

SANDIACRE PARISH COUNCIL

Minutes of a meeting of the Sandiacre Parish Council Planning Committee held at The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire on Tuesday, 8 January 2008 at 7.00pm.

PRESENT:

A	Cllr Mrs B Uren (Chair)
	Cllr Mrs M Blackler
A	Cllr A Blount
	Cllr Mrs C Davis
	Cllr G Dinsdale
	Cllr Mrs J Hulls
	Cllr I Judson
	Cllr Mrs A Nisbet
	Cllr Mrs Noskwith (Ex-officio)

Mrs Bloor (Clerk to the Parish Council)

Cllr Mrs Noskwith chaired the meeting in the absence of Cllr Mrs Uren.

1/08. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs Uren (prior commitment).

2/08. DECLARATION OF MEMBERS' INTERESTS

Cllr Mrs Noskwith declared an interest in Agenda Item 5. Planning Applications, as she was a Governor at Friesland School.

3/08. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 4 DECEMBER 2008

It was RESOLVED that the Minutes of the Planning Committee held on Tuesday, 4 December 2008 be accepted as a true record and were signed by the Chair.

4/08. MATTERS ARISING

There were no matters arising

5/08. PLANNING APPLICATIONS RECEIVED

ERE/1107/0104	41 Springfield Avenue/land	Mr T Drew
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Demolition of property to erect 3 dwellings, with retention of existing boundary
It was RESOLVED to recommend to Council that no objections be made to this application.

ERE/1207/0016	9 St James Court	Mr A Peach
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Erection of rear conservatory
It was RESOLVED to recommend to Council that no objections be made to this application.

ERE/01207/0018	Friesland School. Nursery Av.	Mr Ruhrmond
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Two-storey extension to existing 6th Form building and associated parking for cars, motorbikes and cycles
It was RESOLVED to recommend to Council that no objections be made to this application.

ERE/1207/0019	34 York Avenue	Mr E Godfrey
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Erection of rear conservatory
No documents had been received from EBC and the application could not be considered.

ERE/1207/0027	8 Queens Drive	Mrs K Abraham
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Single-storey side extension and new pitched roof over existing coal store
It was RESOLVED to recommend to Council that no objections be made to this application

ERE/1207/0035 **56 Bostock Lane, Land east of** Regent Developments
Erection of offices with access and car parking.
(Re-submission following change to original plans)

It was RESOLVED to raise objections to the development as given below:

- a) The proposed site access is in close proximity to the Motorway Island and could cause traffic congestion, especially as it is a 'wide load' vehicle route.
- b) Traffic turning right to gain access to the site will have to move into the central reservation and could cause obstruction, especially at peak times of the day.
- c) The private access needs of residents on the west side cul-de-sac should be protected.

The character of the residential cul-de-sac will be adversely affected by commercial traffic gaining access to the site entrance nearby.

Cllr Mrs Nisbet joined the meeting at 7.25pm.

6/08. PLANNING DECISIONS RECEIVED

ERE/1007/0017	2A The Waterway Erection of two-storey side extension	APPROVED 6/12/07
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7/08. CORRESPONDENCE

There were no items of correspondence.

8/08. ANY OTHER BUSINESS

PC Gray had informed the proprietor of a business on Derby Road that undertaking work to vehicles on a paved area and parking cars in front of his premises could give rise to issues of safety and obstruction to passing members of the public.

Cllr Mrs Nisbet gave her apologies for being unable to attend the next meeting of the Planning Committee and Council.

The meeting closed at 7.25pm.

Chair..... Date.....

SANDIACRE PARISH COUNCIL

Minutes of a meeting of the Sandiacre Parish Council Planning Committee held at The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire on Tuesday, 5 February 2008 at 7.00pm.

PRESENT:

A	Cllr Mrs B Uren (Chair)
	Cllr Mrs M Blackler
	Cllr A Blount
	Cllr Mrs C Davis
	Cllr G Dinsdale
	Cllr Mrs J Hulls
A	Cllr I Judson
A	Cllr Mrs A Nisbet
	Cllr Mrs Noskwith (Ex-officio)

IN ATTENDANCE: Mrs Bloor (Clerk to the Parish Council)
Cllr Hardy (Observing)

Cllr Mrs Noskwith chaired the meeting in the absence of Cllr Mrs Uren.

9/08. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs Uren (illness) and Cllr Blount (work commitments).

10/08. DECLARATION OF MEMBERS' INTERESTS

Cllr Mrs Blackler declared an interest in Agenda Item 5. Planning Applications, as a Governor of Ladycross Infant School.

11/08. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 8 JANUARY 2008

It was RESOLVED that the Minutes of the Planning Committee held on Tuesday, 8 January 2008 be accepted as a true record and were signed by the Chair.

12/08. MATTERS ARISING

There were no matters arising

13/08. PLANNING APPLICATIONS RECEIVED

ERE/1108/0009 **5 Park Drive** Ms G Hardy
Demolition of existing garage and outbuilding and erection of a dependant relative dwelling.
It was RESOLVED to recommend to Council that no objections be made to this application only that a condition be applied that the dwelling should not be sold separately in the future.

