

## **SANDIACRE PARISH COUNCIL**

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 6 January 2009 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.

**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
	Cllr Mrs B Uren

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

**OBSERVERS:** Cllr A Hardy and Mr Major (Member of the public)

### **98. APOLOGIES FOR ABSENCE**

Apologies had been submitted on behalf of Cllr Blount (work commitments).

### **99. DECLARATION OF MEMBERS' INTERESTS**

Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee (neither personal nor prejudicial).

### **100. PUBLIC SESSION**

No matters were raised.

### **101. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 2 DECEMBER 2008**

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

### **102. PLANNING APPLICATIONS RECEIVED**

ERE/1208/0012	<b>9 St James Court</b>	Mr A Peach
Two-storey side extension		
It was <b>RESOLVED</b> that no objections be made.		

ERE/1208/0045	<b>Land East of 56, Bostock Lane</b>	
Erection of office building, creation of car park and other associated works		
It was <b>RESOLVED</b> to defer a decision, to allow Councillors more time to consider the re-submitted plans and compare against the original plans made in 2007 - ERE/1207/0035.		

### **103. PLANNING DECISIONS RECEIVED**

TREE/0908/1040 P2756	<b>111, Longmoor Lane</b>	<b>Approved</b> (Delegated) 8/12/08
Works to trees including the felling of two trees		

ERE/1008/0037	<b>15 Derby Road</b>	<b>Refused</b> (Delegated) 12/12/08
Display one internally illuminated signs		

#### **EBC**

*The proposed sign, by reason of its size, design and internal illumination, would fail to preserve or enhance the character and appearance of the host building or the Sandiacre Town Centre Conservation Area.*

ERE/1008/0038                      **15 Derby Road**                      **Approved** (Committee) 17/12/08  
Change of use from cafe (class A3) to kebab and pizza takeaway (class A5), including the installation of a fan in the kitchen

EBC

1. *Details of the extraction system including noise attention measures shall be submitted to, and approved in writing by, the Local Planning Authority prior to any other works taking place.*
2. *The use hereby permitted shall only be open to customers within the following times: Sunday to Thursday 3pm to 11pm and Friday to Saturday 3pm to 12am only.*

TREE/1008/1043                      **Rockville, Church Street**                      **Approved** (Delegated) 16/12/08  
Works to trees in a conservation area

TREE/1008/1045                      **33 Broadlands**                      **Approved** (Delegated) 17/12/08  
Works to protected tree (oak) including the trimming back of overhanging branches

ERE/1008/0047                      **19 Park Drive**                      **Approved** (Delegated) 17/12/08  
Demolition of existing garage and erection of a detached brick garage

**Appeal**

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

**104. CORRESPONDENCE**

**Appeal Application**

ERE/0808/0046                      **30 Maple Avenue**                      Conversion of a garage

**105. ANY OTHER PERMITTED BUSINESS**

None.

**The meeting closed at 7.25pm.**

Signed by the Chair \_\_\_\_\_

Date \_\_\_\_\_

**SANDIACRE PARISH COUNCIL**  
www.sandiacreparishcouncil.org

---

**Minutes of the Parish Council Planning Committee meeting held on Tuesday, 3 February 2009 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
	Cllr Mrs A Nisbet
	Cllr Mrs A Noskwith
A	Cllr Mrs B Uren

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

**MEMBERS OF THE PUBLIC:**

Cllr A Hardy, Mr W Major, Mr K Richardson, Mr and Mrs Hexter.

**106. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllr Mrs M Blackler (personal commitments), Cllr A Blount (work commitments), Cllr I Judson (work commitments) and Cllr Mrs B Uren (health reasons).

**107. DECLARATION OF MEMBERS' INTERESTS**

Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee (neither personal nor prejudicial).

**108. PUBLIC SESSION**

Residents attended the meeting to raise concerns over the revised plans for an office development at 56, Bostock Lane, which lay adjacent to their properties.

Mr Richardson represented the group and gave a brief history of the original site application, plans and subsequent appeal.

Concerns were raised over the proposal for an increase in floor space and parking allocation. With increased vehicle movement gaining access and egress to the site, there could potentially be more congestion along Bostock Lane, already a busy route in close proximity to the M1 island.

**109. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 3 FEBRUARY 2009**

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

**110. PLANNING APPLICATIONS RECEIVED**

ERE/1208/0045      **Land East of, 56 Bostock Lane**      Regent Developments  
Erection of office building, creation of car park and other associated works

It was **RESOLVED** to object to the application on the following grounds:

- a) The proposed site access is in close proximity to the Motorway Island and potentially will 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, together with restrictions on the use of parking for non-residents.
- d) Original plans proposed 65 parking spaces and the number has increased to 83. Therefore, the number of commuter and commercial vehicles gaining access to the site entrance will adversely affect the character and amenity of the nearby residential area.
- e) The proposed development of 3,800 square metres does not appear to fit comfortably into the small area of land available.
- f) Access to the site will be required midweek and from 8.00am to 1.00pm on a Saturday. This will have an adverse impact on the amenity of private residential properties, which are in very close proximity.

