FOR ABSENCE

Cllr P Hunt Prior meeting commitment (School Governor)

**RESOLVED:** to approve the apologies for absence submitted by Cllr Hunt

### 101. VARIATION OF ORDER OF BUSINESS

**RESOLVED:** to consider new applications recently received:

EBC Reference	Application	EBC Validated	PC Consulted
027109 (Trees)	The Chestnuts, Derby Road	27/1/14	

### 102. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 103. DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

### 104. PUBLIC SPEAKING

There were no items raised.

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

There were no items deemed confidential.

**106. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 7 JANUARY 2014**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 7 January 2014, as previously circulated to Members, were signed by the Chairman as a correct record

**107. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/1213/0036                      **17 Spencer Avenue**                      Mr and Mrs Coleman  

Validation: 19/12/13	Consultation: 14/1/14	End date: 13/2/14	Officer: GW
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Single-storey rear extension and front dormers to roof  
\*\*\*Wall/gate to front boundary added to application plans and the description of the development\*\*\*

**RESOLVED:** that objections be made to the application on the grounds of height and scale and that the proposed front boundary wall and gate will be imposing and unsympathetic to the existing street scene

ERE/0114/0009                      **121 Town Street**                      Eros Properties Ltd  

Validation: 7/1/14	Consultation: 9/1/14	End date: NK	Officer: GW
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Change of use of existing electrical goods warehouse building to provide flexible B1 (business), B2 (general industry), B8 (storage or distribution) with a retained trade counter and associated car parking

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

ERE/1113/0015                      **15 Beech Avenue**                      Mr R Newman  

Validation: 10/1/14	Consultation: 10/1/14	End date: NK	Officer: NC
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Erection of one dwelling  
RE-SUBMISSION of ERE/1113/0031

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

027109                      **Land at The Chestnuts, Derby Road**                      Mr S Malvern  

Validation: 27/1/14	Consultation:	End date:	Officer: KW
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Reduce one Horse Chestnut tree by 2 metres all the way round and crown thin another by 15% as they have bleeding cancor and poor unions

**RESOLVED:** that there are no objections, but comments are submitted that planting of replacement trees should be considered if there is future loss of trees on the site in order to maintain amenity value and identity of the property

**108. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/1213/0042                      **10 Oakfield Drive**  
Single-storey rear and two-storey side extension  
Reduction in the size of the single storey rear extension  
*EBC: Approved: 21/1/14*

ERE/1213/0042                      **Magna Seating Systems-Former, Regent Street**  
Demolition of existing office, factory and social club and erection of 21 dwellings  
*EBC: Approved with Section 106: 20/1/14*

ERE/1113/0034                      **Great Bear Distribution, Mark Street**  
Change of use from B8 (storage & distribution) to B2 (manufacture)  
*EBC: Approved: 21/1/14*

CW8/0413/17

**Quarry Hill Ind Est, off Merlin Way, Ilkeston**

Incinerator Bottom Ash Processing and Aggregates and Soils Re-cycling Facility on land at the former Saint-Gobain Small Valves Yard, Building and discussed Rifle Range  
*DCC: Approved by Committee 27/1/14*

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

Notification the Planning Enforcement Plan had been adopted by EBC.

**PART 2 - CONFIDENTIAL INFORMATION**

**110. CONFIDENTIAL ITEM**

There were no items deemed confidential.

**111. DATE AND TIME OF THE NEXT MEETING - TUESDAY, 4 MARCH 2014**

- Planning Committee meeting                      7.00pm
- Parish Council meeting                              7.30pm

**The meeting closed at 7.20pm.**

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

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

# SANDIACRE PARISH COUNCIL

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Minutes of the Parish Council Planning Committee meeting held on Tuesday, 4 March 2014 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire, NG10 5FJ

**PRESENT:**

A	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 Council  
Cllr Mrs S Dickman  
Cllr S Bilbie  
Cllr Mrs N White

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

**RESOLVED:** that in the absence of Cllr Dinsdale, Cllr Mrs Noskwith take the chair

## PART 1 – NON CONFIDENTIAL INFORMATION

### 112. APOLOGIES FOR ABSENCE

Cllr G Dinsdale          Prior engagement

**RESOLVED:** to approve the apologies for absence submitted by Cllr Dinsdale

### 113. VARIATION OF ORDER OF BUSINESS

**RESOLVED:** to consider a new application recently received:

EBC Reference	Application	EBC Validated	PC Consulted
ERE/0214/0035	28 Elm Avenue	21/2/14	27/2/14

### 114. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 115. DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

### 116. PUBLIC SPEAKING

There were no items raised.



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

There were no items deemed confidential.

**118. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 4 FEBRUARY 2014**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 4 February 2014, as previously circulated to Members, were signed by the Chairman as a correct record

**119. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/0214/0009            **Land East of 56 Bostocks Lane**            McDonalds  
Freestanding two storey restaurant with associated drive-thru, access, car parking and landscaping and installation of 2no customer order displays and canopies

Validation:7/2/14	Consultation: 11/2/14	End date: Not shown	Officer: GW
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**RESOLVED:** to submit objections to the above application: Refer Appendix 1

ERE/0214/0010            **Land East of 56 Bostocks Lane**            McDonalds  
Various site signage including: one gateway (height restrictor), nine freestanding signs, one side by side directional. One banner and fourteen dot signs

Validation: 3/2/14	Consultation: 11/2/14	End date: Not shown	Officer: GW
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**RESOLVED:** to submit objections to the above application: Refer Appendix 1

ERE/0214/0011            **Land East of 56 Bostocks Lane**            McDonalds  
Seven new fascia signs

