

SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 8 January 2013 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
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: Mrs Lowdon (resident), Mrs Wood (resident) and Mr Done-Johnson (reporter).

PART 1. NON-CONFIDENTIAL INFORMATION

72. APOLOGIES FOR ABSENCE

All Committee Members were present.

73. VARIATION OF ORDER OF BUSINESS

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

74. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest received.

75. 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.

76. PUBLIC SPEAKING

No items were raised by members of the public.

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

No items were deemed confidential.

77. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 4 DECEMBER 2012

RESOLVED that the Minutes of the meeting held on Tuesday, 4 December 2012, as previously circulated to Members, were signed as a correct record.

78. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/1212/0011 Land South of 47 Maple Avenue
Erection of detached dwelling

RESOLVED: that the following objection be raised:

The proposal would result in a cramped and overbearing dwelling which, by reason of its design, scale, mass and layout, would appear as an incongruous addition to the streetscene, 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.

79. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0912/0041 **54 Bostocks Lane Sandiacre**
Two-storey side extension single-storey side and rear extensions and roof extension to create habitable loft space

EBC: Approved with conditions (Delegated) 19/12/12

80. 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**

EBC: The Planning Committee will consider the application on Wednesday, 9 January 2013

81. DATE AND TIME OF THE NEXT MEETING

TUESDAY, 5 FEBRUARY 2013 AT 7.00PM

PART 2. CONFIDENTIAL INFORMATION

No items were deemed confidential.

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, 5 February 2013 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 Council

MEMBERS OF THE PUBLIC: None

PART 1. NON-CONFIDENTIAL INFORMATION

82. APOLOGIES FOR ABSENCE

Cllr Miss K Hales Abroad

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

83. VARIATION OF ORDER OF BUSINESS

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

84. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest received.

85. 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.

86. PUBLIC SPEAKING

There were no members of the public present.

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

No items were deemed confidential.

88. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 8 JANUARY 2013

RESOLVED that the Minutes of the meeting held on Tuesday, 8 January 2013, as previously circulated to Members, were signed as a correct record.

89. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/0113/0011 **10 Queens Drive** Mr R King
Erection of single-storey rear/side extensions
RESOLVED: that no objections be made to the application

90. TO NOTE PLANNING DECISIONS RECEIVED

ERE/1112/1324 **39 Bostocks Lane**
Works to protected trees
EBC: Approved 10/1/13 (Delegated)

ERE/ 1112/0030 **14 Barker Avenue North**
Demolition of existing single-storey extension and erection of two-storey side extension
EBC: Approved 14/1/13 (Delegated)

ERE/1112/0027 **51 Beech Avenue**
Demolition of existing detached garage and erection of replacement detached garage with family room above
EBC: Refused 16/1/13 (Delegated)

ERE/1112/0007 **21 Starch Lane**
Variation of condition 2 of planning permission ERE/0312/0008 to allow the repositioning of the proposed office block
EBC: Approved 21/1/13 (Delegated)

91. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

There were no items of correspondence.

92. DATE AND TIME OF THE NEXT MEETING

TUESDAY, 5 MARCH 2013 AT 7.00PM

PART 2. CONFIDENTIAL INFORMATION

No items were deemed confidential.

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, 5 March 2013 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 Council

MEMBERS OF THE PUBLIC: Mr D Johnson and Mrs E Johnson

PART 1. NON-CONFIDENTIAL INFORMATION

93. APOLOGIES FOR ABSENCE

Cllr A Hughes Holiday

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

94. VARIATION OF ORDER OF BUSINESS

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

95. DECLARATION OF MEMBERS' INTERESTS

ERE/0113/0017 - 111 Longmoor Lane

Cllr Mrs Noskwith declared a Disclosable Pecuniary Interest. A dispensation was not requested or required.

96. 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.

97. PUBLIC SPEAKING

Members of the public raised no questions.

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

No items were deemed confidential.

99. **TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 5 FEBRUARY 2013**

RESOLVED that the Minutes of the meeting held on Tuesday, 5 February 2013, as previously circulated to Members, were signed as a correct record.

100. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/0113/0017 **111 Longmoor Lane** Mrs A Noskwith
Reduction of 7 metres of protected beech tree
Information only
RESOLVED: that no objections be made to the application

ERE/0113/0017 **Workshop Rear of 62 Station Road** Mr P McMahon
Change of use of part of ground and first floor to create two additional apartments
and alterations to doors and windows
RESOLVED: that no objections be made to the application

ERE/0113/0018 **43 Maple Avenue** Mr A Howard
Installation of dormer windows on front roof slope
RESOLVED: that no objections be made to the application

ERE/0113/0023 **28 Hayworth Road** Ms D Goodwin
Erection of first floor balcony at rear
RESOLVED: that no objections be made to the application

ERE/0113/0035 **18 Station Road** Ms S Whitney
Erection of external staircase to facilitate the change of the first floor to a flat
RESOLVED: that comments be made to the application as follows:
1. There should be satisfactory means of access with appropriate space and amenity that does not create an adverse impact upon nearby properties
2. The design of the staircase should respect the character of the building

ERE/0113/0036 **14 Kilverston Road** Mr P Taylor
Erection of two-storey rear extension
RESOLVED: that since the complete application could not be downloaded from the EBC site, the Clerk would submit a response after the meeting, following consultation with the Chair of Planning

Subsequent to the meeting: No objections were raised.

ERE/0213/0010 **32 Netherfield Road** Mr & Mrs A Ure
Single-storey front and single-storey rear extension to existing garage
RESOLVED: that no objections be made to the application

ERE/0213/0008 **2 Derby Road** Mr S Misiewicz
Alteration and conversion of single dwelling house and apartment to form five self-contained apartments including the removal of chimney stacks to roof level
RESOLVED: that objections be submitted to the application:
1. Alterations to remove chimney stacks adjacent to the conservation area will adversely alter the character and appearance of the building in the central street scene
2. The conversion of the existing dwelling into 5 apartments is considered to be over intensive use of limited dwelling space for multiple occupancy
3. The addition of 3 car parking spaces, making a total of 6, together with 3 cycle spaces to the rear of the property down a narrow drive is considered undesirable for access and egress at this very busy crossroads in the centre of the village

ERE/0213/0001 **Former Stanton Ironworks Site, Lows Lane**
MAJOR DEVELOPMENT – OUTLINE APPLICATION

Outline planning application (with all matters reserved except for access) for demolition and site clearance works to allow for the construction of a mixed use neighbourhood development, comprising up to 1,950 residential units (use class C3); a new neighbourhood centre which includes class A1 retail uses comprising up to 2,787sq m (gross) of food retail and up to 1,275sq m (gross) of non-food retail, together with cafe/restaurant/bar uses (use classes A3, A4 and A5) of up to 1,672sq m (gross) floor space; community uses (use class D1) of up to 2,500sq m (gross); employment uses comprising up to 20,000sq m of offices (use class B1 (a) & (b) and up to 50,000sq m floor space of general industry (use class B2) and storage and distribution (use class B8); one 150-bed unit of accommodation for the elderly within a care village environment plus GP/health centre (use class C2); one 2-form entry primary school; public open spaces (which include sports pitches, allotments, public realm improvements and a community plaza); plus associated car parking, landscaping, engineering and infrastructure works.