It was **RESOLVED** to consider the next application whilst members of the public were present before returning to the agenda list.

**NCC 09/00011/CCM**                      **Toton Sidings**                      Lafarge Aggregates Ltd  
 Variation of condition 7 of planning permission 5/01/00091/CCM to increase the number of daily HGV movements from 35 to 115 per day to collect processed material

*Nottinghamshire County Council was consulting with EBC on the application, as a neighbouring authority, but the Parish Council had not been consulted. Details were held on the Broxtowe Borough Council website.*

It was **RESOLVED** to forward objections to EBC on the following grounds:

- a) An increase in the number of daily HGV movement from the previously agreed 35 per day will have a significant adverse impact on the local community and environment.
- b) Movement of HGV vehicles travelling through Sandiacre via Bostock Lane or Derby Road to the M1 continues to cause traffic congestion and any increase would intensify the already widely felt disturbance to local residents.
- c) Residents and Councillors continue to raise concerns that there is continued disturbance from noise and dust due to HGV traffic passing through the village.
- d) Residents living close by the 2 main routes, to and from the M1, also experience vibration to properties when HGV pass, either with a full load or when travelling empty at increased speeds.
- e) At peak times, traffic congestion can lead to concerns over highways safety, especially as vehicles are travelling through the centre of the village.
- f) The traffic survey notes demand for aggregate has increased due to construction of the motorway and demand for new housing, yet in the current climate, demand would seem to be lessening.
- g) Councillors were also very concerned that the Parish Council had not been consulted on this important application either by EBC or NCC. Councillors would expect to be consulted on any application that had such a significant impact on their residents and community.

ERE/0109/0004                      **8 Hollingworth Avenue**                      Mr B Heath  
 Erection of new single storey rear extension and demolition of existing garage

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

ERE/0109/0010                      **7 Cloudside Road**                      Mr J D Hunt  
 Erect detached bungalow  
 Resubmission of ERE/0108/0072

It was **RESOLVED** to object to the application on the following grounds:

- a) The development would be cramped in relation to the available site area
- b) A public footpath runs along one side the boundary and across the access point to the property. Unless there is safe access and egress to the site, there is a risk to public safety for those using the public right of way throughout the day.

ERE/0808/005                    **190 Longmoor Lane, land SE of**                    Enhance Associates Ltd  
 Revised site boundary, house elevations, landscaping scheme (including all land up to the former canal and submission of tree assessment report.

It was **RESOLVED** to object to the application on the following grounds:

- a) Three dwellings would create a cramped form of development. It is suggested that two dwellings would be more suitable for the small amount of land available
- b) Councillors also considered the revised plans and felt it was important for suitable landscaping to be introduced by the canal path and for the access onto Longmoor Lane to be considered, as it could be difficult to join the highway.

**111. PLANNING DECISIONS RECEIVED**

ERE/1108/0021                    **Land E of Junction Faircroft Avenue / Derby Road**  
 Erection of village sign  
**Decision** Approve with conditions (Delegated) 7th January 2009  
*EBC - Concurrent with the erection of the sign hereby approved, the existing sign pole will be removed from the site unless otherwise agreed in writing with the Local Planning Authority.*

ERE/1108/0023                    **25 Park Drive**  
 Construction of a bungalow and garage  
**Decision** Approve with conditions (Delegated) 14th January 2009

**112. CORRESPONDENCE**

None received.

**113. ANY OTHER PERMITTED BUSINESS**

None.

**The meeting closed at 7.40pm.**

Signed by the Chair \_\_\_\_\_ Date \_\_\_\_\_

**SANDIACRE PARISH COUNCIL**  
www.sandiacreparishcouncil.org

---

**Minutes of the Parish Council Planning Committee meeting held on Tuesday, 10 March 2009 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.**

**PRESENT:** Cllr Mrs J Hulls (Chair)  
Cllr Mrs M Blackler  
Cllr A Blount  
Cllr Mrs C Davis  
Cllr G Dinsdale  
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, Mr W Major and Mr Weber (local residents).

**114. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllr Mrs Nisbett.

Cllr Blount joined the meeting at 7.10pm.

**115. DECLARATION OF MEMBERS' INTERESTS**

Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee (neither personal nor prejudicial).

**116. PUBLIC SESSION**

No issues were raised.

**117. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 3 FEBRUARY 2009**

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

**118. PLANNING APPLICATIONS RECEIVED**

ERE/0109/0038                      **Peter Northeast Ltd, Station Road**                      Mrs Reid  
Change of use from B2 (general industrial) to B1 (light industry)

It was **RESOLVED** to comment on the application as given below:

The Parish Council has no objections to the proposed development, but would like assurances that wood burning in a commercial property would meet health and safety guidelines and that conditions are noted for wood burning to be limited to normal business hours, so as not to impact on the amenity of nearby residents.

