

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:** _____

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><u>Healthy People, Healthy Places</u></p>

<p>Published 13 November 2013</p>

<p>Obesity and the environment: Regulating the growth of fast food outlets</p>

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.