The Parish Council would consider holding a public meeting when further information on access, highways and contamination were known.

Residents' views would be taken into account before Councillors submitted their response to EBC Planning Department in May.

ERE/0213/0042 **The Barns, Lock Lane**

Retention and alteration of existing single-storey detached building used as an office & staff room

To be considered at the next meeting since the application had only been received that day.

101. TO NOTE PLANNING DECISIONS RECEIVED

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

Construction of 18 dwellings and new access road

EBC: Refused (Delegated) 25/2/13 Affordable housing/Ecology issues

ERE/1212/0011 **Land South of 47 Maple Avenue**

Erection of detached dwelling_ APPLICATION WITHDRAWN 21/2/13

102. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

ERE/1211/0013 **Friesland Farm, Rushy Lane**

Proposed erection of a single wind turbine - Resubmission of ERE/0711/0043

To be considered by EBC Planning Committee on 6 March 2013 at 5.30pm.

103. DATE AND TIME OF THE NEXT MEETING

TUESDAY, 9 APRIL 2013 AT 7.00PM

SECOND TUESDAY IN THE MONTH

PART 2. CONFIDENTIAL INFORMATION

No items were deemed confidential.

The meeting closed at 7.40pm.

Signed by the Chairman: _____

Date: _____

SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 9 April 2013 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 Council
Cllr Mrs Dickman, Cllr Mrs White and Cllr Bilbie

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

PART 1. NON-CONFIDENTIAL INFORMATION

104. APOLOGIES FOR ABSENCE

Cllr Miss Hales Other commitment

RESOLVED: to approve the apology for absence submitted by Cllr Miss Hales.

105. VARIATION OF ORDER OF BUSINESS

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

106. DECLARATION OF MEMBERS' INTERESTS

ERE/0313/0025 – The Plough Inn, Town Street

Cllr Dinsdale declared a non-prejudicial interest in application ERE/0313/0025 since he works in the brewery trade.

107. 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.

108. PUBLIC SPEAKING

No items were raised.

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

No items were deemed confidential.

110. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 5 MARCH 2013

RESOLVED that the Minutes of the meeting held on Tuesday, 5 March 2013, as previously circulated to Members, were signed as a correct record.

111. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/0213/0001 **Former Stanton Ironworks Site, Lows Lane**
MAJOR DEVELOPMENT **RESPONSE REQUIRED BY 10/5/13**

Outline planning application (with all matters reserved except for access) for demolition and site clearance works to allow for the construction of a mixed use neighbourhood development

RESOLVED: that a public meeting be held on Wednesday, 8 May 2013 at the Memorial Institute to receive residents' views on the application prior to the Parish Council submitting a response to the Borough Council.

ERE/0213/0042 **The Barns, Lock Lane** Mr N Johnson
Retention and alteration of existing single-storey detached building used as an office & staff room

RESOLVED: to note that the Clerk, after consultation, had submitted the following response in order to meet the deadline:

1. Impact upon the character of the conservation area

The existing single-storey detached building is regarded as having a detrimental impact upon the special character and appearance of the adjacent residential dwellings in a conservation area of historic importance.

2. Design/Material

The building is considered to have an inappropriate design in the context of its location and does not blend well into its surrounding by virtue of the materials used.

3. Preservation of the area

It is considered that Sandiacre Lock should be preserved and enhanced as a conservation area and its character remain intact. Any additional buildings in the area should combine to add to the unique character, specifically in relation to location, design, scale and materials used.

The building is considered contrary to the requirements set out in Policies EV5 and EV6 of the Erewash Borough Saved Policies document.

ERE/0213/0079 **12 Charles Avenue** Mr N Dumelow
Change of use of land from open space to domestic curtilage, erection of two storey and single-storey side extensions, porch to front and new 1.8m high fencing
RESOLVED: that the Clerk would submit a response after making further enquires regarding transfer of ownership of open space by the Borough Council.

Subsequent to the meeting, the following objection was submitted:

In principal, there is no objection to the dwelling application. However, Councillors are concerned that a small piece of open space has been sold without prior consultation with the Parish Council. Therefore, part of this application appears to be retrospective.

It is considered that should the Borough Council approve the application for change of use of open land to domestic curtilage, it could set a precedent and other small pockets of land within Sandiacre could be sold by the Borough Council without prior consultation with the Parish Council.

ERE/ 0213/1338 **Rockville, Church Street** Mr M Thompson
Works to trees in a conservation area consisting of the reduction of 6 beech trees on front by 1.5m, reduction of height of conifer trees on side boundary and in rear garden by 1.5m and reduce length of branches of yew tree by 1.5m
RESOLVED: Not to object in principal to the application, but to comment that is was presently the nesting season and tree work should be avoided at this time.

ERE/0313/0003 **22 Kensington Road** Mr A Cook
Single-storey side/rear extension
RESOLVED: that no objections be made.

ERE/0313/0005 **Unit 7, Orchard Business Park** Mr R Wheeldon
Change of use from light industrial (B1) to a joinery workshop (B2 - general industrial)
RESOLVED: that no objections be made.

ERE/0313/0012 **25 Kensington Road** Mr and Mrs Patchitt
Erection of two storey side/rear extension and single storey front extension
RESOLVED: that no objections be made.

ERE/0313/0024 **Hillside Farm Cott, Rushy Lane** Mr W Woodward
Two-storey side & rear extensions to dwelling
RESOLVED: to note that the application should have identified an address at Risley and therefore did not require consideration

ERE/0313/0025 **The Plough Inn, Town Street** Mitchell and Butlers PLC
Various illuminated freestanding and wall-mounted signs
RESOLVED: that no objections be made.

ERE/0313/0036 **Land South of 47 Maple Avenue** Mr R Chambers
Construction of 4 bed dwelling & garage - resubmission of ERE/1212/0011
RESOLVED: that since the application had only changed by a reduction in height, objections previously stated remained applicable and would be submitted as follows:

The proposal would result in a cramped and overbearing dwelling which, by reason of its design, scale, mass 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.

112. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0113/0017 **111 Longmoor Lane**
Reduction of 7 metres of protected beech tree
EBC: Approved 4/3/13

ERE/0113/0018 **43 Maple Avenue**
Installation of dormer windows on front roof slope
EBC: Approved 11/3/13

ERE/0113/0011 **10 Queens Drive**
Erection of single-storey rear/side extensions
EBC: Approved 12/3/13

ERE/0113/0017 **Workshop Rear of 62 Station Road**
Change of use of part of ground and first floor to create two additional apartments and alterations to doors and windows
EBC: Approved 12/3/13

ERE/0113/0023 **28 Hayworth Road**
Erection of first floor balcony at rear
EBC: Refused 20/3/13 - Unacceptable level of overlooking to other nearby properties

ERE/0113/0035 **18 Station Road**
Erection of external staircase to facilitate the change of the first floor to a flat
EBC: Approved 25/3/13

ERE/0213/0010 **32 Netherfield Road**
Single-storey front and single-storey rear extension to existing garage
EBC: Approved 26/3/13

ERE/0113/0036 **14 Kilverston Road**
Erection of two-storey rear extension
EBC: Approved 26/3/13

113. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

There were no items of correspondence to consider.