ERE/0209/0028                      **2 Church Drive**                      Mrs J Cooper  
Proposed detached house and detached garage

It was **RESOLVED** to raise objections to the revised application as given below:



**SANDIACRE PARISH COUNCIL**  
www.sandiacreparishcouncil.org

---

**Minutes of the Parish Council Planning Committee meeting held on Tuesday, 7 April 2009 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.**

**PRESENT:**

A	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
	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:**

Mr R Barker, Mr W Major and Mr J Weber (local residents).

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

Cllr Mrs Noskwith called for a minute's silence in memory of Cllr Mrs C Hardy, who had recently passed away.

**122. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllrs Mrs Hulls (prior commitment), Cllr Mrs Blackler (other commitment), Cllr A Blount (work commitment), Cllr Mrs C Davis (other commitment) and Cllr I Judson, (other commitment).

**123. DECLARATION OF MEMBERS' INTERESTS**

None.

Cllr Nisbet joined the meeting at 7.10pm and the meeting became quorate.

**124. PUBLIC SESSION**

Mr Barker enquired if the Parish Council had yet considered the following matters:

- a) Traffic routes through the Stanton Regeneration site
- b) Housing figure proposals for the Stanton Regeneration site
- c) EBC Green Space Strategy (Refer 2008 Action Plan – Disposal of sites) Hayworth Road Recreation Ground and land to the rear of Hart Avenue

The Chair confirmed that consultation had not yet taken place with the Parish Council over revised plans for development of the Stanton site. Additionally, there had been no proposals received from EBC for disposal of open spaces.

**125. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 10 MARCH 2009**

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

**126. PLANNING APPLICATIONS RECEIVED**

ERE/0309/0033                    **9 Woodside Road**                    Mr J Beadsworth  
Hard standing to the front for car and a retaining wall

It was **RESOLVED** to raise objections to the application as given below:  
The proposed hard standing area is on a steep gradient and directly opposite a junction, thereby creating potential difficulties for access and egress to the site.

ERE/0309/0056                    **Unit D1, Derby Road Industrial Estate**                    Mr P Dawson  
Change of Use from D2 to B1 (offices) and partial demolition of existing Dojo

It was **RESOLVED** to raise objections to the application as given below:  
Cllrs are concerned by the possibility of an increase in commercial vehicles using the site. The Design and Access Statement highlights the potential for articulated vehicles requiring access and egress to the site onto an existing busy main road, which already bears an inordinate amount of HGV traffic passing through the village.

Cllrs also wished to note their concerns that the application forms could not be read and feel it is important that application papers are legible.

**127. PLANNING DECISIONS RECEIVED**

ERE/0109/0010                    **7 Cloudside Road**  
Erection of detached bungalow (re-submission of ERE/0108/0072)  
**Refused** (Delegated) 17/3/09

*EBC - The proposed development by virtue of the location of the plot, its relationship with the adjacent dwellings and the poor means of access, is likely to result in a form of development which is relatively cramped, does not respect or relate well to the existing surrounding pattern of development and gives rise to the potential for conflict between vehicles and users of the public footpath.*

ERE/1208/0045                    **Land East of 56 Bostock Lane**  
Erection of office building, creation of car park and other associated works  
**Approved** with conditions (Committee) 18/3/09

**128. CORRESPONDENCE**  
None received.

**129. ANY OTHER PERMITTED BUSINESS**  
None.

**The meeting closed at 7.20pm.**

Signed by the Chair \_\_\_\_\_ Date \_\_\_\_\_

**SANDIACRE PARISH COUNCIL**  
www.sandiacreparishcouncil.org

---

**Minutes of the Parish Council Planning Committee meeting held on Tuesday, 12 May 2009 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  
Cllr A Hardy

**MEMBERS OF THE PUBLIC:** Mr Major and Mr Weber (local residents).

**1/09. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllr Mrs Blackler (prior commitment).

**2/09. ELECTION OF CHAIR**

It was **RESOLVED** that Cllr Mrs Hulls would be elected Chair of the Planning Committee for the forthcoming year.

**3/09. DECLARATION OF MEMBERS' INTERESTS**

All Councillors declared an interest in ERE/0409/0011, since they served on the Parish Council with Cllr R Bilbie who had applied for planning permission for 5, The Paddocks. The interest was neither personal nor prejudicial and it was noted that Cllr Bilbie was not a member of the Planning Committee.

Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee. The interest was neither personal, nor prejudicial.

**4/09. PUBLIC SESSION**

No matters were raised.