ERE/CD8/0108/0016 **Ladycross Infant School** DCC
Extension to provide new Childrens' Centre, provision of a new pedestrian access, alterations to existing car park and re-siting of existing store.
It was RESOLVED to recommend to Council that no objections be made to this application.

ERE/0108/0044 **Former Magna Seating Systems** Westerman Ltd
Demolition of existing factory and erection of 5 (B1/A2) offices and 14 houses.
It was RESOLVED to recommend to Council that no objections be made to this application but to comment on the following:

- That assurance for proper regard to the Section 106 agreement be considered.
- That consideration should be given to the amount of traffic that would have to access Station Road.

14/08. PLANNING DECISIONS RECEIVED

ERE/1107/0096	21 Poplar Avenue Erection of two-storey side extension	REFUSED	18/1/08 Cramped building by reason of design and layout
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Further information from EBC website:

ERE/1107/0069	71 Town Street Retention of ATM Cash Machine	APPROVED	4/1/08
ERE/1107/0068	71 Town Street Retention of internally illuminated sign above ATM	APPROVED	4/1/08 With conditions
ERE/1107/0082	76, Doncaster Avenue Erection of a detached dwelling for 2 flats (means of access now)	REFUSED	14/1/08
ERE/1107/0104 PO705	41 Springfield Avenue Demolition of existing bungalow for erection of 3 dwellings	WITHDRAWN	11/1/08
ERE/1207/0019	34 York Avenue Erection of rear conservatory	APPROVED	11/1/08 With conditions on materials used

15/08. CORRESPONDENCE

There were no items of correspondence.

16/08. ANY OTHER BUSINESS

The Clerk had attended a Parish Council Forum meeting on 31/3/08 regarding changes to planning applications by the introduction of new forms.

It was confirmed that Three Valley's Housing Association had acquired land at Vine Crescent with the intention of building single-storey dwellings. No planning application had been received at the present time.

It was noted that if the catering outlet at 39 Derby Road applied for an application for extended late night opening hours, the Parish Council would not support the application.

The meeting closed at 7.20pm.

Chair..... Date.....

Conversion of existing garage to living accommodation, single-storey rear extension to garage, single-storey side extension and erection of a new garage
It was RESOLVED that no objections be made.

ERE/0208/0055 **42 Park Drive** Mr M Robins
Loft conversion including the formation of a rear dormer, insertion of a window on the side elevation and a front roof window
It was RESOLVED that no objections be made.

ERE/0208/0058 **32 Netherfield Road** Mr Attwood
Single-storey front extension
It was RESOLVED that no objections be made.

22/08. PLANNING DECISIONS RECEIVED

ERE/1207/0016 **9 St James Court** **Approved** **24/1/08**
Erection of rear conservatory Delegated with conditions

ERE/1207/0018 **Friesland School** **Approved** **1/2/08**
Two-storey extension to Sixth Form building and associated parking for cars, motorbikes and cycles Delegated with Conditions

ERE/1207/0027 **8 Queens Drive** **Approved** **6/2/08**
Single-storey side extension and new pitched roof over existing coal store Delegated with conditions

CD8/0108/209 **Ladycross Inf. School** **No objection** **15/2/08**
Extension to provide new Childrens' Centre, provision of a new pedestrian access, alterations to existing car park and re-siting of existing store

ERE/0108/0009 **5 Park Drive** **Approved** **20/2/08**
Demolition of garage and outbuildings and erection of a dependent relatives dwelling

23/08. CORRESPONDENCE

1. Public Speaking at Planning Committee – A Protocol

2. EBC Planning Committee Meeting 5/3/08 to consider the following applications:

- a) ERE/0108/0012 **2 Vine Crescent, land rear of**
- b) ERE/1207/0035 **56 Bostock Lane**

3. ERE/0108/0078 **34 Stanton Road** Reduction in size of ancillary unit

In respect of Item 2. b)

ERE/0108/0012 **2 Vine Crescent** **Recommend to approve**
Eastern Shires Housing/Three Valleys Housing
Erection of four bungalows (two detached, 2 semi-detached) at land rear of 2 Vine Crescent

The Clerk reported that no planning application had been received from EBC in respect of the above development. Details were kept of all planning applications received and the EBC website planning lists were regularly checked.

It was RESOLVED that Cllr Mrs Hulls would seek postponement of the application at the next EBC Planning Committee meeting in order for the Parish Council to be consulted and their comments taken into account.

24/08. ANY OTHER BUSINESS

There were no other items of business.

Chair..... Date.....

SANDIACRE PARISH COUNCIL

Minutes of a SPECIAL meeting of the Sandiacre Parish Council Planning Committee held at The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire on Monday, 17 March 2008 at 7.00pm.