PART 2. CONFIDENTIAL INFORMATION

114. CONFIDENTIAL ITEM

There are no items deemed confidential.

115. DATE AND TIME OF THE NEXT MEETING

TUESDAY, 7 MAY 2013

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

The meeting closed at 7.35pm.

Signed by the Chairman: _____

Date: _____

SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 7 May 2013 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire

PRESENT: Cllr G Dinsdale
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
Cllr Mrs White and Cllr Bilbie

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

In the absence of Cllr Dinsdale, Cllr Mrs Noskwith was appointed Chairman.

PART 1. NON-CONFIDENTIAL INFORMATION

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. VARIATION OF ORDER OF BUSINESS

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

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 were 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 were deemed confidential.

7. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 9 APRIL 2013

RESOLVED that the Minutes of the meeting held on Tuesday, 9 April 2013, as previously circulated to Members, were signed by Cllr Noskwith as a correct record

8. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/0213/0001 **Former Stanton Ironworks Site, Lows Lane**
MAJOR DEVELOPMENT RESPONSE REQUIRED BY 13/5/13
Outline planning application (with all matters reserved except for access) for demolition and site clearance works to allow for the construction of a mixed use neighbourhood development

Cllr Dinsdale joined the meeting, gave apologies for late arrival and was invited to take the chair.

ERE/0313/0062 **Phone Mast Site 73518 Stanton Road**
Prior notification for the installation of a 12.5 metre high, dual user monopole radio base station to replace existing monopole and the installation of an additional radio equipment cabinet

RESOLVED: To comment as follows: The colour of the replacement mast should complement the surrounding area with regard to being positioned in a rural setting.

ERE/0313/0072 **2 Derby Road** Optimise Property
Alteration and conversion of single dwelling house and apartment to form five self-contained apartments including the removal of chimney stacks to roof level.
Re-submission of ERE/0213/0008

RESOLVED: that previously submitted objections still applied.

1. Alterations to remove chimney stacks adjacent to the conservation area will adversely alter the character and appearance of the building in the central street scene
2. The conversion of the existing dwelling into 5 apartments is considered to be over intensive use of limited dwelling space for multiple occupancy
3. The addition of 3 car parking spaces, making a total of 6, together with 3 cycle spaces to the rear of the property down a narrow drive is considered undesirable for access and egress at this very busy crossroads in the centre of the village
4. Off-street parking provision should be made available for residential use, but the number of vehicles would reduce if the number of apartments were reduced. Item 2 refers.

ERE/0313/0065 **9 Maple Avenue** Mr and Mrs Chapman
Replacement rear conservatory, construction of pitched roof to existing side extension, erection of porch and extension to front elevation

RESOLVED: that no objections be made.

ERE/0413/0044 **Grass verge opposite 47 Longmoor Road LE**
Prior notification for the erection of a replacement 15m high telecommunications monopole with two associated cabinets

1. It is considered that an increase in size of the monopole from 13.5metres to 15metres will create an even greater adverse impact upon the visual amenity of nearby residential properties and be more dominant on the street scene.
2. Councillors are concerned that the Decision Notice dated 6/7/11, included a condition relating to appearance that has not yet been adhered to. The pole retains its original grey colour and does not blend in well with the surrounding area, which is in close proximity to nearby residential properties and mature trees.

ERE/0711/0013 – EBC Decision Notice

Item 3. The mast and associated equipment shall be painted Holly Green and shall be retained as such throughout the life of the development unless otherwise agreed in writing. Reason: To ensure a satisfactory external finish.

ERE/0413/0045 **15 Beech Avenue** Mr G Gardner
Outline application for the demolition of existing dwelling and erection of replacement dwelling with the matter of scale for approval now
RESOLVED: that no objections be made

ERE/0413/0046 **15 Rushy Lane** Mr K Nelson
Erection of a two-storey rear extension including balcony to first floor at rear
RESOLVED: that since plans were not yet published on the EBC website, the Clerk would be delegated to submit a response in consultation with the Chairman.

ERE/0313/0036 **Land South of 47 Maple Avenue** Mr R Chambers
Construction of 4 bed dwelling & garage
AMENDED PLAN: Change to the position of the bus stop by 3 metres
RESOLVED: that previously submitted objections still applied:

The proposal would result in a cramped and overbearing dwelling which, by reason of its design, scale, mass 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.

Additionally, moving the bus stop on Beech Avenue nearer to the junction with Maple Avenue could hinder vehicles turning onto Beech Avenue when the bus was stationary for collecting/dropping off passengers. Perhaps an alternative location for the bus stop could be considered.

9. TO NOTE PLANNING DECISIONS RECEIVED

ERE/ 0213/1338 **Rockville, Church Street**
Works to trees in a conservation area consisting of the reduction of 6 beech trees on front by 1.5m, reduction of height of conifer trees on side boundary and in rear garden by 1.5m and reduce length of branches of yew tree by 1.5m
EBC: Approved 9/4/13

ERE/0213/0079 **12 Charles Avenue**
Change of use of land from open space to domestic curtilage, erection of two storey and single-storey side extensions, porch to front and new 1.8m high fencing
EBC: Approved 19/4/13

10. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

ERE/0213/0042 **The Barns, Lock Lane**
Retention and alteration of existing single-storey detached building used as an office & staff room
EBC PLANNING COMMITTEE DECISION 8/5/13

ERE/1211/0013 **Friesland Farm, Rushy Lane**
Proposed erection of a single wind turbine on a 30m mast - Resubmission of
ERE/0711/0043 EBC PLANNING COMMITTEE DECISION 8/5/13

PART 2. CONFIDENTIAL INFORMATION

11. CONFIDENTIAL ITEM

There are no items deemed confidential.

12. DATE AND TIME OF THE NEXT MEETING

TUESDAY, 4 JUNE 2013

- 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

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 4 June 2013 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire

PRESENT:

A	Cllr G Dinsdale
	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 White and Cllr Mrs Dickman

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

In the absence of Cllr Dinsdale, Cllr Mrs Noskwith was appointed Chairman.

PART 1. NON-CONFIDENTIAL INFORMATION

13. APOLOGIES FOR ABSENCE

Cllr Dinsdale Holiday

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

14. VARIATION OF ORDER OF BUSINESS

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

15. DECLARATION OF MEMBERS' INTERESTS

ERE/0513/0365: St Giles Church, Church Drive – Tree works

Councillors declared a non-prejudicial interest in application ERE/0513/0365, as the tree application was submitted on behalf of the Parish Council

ERE/0513/0038: 5 The Paddocks

Councillors declared a non-prejudicial interest in application ERE/0513/0038, as Mr R Bilbie had submitted the application.

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 were deemed confidential.