**5/09. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 7 APRIL 2009**

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

**6/09. PLANNING APPLICATIONS RECEIVED**

ERE/0409/0011	<b>Field Farm, 5 The Paddocks</b>	Mr R Bilbie
	Two-storey rear extension with conservatory and porch to front of dwelling	
	It was <b>RESOLVED</b> that no objections be made	

ERE/0409/0041	<b>6 Oakfield Drive</b>	Mrs T Thompson
---------------	-------------------------	----------------

New dormer extension to side elevation  
It was **RESOLVED** that no objections be made

ERE/0409/0047            **22 Taft Avenue**  
Rear Conservatory  
It was **RESOLVED** that no objections be made

Mr and Mrs Marvin

ERE/0409/0048            **8 Hollingworth Avenue**  
Certificate of lawfulness for proposed single storey rear extension  
It was **RESOLVED** that the application be noted and Councillors asked that they be notified when confirmation of the plot measurements were approved.

Mr B Heath

**7/09. PLANNING DECISIONS RECEIVED**

ERE/0209/0028            **2 Church Drive**  
Detached House and Garage

Approved 9/4/09

**8/09. CORRESPONDENCE**  
None received.

**9/09. ANY OTHER PERMITTED BUSINESS**

It was noted that large 'A' frame boards had been placed on grass verges to advertise two car cleaning businesses in the area. The Clerk was asked to enquire with EBC if permission had been granted.

**The meeting closed at 7.20pm.**

Signed by the Chair \_\_\_\_\_

Date \_\_\_\_\_

**SANDIACRE PARISH COUNCIL**  
www.sandiacreparishcouncil.org

---

**Minutes of the Parish Council Planning Committee meeting held on Tuesday, 9 June 2009 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  
Cllr A Hardy

**MEMBERS OF THE PUBLIC:** Mr W Major (County Councillor)

**10/09. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllr Mrs Blackler (other commitment).

**11/09. DECLARATION OF MEMBERS' INTERESTS**

Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee. The interest was neither personal, nor prejudicial.

**12/09. PUBLIC SESSION**

No matters were raised.

**13/09. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 12 MAY 2009**

It was **RESOLVED** that the minutes of the previous meeting of the Committee held on 12<sup>th</sup> May 2009 (as circulated to Members) be signed as a correct record.

**14/09. PLANNING APPLICATIONS RECEIVED**

ERE/0509/0008                      **63 Netherfield Road**                      DCC - G Oxley  
Alteration of existing garage and porch to provide a new WC and lobby  
It was **RESOLVED** that no objections be made to this application.

CD8/0509/43                      **Ladycross Infant School**                      DCC  
Installation of Timberline 'Classic Woodlander Duo' play equipment  
It was **RESOLVED** that no objections be made to this application.

ERE/0509/0036                      **48 Lock Lane**                      Mrs R Hull  
Two-storey rear extension  
It was **RESOLVED** that no objections be made to this application.

**15/09. PLANNING DECISIONS RECEIVED**

ERE/ 0309/0033      **9 Woodside Road**      **Refused** (Delegated) 13 May 2009  
*The Borough Council considers that the proposed access arrangements and driveway would be inadequate and would be of significant detriment to highway safety. The proposal is therefore considered to be contrary to the guidance advocated in PPG13.*

**16/09. CORRESPONDENCE**

None received.

**17/09. ANY OTHER PERMITTED BUSINESS**

NCC/V1479      **Toton LDC, Toton Sidings**      Lafarge Aggregates Ltd  
Variation of condition 7 of planning permission 5/01/00091/CMM to increase the number of daily HGV movements from 35 per day to 115 per day to collect processed material

Cllr Mrs Hulls confirmed that Nottinghamshire County Council had not yet made a decision about this application.

**The meeting closed at 7.10pm.**

Signed by the Chair \_\_\_\_\_

Date \_\_\_\_\_

**SANDIACRE PARISH COUNCIL**  
www.sandiacreparishcouncil.org

---

**Minutes of the Parish Council Planning Committee meeting held on Tuesday, 7 July 2009 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.**

**PRESENT:** Cllr Mrs J Hulls (Chair)  
Cllr Mrs M Blackler  
A Cllr A Blount  
A Cllr Mrs C Davis  
Cllr G Dinsdale  
Cllr I Judson  
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 W Major (County Councillor), Cllr A Hardy and Cllr Mrs Jowett.

**18. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllr Mrs Davis (holiday) and Cllr Blount (work commitment).

**19. DECLARATION OF MEMBERS' INTERESTS**

Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee. The interest was neither personal, nor prejudicial.

**20. PUBLIC SESSION**

No matters were raised.

**21. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 12 MAY 2009**

It was **RESOLVED** that the Minutes of the previous meeting of the Committee held on 9 June 2009 (as circulated to Members) be signed as a correct record.

**22. PLANNING APPLICATIONS RECEIVED**

ERE/0609/0014            **15 Briar Avenue**            Mr P Cummings  
Two-storey side extension  
It was **RESOLVED** that no objections be made to this application.

Cllr Mrs Nisbett joined the meeting at 7.05pm.