PRESENT:

	Cllr Mrs B Uren (Chair)
	Cllr Mrs M Blackler
A	Cllr A Blount
A	Cllr Mrs C Davis
A	Cllr G Dinsdale
	Cllr Mrs J Hulls
	Cllr I Judson
A	Cllr Mrs A Nisbet
	Cllr Mrs Noskwith (Ex-officio)

IN ATTENDANCE:

	Cllr A Hardy (Observing)
	Mrs M Bloor (Clerk to the Parish Council)

MEMBER OF THE PUBLIC Mr R Barker – Local resident

25/08. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Blount (work commitment), Cllr Dinsdale, Cllr Mrs Davis (prior commitment) and Cllr Mrs Nisbet (prior commitment).

26/08. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

27/08. PLANNING APPLICATION

ERE/0108/0012

2 Vine Crescent

Eastern Shires Housing/Three Valleys Housing

Erection of four bungalows (two detached, 2 semi-detached) at land rear of 2 Vine Crescent

EBC Planning Committee had deferred their decision on this application pending consultation with the Parish Council, who had not previously been consulted.

Cllr Mrs Uren suspended Standing Orders and invited Mr Barker to speak.

Mr Barker outlined his concerns over the development of affordable housing on the site and in particular, his frustration with EBC over disposing of a public open space and the lack of consultation.

He considered that the trees on site should be worthy of a Tree Preservation Order (TPO) and their removal would have a significant impact on the street scene. Mr Barker also highlighted that it was Erewash Borough Council's own policy to maintain areas of open space for the benefit of the community.

Cllr Mrs Uren thanked Mr Barker for his comments.

Standing Orders were resumed.

Following discussion, it was RESOLVED to submit the following objections:

1. The application states that the site will deliver 4 dwellings of affordable housing and the Parish Council would be interested to know if there is

evidence of a lack of affordable housing in the locality. If so, would a larger site not be more suitable?

2. In principal, the Parish Council does not object to the development of dwellings that would exist following demolition of garages on the site.

However, the Council feel the development does not protect or preserve the existing public (and private) open space and therefore makes no contribution to the character of the area. A valuable green space would be lost.

3. There are a number of mature (flowering) trees located within the site boundary, which the Parish Council considers make an important contribution to the landscape character of the area and should be retained.
4. The proximity of a proposed dwelling would be intrusive to the neighbouring property boundary on Kings Road.

28/08. MATTERS ARISING

There were no matters arising

29/08. ANY OTHER BUSINESS

Parish Forum – 30 January 2008 – Electronic Consultation on Planning Applications

The Clerk circulated copies of a letter received from Ian McHugh (EBC Development Manager) highlighting a proposal for Parish Councils to receive electronic copies of planning applications from 1 April 2008.

Councillors had previously considered guidance on validation of planning applications through the 'national' and proposed 'local' lists and resolved to object to any changes in the current arrangement for receiving paper copies of applications and plans. The Clerk had responded to the electronic consultation accordingly.

The meeting closed at 7.30pm

Chair..... Date.....

SANDIACRE PARISH COUNCIL

Minutes of a meeting of the Sandiacre Parish Council Planning Committee held at The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire on Tuesday, 1 April 2008 at 7.00pm.

PRESENT:

	Cllr Mrs B Uren (Chair)
	Cllr Mrs M Blackler
A	Cllr A Blount
	Cllr Mrs C Davis
A	Cllr G Dinsdale
A	Cllr Mrs J Hulls
A	Cllr I Judson
A	Cllr Mrs A Nisbet
	Cllr Mrs Noskwith (Ex-officio)

IN ATTENDANCE: Mrs M Bloor (Clerk to the Parish Council)

MEMBER OF THE PUBLIC: Mr Webber

30/08. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr I Judson (prior commitment), Cllr G Dinsdale, Cllr Mrs J Hulls and Cllr Mrs A Nisbet (summoned to an Extraordinary meeting of the Borough Council).

The Chair reported that a quorum of 5 Members could not be formed. An informal meeting was therefore held, the details of which are given below. No decisions were made at the meeting.

31/08. DECLARATION OF MEMBERS' INTERESTS

There were no declarations of interest.

32/08. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 4 MARCH 2008

This item would be deferred until the next meeting.

33/08. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON MONDAY 17 MARCH 2008

This item would be deferred until the next meeting.

34/08. MATTERS ARISING FROM THE MINUTES

This item would be deferred until the next meeting.

35/08 PLANNING APPLICATIONS RECEIVED

ERE/0308/0015 **31 Elm Avenue** Mr M Riggott
First floor extension above existing shower room and kitchen and two-storey side extension of utility room and bedroom
Plans for the above application were tabled. Members would recommend to Council that no objections be raised to the proposed development.

ERE/0308/0028 **41 Springfield Avenue, land at** Mr T Drew
Demolition of number 41 Springfield Avenue and erection of 3 detached bungalows including retrospective application for retention of a 2-metre high boundary fence (revised scheme)
Plans for the above application were tabled. Members would recommend to Council that no objections be raised to the proposed development.