Validation: 3/2/14	Consultation: 11/2/14	End date: Not shown	Officer: GW
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**RESOLVED:** to submit objections to the above application: Refer Appendix 1

ERE/0214/0012            **Land East of 56 Bostocks Lane**            McDonalds  
The installation of a freestanding 12m totem sign

Validation: 3/2/14	Consultation: 11/2/14	End date: Not shown	Officer: GW
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**RESOLVED:** to submit objections to the above application: Refer Appendix 1

ERE/0214/3005    **Cottage A, The Pencil Works Lenton Street**    Patchitt Joinery  
Change of use from b1 offices to two self-contained flats

Validation:6/2/14	Consultation: None	End date: Not shown	Officer: VG
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**RESOLVED:** that no objections be made to the above application

ERE/0214/0035            **28 Elm Avenue**            Mr S Barratt  
Single storey rear extension

Validation:21/2/14	Consultation: 27/2/14	End date: 22/3/14	Officer: AG
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**RESOLVED:** that no objections be made to the above application

**120. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/1213/0050

**Unit 8 Octavia House, Interchange 25 Business Park Bostocks Lane**

Revision to car parking spaces (including 10 new spaces), covered bicycle shelter for 8 no. bicycles, alterations to elevations for new entrance and fenced enclosure for air-handling plant

*EBC: Approved 4/2/14*

ERE/1013/0017

**43 Lancaster Avenue**

WITHDRAWN 6/2/14

Single-storey rear extension & raised decking area

ERE/1213/0048

**2 Jackson Avenue**

Erection of two-storey side extension

*EBC: Approved 11/2/14*

ERE/1213/0043

**22 Spencer Avenue** (Re-submission of ERE/1013/0004)

Erection of single-storey rear extension & two-storey side extension

*EBC: Approved 11/2/14*

ERE/1213/0040

**The Hewarths, No Mans Lane**

Erection of replacement single storey rear extension and proposed single storey side extension plus removal of redundant driveway off No Mans Lane and raise land levels to form patio area. Alterations to boundary wall

*EBC: Approved 11/2/14*

ERE/1213/0028

**2 Derby Road**

Retrospective application for change of use of ground floor flat to B1 offices

*EBC: Approved 10/2/14*

ERE/1213/0020

**271 Bostocks Lane**

Change of use of residential property to mixed use for residential and car parking purposes

*EBC: Approved 12/2/14*

ERE/1114/0001

**54 Springfield Avenue**

First floor rear extension, single storey rear extension and two storey front/side

*EBC: Approved 20/2/14*

**121. PLANNING ENFORCEMENT PLAN**

A copy of the document had previously been circulated.

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

ERE/1113/0005 Land rear/North of 2-4 Waterside Close

To be considered by EBC Planning Committee on 12/3/14 at 5.30pm at Ilkeston TH

**PART 2 - CONFIDENTIAL INFORMATION**

**123. CONFIDENTIAL ITEM**

There were no items deemed confidential.

**124. DATE AND TIME OF THE NEXT MEETING - TUESDAY, 1 APRIL 2014**

- Planning Committee meeting 7.00pm
- Parish Council meeting 7.30pm

**The meeting closed at 7.25pm.**

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

## APPENDIX 1

### SANDIACRE PARISH COUNCIL - CONSULTATION SUBMISSION

ERE/0214/0009      **Land East of 56 Bostocks Lane**      McDonalds  
Freestanding two storey restaurant with associated drive-thru, access, car parking  
and landscaping and installation of 2 customer order displays and canopies

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#### BACKGROUND INFORMATION FOR THE SITE

ERE/1208/0045      **Land East of 56 Bostocks Lane**  
Planning permission granted (March 2009) for the erection of an office development including  
car parking and other associated works

#### To protect the amenity of neighbours

The offices shall not be open for use outside the following hours to protect the  
amenity of neighbours:      0700 - 1900, Mondays to Fridays  
   0800 - 1300, Saturday mornings

#### In the interests of visual amenity and to protect the amenity of residents

No external light shall be installed either on the building or within the site curtilage  
unless planning permission has first been granted

#### **Highway safety**

One of the main issues when considering the proposal is the impact of the  
development on highway safety.

The site is located adjacent to a very busy junction on the Motorway/Trunk Road  
network and Bostocks Lane is heavily trafficked and serves as a main route from  
the wider area onto that Motorway/Trunk Road network.

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### OBJECTIONS: MATERIAL CONSIDERATIONS

#### Operating hours

The opening of a 24 hour, 7 days per week fast food outlet on the site will create a  
significant adverse impact upon the amenity of nearby residents.

The application for a 'drive thru' indicates a major difference in operating hours from  
those previously approved for the site.

#### Impact upon the character of the area

It is considered that the 'drive thru' will not positively contribute to the character of the  
area and will harm the appearance of the partial rural setting and the views from  
nearby dwellings as well as residents' enjoyment of their properties.

The proposal would be an inefficient use of the vacant site and it is important to  
safeguard the environment and amenity of the area.

#### Noise and disturbance

The application is considered unacceptable by reasons of frequent comings and  
goings of customer vehicles and delivery lorries visiting the site throughout the day,  
including at unsociable hours.

If would be important that delivery times of goods are restricted to normal business hours.

It is intended that there will be two hour deliver slots lasting up to 45 minutes, three times per week. Logistically, does this mean an area of the car park will be cordoned off for periods of time thereby disrupting customer parking?

The regular opening and closing of car doors and the unacceptable level of activity will create ongoing noise and disturbance that would be detrimental to the general amenity of nearby residential properties.