ERE/0609/0021            **81 Stanton Road**            Mr C Dutton  
Demolition of existing property and erection of four detached dwellings  
It was **RESOLVED** that no objections be made to this application.

ERE/0609/0043            **Land Adjacent, 22 Poplar Avenue**            Mr A Smith  
Erection of one detached bungalow  
It was **RESOLVED** that no objections be made to this application.



**SANDIACRE PARISH COUNCIL**  
www.sandiacreparishcouncil.org

---

**Minutes of the Parish Council Planning Committee meeting held on Tuesday, 8 September 2009 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.**

**PRESENT:**

	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 M Bloor - Clerk to the Parish Council

**MEMBERS OF THE PUBLIC:** County Councillor - Cllr W Major  
Cllr Hardy  
Local residents: G Farnsworth, J Cook, A Ault, I Edwards, T Edwards, J Edwards and R Edwards

**26. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllr Blount (work commitment) and Cllr Judson (work commitments).

**27. DECLARATION OF MEMBERS' INTERESTS**

Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee. The interest was neither personal, nor prejudicial.

**28. PUBLIC SESSION**

No matters were raised.

**29. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 7 JULY 2009**

It was **RESOLVED** to sign as a true record the Minutes of the previous Planning Committee meeting held on 7 July 2009, as previously circulated to Members.

**30. PLANNING APPLICATIONS RECEIVED**

**Delegated decisions over the August recess**

ERE/0709/0009	<b>Land South of 48 Longmoor Lane</b>	Mr and Mrs Wright
	Rebuild demolished outbuildings	<b>No objections</b>
ERE/0709/0016	<b>38 Derby Road</b>	Mrs T Ahmed
	Installation of extraction and venting equipment	<b>No objections</b>
	<b>Suggest conditions on late opening hours</b>	
ERE/0709/0028	<b>30 Station Road</b>	Mrs A Naylor
	Change of use from retail (A1) to taxi base	<b>No objections</b>

ERE/0709/0041                      **56 Sandringham Road**                      Mr C Barton  
Single storey side and rear conservatory                      **No objections**

ERE/0709/0044                      **Cloudside Farm**                      Mr M Webster  
Agricultural determination of new steel framed store                      **No objections**

---

ERE/0709/0055                      **42 Wood Avenue**                      Three Valleys Housing  
Vehicle hard standing with associated ground and access works  
It was **RESOLVED** that no objections be made to this application.

ERE/0809/0006                      **The Bridge Inn, Longmoor Lane**                      Mr F Osman  
Change of use of pub car park to car washing and valeting  
It was **RESOLVED** that the following comments be made to this application:

The Parish Council does not, in principal, object to the planning application.

However, Councillors have taken into account residents concerns that the Bridge Inn Public House often organises public music events throughout the year (Bank Holidays) and this has an adverse impact on the local amenity and character of the nearby residential area.

Public gatherings are likely to attract a large number of vehicles using the car park and also using a car wash and valeting facility, which is not reflected in the planning application. On these days, the operational figures of between 10 and 40 cars using the facility are likely to be exceeded.

Councillors noted that it was not intended to build a permanent structure to accommodate the facility and advertising boards were currently used to promote the business.

Councillors suggested that restrictions be placed upon the use of A-boards advertising the car valeting service, which are currently causing an obstruction on the grass verge adjacent to the public footpath and highway.

V/1479                      **Toton LDC, Toton Sidings, Long Eaton**                      **Revised Application**  
Variation of condition 7 of planning permission 5/01/00091/CMM to increase the number of daily HGV movements from 35 per day to 90 (reduced from 115) per day to collect processed material

It was noted that the NCC Planning Committee meeting had been deferred to 6/10/09 in order to gain the Parish Council's comments on the revised application.

It was **RESOLVED** that the following objections be made to this revised application:

Previous objections made at the Parish Council meeting of Tuesday, 3 February 2009, still apply:

- a) An increase in the number of daily HGV movement from the previously agreed 35 per day will have a significant adverse impact on the local community and environment
- b) Movement of HGV vehicles travelling through Sandiacre via Bostock Lane or Derby Road to the M1 continues to causes traffic congestion and any increase would intensify the already widely felt disturbance to local residents
- c) Residents and Councillors continue to raise concerns that there is continued disturbance from noise and dust due to HGV traffic passing through the village.