19. **TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 7 MAY 2013**

RESOLVED that the Minutes of the meeting held on Tuesday, 7 May 2013, as previously circulated to Members, were signed by Cllr Mrs Noskwith as a correct record

20. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/0213/0001 **Former Stanton Ironworks Site, Lows Lane**
MAJOR DEVELOPMENT

Outline planning application (with all matters reserved except for access) for demolition and site clearance works to allow for the construction of a mixed-use neighbourhood development

Response submitted following the Public Meeting: Refer APPENDIX 1

ERE/0413/0046 **15 Rushy Lane**

Erection of a two-storey rear extension including balcony to first floor at rear
Delegated response by the Clerk to meet the consultation deadline: That no objections be made to the application.

ERE/0513/0001 **15 Beech Avenue**

Prior notification for demolition of dwelling
Delegated response by the Clerk to meet the consultation deadline: That no objections be made to the application.

ERE/0513/0002 **Land SE Interchange 25 Bus Pk, Bostocks Lane**

Prior notification for the installation of a 15m telecommunications monopole to replace existing monopole and siting of additional equipment cabinets and associated works
RESOLVED: that no objections be made to the application.

ERE/0513/0007 **The Bungalow, Church Drive**

Add first floor to bungalow, erect two-storey side extensions and detached double garage

RESOLVED: that objections be made to the application as follows:

It is considered that the new design does not add character to the existing property with particular regard to the front and rear elevation and proposed extended roofline.

Therefore, the proposed design does not integrate well with the existing dwelling and detracts from the design and character of the original structure.

The property is within a conservation area.

ERE/0513/0365 **St Giles Church, Church Drive**

Works to tree in Conservation Area consisting of crown lift to 4 metres of 2 Yew Tree
RESOLVED: to note the application submitted on behalf of the Parish Council.

DCC: CW8/0413/17 **Former Small Valves Building, Merlin Way, New Stanton**
Proposed Incinerator Bottom Ash (IBA) Processing and Aggregates and Soils Recycling Facility MAJOR (WASTE) Johnsons Aggregates & Recycling Ltd
RESOLVED: that objections be made to the application on highway issues.

ERE/0513/0024 **Sandiacre Lock, Lock Lane**
Listed building consent for the fitting of a purpose made and fitted steel trash screen (steel bars) over the culvert opening. The fitting of steel baffles (plates) over the gate sluice paddle openings in the top (upstream) gates
RESOLVED: that no objections be made to the application.

ERE/0513/0038 **5 The Paddocks**
Proposed new attached garage
RESOLVED: that no objections be made to the application.

ERE/0513/0041 **35 Lancaster Avenue**
Erection of a pitched roof to replace a small existing flat roof on the front elevation
RESOLVED: that no objections be made to the application.

21. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0313/0012 **25 Kensington Road**
Erection of two storey side/rear extension and single storey front extension
EBC: Approved 1/5/13 Delegated

ERE/0313/0062 Phone Mast Site 73518 Stanton Road
Prior notification for the installation of a 12.5 metre high, dual user monopole radio base station to replace existing monopole and the installation of an additional radio equipment cabinet
EBC: Approved 8/5/13 Delegated

ERE/0213/0042 **The Barns, Lock Lane**
Retention and alteration of existing single-storey detached building used as an office & staff room
EBC: Approved 8/5/13 Delegated

ERE/1211/0013 **Friesland Farm, Rushy Lane**
Erection of a 30m hub height turbine with a 30m diameter rotor
EBC Refused 8/5/13 COMMITTEE:

ERE/0313/0072 **2 Derby Road**
Alteration and conversion of single dwelling house and apartment to form five self-contained apartments including the removal of chimney stacks to roof level - resubmission of ERE/0213/0008
EBC: Approved 20/5/13 Delegated

ERE/0313/0065 **9 Maple Avenue**
Replacement rear conservatory, construction of pitched roof to existing side extension, erection of porch and extension to front elevation
EBC: Approved 20/5/13 Delegated

ERE/0513/0001 **15 Beech Avenue**
Prior notification for demolition of dwelling
EBC: Approved 28/5/13 Delegated

ERE/0413/0044 **Grass verge opposite 47 Longmoor Road, Long Eaton**
Prior notification for the erection of a replacement 15m high telecommunications monopole with two associated cabinets
EBC Approved 29/5/13 COMMITTEE

ERE/0313/0036 **Land South of 47 Maple Avenue**
Construction of 4 bed dwelling & garage - resubmission of ERE/1212/0011
EBC Approved 29/5/13 COMMITTEE

22. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

EBC Planning Committee met on Wednesday, 29 May 2013 to consider the following applications. The decisions are noted above.

ERE/0313/0036 **Land South of 47 Maple Avenue**
Construction of 4 bed dwelling & garage - resubmission of ERE/1212/0011

ERE/0413/0044 **Grass verge opposite 47 Longmoor Road, Long Eaton**
Prior notification for the erection of a replacement 15m high telecommunications
monopole with two associated cabinets

PART 2. CONFIDENTIAL INFORMATION

23. CONFIDENTIAL ITEM

There were no items deemed confidential.

24. DATE AND TIME OF THE NEXT MEETING

TUESDAY, 2 JULY 2013

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

The meeting closed at 7.25pm.

Signed by the Chairman: _____

Date: _____

ERE/0213/0001 – FORMER STANTON IRONWORKS SITE

OUTLINE PLANNING APPLICATION

OBJECTIONS

MATERIAL CONSIDERATIONS

The following is the submission by Sandiacre Parish Council to the proposed development after taking into accounts the views and comments of residents.

ACCESS AND HIGHWAY SAFETY

Development covering 185 hectares

- 1,950 residential units
- Neighbourhood Centre: Retail, restaurants, café, bar, hotel uses and community facilities
- Employment uses, including: Offices, warehouses and industrial uses
- 150 bed accommodation for the elderly
- Primary School
- GP/Health Centre
- Sports pitches and open spaces
- Allotments
- New roads within the site

Employment

Existing employees: 252

Proposed employees: 2,060

Use Class/Type of Use		Proposed external floor space area
Class A1	Shops	4,062 sm (gross) 2,705 sm (net sales area)
Class A3	Restaurants and cafes	1,672 sm
Class A4	Drinking establishments	
Class A5	Hot food takeaways	
Class B1	Office (other A2) Research and development and light industrial	20,000 sm
Class B2	General industrial	50,000 sm
Class B8	Storage and distribution	
Class C2	Residential institution	1,000 sm
Class D1	Non-residential institution	2,500 sm

Site location

The site is located in the Erewash Valley between Nottingham and Derby:
Approximately 1km south of Ilkeston
Approximately 0.5km west of Sandiacre
Approximately 0.5km north of Stanton-by-Dale

Road links are to the M1 (J25), A52 and A50

The most popular route being through Sandiacre for HGV traffic.