The constant noise of traffic passing through the Drive-Thru lanes, 24 hours a day, 7 days a week is going to cause more traffic noise and pollution in an area already at the high-end range of pollution from the M1 and A52.

### **Signage**

Prominent signs and advertisements will detract from the quality of the street scene and will distract the attention of drivers traveling to and from the M1 and A52, which may compromise highway safety.

The proposed signage and advertisements will have an unacceptable adverse impact upon the amenity of the locality and are over dominant and over bearing.

### **Traffic generation**

At peak times of the day, there is a significant amount of traffic exiting the Motorway and A52, which travels along Bostocks Lane. For vehicles wishing to enter or exit the 'drive thru' there is anticipated congestion.

Stationary or slow moving traffic will generate far more pollution than free-flowing.

By its very nature, a Drive-Thru will generate an increase in traffic and there is the possibility of cars queuing, creating a tailback onto Bostocks Lane.

Deliveries to service the site will be carried out by large articulated lorries, due to the limited space on the site, this could lead to congestion and parking delays.

To exit the site, the articulated lorries would have to carry out a very difficult manoeuvre encroaching onto parking spaces.

### **Highways**

The application indicates there would be closure of the existing access and egress.

In the interests of protecting the environment, car parking should not be provided where it could lead to traffic congestion and associated environmental pollution.

There is a risk posed to pedestrians wishing to access the site from Bostocks Lane and having to cross a busy highway to reach the 'drive thru', especially for families and young children positioned in the central reservation waiting to cross.

Safe passage for pedestrians must be maintained when crossing a busy highway and when entering, leaving and travelling around the site.

Traffic turning right into the site will have to move into the central reservation causing obstruction, especially at peak times of the day when there are queues.

### **Light pollution**

In the evening and at night, an obtrusive amount of illuminated signage and lighting (inside and out) from the restaurant will have an adverse impact upon the amenity of nearby residents on Bostocks Lane.

### **Car parking**

The application suggests there would be parking for 42 vehicles, yet the number of full time equivalent staff is 45. This would seem to indicate that customer parking provision is inadequate and will lead to nearby off-site parking in and around the area. Is there sufficient parking provision for the number of staff using the site?

### **Designing out crime**

It is considered that the site could attract groups of youths and increase incidents of anti social behaviour or crime. This is also considered in regard to a number of local criminal incidents involving vehicles travelling on the Motorway and targeting local properties.

The use of CCTV cameras would be essential as there is no natural surveillance at the rear of the store.

### **Environmental issues**

Takeaways are differentiated from restaurants because they raise different environmental issues, such as litter, longer opening hours, and extra traffic and pedestrian activity, from those generally raised by A3: Restaurant and Café use.

With A3 use, any takeaway food sold on an ancillary basis is usually taken home for consumption.

The outdoor seating area is an additional source of disturbance and nuisance for the neighbouring properties and will have an adverse impact upon the amenity of the residents.

Residents' are entitled to peaceful enjoyment of their property.

### **Health and wellbeing: Particularly of school children**

<p><b><u>Healthy People, Healthy Places</u></b></p>
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<p>Published 13 November 2013</p>
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<p>Obesity and the environment: Regulating the growth of fast food outlets</p>
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The proposal is potentially contrary to the wellbeing of nearly 100 pupils at the Risley Lower Grammar CE Primary School and Friesland School, which currently has 1272 pupils on roll.

The provision of a fast food outlet involving a substantive takeaway element in such close proximity to the school would give rise to concerns that any grant of planning permission could potentially undermine the principles of current Government policy.

A fast food outlet would have an adverse impact upon the eating habits of young people in the area, contrary to the social objective of encouraging healthy eating.

*'Planning Authorities can influence the built environment to improve health and reduce the extent to which it promotes obesity'.*

Local authorities can limit catering arrangements with the intention of developing formal recommendations on reducing the proximity of fast food outlets to schools, colleges, leisure centres and other places where children gather.

**The submission of Sandiacre Parish Council is for the Local Planning Authority to refuse the application for a fast food restaurant based upon the above considerations.**

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

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Minutes of the Parish Council Planning Committee meeting held on Tuesday, 1 April 2014 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire NG10 5FJ

**PRESENT:**

	Cllr G Dinsdale	(Chairman)
A	Cllr Mrs J Chandler	
A	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 Council  
Cllr Mrs S Dickman  
Cllr Mrs N White

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

## PART 1 – NON CONFIDENTIAL INFORMATION

### 125. APOLOGIES FOR ABSENCE

Cllr Mrs Chandler	Prior commitment
Cllr Hunt	Holiday

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

### 126. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business.

### 127. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 128. DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

### 129. PUBLIC SPEAKING

There were no items raised.

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

There were no items deemed confidential.



**131. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 4 MARCH 2014**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 4 March 2014, as previously circulated to Members, were signed by the Chairman as a correct record

**132. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/0214/0042            **29 Doncaster Avenue**            Mr K Sarson  
Erection of rear extension  
**RESOLVED:** that no objections be made to the application

TREE/0214/1437        **The Rectory, Church Drive**            Derby Diocese  
Works to 6 trees and removal of 3 trees  
**RESOLVED:** that no objections be made to the application

TREE/0314/1438        **Rockville Church Street**            Mr M Thompson  
Remove six leylandi trees within conservation area  
**RESOLVED:** that no objections be submitted to the application, but comments made that the Tree Officer should be fully satisfied with the proposed work

ERE/0314/0010            **Former Craft Centre & Building to North of, Pear Tree Yard, Town Street**            DWR Developments  
Second floor extension to existing building, external and internal alterations to provide 4 floors of residential accommodation (4 units) Demolition of outbuilding and construction of a three storey building for residential use (1 unit)  
**RESOLVED:** that no objections be submitted to the application, but comments made that the Conservation Officer should be fully satisfied with the proposed development before work commences

ERE/0314/0017            **43 Lancaster Avenue**            Mr Penn  
Single storey side and rear extension including covered deck area and new side path  
**RESOLVED:** that no objections be made to the application

ERE/0314/0029            **7 Bradgate Close**            Mr L Hunt  
Single storey front extension & two storey front/side extension  
**RESOLVED:** that objections be made to the application on the following grounds: Scale and mass of the proposed extensions to the existing plot and over dominance of the roof line. The proposal is not in keeping with the street scene and surrounding properties.