- d) Residents living close by the 2 main routes, to and from the M1, also experience vibration to properties when HGV pass, either with a full load or when travelling empty at increased speeds
- e) At peak times, traffic congestion can lead to concerns over highways safety, especially as vehicles are travelling through the centre of the village
- f) The traffic survey notes demand for aggregate has increased due to construction of the motorway and demand for new housing, yet in the current climate, demand would seem to be lessening
- g) Councillors were also very concerned that the Parish Council had not been consulted on this important application either by EBC or NCC. Councillors would expect to be consulted on any application that had such a significant impact on their residents and community

### REVISED INFORMATION

- a) Councillors are very concerned that the number of HGV traffic referred to in the report does not fully reflect the actual number of unloaded vehicles travelling through Sandiacre to enter the site
- b) One of the biggest problems encountered by residents is the noise and vibration from unladen lorries travelling at speed to reach their destination
- c) Councillors would like an indication of the true extent of daily HGV movement through the town, to include loaded and unloaded vehicles
- d) Vehicle access to the site is from the Derbyshire side of the county boundary and the people of Sandiacre are most affected by the daily movement of HGV vehicles travelling to and from the M1. This causes ongoing congestion, disturbance and hazards to the public in the town centre
- e) Councillors are aware that construction work on the M1 widening scheme will be completed in 2010 and there are no proposals for extending this project, therefore the current high demand for construction material will diminish
- f) Councillors are interested to know if an alternative form of transport could be used to transport materials that would have a less negative impact on the local amenity. This would create less congestion, improve public safety and air quality
- g) HGV traffic enters and exits the site from the T-junction access on Station Road and there would be an adverse impact on traffic flow with an increase in daily movement from the site with loads increasing from 45 to 90

Councillors would like to highlight that local residents have frequently expressed their concerns to the Parish Council that HGV movement through the town centre and along routes to the M1 continues to cause disturbance and congestion.

### **31. PLANNING DECISIONS RECEIVED**

ERE/0509/0008	<b>63 Netherfield Road</b>	
Alteration of existing garage and porch to provide a new WC and lobby		
<b>Decision</b> Approve with conditions	(Delegated)	<b>Date</b> 1 July 2009

ERE/0509/0036	<b>48 Lock Lane</b>	
Two storey rear extension		
<b>Decision</b> Approve with conditions	(Delegated)	<b>Date</b> 14 July 2009

ERE/0309/0056 P0026

**Unit D1, Derby Road Industrial**

Demolition of part of existing building currently used as a martial arts centre (used class D2) to create an increased turning area for service vehicles, alterations to resulting building and use of the resulting building for offices (use class B1)

**Decision** Approved with Conditions (Committee)

**Date** 22 July 2009

ERE/0709/0009

**Land South of 48 Longmoor Lane**

Rebuild demolished outbuildings

**Decision** Approve with Condition (Delegated)

**Date** 28 August 2009

*The development shall be begun before the expiration of three years from the date of this permission.*

**32. CORRESPONDENCE**

None.

**33. ANY OTHER PERMITTED BUSINESS**

None.

**The meeting closed at 7.25pm.**

Signed by the Chair \_\_\_\_\_

Date \_\_\_\_\_

## **SANDIACRE PARISH COUNCIL**

[www.sandiacreparishcouncil.org](http://www.sandiacreparishcouncil.org)

---

**Minutes of the Parish Council Planning Committee meeting held on Tuesday, 6 October 2009 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.**

**PRESENT:**

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

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

**MEMBERS OF THE PUBLIC:** County Councillor - Cllr W Major  
Cllr Hardy  
Cllr Mrs Jowett  
Ms Nisbett  
Local resident: Mr R Barker

### **34. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllr Mrs Blackler (illness) and Cllr Mrs Uren (illness).

### **35. DECLARATION OF MEMBERS' INTERESTS**

Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee. The interest was neither personal, nor prejudicial.

Cllr Judson declared an interest in 43, Maple Avenue since he knew the applicant.

### **36. PUBLIC SESSION**

**V1479 La Farge, Toton LDC, Toton Sidings - Revised Application  
Heavy Goods Vehicle (HGV) movement reduced from 115 to 90 loads per day**  
Mr Barker had attended the NCC Planning and Licensing Committee meeting that morning and reported that the revised application had been approved.

Mr Barker expressed his anger and frustration that DCC, as the Highway Authority, had not raised objections to the original or revised application.

Mr Barker asked the Parish Council to voice their concerns with DCC that the Highway Authority had not recognised ongoing problems in the area with increased HGV movement.

Councillors considered the following:

- Continual increase in HGV traffic was likely to result in structural damage to the ageing canal bridge

- Traffic flow regularly came to a standstill when HGV traffic was turning at junctions
  - With impending planning applications for development of a new Tesco store in the village centre and regeneration of the Stanton Site, there would be additional strain placed upon major highway routes through the village and DCC should be made aware of this
1. It was **RESOLVED** that the Clerk would inform DCC Highway Authority that the Parish Council was dissatisfied with their decision not to submit objections when routes through the village were already struggling to meet the demand of increased HGV movement.
  2. It was **RESOLVED** that DCC would be asked to carry out a traffic count in the village centre at the crossroads of Longmoor Lane, Derby Road, Station Road and Town Street during peak times of the day.

**37. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 8 SEPTEMBER 2009**

It was **RESOLVED** to sign as a true record the Minutes of the previous Planning Committee meeting held on 8 September 2009, as previously circulated to Members.