TRANSPORT ASSESSMENT

Predicted average daily traffic on Town Street, Sandiacre

Base 2008	Projection 2026	2026 with development	Increase	% increase
10,581	12,312	14,805	2,494	20%

Predicted AM peak traffic on Town Street

Base 2008	Projection 2026	2026 with development	Increase	% increase
843	1,091	1,129	38	20%

Predicted PM peak traffic on Town Street

Base 2008	Projection 2026	2026 with development	Increase	% increase
913	1,105	1,127	21	2%

Traffic generation through Sandiacre

Sandiacre village centre already sustains a high volume of traffic movement on a daily basis with commuters and heavy goods vehicles (HGV's) seeking access to the M1 and A52 via Derby Road and Longmoor Lane, which already creates an adverse impact upon the character and amenity of the area.

With a substantial new housing and business development being proposed for the Stanton Ironworks site it is anticipated there will be significant increases in traffic congestion, pollution and travel delays in the village centre.

Residents living in close proximity to Town Street, Derby Road and Longmoor Lane already experience drivers using the narrow streets as a cut-through at peak times of the day when commuters seek alternative routes to avoid delays. A further increase in traffic volumes will create unacceptable levels of congestion and even greater disturbance to local residents.

The Transport Assessment states if there is congestion and delay on one link, traffic will divert to an alternative route to avoid lengthy delays.

The centre of Sandiacre at the crossroads with Derby Road, Station Road, Town Street and Longmoor Lane forms part of the local conservation area and traffic congestion in this area does not preserve or enhance the special and unique character and appearance of the canal side and adjoining public open space.

The road surface along Derby Road already suffers damage through constant wear and tear by HGV's travelling to and from the M1/A52 and this road is in close proximity to a large Secondary School with pupils travelling on foot and by cycle at peak times. Increased traffic can lead to an increase in risk to pedestrian safety.

These roads are not suitable in terms of design or construction to support the amount of traffic expected through the introduction of the new development.

Increased pollution

Residents and shoppers are already adversely affected by pollution from an increase in vehicle congestion in the village centre.

Public transport

An increase in employment opportunities through the development of industrial and business use on the site will lead to increased commuter travel from out of the area and will create the need for increased public transport.

It is envisaged that Sandiacre will bear the burden of increased traffic and congestion as bus companies develop new routes to Stapleford (via Town Street) and Long Eaton (via Longmoor Lane).

HS2 Train – New Toton Station

Toton has been chosen as the site of the East Midlands station for the HS2 high-speed rail network.

There is a proposal for a direct road link from the station to a roundabout on the A52 adjacent to the sewage works on Bessell Lane at Stapleford.

There is also an area for a tram extension to allow the joining of the Stapleford Tram stop to the new HS2 Station.

Currently HGV coming out of Toton Sidings are directed to turn left and travel through Sandiacre to the M1 / A52, not Stapleford.

Additional commuters journeying through Sandiacre will create noise, smell, traffic congestion and general disturbance.

Tesco store development

Erewash Borough Council gave planning permission for a new store in July 2011, which was expected to create 206 jobs at Mark Street in Sandiacre. This development is still expected and will create added pressure to the local transport system in Sandiacre and surrounding areas.

This will add to an already unacceptable high level of traffic in a small village centre and creates increased risks to pedestrian safety and children going to and from local schools.

Roads in Sandiacre already experience significant gridlock at peak times of the day with drivers trying to reach the Motorway via Derby Road or Longmoor Lane.

EBC: POLICY E3 – 3.20

Infrastructure – Road links

Intensive use of the small road network through the Stanton site heading towards Sandiacre or Rushy Lane through Stanton-by-Dale could lead to extensive problems with HGV and commuter traffic using roads that have not been traditionally designed for heavy modern use.

The main Stanton site road is currently narrow and would not support a major town and business development, either from phasing in development or to completion. It is intended there will be 1,950 residential units and over 2,000 employees on site, besides traffic generated through commercial use.

The roads are already well used and speed restrictions are in place. However, it is known that vehicles and HGV do travel at speed and there are sharp bends on the approach to Sandiacre via Ilkeston Road and Lenton Street.

EBC: POLICY E4 STANTON IRONWORKS REGENERATION

The Parish Council objects to the scheme on the grounds of highway issues and safety.

Councillors would not support the current proposals, which do not adequately address the need for improved road links to the Motorway while avoiding Sandiacre, which is already stretched to capacity with HGV's and commuter traffic.

It is considered there is insufficient provision made by the developers for such a large volume of traffic from the site along Lows Lane to Sandiacre or through Stanton-by-Dale and along Rushy Lane to Risley.

It is envisaged that neither junction could accommodate such a large increase in traffic flow, either in the initial development of the site with construction traffic or when the development is concluded. The predicted average daily traffic figure on Town Street for 2026 is an increase of 2,494 at 20%.

Councillors consider there is an urgent need to deter traffic from using the centre of Sandiacre in order to reduce any further adverse impact upon the environment and resident's amenity by the canal side and in a conservation area.

It is considered that development of the site should include improved road links to the M1 but with more suitable options to avoid the centre of Sandiacre.

This could be with the introduction of a new Motorway junction (J25A) or the creation of a new road link reaching the A52 that is better suited to manage such a substantial increase in traffic flow and avoids existing settlements around the proposed development.

With the introduction of a new HS2 train station at Toton, a large retail store in the village centre, new pockets of housing springing up in the parish and a major town development close by, Sandiacre could not sustain such a significant increase in traffic flow without the existing road networks becoming significantly weakened in the very near future.

SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 2 July 2013 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire

PRESENT:

- Cllr G Dinsdale
- Cllr Mrs J Chandler
- 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 Council
- Cllr Mrs White and Cllr Mrs Dickman
- Cllr Bilbie from 7.15pm
- Cllr Judson from 7.20pm

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

PART 1. NON-CONFIDENTIAL INFORMATION

25. APOLOGIES FOR ABSENCE

Cllr Major had forwarded apologies for expected late arrival due to attending another meeting.

26. VARIATION OF ORDER OF BUSINESS

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

27. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of Members' interests.

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 were deemed confidential.

31. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 4 JUNE 2013

RESOLVED: that the Minutes of the meeting held on Tuesday, 4 June 2013, as previously circulated to Members, were signed by the Chairman as a correct record

32. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/0513/0047 **Lidl, Station Road**
Erect internally illuminated "flagpole" sign to frontage
RESOLVED: that no objections be made to the above application

ERE/0513/0061 **Land NW of Willow Lodge, Rushy Lane (Risley)**
Erection of wooden building consisting of 2 stables, tack room and small barn on hard standing with driveway and parking
RESOLVED: that no objections be made to the above application

ERE/0613/0044 **45 Chestnut Grove**
Erection of a detached garage in rear garden
RESOLVED: that no objections be made to the above application

ERE/0613/1375 **Pear Tree House, 25 Town Street**
Removal of 18 self set ash and sycamore trees and 1 Pear Tree
COMMENTS: *The Parish Council has no objection in principle, but would comment that planting of replacement trees in the grounds should be considered and it would be particularly important to replace the Pear Tree in order to retain a major feature of the property to preserve its identity within a conservation area.*

ERE/0613/0032 **Mobile Mast, St John Ambulance, Grasmere Street**
Replacement of 3 antennas on existing mast and ancillary works
RESOLVED: that no objections be made to the above application

ERE/0613/0033 **5 Lock Lane**
First floor rear extension and replacement garage
RESOLVED: that no objections be made to the above application

ERE/1111/0055 **Magna Seating Systems, Regent Street (Revised)**
Demolition of existing office, factory and social club and erection of 21 dwellings
Amended plans
RESOLVED: that the Clerk be given delegated authority to respond to the consultation within the 14 deadline following consultation with the Council Chairman and Planning Committee Chairman.

33. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0513/0002 **Land SE Interchange 25 Bus Pk, Bostocks Lane**
Prior notification for the installation of a 15m telecommunications monopole to replace existing monopole and siting of additional equipment cabinets and associated works
EBC: Approved 4/6/13

ERE/0413/0045 **15 Beech Avenue**
Outline application for the demolition of existing dwelling and erection of replacement dwelling with the matter of scale for approval now
EBC: Approved 18/6/13

ERE/0413/0046 **15 Rushy Lane**
Erection of a two-storey rear extension including balcony to first floor at rear
EBC: Refused 21/6/13

ERE/0513/0007 **The Bungalow, Church Drive**
Add first floor to bungalow, erect two-storey side extensions and detached double garage
EBC: Refused 25/6/13. The proposed extensions are considered to be of a design, which is not in keeping with the existing property in terms of its scale, massing and fenestration detail. Furthermore, due to the scale and massing of proposed extensions and garage building, the proposals will have a harmful impact upon the street scene and the character of Sandiacre Conservation Area.

ERE/0313/0005 **Unit 7, Orchard Business Park**
Change of use from light industrial (B1) to a joinery workshop (B2 - general industrial)
EBC COMMITTEE: Approved 26/6/13

ERE/0313/0025 **The Plough Inn, Town Street**
Various illuminated free standing and wall-mounted signs
EBC SPLIT DECISION 28/6/13: REFUSED: The internally illuminated totem sign (Sign1) is of an inappropriate size and design for this prominent position on the site frontage and it is considered that it has a detrimental visual impact on the street scene. APPROVED: All other signage.

34. DELEGATED RESPONSE TO APPLICATIONS 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.

35. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

ERE/0313/0005 **Unit 7, Orchard Business Park**
Change of use from light industrial (B1) to a joinery workshop (B2 - general industrial)

EBC Planning Committee considered the application on Wednesday, 26th June 2013. The decision is shown above.

PART 2. CONFIDENTIAL INFORMATION

36. CONFIDENTIAL ITEM

There were no items deemed confidential.

37. DATE AND TIME OF THE NEXT MEETING

NO MEETING HELD IN AUGUST DUE TO THE SUMMER RECESS.

TUESDAY, 3 SEPTEMBER 2013

- 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, 3 September 2013 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire

PRESENT:

	Cllr G Dinsdale	(Chairman)
A	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 N White and Cllr Mrs S Dickman

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

PART 1. NON-CONFIDENTIAL INFORMATION

38. APOLOGIES FOR ABSENCE

Cllr Mrs J Chandler	Holiday
Cllr Miss K Hales	Personal commitment

RESOLVED: that the apologies submitted by Councillors be approved.

39. VARIATION OF ORDER OF BUSINESS

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

40. DECLARATION OF MEMBERS' INTERESTS

ERE/0813/0044 - 5 The Paddocks

Cllr Mrs Noskwith and Cllr Major declared a non prejudicial interest in the application, as they were acquainted with the applicant.

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

There were no items raised.

43. 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.

44. **TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 4 JUNE 2013**

RESOLVED: that the Minutes of the meeting held on Tuesday, 2 July 2013, as previously circulated to Members, were signed by the Chairman as a correct record

45. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

DELEGATED RESPONSES OVER THE SUMMER RECESS

ERE/1111/0055 **Magna Seating Systems-Former** Westerman Homes
Demolition of existing office, factory and social club and erection of 21 dwellings
DELEGATED: It is considered that the original response remains valid.

Affordable housing

The delivery of affordable housing should be assured through entering into legal obligations with the developers.

ERE/0713/0015 **Unit 8, Octavia House, Interchange 25 Business Park**
Certificate of lawful development for proposed use of site for research and development (B1B)
DELEGATED: That the application for certificate of lawful development be noted.

ERE/0713/0012 **141 Longmoor Lane** Mr Huddleston
Detached garage to front of property
DELEGATED: That no objections be made

ERE/0713/0051 **15 Kensington Road** Mrs Edson
Single-storey extension to front porch
EBC: Approved 30/8/13

TO BE CONSIDERED AT THE MEETING

ERE/0813/0005 **Pear Tree House, 25 Town Street** Mr Abbey
Alterations to a listed building consisting of the addition of windows and doors and provision of roof lights
RESOLVED: That in principle, the Parish Council has no objection to the dwelling being improved, so long as alterations preserve the character and appearance of the existing property.

Policy EV5 – Conservation Area

It would be important for any changes to windows, doors and roof lights to 'preserve or enhance the special character and appearance of the Conservation Area'. The findings of the Conservation Officer should be closely considered.

ERE/0813/0006 **Pear Tree House, 25 Town Street** Mr Abbey
Listed building consent for internal alterations, demolition of existing single storey wc and conservatory, alterations and addition of windows and doors and provision of roof lights
RESOLVED: To submit the comments shown above.

ERE/0813/0032 **5 The Hollies** Mr M Parsons
Conversion of garage into habitable room with loft conversion above and alterations to fenestration of existing house
RESOLVED that no objections be made.

ERE/0813/0052 **5 Coronation Avenue** Mr F Rehman
Conversion of single dwelling house to form 2 apartments

RESOLVED that objections be made as follows: There is potential for the creation of flats to have a detrimental impact upon adjoining and neighbouring properties through over intensification of use, increased noise levels and loss of amenity There is concern over proposed access issues and increased parking provision, together with setting a precedent for this form of development within the area.

ERE/0813/0044 **5 The Paddocks** Mr R Bilbie
Proposal to amend the conservatory roof construction and finishing material, from a standard glazed conservatory roof to a traditional timber mono pitch roof construction finished with tiles to match the existing dwelling
RESOLVED that no objections be made.

ERE/0813/0058 **8 Cloudside Road** Mr J Talbot
Single-storey rear and side extension
RESOLVED that no objections be made

ERE/0813/0065 **19 Poplar Avenue** Mr P Harrod
Regularisation of changes to approved scheme to accord with the dwelling as built
RESOLVED that since the application had only been received prior to the meeting, an extension to the consultation period would be applied for and the application considered at the October meeting.

46. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0513/1365 **St Giles' Church, Church Drive**
Proposed works to trees in Conservation Area consisting of: crown lift to 4m of 2 x Yew Trees
EBC: Approved 7/6/13

ERE/0513/0024 **Sandiacre Lock, Lock Lane**
Listed building consent for the fitting of a purpose made and fitted steel trash screen (steel bars) over the culvert opening. The fitting of steel baffles (plates) over the gate sluice paddle openings in the top (upstream) gates
EBC: Approved 3/7/13

ERE/0513/0038 **5 The Paddocks**
Proposed new attached garage
EBC: Approved 3/7/13

ERE/0513/0041 **35 Lancaster Avenue**
Erection of a pitched roof to replace a small existing flat roof on the front elevation
EBC: Approved 4/7/13

ERE/0513/0047 **Lidl, Station Road**
Erect internally illuminated "flagpole" sign to frontage
EBC: Approved 9/7/13

ERE/0513/0061 **Land NW of Willow Lodge, Rushy Lane** (Risley)
Erection of wooden building consisting of 2 stables, tack room and small barn on hard standing with driveway and parking
EBC: Approved 15/7/13

ERE/0613/1375 **Pear Tree House, 25 Town Street**
Removal of 18 self set ash and sycamore trees and 1 Pear Tree
EBC: Approved 18/7/13

ERE/1111/0055 **Magna Seating Systems, Regent Street** (Amended Plans)
Demolition of existing office, factory and social club and erection of 21 dwellings
EBC COMMITTEE: Approved with conditions 24/7/13
Subject to the applicant entering into a Section 106 Agreement to secure the provision of 6 affordable houses and conditions contained in both reports, and subject to it being referred to the Secretary of State.

ERE/0613/0044 **45 Chestnut Grove**
Erection of a detached garage in rear garden
EBC: Approved 5/8/13

ERE/0613/0032 **Mobile Mast, St John Ambulance, Grasmere Street**
Replacement of 3 antennas on existing mast and ancillary works
EBC: Approved 5/8/13

ERE/0613/0033 **5 Lock Lane**
First floor rear extension and replacement garage *EBC: Approved 5/8/13*

ERE/0713/0015 **Unit 8, Octavia House, Interchange 25 Business Park**
Certificate of lawful development for proposed use of site for research and
development (B1B) *EBC: Approved 8/8/13*
*EBC: The proposed and existing uses of the building both fall within Class B1 as
defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).
Consequently the proposal will not give rise to a material change of use of the
premises*

47. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

Proposed Tree Preservation Order **143, Longmoor Lane** Oak Tree

PART 2. CONFIDENTIAL INFORMATION

48. CONFIDENTIAL ITEM

There were no items deemed confidential.

49. DATE AND TIME OF THE NEXT MEETING

TUESDAY, 1 OCTOBER 2013

- 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

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 1 October 2013 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire

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 Council

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

PART 1. NON-CONFIDENTIAL INFORMATION

50. APOLOGIES FOR ABSENCE

Cllr Hughes Abroad

RESOLVED: to approve the apologies for absence from Cllr Hughes.

51. VARIATION OF ORDER OF BUSINESS

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

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

There were no items 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 were deemed confidential.

56. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 3 SEPTEMBER 2013

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

57. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/0813/0065 **19 Poplar Avenue** Mr P Harrod
Regularisation of changes to approved scheme to accord with the dwelling as built
Variation of condition

RESOLVED: that no objection be made, but the following comments:
The Parish Council has no objection in principal to the application, except to comment that it is considered important for developers to adhere to original plans. The Parish Council would not want to set a precedent for other developments in the area to be given retrospective permission for changes.

It is considered that any side windows should not have a detrimental impact upon neighbouring properties, especially in relation to the height of the building.

ERE/1211/0013 **Friesland Farm, Rushy Lane** APPEAL
Erection of a 30m hub height turbine with a 30m diameter rotor
RESOLVED: to note the appeal

58. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0713/0051 **15 Kensington Road** *EBC approved: 30/8/13*
Single-storey extension to front porch

ERE/0713/0012 **141 Longmoor Lane** *EBC refused: 30/8/13*
Detached garage to front of property

ERE/0813/0044 **5 The Paddocks** *EBC: Approved 31/2/9/13*
Erection of conservatory extension to rear of dwelling to replace conservatory approved under planning permission number 0409/0011

ERE/0813/0005 **Pear Tree House, 25 Town Street** WITHDRAWN 9/9/13
Alterations to a listed building consisting of the addition of windows and doors and provision of roof lights

ERE/0813/0006 **Pear Tree House, 25 Town Street** WITHDRAWN 9/9/13
Listed building consent for internal alterations, demolition of existing single storey wc and conservatory, alterations and addition of windows and doors and provision of roof lights

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, 5 NOVEMBER 2013

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

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, 5 November 2013 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire

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 Council
Cllr Mrs Dickman

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

PART 1. NON-CONFIDENTIAL INFORMATION

62. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

63. VARIATION OF ORDER OF BUSINESS

There were no variations to the order of business.

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

There were no items 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 were deemed confidential.

68. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 1 OCTOBER 2013

RESOLVED: that the Minutes of the meeting held on Tuesday, 1 October 2013, as previously circulated to Members, were signed by the Chairman as a correct record

69. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/0913/0055 **The Bungalow, Church Drive** Mr K Morris
Two storey side extension, loft conversion and other alterations to dwelling

The Clerk reported that she had spoken with the Planning Officer who had advised that he had already made a decision on this application following closure of the statutory consultation period of 21 working days from 2/10/13.

In response to the Clerk's initial enquiry, the Officer had subsequently issued a policy statement that consultation periods could not be extended for Parish Councils and Councillors should consider holding meetings more frequently if they wished to respond within the statutory deadlines.

Councillors considered that their monthly meeting schedule was set at least a year in advance and on occasion, an extension to the consultation period had been permitted. This had happened if an application had been received the day after a Planning Committee meeting and reports required consideration by all members of the Planning Committee and could not be delayed.

Mr Snow (Development Control Manager) had been contacted to seek further clarification on this matter, but no response had yet been received.

1. **RESOLVED:** that the following objections be submitted to Mr Snow:

Councillors considered that previous objections remained valid.

It is considered that the new design does not add character to the existing property with particular regard to the front and rear elevation and proposed extended roofline.

Therefore, the new building does not integrate well with the existing dwelling and detracts from the design and character of the original building.

The property overlooks the boundary of a conservation area and should preserve and enhance the special character and appearance of that area.

2. **RESOLVED:** that the Clerk contact the Borough Council to seek clarification on the policy for allowing Parish Council's the opportunity to occasionally request an extension to a consultation period, especially if a detailed application was received requiring careful consideration that could not be delegated.

ERE/1013/1405 **Pear Tree Yard, Town Street** Mr R Weston
Felling of pear tree which is in a conservation area

RESOLVED: to make the following comments: *The Parish Council has no objection in principle, but would comment that planting of a replacement pear tree in the grounds should be considered and it would be particularly important in order to retain a significant feature of the site to preserve its identity within the Conservation Area.*

ERE/1013/0012 **Sandiacre Lock, Lock Lane** Canal River Trust
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

RESOLVED that no objections be made

ERE/1013/0017 **43 Lancaster Avenue** Mr Penn
Single-storey rear extension & raised decking area
RESOLVED that no objections be made

ERE/1013/0004 **22 Spencer Avenue** Mr H Naylor
Erection of single-storey rear extension & two-storey side extension
RESOLVED that objections be submitted, as follows:
The proposed extension, by reason of its size, design and proximity to the shared boundary would lead to a visually over dominant feature on the adjacent semi detached property.