**133. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/1113/0015            **15 Beech Avenue**            WITHDRAWN 28/2/14  
Erection of one dwelling (RE-SUBMISSION of ERE/1113/0031)

ERE/0114/0009            **121 Town Street**  
Change of use of existing electrical goods warehouse building to provide flexible B1 (business), B2 (general industry), B8 (storage or distribution) with a retained trade counter and associated car parking  
*EBC Approved: 4/3/14*

027109                    **Land at The Chestnuts, Derby Road**  
Reduce one Horse Chestnut tree by 2 metres all the way round and crown thin another by 15% as they have bleeding cancer and poor unions  
*EBC Approved: 6/3/14*

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

- I. Consultation on the proposed main modifications to the Broxtowe Borough Aligned Core Strategy – Consultation ends 30/4/14
- II. EBC: Local validation requirements for Planning Applications. New Local List for Erewash was adopted and came into force 1/4/14
- III. ERE/0214/0010, 11 and 12 Land East of 56 Bostocks Lane (McDonalds) to be considered by EBC Planning Committee on 9/4/14

**RESOLVED:** to note the above items

**PART 2 - CONFIDENTIAL INFORMATION**

**136. CONFIDENTIAL ITEM**

There were no items deemed confidential.

**137. DATE AND TIME OF THE NEXT MEETING - TUESDAY, 13 MAY 2014**

**SECOND TUESDAY IN THE MONTH**

- Annual Parish Council Meeting 6.30pm
- Planning Committee meeting 7.00pm
- Parish Council meeting 7.30pm

**The meeting closed at 7.30pm.**

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

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

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Minutes of the Parish Council Planning Committee meeting held on Tuesday, 13 May 2014 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 Council  
Cllr Mrs S Dickman  
Cllr Bilbie

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

## PART 1 – NON CONFIDENTIAL INFORMATION

### 1) APOLOGIES FOR ABSENCE

Cllr Hardy Illness

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

### 2) VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business.

### 3) DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 4) DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

### 5) PUBLIC SPEAKING

There were no items raised.

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

There were no items deemed confidential.

7) **TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 1 APRIL 2014**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 1 April 2014, as previously circulated to Members, were signed by the Chairman as a correct record.

8) **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/ 0314/0044      **11 Lime Grove**      Mr and Mrs Saville  
Erect conservatory to the rear  
Validated 31/03/14      Officer: Andrew Johnson  
*Response submitted within consultation deadline: No objections*

ERE/0414/1445      **24 Sycamore Crescent**      East Midlands Housing Group  
TPO: Works to oak tree to reduce branches by up to 2 metres  
Validated 1/04/14      Officer: Eilish Gardner  
*Response submitted within consultation deadline: No objections*

ERE/0414/1447      **9 Lock Lane**      Mr G Topham  
Conservation area: Fell willow tree  
Validated 9/04/14      Officer: Nick Cox  
*Response submitted within consultation deadline: No objections*

ERE/ 0414/2026      **29 Orchard Way**      Mr A Bradshaw  
Prior notification of rear lounge and store room extension  
Validated 15/04/14      Officer: Andrew Johnson  
EBC: Approval not required      Decision 9/5/14

ERE/ 0414/2039      **121 Town Street**      Mr P O'Neil  
Erection of 1.8m high Triton heras fencing with 2 vehicle gates and 2 personal gates  
Validated 11/4/14      Officer: Andrew Johnson  
**RESOLVED:** That no objections be submitted

ERE/0414/0046      **3 Devon Close**      Mrs I Tamber-Wolf  
Erection of two-storey side extension and single storey front extension  
Validated 17/4/14      Officer: Valerie Glew  
**RESOLVED:** That objections be submitted as follows:-  
Over dominance of the proposed extension to the size of the plot. The proposal would not be in keeping with the existing street scene and surrounding properties.

ERE/0414/0050      **33A Orchard Way**      Mr N Johnson  
Single storey side extension including room within roof space  
Validated 25/4/14      Officer: Steven Burgoyne  
**RESOLVED:** That no objections be submitted

ERE/0414/0050      **Land South of The Plough Inn, Town Street**  
Construct a three storey assisted living complex housing 12 residential units with a detached dedicated day care facility and office  
Validated 30/4/14      Officer: Valerie Glew  
EBC: Extension granted to 4/6/14 due to technical error on their website  
**RESOLVED:** To include on the Agenda for the next meeting

EW8/0414/12      **Foundry Park, Lows Lane, Ilkeston**      Trust Utilities Management  
Change of use of part of former Stanton Foundry site to Aggregate Recycling Facility with associated storage and siting of 2 weighbridges and modular office  
**RESOLVED:** That objections be submitted as follows:  
Increased traffic generation through Sandiacre for HGV vehicles requiring access to and from the M1/A52. Excessive vehicle movement in the village centre at the crossroads of Longmoor Lane, Station Road, Derby Road and Town Street.