36/08. PLANNING DECISION NOTICES

ERE/0108/0081 **51 Beech Avenue** **Approved** **3/3/08**
Two-storey front extension, single-storey side extension and replacement roof on an existing conservatory
With conditions (Delegated)

ERE/1207/0035 **56 Bostock Lane** **Approved** **5/3/08**
Erection of offices with access and car parking
With conditions (Delegated)

ERE/0108/0072 **7 Cloudside Road** **Refused** **19/3/08**
Demolition of existing shed structure and erection of a detached bungalow

ERE/0108/0012 **2 Vine Crescent, land rear of** **Refused** **26/3/08**
Erection of four bungalows (two detached, two semi-detached)

ERE/0108/0078 **34 Stanton Road** **Refused** **26/3/08**
Demolition of existing garage and erection of an ancillary accommodation building for a dependant relative

37/08. CORRESPONDENCE

1. Agenda for EBC Planning Committee Meeting - 26 March 2008
2. DCC Public Footpath Diversion Order – Cloudside Farm - Period of objection to 3 April 2008
3. EBC 'Local List' Revision 2008 – Review of local architectural or historical importance

The above correspondence was noted and Item 3. 'Local List' Revision 2008 would be brought to the next Planning Committee meeting for further consideration.

38/08. ANY OTHER BUSINESS

There were no other items of business.

The meeting closed at 7.25pm

Chair..... Date.....

SANDIACRE PARISH COUNCIL

Minutes of a meeting of the Sandiacre Parish Council Planning Committee held at The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire on Tuesday, 6 May 2008 at 7.00pm.

PRESENT:

A Cllr Mrs B Uren (Chair)
Cllr Mrs M Blackler
Cllr A Blount
Cllr Mrs C Davis
Cllr G Dinsdale
Cllr Mrs J Hulls
Cllr I Judson
Cllr Mrs A Nisbet
Cllr Mrs Noskwith (Ex-officio)

IN ATTENDANCE: Mrs M Bloor (Clerk to the Parish Council)

MEMBER OF THE PUBLIC: Mr Webber

39/08 APOLOGIES FOR ABSENCE

There were no apologies for absence.

40/08 DECLARATION OF MEMBERS' INTERESTS

Cllr Dinsdale declared an interest in Agenda Item 44/08 (V) Planning Applications as a Licensee. The interest was neither personal nor prejudicial.

41/08 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY, 4 MARCH 2008

The minutes of the meeting were confirmed as a true record and signed by the Chair.

42/08 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON MONDAY, 17 MARCH 2008

The minutes of the meeting were confirmed as a true record and signed by the Chair.

43/08 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY, 1 APRIL 2008

The minutes of the meeting were confirmed as a true record and signed by the Chair.

44/08 PLANNING APPLICATIONS RECEIVED

- I. ERE/0408/0004 **279, Bostock Lane** Mrs Forsythe
Single-storey front extension to extend existing garage
It was RESOLVED that no objections be made.

- II. ERE/0408/0038 **25, Oakfield Drive** Mr K Lacey
Bedroom dormer extension
It was RESOLVED that no objections be made.

- III. ERE/0408/0064 **Unit 7, Orchard Bus. Park** Regeneris Ltd
2 x Non illuminated signs (Installed)
It was RESOLVED that no objections be made.

- IV. ERE/0408/0061 **23, Sandringham Road** Mr & Mrs Stankovich
Two-storey rear extension
It was RESOLVED that no objections be made.

- V. ERE/0408/0049 **Plough Inn, Town Street** Mitchells & Butler
Retrospective application for retention of single storey pitched roof lobby to rear/side elevation and alterations to steps and ramp
It was RESOLVED that no objections be made.
- VI. CD8/0308/258 **Ladycross Infant School** DCC
Extension to provide a new Childrens' Centre, provision of new pedestrian access, alterations to existing car park to provide 2 extra spaces, unloading bay and re-siting of existing store.
It was RESOLVED that no objections be made.
- VII. ERE/0408/0060 **30, Maple Avenue** Mr G Haynes
Erection of a detached dwelling
It was RESOLVED to make objections as follows: The design creates a cramped form of development with a prominent façade containing a large area of glazing, which is out of character with other properties in the vicinity.

45/08 PLANNING DECISION NOTICES

- I. ERE/0807/0054 **40 Spencer Avenue**
Decision: Appeal dismissed 1 April
- II. ERE/0208/0040 **46 Shaftesbury Avenue**
Conversion of existing garage to living accommodation, single-storey rear extension to garage, single-storey side extension and erection of a new garage
Decision: Approved with Conditions (Delegated) 9th April 2008
- III. ERE/0208/0058 **32 Netherfield Road**
Single-storey front extension
Decision: Approved with Conditions (Delegated) 14th April 2008
- IV. ERE/0208/0055 P1350 **42 Park Drive**
Loft conversion including the formation of a rear dormer, insertion of a window on the side elevation and a front roof window
Decision: Approved with Conditions (Delegated) 14th April 2008
- V. ERE/0108/0044 **Former Magna Seating Systems, Regent Street**
Demolition of existing factory and erection of 5 B1/A2 offices and 14 houses
Decision: Withdrawn 15th April 2008
- VI. ERE/0108/0012 **2, Vine Crescent** Move to appeal

46/08 CORRESPONDENCE

Electronic Consultation on Planning Applications

The Clerk had responded to the questionnaire to confirm that the Parish Council was prepared to accept electronic copies of planning applications, but wished to highlight that not all Parish Councils would be able to invest time and money into absorbing the costs passed down by the Borough Council.