ERE/1113/0001 **Sandiacre Court Nursing Home (Former) Derby Road**
Variation of condition 10 to allow the development to be constructed in accordance with altered elevations and floor plans. Removal of conditions 11, 13 and 14 to allow for the continued use of the existing access submission of details for approval of conditions 4, 5, 6, 8, 9, 17,18, 21 following grant of planning permission
ERE/1111/0021

It was noted that the application had been validated on 4/11/13 and details were displayed on the planning website on the afternoon of the meeting. Since there were numerous reports to consider, the Clerk was asked to include this item on the Agenda for the next meeting and seek an extension.

70. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0813/0052 **5 Coronation Avenue** *EBC Approved 2/10/13*
Conversion of single dwelling house to form 2 apartments

ERE/0813/0032 **5 The Hollies** *EBC Approved 2/10/13*
Conversion of garage into habitable room with loft conversion above and alterations to fenestration of existing house

ERE/0812/0046 **Land East of 48 Kings Road, Land North of 45 Doncaster Avenue, 18-38 Charles Avenue and 10-120 Town Street**
Erection of 40 new dwellings (MAJOR)
EBC Approved 18/10/13 with Section 106 *COMMITTEE*

71. PARISH COUNCIL TRAINING IN PLANNING

The Clerk, Councillors Noskwith, Hunt and Hughes had attended the Borough Council's recent training course on planning matters.

All Councillors present were provided with a copy of the course material.

72. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

There were no items of correspondence to consider.

PART 2. CONFIDENTIAL INFORMATION

73. CONFIDENTIAL ITEM

There were no items deemed confidential.

74. DATE AND TIME OF THE NEXT MEETING - TUESDAY, 3 DECEMBER 2013

- 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

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 3 December 2013 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire

PRESENT:

A	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

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

75. APOLOGIES FOR ABSENCE

Cllr Dinsdale	Prior commitment
Cllr Hardy	Illness

RESOLVED: to approve the apologies for absence submitted by Councillors

76. VARIATION OF ORDER OF BUSINESS

RESOLVED: to consider new applications recently received:

EBC Reference	Application	EBC Validated	PC Consulted
ERE/1113/0015	15 Beech Avenue	20/11/13	27/11/13
ERE/1113/0034	Great Bear Distribution, Mark Street	26/11/13	28/11/13
ERE/1113/0042	10 Oakfield Drive	28/11/13	3/12/13

77. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

78. 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

79. **PUBLIC SPEAKING**

There were no items raised.

80. **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.

81. **TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 5 NOVEMBER 2013**

RESOLVED: that the Minutes of the meeting held on Tuesday, 5 November 2013, as previously circulated to Members, were signed by the Chairman as a correct record

82. **TO CONSIDER PLANNING APPLICATIONS RECEIVED**

I. ERE/1113/0001 **Sandiacre Court NH (Former)** Blatent Limited

Validation: 4/11/13	Consultation: 5/11/13	Extension permitted
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Variation of condition 10 to allow the development to be constructed in accordance with altered elevations and floor plans. Removal of conditions 11, 13 and 14 to allow for the continued use of the existing access submission of details for approval of conditions 4, 5, 6, 8, 9, 17, 18, 21 following grant of planning permission (ERE/1111/0021)

RESOLVED: that no objections be made to the application

II. ERE/1113/0005 **Land Rear/North of 2-4 Waterside Close** Westerman Ltd

Validation: 1/11/13	Consultation: 5/11/13	Extension permitted
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Construction of 18 dwellings and new access road **MAJOR**

RESOLVED: that objections be made to the application, as follows:

- The development should meet affordable housing requirements.
- 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.
- 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 limited access issues at the site entrance, especially for emergency and refuse vehicles.

III. ERE/1113/0014 **Pear Tree House, 25 Town Street** Mr J Abbey

Validation: 8/11/13	Consultation: 18/11/13	End date: Not shown
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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

RESOLVED: that no objections be made to the application

- IV. ERE/1113/0015 **Pear Tree House, 25 Town Street** Mr J Abbey

Validation: 8/11/13	Consultation: 18/11/13	End date: Not shown
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 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
RESOLVED: that no objections be made to the application
- V. ERE/1113/0022 **39 Hayworth Road** Mr K P Lai

Validation: 21/11/13	Consultation: 5/12/13	End date: Not shown
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 Application for certificate of existing lawful use of building as a fish & chip shop / Chinese takeaway (Class A5)
RESOLVED: that no objections be made to the application
- VI. ERE/1113/0015 **15 Beech Avenue** Mr R Newman

Validation: 20/11/13	Consultation: 27/11/13	End date: 20/12/13
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 Erection of one dwelling
RESOLVED: that no objections be made to the application
- VII. ERE/1113/0034 **Great Bear Distribution, Mark Street** Duflex Foam Ltd

Validation: 26/11/13	Consultation: 28/11/13	End date: 21/12/13
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 Change of use from B8 (storage & distribution) to B2 (manufacture)
RESOLVED: that no objections be made to the application
- VIII. ERE/1113/0042 **10 Oakfield Drive** Not known

Validation: 28/11/13	Consultation: 3/12/13	End date: 26/12/13 (BH)
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 Single-storey rear and two-storey side extension
No application documents published by EBC in time for the meeting
RESOLVED: that the Clerk request an extension to the consultation period for a Committee response to be submitted the day after the January meeting

83. TO NOTE PLANNING DECISIONS RECEIVED

- I. ERE/0913/0055 **The Bungalow, Church Drive**
 Two storey side extension, loft conversion and other alterations to dwelling
EBC: Approved 1/11/13
- II. ERE/1013/0004 **22 Spencer Avenue**
 Erection of single-storey rear extension & two-storey side extension
EBC: Refused 4/11/13
- III. ERE/1013/1405 **Pear Tree Yard, Town Street** Mr R Weston
 Felling of pear tree which is in a conservation area
EBC: Approved 20/11/13

84. DELEGATION OF CONSULTATION RESPONSES

The Clerk reported on discussions with Mr Birkinshaw (Head of Planning) over the Committee's concerns that Planning Officers should have flexibility to permit short extensions to consultation periods for Parish Councils, if specifically requested.

Councillors considered that as an example, the application above for ERE/1113/0042 (Agenda item 82.VIII) had been published on the EBC planning site on the afternoon of the meeting, no documents were published by late afternoon and the consultation period ended on 26/12/13, a Bank Holiday when EBC was closed over the Christmas period.

RESOLVED: that when considered necessary, the Clerk asked for extensions in order to allow the Committee time to consider applications at scheduled meetings and in public

The situation would be monitored for the future and further action taken if extensions were requested and declined.

85. CORRESPONDENCE (ITEMS FOR INFORMATION ONLY)

There were no items of correspondence to consider.

PART 2 - CONFIDENTIAL INFORMATION

86. CONFIDENTIAL ITEM

There were no items deemed confidential.

87. DATE AND TIME OF THE NEXT MEETING - TUESDAY, 7 JANUARY 2014

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

The meeting closed at 7.25pm.

Signed by the Chairman:_____

Date:_____