9) **TO NOTE PLANNING DECISIONS RECEIVED**

ERE/0314/0010 **Former Craft Centre & Building to North of, Pear Tree Yard, Town Street**

Second floor extension to existing building, external and internal alterations to provide 4 floors of residential accommodation (4 units) Demolition of outbuilding and construction of a three storey building for residential use (1 unit) *INVALIDATED 4/4/14*

TREE/0214/1437 **The Rectory, Church Drive**

Works to 6 trees and removal of 3 trees  
*EBC: Approved 8/4/14*

TREE/0314/1438 **Rockville Church Street**

Remove six leylandi trees within conservation area  
*EBC: Approved 11/4/14*

ERE/0214/0035 **28 Elm Avenue**

Single storey rear extension  
*EBC: Approved 8/4/14*

ERE/0214/0042 **29 Doncaster Avenue**

Erection of rear extension  
*EBC: Approved 17/4/14*

ERE/0214/0009 **Land East Of 56 Bostocks Lane (McDonalds)**

Freestanding two storey restaurant with associated drive-thru, access, car parking and landscaping and installation of 2no customer order displays and canopies  
*EBC Committee refused 16/4/14, on the following grounds:*

*Late night comings and goings generated by the 24 hour operation of the development and associated disturbance would be harmful to neighbouring residential amenity.*

*Overspill parking generated by the development, especially large vehicles such as HGVs and coaches, which are not provided for by the proposals, would be harmful to residential amenity.*

*There is insufficient information to determine the safety of pedestrian movements generated by the development, taking into account the location on a residential road on the edge of Risley and Sandiacre and within walking distance of Sandiacre Friesland Secondary School.*

ERE/0214/0010 **Land East Of 56 Bostocks Lane (McDonalds)**

Various site signage including: one gateway (height restrictor), nine freestanding signs, one side by side directional. One banner and fourteen dot signs  
*EBC Committee refused 16/4/14*

ERE/0214/0011 **Land East Of 56 Bostocks Lane (McDonalds)**

Seven new fascia signs  
*EBC Committee refused 16/4/14*

ERE/0214/0012 **Land East Of 56 Bostocks Lane (McDonalds)**

The installation of a freestanding 12m totem sign  
*EBC Committee refused 16/4/14*

10) **CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)**

PART 2 - CONFIDENTIAL INFORMATION

**11) CONFIDENTIAL ITEM**

There were no items deemed confidential.

**12) DATE AND TIME OF THE NEXT MEETING - TUESDAY, 3 JUNE 2014**

- Planning Committee meeting 7.00pm
- Parish Council meeting 7.30pm

**The meeting closed at 7.30pm.**

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

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

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Minutes of the Parish Council Planning Committee meeting held on Tuesday, 3 June 2014 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 Council
	Cllr Mrs S Dickman

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

## PART 1 – NON CONFIDENTIAL INFORMATION

### 13. APOLOGIES FOR ABSENCE

Cllr Hardy      Illness

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

Cllr Mrs Noskwith had given advance apologies for expected late arrival due to travelling. She joined the meeting part-way through.

### 14. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business.

### 15. DECLARATION OF MEMBERS' INTERESTS

ERE/0514/0016      Adam House MC 85-91 Derby Road      Boots Company Plc  
Cllr Major declared a personal, but non-prejudicial interest as his partner was employed by the Boots Company.

### 16. DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

### 17. PUBLIC SPEAKING

There were no items raised.

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

There were no items deemed confidential.

**19. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 13 MAY 2014**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 13 May 2014, as previously circulated to Members, were signed by the Chairman as a correct record.

**20. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/0414/0050                      **Land South of The Plough Inn, Town Street**  
Construct a three storey assisted living complex housing 12 residential units with a detached dedicated day care facility and office  
Extension granted to 4/6/14 due to technical error on the EBC website

**RESOLVED:** That no objections be made to the application. Comments were made that guidance from the Conservation Officer should be observed on materials and design and sympathetic landscaping and tree planting should be introduced to the site

ERE/0514/0016                      **Former Craft Centre & Building to North of, Pear Tree Yard Town Street**                      DWR Developments Ltd

Second floor extension to existing building, external and internal alterations to provide 4 floors of residential accommodation (4 units). Demolition of outbuilding and construction of a building for residential use (1 unit over three floors), and changes to the vehicular entrance (Re-submission of ERE/0314/0010)

**RESOLVED:** That no objections be made to the application. Comments were made that guidance from the Conservation Officer should be observed on materials and design

ERE/0514/0016                      **Adam House MC 85-91 Derby Road**                      Boots Company Plc  
2 x non illuminated signs 1 x internally illuminated projecting sign (to replace existing signage)

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

**21. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/0414/1447                      **9 Lock Lane**  
Conservation area: Fell willow tree  
*EBC: Approved 15/5/14 (Delegated)*

ERE/0414/1445                      **24 Sycamore Crescent**  
TPO: Works to oak tree to reduce branches by up to 2 metres  
*EBC: Approved 20/5/14 (Delegated)*

ERE/ 0314/0044                      **11 Lime Grove**  
Erect conservatory to the rear  
*EBC: Approved 22/5/14 (Delegated)*

EW8/0414/12                      **Foundry Park, Lows Lane, Ilkeston**  
Change of use of part of former Stanton Foundry site to Aggregate Recycling Facility with associated storage and siting of 2 weighbridges and modular office  
*DCC: Approved 22/5/14*

ERE/ 0414/2039                      **121 Town Street**  
Erection of 1.8m high Triton heras fencing with 2 vehicle gates and 2 personal gates  
*EBC: Approved 30/5/14 (Delegated)*

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

There were not items of correspondence received.