The Clerk had recently been informed that no changes would be made, as objections had been received by EBC from Parish Councils following the consultation.

EBC Planning Committee Minutes of 16/4/08

The minutes were noted.

47/08 REPORT BY THE CLERK – TRAINING COURSE

The Clerk reported that she had recently attended a training course organised by the Campaign to Protect Rural England on the workings of the planning process. Councillors were welcome to view the training material.

48/08. ANY OTHER BUSINESS

There were no other items of business.

The meeting closed at 7.25pm

Chair..... Date.....

SANDIACRE PARISH COUNCIL

Minutes of a meeting of the Sandiacre Parish Council Planning Committee held at The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire on Tuesday, 3 June 2008 at 7.00pm.

PRESENT:

	Cllr Mrs J Hulls (Chair)
	Cllr Mrs M Blackler
A	Cllr A Blount
	Cllr Mrs C Davis
	Cllr G Dinsdale
	Cllr I Judson
A	Cllr Mrs A Nisbet
	Cllr Mrs A Noskwith (Ex-officio)
	Cllr Mrs B Uren

IN ATTENDANCE: Mrs M Bloor (Clerk to the Parish Council)

MEMBER OF THE PUBLIC: Mr Webber and over 20 local residents

The Clerk reported that Cllr Mrs B Uren had retired from the position of Chair at the Annual Parish Council Meeting and although it was omitted from the agenda, the election of Chair should be the first item for consideration.

Councillors RESOLVED that Election of Chair be considered as the first item.

The Clerk highlighted that it was RESOLVED at the Annual Parish Council meeting that the Planning Committee quorum would reduce to 3 members.

49/08 ELECTION OF CHAIR

It was RESOLVED that Cllr Mrs J Hulls be appointed Chair of the Planning Committee for the forthcoming year.

Cllr Mrs J Hulls assumed the position of Chair and welcomed everyone to the meeting.

50/08 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllr Mrs Nisbet and Cllr Mr Hardy (usually in attendance).

51/08 DECLARATION OF MEMBERS' INTERESTS

Cllrs Mrs J Hulls declared that she was a member of EBC Planning Committee. This interest was neither personal nor prejudicial.

52/08 TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY, 6 MAY 2008

The minutes of the meeting were confirmed as a true record and signed by the Chair.

53/08 PLANNING APPLICATIONS RECEIVED

a) ERE/0408/0054

Phone Mast Site 73518, Stanton Rd O2

Prior notification of proposed installation of a 12.5 m high monopole supporting 3 antennae with ground based equipment cabinet and ancillary development also access steps
It was RESOLVED that no objections be made to the proposed development.

b) ERE/0508/0007

9 Charnwood Avenue

Mr A Shearer

Erection of rear conservatory

It was RESOLVED that no objections be made to the proposed development.

c) ERE/0508/0014 19 Woodside Road Chevin Homes
Two storey detached dwelling
It was RESOLVED that no objections be made to the proposed development.

d) ERE/0508/0018 36 Lancaster Avenue Mr P Addison
Porch extension on front elevation
It was RESOLVED that no objections be made to the proposed development.

e) ERE/0508/0019 11 Briar Avenue Mr A Macnish
Single storey rear extension & first floor side extension above carport
It was RESOLVED that no objections be made to the proposed development.

f) ERE/0508/0027 Recreation Ground, Doncaster Ave. Mrs M Bloor
Erection of a skate park by Sandiacre Parish Council
It was RESOLVED that no objections be made to the proposed development.

g) ERE/0508/0044 50 Station Road Mr C Reid
Proposed erection of a first floor flat above existing garages
It was RESOLVED that no objections be made to the proposed development.

h) ERE/0508/0001 35-43 Stanton Road, land south of SOL Homes
Erection of 11 dwellings
It was RESOLVED that objections be made to the proposed development as follows:

- a) The proposed development would not constitute small-scale infilling and would be out of character with the surrounding area. The proposal constitutes an over-intensive and cramped form of development, which fails to relate well to its context and surroundings and accordingly, would not constitute a high quality residential environment.

This would be contrary to the objectives of PPS 1 and PPS 3 and Policy H12 of the Erewash Local Plan.

- b) The proposed development would lead to an undesirable increase in vehicular traffic along Stanton Road, to the detriment of highway safety and residential amenity.

This would be contrary to PPS13 and Policy H3 of the Erewash Local Plan.

The development is in close proximity to the local school.

There would also be a significant amount of construction traffic in operation near the school site and residential properties.

- c) The Council would like confirmation that there is evidence of need for such a development in a built up residential area.
- d) There are also concerns over adequate drainage provision and protection of existing mature trees on the site. Consequently, would the introduction of one, impact significantly upon the other.

Members of the public were invited to raise concerns over the proposed Stanton Road development and objections were noted, as outlined above.

Members of the public left the meeting and were thanked by the Chair for attending.