**38. PLANNING APPLICATIONS RECEIVED**

- |  |  |                   |
|--|--|-------------------|
| ERE/0909/002<br>Erection of two semi-detached dwellings<br>It was <b>RESOLVED</b> that the following objection be made:<br>The density of the scheme for erection of two 2-storey semi-detached dwellings covering a site area of 377 sq. metres (compared to 198 sq. metres on the previous application) does not allow for the dwellings to be satisfactorily accommodated on the plot and would indicate a cramped form of development. | <b>Land North of 45 Doncaster Avenue</b> | Mr S Gaunt        |
| ERE/0909/004<br>Single-storey front extension to pharmacy<br>It was <b>RESOLVED</b> that the following objection be made:<br>There would remain inadequate parking provision in the limited space available.   | <b>Adam House MC, 85-91 Derby Road</b>   | Dr Ali            |
| ERE/0909/013<br>Change of use from beauty therapist to A1 retail (deli and sandwich bar)<br>It was <b>RESOLVED</b> that no objection be made.  | <b>19 Derby Road</b>                     | Mr M Paponides    |
| TREE/0909/1101<br>Work to trees in conservation area – Overhanging Willow and trees by canal towpath<br>It was <b>RESOLVED</b> that no objection be made.  | <b>Padmore Moorings, Town Street</b>     | British Waterways |
| ERE/0909/024<br>Replacement window and alterations to shop front<br>It was <b>RESOLVED</b> that no objection be made.  | <b>37, Derby Road</b>                    | Mr Z Khan         |
| ERE/0909/037<br>Two-storey side extension<br>It was <b>RESOLVED</b> that no objection be made.   | <b>147, Longmoor Lane</b>                | Mr D Aram         |

**39. PLANNING DECISIONS RECEIVED**

ERE/0709/0028            **30 Station Road**  
Change of use from retail (A1) to taxi base  
**Decision** Approve with conditions            (Delegated)            **Date** 7 September 2009

*Notwithstanding that they may be ancillary to the business use of the premises, the Taxi Operating Base shall not be open to the members of the public, unless otherwise agreed in writing with the Local Planning Authority.*

ERE/0709/0041            **56 Sandringham Road**  
Side and rear conservatory  
Approve with conditions            (Delegated)            **Date** 10 September 2009

*The development shall be begun before the expiration of three years from the date of this permission.*

ERE/0809/006            **The Bridge Inn PH**  
Change of use of part of the pub car park to car washing and valeting service  
Refused            (Delegated)            **Date:** 1 October 2009

*The continued use is considered to detract from the character and appearance of the area and results in increased noise and disturbance to nearby residents, which has a detrimental effect on their current residential amenity and privacy to the extent that the proposal is unacceptable. Accordingly, the Borough Council is of the opinion that the use is contrary to policies LP1 and DC4 of the Erewash Borough Council Local Plan.*

*The applicant is advised that as planning permission has been refused for the use its operation should cease as a matter of urgency. Failure to do so may result in enforcement action being taken to require the use to stop.*

**40. CORRESPONDENCE**

**V1479 La Farge, Toton LDC, Toton Sidings - Revised Application**  
Notification from NCC that the Planning and Licensing Committee would consider the revised application on Tuesday, 6 October 2009.

**41. ANY OTHER PERMITTED BUSINESS**

1. Tesco Application

It was reported that Tesco was currently in the process of developing a planning application to build a new store in the centre of Sandiacre.

It was noted that perimeter fencing had recently been erected around the site and although it exceeded height restrictions, it did not allow trespassers any access to the derelict land.

2. Advertising Boards

It was **RESOLVED** that the Clerk would contact EBC and DCC Highways Authority to ascertain if A-boards placed on pavements and grass verges advertising local businesses could be removed. The A-boards were causing an obstruction to the public and were an over intensive use of signage.

**The meeting closed at 7.40pm.**

Signed by the Chair \_\_\_\_\_ Date \_\_\_\_\_

## **SANDIACRE PARISH COUNCIL**

[www.sandiacreparishcouncil.org](http://www.sandiacreparishcouncil.org)

---

**Minutes of the Parish Council Planning Committee meeting held on Tuesday, 3 November 2009 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.**

**PRESENT:** Cllr Mrs J Hulls (Chair)  
Cllr Mrs M Blackler  
A Cllr A Blount  
A Cllr Mrs C Davis  
Cllr G Dinsdale  
Cllr I Judson  
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:** County Councillor - Cllr W Major  
Cllr Hardy  
Cllr Mrs Jowett  
Ms C Nisbet  
Local residents: Over 80 members of the public

Members of the public were attending the meeting to comment on the proposed development of a new Tesco store in the centre of the village following a recent public consultation meeting.

Since the planning application was only submitted to EBC Planning Department late that day and no details were available, residents were given an opportunity to speak at the beginning of the full Parish Council meeting, subsequent to this meeting.