PART 2 - CONFIDENTIAL INFORMATION

**23. CONFIDENTIAL ITEM**

There were no items deemed confidential.

**24. DATE AND TIME OF THE NEXT MEETING - TUESDAY, 1 JULY 2014**

- Planning Committee meeting 7.00pm
- Parish Council meeting 7.30pm

**The meeting closed at 7.30pm.**

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

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

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Minutes of the Parish Council Planning Committee meeting held on Tuesday, 1 July 2014 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	
A	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 Council

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

## PART 1 – NON CONFIDENTIAL INFORMATION

### 25. APOLOGIES FOR ABSENCE

Cllr Hardy	Illness
Cllr A Hughes	Abroad
Cllr P Hunt	Other commitment

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

### 26. VARIATION OF ORDER OF BUSINESS

It was **RESOLVED:** to consider two recently received applications and note a recent decision notice:

Applications

ERE/0614/0041	Progress Rail Services Ltd, Osmaston St
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ERE/0614/0042	Town Street Garage, 61 Town Street
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Decision Notice

ERE/0514/0016	Adam House MC 85-91 Derby Road
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### 27. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 28. DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

### 29. PUBLIC SPEAKING

There were no items raised.

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

There were no items deemed confidential.

**31. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 3 JUNE 2014**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 3 June 2014, as previously circulated to Members, were signed by the Chairman as a correct record.

**32. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/0514/0057      **15 Beech Avenue**      Mr G Gardner  
Erection of one dwelling  
**RESOLVED:** that no objections be made

Trees: 0614/1461      **Beech House, Lock Lane**      Mrs D Merry  
Removal of six trees and works to two trees and a hedgerow  
(Tree work in conservation area)  
**RESOLVED:** that comments be made that suitable replacement trees should be considered to safeguard the character and amenity of the property situated in a conservation area

ERE/0614/0041      **Progress Rail Services Ltd, Osmaston St**      Mr T Fenemore  
Retention of 8 portable buildings  
**RESOLVED:** that no objections be made

ERE/0614/0042      **Town Street Garage, 61 Town Street**      Mr J Taylor  
Retrospective application for replacement roof including an increase in height  
**RESOLVED:** that no objections be made

**33. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/0414/0046      **3 Devon Close**  
Erection of two-storey side extension and single storey front extension  
EBC: Approved 5/6/14

ERE/0414/0050      **Land South of The Plough Inn PH, Town Street**  
Construct a three storey assisted living complex housing 12 residential units with a detached dedicated day care facility and office  
WITHDRAWN 16/6/14

ERE/0414/0050      **33A Orchard Way**  
Single storey side extension including room within roof space  
EBC: Approved 18/6/14

ERE/0514/0016      **Adam House MC 85-91 Derby Road**  
2 x non illuminated signs 1 x internally illuminated projecting sign (to replace existing signage)  
*EBC: Approved 26/6/14*

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

There were not items of correspondence received.

**35. DELEGATION OF DECISIONS OVER THE SUMMER RECESS**

**RESOLVED:** that the Clerk be given delegated authority to respond to planning applications over the Summer recess, following consultation with Cllr Dinsdale (Planning Chairman) and Cllr Mrs Noskwith (Council Chairman).

Should a large application be submitted during this time, the Clerk would notify all Members of the Planning Committee.

## PART 2 - CONFIDENTIAL INFORMATION

### 36. CONFIDENTIAL ITEM

There were no items deemed confidential.

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

**TUESDAY, 2 SEPTEMBER 2014**

#### **FOLLOWING THE AUGUST RECESS**

- Planning Committee meeting 7.00pm
- Parish Council meeting 7.30pm

**The meeting closed at 7.20pm.**

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

# SANDIACRE PARISH COUNCIL

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Minutes of the Parish Council Planning Committee meeting held on Tuesday, 2 September 2014 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 Council

**MEMBERS OF THE PUBLIC:** Mr Reid regarding planning application ERE/0714/0011

## PART 1 – NON CONFIDENTIAL INFORMATION

**RESOLVED:** that in the absence of Cllr Dinsdale, Cllr Mrs Noskwith take the chair.

### 38. APOLOGIES FOR ABSENCE

Cllr Dinsdale Holiday

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

### 39. VARIATION OF ORDER OF BUSINESS

**RESOLVED:** to consider two recent applications that do not appear on the Agenda:

ERE/ 0814/0052      **76, Springfield Avenue**      Mr M Bates  
New single storey bungalow

CW8/0714/54      **Former Stanton Foundry, Ilkeston**      Oaktree Utility  
CHANGE OF USE: Former Stanton Foundry site to aggregate recycling facility with associated storage and siting of 2 weighbridges and modular office

### 40. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 41. DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

### 42. PUBLIC SPEAKING

Mr Reid enquired if the Parish Council had considered application ERE/0714/0011, 18 Grasmere Street, which sought planning approval for disability access to a public venue (Springfield Hall) to meet legal requirements.

It was confirmed that no objections had been submitted under delegated authority over the Summer recess although, comments had been made that guidance from the Conservation Officer should be observed on materials and design.

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

There were no items deemed confidential.

**44. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 1 JULY 2014**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 1 July 2014, as previously circulated to Members, were signed by the Chairman as a correct record.

**45. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

The Clerk had received delegated authority over the Summer recess to respond to applications following consultation with Cllr Dinsdale and Cllr Mrs Noskwith.