54/08 PLANNING DECISION NOTICES

SANDIACRE PARISH COUNCIL

Minutes of a meeting of the Sandiacre Parish Council Planning Committee held at The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire on Tuesday, 1 July 2008 at 7.00pm.

PRESENT:

	Cllr Mrs J Hulls (Chair)
A	Cllr Mrs M Blackler
A	Cllr A Blount
A	Cllr Mrs C Davis
A	Cllr G Dinsdale
A	Cllr I Judson
A	Cllr Mrs A Nisbet
A	Cllr Mrs B Uren
	Cllr A Mrs Noskwith (Ex-officio)

IN ATTENDANCE: Mrs M Bloor (Clerk to the Parish Council)

MEMBER OF THE PUBLIC: Cllr A Hardy, Mr Webber (Town Street) and several residents from Stanton Road.

57/08. APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Cllr Mrs M Blackler (prior engagement), Cllr A Blount (work commitments), Cllr Mrs C Davis, Cllr G Dinsdale, Cllr I Judson (prior commitment), Cllr Mrs B Uren (unwell) and Cllr Mrs A Nisbet.

The Chair reported that a quorum of 3 Members could not be formed. An informal meeting was therefore held, the details of which are given below. No decisions were made at this meeting.

The full Council met after the Planning Committee meeting and decided that no objections would be raised to the planning applications shown below.

58/08. DECLARATION OF MEMBERS' INTERESTS

This item would be deferred until the next meeting.

59/08 PUBLIC SESSION

Local residents had attended the meeting to voice their opposition to the proposed housing development at 35 to 43 Stanton Road - ERE/0508/0001.

60/08. MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 3 JUNE 2008

This item would be deferred until the next meeting.

61/08 PLANNING APPLICATIONS RECEIVED

a) ERE/0608/0033 **32 Sandringham Road** Mr S Fitch
Single storey rear and side extension and formation of a pitched roof over the existing side garage (includes removal of existing conservatory)

b) ERE/0608/0031 **39 York Avenue** Mr D Smith
Erection of a front extension comprising entrance porch and water closet

c) CD8/0508/23 **Ladycross Infant School, Victoria Road** DCC
Erection of additional fencing along site boundary – Height of 3.400m

62/08. PLANNING DECISION NOTICES

- a) ERE/0408/0060 **30 Maple Avenue**
Erection of detached dwelling Refused 5/6/08
- b) ERE/0508/0018 **36 Lancaster Avenue**
Porch extension on front elevation Permitted 18/6/08
- c) ERE/0508/0027 **Skate Park, Doncaster Avenue Recreation Ground**
Notification received 18/6/08 Application deemed permitted
Application for planning permission not required – Fee refunded

63/08. CORRESPONDENCE
None.

64/08. ANY OTHER BUSINESS
None.

Signed by the Chair _____

Date _____

SANDIACRE PARISH COUNCIL

Minutes of a meeting of the Sandiacre Parish Council Planning Committee held at The Memorial Institute, Doncaster Avenue, Sandiacre, Derbyshire on Tuesday, 2 September 2008 at 7.00pm.

PRESENT: Cllr Mrs J Hulls (Chair)
Cllr Mrs M Blackler
A Cllr A Blount
A Cllr Mrs C Davis
Cllr G Dinsdale
A Cllr I Judson
A Cllr Mrs A Nisbet
Cllr A Mrs Noskwith
Cllr Mrs B Uren

IN ATTENDANCE: Mrs M Bloor (Clerk to the Parish Council)

MEMBERS OF THE PUBLIC: Cllr A Hardy and Mr W Major

65/08 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Cllr A Blount, Cllr Mrs C Davis and Cllr I Judson.

66/08 DECLARATION OF MEMBERS' INTERESTS

Cllrs Mrs J Hulls declared that she was a member of EBC Planning Committee. This interest was neither personal nor prejudicial.

67/08 PUBLIC SESSION

No items were raised.

68/08 MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 3 JUNE 2008

The minutes of the meeting were confirmed as a true record and signed by the Chair.

69/08 MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 1 JULY 2008

The minutes of the meeting were confirmed as a true record and signed by the Chair.

70/08 PLANNING APPLICATIONS RECEIVED

***Delegated decisions over August recess**

ERE/0608/0049 ***No objections**
Webster Bros Development
Mill Lane/Town Street land at, - Residential development of 12 apartments (Revised scheme)

ERE/0608/0076 ***No objections**
British Waterways
Sandiacre Lock, Lock Lane - Listed Buildings Consent for the fixing of two safety signs onto the gate balance beam

ERE/0708/0001 ***No objections**
Mr and Mrs Sanderson-French
38 Sandringham Road - Erection of a rear conservatory

ERE/0708/0041

***No objections**

Mr P Dumelow

28 Albert Road - Removal of existing conservatory and construction of new conservatory to integrate existing accommodation with the current extensions.