### **42. APOLOGIES FOR ABSENCE**

Apologies were received on behalf of Cllr Mrs Davis (family commitments).

### **43. DECLARATION OF MEMBERS' INTERESTS**

1. Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee. The interest was neither personal, nor prejudicial.
2. Cllr Judson declared an interest in the application for 43, Maple Avenue since he knew the applicant. The interest was neither personal, nor prejudicial.
3. Cllr Dinsdale declared an interest in the application for 7, Blair Grove since he was a neighbour of the applicant. The interest was neither personal, nor prejudicial.
4. Cllr Dinsdale declared an interest in the application for Land rear of 2 and 4 Waterside Close since he knew the applicant. The interest was neither personal, nor prejudicial.
5. Cllr Mrs Blackler and Cllr Mrs Nisbet declared an interest in the application for The Holiday Inn, Bostocks Lane as they lived in close proximity to the site. Their interest was neither personal, nor prejudicial.



# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 1 December 2009 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.

**PRESENT:**  
Cllr Mrs J Hulls (Chair)  
Cllr Mrs M Blackler  
A Cllr A Blount  
Cllr Mrs C Davis  
Cllr G Dinsdale  
Cllr I Judson  
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:** County Councillor - Cllr W Major  
Cllr A Hardy  
Ms C Nisbet  
Mr R Barker

## 50. APOLOGIES FOR ABSENCE

None received.

## 51. DECLARATION OF MEMBERS' INTERESTS

1. Cllr Mrs J Hulls declared an interest as a Member of EBC Planning Committee. The interest was neither personal, nor prejudicial.
2. Cllr Mrs Noskwith declared an interest as a Governor of Friesland School. The interest was neither personal, nor prejudicial.

## 52. PUBLIC SESSION

No questions were raised.

## 53. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 3 NOVEMBER 2009

**RESOLVED** that the Minutes of the meeting held on 3 November 2009 be approved as a true record.

## 54. PLANNING APPLICATIONS RECEIVED

ERE/1009/0041            **12 Daniel Mews**            Mr C Farmer  
Alterations to previously approved garage conversion and erection of detached double garage (ERE/0506/0035)  
It was **RESOLVED** that no objections be made

ERE/1109/0005            **29 Lancaster Avenue**            Mr G Simpkin  
Single storey front extension  
It was **RESOLVED** that no objections be made

ERE/1109/0016            **3 Richmond Avenue**            Mr S Mee  
Single storey front extension  
It was **RESOLVED** that no objections be made

ERE/1109/0022            **Tesco Store - Mark Street & Land South of Station Road**  
Warehouse construction of mixed used development comprising of food store (A1), retail units (A1), office space and associated car parking, access roads, footways, landscaping and recycling facility

1. A Public Meeting would be held on Monday, 14/12/09 for Councillors to receive residents' views now the plans had been validated by EBC and made public
2. A Special Parish Council Meeting would be held on Wednesday, 16/12/09 to put forward a response to EBC within the specified 23 day consultation period

ERE/1109/0027            **Friesland School, Nursery Avenue**            School Governors  
Erection of 5 metre lighting column at Playground / Car park area  
It was **RESOLVED** that no objections be made

ERE/1109/0034            **81 Stanton Road**            Mr C Dutton  
Demolition of existing dwelling and erection of three detached dwellings with integral garages  
It was **RESOLVED** that no objections be made

#### **55. PLANNING DECISIONS RECEIVED**

ERE/0709/0016            **38 Derby Road**  
Installation of extraction and venting equipment  
**Decision** Approve with conditions            (Committee)            **Date** 4 November 2009

ERE/0909/0002            **Land North of 45 Doncaster Avenue**  
Erection of two semi-detached dwellings  
**Decision** Approve with conditions            (Delegated)            **Date** 30 October 2009

ERE/0909/0013            **19 Derby Road**  
Change of use from beauty therapist to a1 retail (sandwich bar)  
**Decision** Approve with conditions            (Delegated)            **Date** 2 November 2009

ERE/0909/0024            **37 Derby Road**  
Replacement window and alterations to shop front  
**Decision** Approve with conditions            (Delegated)            **Date** 11 November 2009

ERE/ 0909/0034            **Land East of 43 Maple Avenue**  
Erection of two new dwellings  
**Decision** Approve with conditions            (Delegated)            **Date** 16 November 2009

ERE/0909/0037            **147 Longmoor Lane**  
Two storey side extension  
**Decision** Approve with conditions            (Delegated)            **Date** 23 November 2009

#### **56. CORRESPONDENCE**

DCC            **King Edward Street**  
Proposed extension of loading bay by the Co-op following representations  
It was **RESOLVED** that no objections be made

#### **57. ANY OTHER PERMITTED BUSINESS**

None.

**The meeting closed at 7.30pm**

Signed by the Chair \_\_\_\_\_ Date \_\_\_\_\_