- I. ERE/0714/0004                      **7 Bradgate Close**    Mr L Hunt  
Erection of front porch and two storey side extension  
Delegated response: No objections submitted
- II. Trees: 0714/1466                      **Padmore Moorings (Conservation Area)**    Sandiacre PC  
Crown lift a number of trees within the conservation area  
Delegated response: No objections submitted
- III. Trees: 0714/1467                      **St Giles' Churchyards, (Conservation Area)**    Sandiacre PC  
Works to trees in conservation area including removal of beech tree  
Delegated response: No objections submitted
- IV. ERE/0514/0016                      **Former Craft Centre, Town Street**    DWR Developments  
Amended plans for revised window and roof light  
Delegated response: No objections submitted
- V. ERE/0714/0011                      **Land South of The Plough Inn**    W May Developments  
Construct a three storey building housing 12 C2 residential units with an ancillary dedicated Skills and Learning Centre.    **MAJOR DEVELOPMENT**  
Delegated response: No objections submitted, but comments made that guidance from the Conservation Officer should be observed on materials and design and sympathetic landscaping and tree planting should be introduced.
- VI. ERE/0714/0011                      **18 Grasmere Street**    Mrs D Reid  
Demolition of existing single storey building and erection of a 2 storey side extension  
Delegated response: No objections submitted, but comments made that guidance from the Conservation Officer should be observed on materials and design.
- VII. ERE/0714/0048                      **Progress Rail Services Ltd, Osmaston Street**  
Retention of 3 portable buildings and placement of new portable building  
Delegated response: No objections submitted
- VIII. ERE/0714/0051                      **Service Station Texaco, Derby Road**    Mr V Kotecha  
Change of use from petrol filling station to hand carwash (RETROSPECTIVE)  
Delegated response: Comments submitted that there should be adequate drainage provision that does not detrimentally impact upon highway and pedestrian safety, particularly in colder conditions. Water is currently allowed to run down the dropped kerb pavement into the drainage system.



VII. Trees: 0714/1467      **St Giles' Churchyards, (Conservation Area)**  
Works to trees in conservation area including removal of beech tree  
*EBC: Approved 6/8/14*

XIII. ERE/0714/0004      **7 Bradgate Close**  
Erection of front porch and two storey side extension  
*EBC: Approved 18/8/14*

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

ERE/1211/13      **Friesland Farm, Land South of No Man's Lane**  
Appeal dismissed 27/6/14

**PART 2 - CONFIDENTIAL INFORMATION**

**48. CONFIDENTIAL ITEM**

There were no items deemed confidential.

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

**TUESDAY, 7 OCTOBER 2014**

- Planning Committee meeting      7.00pm
- Parish Council meeting      7.30pm

**The meeting closed at 7.25pm.**

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



# SANDIACRE PARISH COUNCIL

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Minutes of the Parish Council Planning Committee meeting held on Tuesday, 7 October 2014 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  
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 Council

**MEMBERS OF THE PUBLIC:** Mr A Glenister

## PART 1 – NON CONFIDENTIAL INFORMATION

### 50. APOLOGIES FOR ABSENCE

Cllr Miss Hales Personal commitment  
Cllr Hughes Prior commitment

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

### 51. VARIATION OF ORDER OF BUSINESS

There were no variations of business.

### 52. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 53. DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

### 54. PUBLIC SPEAKING

No items were raised.

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

There were no items deemed confidential.

**56. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 2 SEPTEMBER 2014**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 2 September 2014, as previously circulated to Members, were signed by the Chairman as a correct record.

**57. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/ 0914/0005                      **Unit 1, Ascot Park Estate, Lenton Street**                      HPM Ltd  
Erection of extension to industrial unit to provide a secure vehicle store.  
**RESOLVED:** that no objections be submitted

ERE/0914/0052                      **262 Derby Road**                      Mr P Hartstone  
Application for certificate of lawfulness of existing use or development in respect of the formation of a means of access to the highway  
CERTIFICATE OF LAWFULNESS (EXISTING)  
**RESOLVED:** that no objections be submitted

**58. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/0714/0048                      **Progress Rail Services Ltd, Osmaston Street**  
Retention of 3 portable buildings and placement of new portable building  
*EBC: Approved 2/9/14*

ERE/0714/1474                      **9 Lock Lane**  
Fell cherry tree in a conservation area  
*EBC: Approved 5/9/14*

ERE/0814/1475                      **1 Lock Lane**  
Felling and works to 17 variety of trees in the conservation area  
*EBC: Approved 12/9/14*

ERE/0714/0051                      **Service Station Texaco, Derby Road**  
Change of use from petrol filling station to hand carwash (RETROSPECTIVE)  
*EBC: Approved 12/9/14 with conditions:*

- Operating hours restricted: M – Sat 8am to 6pm / Sundays and BH's 9am to 5pm
- All water generated by the use permitted shall be drained within the site
- Water shall not be run off the site onto the public highway
- No water spray shall travel beyond the boundary of the site

ERE/0714/0011                      **18 Grasmere Street**  
Demolition of existing single storey building and erection of a 2 storey side extension  
*EBC refused 12/9/14: The extension is an alien feature that is out of keeping with the special architectural features of the host building, which contributes to the unique character of the Conservation Area.*

ERE/0814/0029                      **Unit 7, Orchard Business Park Morningson Close**  
Erection of four illuminated fascia signs (Advertisement Consent)  
*EBC: INVALIDATED 15/9/14 – Pending further information*

ERE/0514/0016                      **Former Craft Centre, Town Street**  
Amended plans for revised window and roof light  
*EBC: Approved 1/10/14*

ERE/ 0814/0033                      **45 Chestnut Grove**  
Erect a garage in the rear garden of existing dwelling (resubmission of ERE/0613/0044 - change in external materials)  
*EBC: Approved 2/10/14*

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

There were no items of correspondence to consider.