Previously Approved under ERE/0707/0018

ERE/0708/0045

Mr P Keirl

31 Sycamore Crescent - Erection of a detached carport in the front garden

It was **RESOLVED** that no objections be made

ERE/0708/0058

The Post Office – c/o E C Harris

11 Derby Road - Installation of an ATM machine and CCTV camera (revised scheme)

It was **RESOLVED** that no objections be made

ERE/0708/0060

Mr J Counsell

25 Park Drive - Erection of new dormer bungalow

It was **RESOLVED** to put forward objections, as given below:

- There appears to be excessive parking provision for cars and bikes on the site
- The drive for both properties would be directly opposite a junction
- The development would over shadow and dominate nearby properties

ERE/0808/0005

Enhance Associates Ltd

Land SE of 190 Longmoor Lane - Construction of three terraced dwellings

It was **RESOLVED** to object on the basis that three dwellings would create a cramped form of development. Two dwelling would be more suitable for the amount of land available.

ERE/0508/0019

(Revised Plans)

Mr A MacNish

11 Briar Avenue - Single storey side and rear extension and two-storey side extension

It was **RESOLVED** that no objections be made

ERE/0808/0046

Mr G Haynes

30 Maple Avenue – Development of existing garage to provide a detached dwelling

(Revised - ERE/0408/0060 Refused)

It was **RESOLVED** to put forward objections, as given below:

- The design creates a cramped form of development
- There would be a lack of off-street parking facilities

ERE/0808/0045

W Westerman Ltd

Former Magna Seating Systems, Regent Street – Demolition of existing factories and Social Club and erection of 5 No B1/A2 offices and 14 dwellings – Resubmitted ERE/0108/0044

It was **RESOLVED** that no objections be made. However, the Parish Council wished to highlight that W Westerman Ltd had previously agreed to pay £50,000 as part of a Section 106 agreement, as a highways contribution to DCC for improvement works to the bridge at the end of Station Road.

ERE/0808/0070

The Post Office C/o EC Harris

Sandiacre Post Office – Installation of a new external ATM Unit (Revised scheme)

It was **RESOLVED** that no objections be made

71/08 PLANNING DECISION NOTICES

ERE/0608/0033 32 Sandringham Road Single storey rear and side extension and formation of a pitched roof over the existing side garage (includes removal of existing conservatory)	Permitted
ERE/0608/0031 39 York Avenue Erection of a front extension comprising entrance porch and water closet	Permitted
ERE/0508/0044 50 Station Road Proposed erection of a first floor flat above existing garages	Permitted
ERE/0508/0014 19 Woodside Road Two storey detached dwelling	Permitted
ERE/0508/0001 35-43 Stanton Road, land south of	Withdrawn 21/7/08
ERE/0108/0078 34 Stanton Road Demolition of existing garage and erection of ancillary accommodation for dependent relative	Moved to Appeal
CD8/0508/23 Ladycross Infant School Erection of additional perimeter fencing	Permitted
ERE/0708/0001 38 Sandringham Road Erection of rear conservatory	Permitted
ERE/0608/0076 Sandiacre Lock, Lock Lane Listed building consent for the fixing of two safety signs onto the gate balance beam	Permitted

72/08. CORRESPONDENCE

None.

73/08. ANY OTHER PERMITTED BUSINESS

None.

The meeting closed at 7.25pm.

Signed by the Chair _____

Date _____

SANDIACRE PARISH COUNCIL

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 7 October 2008 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.

PRESENT:

A	Cllr Mrs J Hulls (Chair)
	Cllr Mrs M Blackler
A	Cllr A Blount
	Cllr Mrs C Davis
	Cllr G Dinsdale
A	Cllr I Judson
	Cllr Mrs A Nisbet
	Cllr Mrs A Noskwith
	Cllr Mrs B Uren

IN ATTENDANCE: Mrs Bloor - Clerk to the Parish Council

MEMBERS OF THE PUBLIC: Cllr A Hardy (observing), Mr W Major and Mr Thompson (Resident)

In the absence of Cllr Mrs Hulls, Cllr Mrs Noskwith assumed the position of Chair.

74/08 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Hulls (holiday) Cllr Blount and Cllr Judson (work commitments).

75/08 DECLARATION OF MEMBERS' INTERESTS

Cllrs Mrs Davies and Cllr Mrs Nisbett declared an interest in Item 79/08. Planning Application 8-10 Derby Road. Neither contributed to the discussion.

76/08 PUBLIC SESSION

No items were raised.

77/08 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 2 SEPTEMBER 2008

The minutes of the previous meeting were confirmed as an accurate record and signed by the Chair.

78/08 PLANNING APPLICATIONS RECEIVED

ERE/0908/0008 **33 Kensington Road** Mrs R Parkinson
First floor extension at front above existing kitchen, hall & WC plus two-storey front extension & first floor above existing garage
No objections were raised to the proposed development.