**PART 2 - CONFIDENTIAL INFORMATION**

**60. CONFIDENTIAL ITEM**

There were no items deemed confidential.

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

**TUESDAY, 4 NOVEMBER 2014**

- Planning Committee meeting 7.00pm
- Parish Council meeting 7.30pm

**The meeting closed at 7.10pm.**

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

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 4 November 2014 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	
A	Cllr Mrs A Noskwith	(Ex-officio)
	Cllr L White	

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

**MEMBERS OF THE PUBLIC:** None present

## PART 1 – NON CONFIDENTIAL INFORMATION

### 62. APOLOGIES FOR ABSENCE

Cllr Mrs Noskwith	Travelling from a school meeting
Cllr Hughes	Recovering from illness

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

Cllr Mrs Noskwith was expected to arrive shortly before the full Council meeting.

### 63. VARIATION OF ORDER OF BUSINESS

**RESOLVED:** to note a variation in order of business on the Agenda to include two recently received applications and a decision notice

ERE/1014/1496	<b>The Yews, Town Street</b>	<u>New application</u>
	Re-pollard of 3 Poplar Trees within a conservation area	

ERE/1114/0001	<b>Unit 2, Canal Side, Ilkeston Road</b>	<u>New application</u>
	New ground floor shop front and first floor window	

ERE/ 0914/0005	<b>Unit 1, Ascot Park Estate, Lenton Street</b>	<u>New decision notice</u>
	Erection of extension to industrial unit to provide a secure vehicle store.	

### 64. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 65. DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

**66. PUBLIC SPEAKING**

No items were raised.

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

There were no items deemed confidential.

**68. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 7 OCTOBER 2014**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 7 October 2014, as previously circulated to Members, were signed by the Chairman as a correct record.

**69. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/1014/0004                    **Blue Bell Inn, 36 Church Street**                    Mr D Widdowson  
Replacement of five ground floor windows to the front and side elevation  
**RESOLVED:** that no objections be submitted

ERE/1014/1496                    **The Yews, Town Street**                    Prof R Cardwell  
Re-pollard of 3 Poplar Trees within a conservation area  
**RESOLVED:** that no objections be submitted, but comments made that the Tree Officer should consider the work to be undertaken to accommodate a reasonable reduction in height in order to maintain the special character of the conservation area

ERE/1114/0001                    **Unit 2, Canal Side, Ilkeston Road**                    Mr J Stewart  
New ground floor shop front and first floor window  
**RESOLVED:** that no objections be submitted

**70. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/0814/0052                    **76, Springfield Avenue**  
New single storey bungalow  
*EBC: Approved 16/10/14*

ERE/0914/0015                    **Unit 7, Orchard Business Park, Mornington Close**  
Erection of four illuminated fascia signs (Advertisement Consent)  
*EBC: Approved 27/10/14*

ERE/0914/0005                    **Unit 1, Ascot Park Estate, Lenton Street**  
Erection of extension to industrial unit to provide a secure vehicle store.  
*EBC: Approved 3/11/14*

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

There were no items of correspondence to consider.

**PART 2 - CONFIDENTIAL INFORMATION**

**72. CONFIDENTIAL ITEM**

There were no items deemed confidential.

**73. DATE AND TIME OF THE NEXT MEETING: TUESDAY, 2 DECEMBER 2014**

- Planning Committee meeting                    7.00pm
- Parish Council meeting                            7.30pm

**The meeting closed at 7.15pm.**

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

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 2 December 2014 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  
A 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:** None present

## PART 1 – NON CONFIDENTIAL INFORMATION

### 74. APOLOGIES FOR ABSENCE

Cllr Hunt Governor meeting

**RESOLVED:** to approve the apology for absence submitted by Cllr Hunt

### 75. VARIATION OF ORDER OF BUSINESS

**RESOLVED:** to note a variation in order of business on the Agenda to include two recently received decision notices

ERE/1014/0004 **Blue Bell Inn, Church Street**

ERE/1014/1496 **The Yews, Town Street**

### 76. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

### 77. DISPENSATIONS

There were no written applications or requests for dispensation from a Member who had a Disclosable Pecuniary Interest (DPI) or Other Disclosable Interest (ODI) to allow them to stay in the meeting and vote during consideration of the relevant item

### 78. PUBLIC SPEAKING

No items were raised.

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

There were no items deemed confidential.

**80. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 4 NOVEMBER 2014**

**RESOLVED:** that the Minutes of the meeting held on Tuesday, 4 November 2014, as previously circulated to Members, were signed by the Chairman as a correct record.

**81. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/1014/2046            **22, Brooke Street**            Mr A Witcomb  
Prior notification of rear extension  
**RESOLVED:** that no objections be submitted

**82. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/0914/0052            **262 Derby Road**  
Application for certificate of lawfulness of existing use or development in respect of the formation of a means of access to the highway  
*EBC: Approved 11/11/14*

ERE/1014/0004            **Blue Bell Inn, Church Street**  
Replacement of five ground floor windows to the front and side elevation  
*EBC: Approved 21/11/14*

ERE/1014/1496            **The Yews, Town Street**  
Re-pollard of 3 Poplar Trees within a Conservation Area  
*EBC: Approved 26/11/14*

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

There were no items of correspondence to consider.

**PART 2 - CONFIDENTIAL INFORMATION**

**84. CONFIDENTIAL ITEM**

There were no items deemed confidential.

**85. DATE AND TIME OF THE NEXT MEETING: TUESDAY, 6 JANUARY 2015**

- Planning Committee meeting            7.00pm
- Parish Council meeting                 7.30pm

**The meeting closed at 7.05pm.**

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