ERE/0908/0009 **2 Church Drive** Mrs J Cooper
Erection of a two-storey detached dwelling and detached garage
Objections were raised to the proposed development as given below:

- The proposed dwelling could not be satisfactorily accommodated on the plot by virtue of its scale, massing, design and size. It would create a cramped appearance
- It would be in close proximity to the neighbouring property
- The proposal represents an over-intensive use of the site to the detriment and character of the area

ERE/0908/0023 **8-10 Derby Road** Treetops Hospice
Change of use of first floor flat to bereavement counselling office
Objections were raised to the proposed development as given below:

- There appears to be inadequate off street parking facilities within the site to cater for a number of vehicles required for long stay parking
- The intended layout does not appear to take into account disability access, either from the inside or outside of the building, since the office will be located on the first floor

ERE/0908/0038 **6 Oakfield Drive** Mrs T Thompson
 Two storey side extension, single storey rear extension, conversion of garage to living accommodation and extension of existing dormer to create enlarged bedroom
 Objections were raised to the proposed development as given below:

- The design and external appearance would be out of character with other properties in the area and have an adverse impact on the street scene
- Adequate off-street parking should be provided and retained to reduce any incidence of on-street parking

ERE/0908/0044 **44 Derby Road** Mr M Swindles
 Retrospective application for retention of 1 x internally illuminated free standing display unit
 Objections were raised to the proposed development as given below:

- The sign impacts upon the visual amenity and character of the area by means of its scale and positioning

ERE/0908/0059 **Beech House Barns, Lock Lane** Mr R Marsh
 Listed Building Consent for retention of existing external connecting floor structure
 No objections were raised to the proposed development.

ERE/0908/0060 **Beech House Barns, Lock Lane** Mr R Marsh
 Retention of existing external connecting floor structure
 No objections were raised to the proposed development.

79/08 PLANNING DECISIONS RECEIVED

ERE/0708/0045 **31 Sycamore Crescent**
 Erection of a detached carport in the front garden
 Approved with Conditions (Delegated) 10th September 2008

ERE/0608/0049 P3361 **Location Mill Lane/Town Street land**
 Residential development of 12 apartments (revised scheme)
 Approved with Conditions (Delegated) 18th September 2008

ERE0708/0060 P0680 **25 Park Drive**
 Erection of new dormer bungalow
 Refused (Delegated) 16th September 2008

ERE/0508/0019 **11 Briar Avenue**
 Single storey side and rear extension and two-storey side extension (Revised plans)
 Approved with Conditions (Delegated) 18th September 2008

ERE/0808/0046 **30 Maple Avenue**
 Development of existing garage to provide a detached dwelling (Revised scheme)
 Refused (Delegated) 18th September 2008

80/08. CORRESPONDENCE

None.

81/08. ANY OTHER PERMITTED BUSINESS

None.

The meeting closed at 7.25pm

Signed by the Chair _____ Date _____

SANDIACRE PARISH COUNCIL

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 4 November 2008 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.

PRESENT:

	Cllr Mrs J Hulls (Chair)
A	Cllr Mrs M Blackler
A	Cllr A Blount
	Cllr Mrs C Davis
	Cllr G Dinsdale
A	Cllr I Judson
A	Cllr Mrs A Nisbet
	Cllr Mrs A Noskwith
	Cllr Mrs B Uren

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

MEMBERS OF THE PUBLIC: Cllr A Hardy (observing), Mr W Major, Mr Webber (Resident) and Mr Walsh (Resident)

82/08 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs M Blackler, Cllr A Blount (work commitment), Cllr I Judson (work commitment) and Cllr Mrs A Nisbet (other commitment).

83/08 DECLARATION OF MEMBERS' INTERESTS

Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee (neither personal nor prejudicial) and Cllr Mrs A Noskwith declared a personal interest in Agenda Item 86/08 - TREE/0908/1040 and took no part in the decision.

84/08 PUBLIC SESSION

No matters were raised.

85/08 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 7 OCTOBER 2008

RESOLVED that the minutes of the previous meeting were confirmed as an accurate record and signed by the Chair.

It was noted that 2 previous applications for Beech House Barns, Lock Lane came within the Long Eaton area and should not have been considered.

86/08 PLANNING APPLICATIONS RECEIVED

Cllr Mrs Hulls reported that EBC now invited comments from Parish Councils on tree applications covered by Tree Preservation Orders (TPO's).

TREE/0908/1040	111 Longmoor Lane	Mrs Noskwith
Works to trees including the felling of two trees		
No objections were raised to the above application.		

TREE/1008/1045	33 Broadlands	Mr J Bartlett
Works to protected tree (oak) including the trimming back of overhanging branches		
No objections were raised to the above application.		

TREE/1008/1043	Rockville, Church Street	Mrs H Thomson
Pruning of beech trees, leylandi and yew (Conservation area)		
No objections were raised to the above application.		

ERE/0908/0044

44 Derby Road

Refused 17 November 2008

Retrospective application for retention of 1 x internally illuminated free-standing display unit EBC - The display unit with its prominent commercial appearance and internal illumination represents an incongruous and unduly conspicuous feature within the street scene. The unit results in unnecessary visual clutter, which is unrelated to the adjoining business use and which would have a detrimental impact on the visual amenity of the area and the street scene

96/08. CORRESPONDENCE

There were no items of correspondence.

97/08. ANY OTHER PERMITTED BUSINESS

None.

The meeting closed at 7.10pm.

Signed by the Chair _____

Date _____