

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 12 January 2010 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.

**PRESENT:**

A	Cllr Mrs J Hulls (Chair)
	Cllr Mrs M Blackler
	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 W Major (County Councillor)  
Cllr A Hardy  
Cllr Mrs M Jowett  
Ms J Lee (Resident)  
Mr R Barker (Resident)

In the absence of Cllr Mrs Hulls (Chair), Cllr Mrs Noskwith chaired the meeting.

## 58. APOLOGIES FOR ABSENCE

Cllr Mrs Hulls	EBC training event on large scale planning applications
Cllr Judson	Work commitments
Cllr Mrs Nisbett	EBC training event on large scale planning applications

It was **RESOLVED** to accept the above apologies.

## 59. DECLARATION OF MEMBERS' INTERESTS

None

## 60. PUBLIC SESSION

### Former Sandiacre Court Nursing Home

Mr Barker raised concerns over proposals for development of the former Sandiacre Court Nursing Home. He considered the scale, layout and design of the new building to be out of character with the surrounding area.

Mr Barker also raised concerns that a number of trees on the site had been felled over time and not replaced. The Clerk confirmed that she had contacted EBC on this matter and been informed that permission for felling of certain trees had been granted under the previous application. Mr Barker confirmed he would obtain details of the felled trees, including those that he considered were protected under a Tree Preservation Order.

## 61. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 1 DECEMBER 2009

**RESOLVED** that the Minutes of the meeting held on 1 December 2009 be approved as a true record.

## **62. PLANNING APPLICATIONS RECEIVED**

ERE/1109/0022            **Tesco Store Development, Station Road**

Objections were raised at the Special Full Council Meeting of 16 December 2009 and separate Minutes apply.

**Applications received since the December meeting and decisions delegated to the Clerk, following consultation with Councillors:**

**ERE/1109/0037**            Part of Wilsthorpe Lodge, Bostocks Lane

Comments: Cllrs consider that it is important for boundaries to be established before landscaping takes place, to ensure that future disputes over land ownership do not occur and grounds maintenance and landscaping remains the responsibility of the landlord of the office block development, currently Regent Developments (Midlands) PLC.

ERE/1209/0002            **115, 117, 119, 121 Derby Road - Dr Bland's Alms Houses**

Listed building consent for secondary glazed windows (behind existing windows)  
It was **RESOLVED** to raise no objections to the application.

ERE/1209/0005            **27, Chestnut Grove**

Proposed hard standing for vehicle parking  
It was **RESOLVED** to raise no objections to the application.

### **Most recent applications:**

ERE/1209/0019            **Sandiacre Court Nursing Home, Derby Road** Mr K Curnock

Construction of new care home with all ancillary space, associated ground works and alteration to entrance drive

It was **RESOLVED** to raise objections on the following grounds:

1. Highway safety issues, including safe means of access for vehicles and pedestrians and adequate parking provision should be considered.
2. Councillors are concerned that adequate provision should be made for vehicles to safely access and egress the site from/to Derby Road, which experiences a heavy flow of traffic to and from the M1, particularly by HGVs travelling at speed. This also applies to construction traffic, which will require access and egress to the site while the development is in progress?
3. Adequate parking and space for manoeuvring of staff and visitors' vehicles, site operative's vehicles for loading and unloading of goods must be considered adequate within the small site area.

ERE/1209/0023            **68 Station Road**

Mr D Vavan

Change of use of ground floor from C3 (Dwelling House) to A1 (Retail)  
It was **RESOLVED** to raise no objections to the application.

ERE/0110/0005            **Cloudside Farm**

Mr M Webster

Erection of agricultural store

It was reported that EBC had invalidated the application due to further information being required. *Previous application ERE/0709/0044 – 'Agricultural determination of new steel framed store' not yet decided by EBC Planning Authority.*

## **63. PLANNING DECISIONS RECEIVED**

ERE/1009/0006            **7 Blair Grove**

Single storey front extension and new wall with entrance gate

**Decision** Approved            (Delegated)            **Date** 1 December 2009



# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 2 February 2010 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
	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  
Mr and Mrs Smith (Residents)  
Mr and Mrs Edwards (Residents)  
Mr Edwards (Resident)

In the absence of Cllr Mrs Hulls (Chair), Cllr Mrs Noskwith chaired the meeting.

## 66. APOLOGIES FOR ABSENCE

Cllr Mrs Hulls	Abroad
Cllr Mrs Blackler	Personal commitment
Cllr Blount	Work commitment
Cllr Mrs Davis	Personal commitment

It was **RESOLVED** to accept the above apologies.

## 67. DECLARATION OF MEMBERS' INTERESTS

Cllr Judson declared an interest in planning application ERE/0110/0017: Land East of 43 Maple Avenue, as he knew the applicant. The interest was neither personal nor prejudicial.

## 68. PUBLIC SESSION

- a) The Clerk was asked to ascertain why a car valeting service continued to operate at the Bridge Inn PH when planning permission had been refused several months ago.
- b) Residents on Taft Avenue raised concerns that cars continued to park on pavements although the police had issued notices. Residents felt that more could be done to deter motorists from inconsiderate parking.
- c) Cllr Mrs Noskwith reported that residents had informed her that Tesco had submitted a revised planning application to EBC.

The revised application showed 24-hour opening, changes in staffing hours, revised access from Station Road and a 1.6m increase in floor level due to flood plane risk on the site.

The new 14-day public consultation period would end on 15 February 2010, prior to the next Planning Committee / Full Council meeting.

Borough Councillors would still consider the full and final application on 17/2/10 at a Planning Committee meeting, which would be open to the public.

Due to the urgency of a decision being required and comments being put forward to the Borough Council, it was **RESOLVED** that the Parish Council would respond to the revised application within the new fixed deadline.

The Clerk would email the Council's response at the earliest opportunity, following consultation with the Chair and Vice-Chair.

Copies of the response would be circulated to all Councillors for information.

#### **REFER APPENDIX 1. – RESPONSE TO REVISED APPLICATION**

The revised Tesco application was subsequently withdrawn on 16/2/10.

#### **69. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 12 JANUARY 2010**

**RESOLVED** that the Minutes of the meeting held on 12 January 2010 be approved as a true record.

#### **70. PLANNING APPLICATIONS RECEIVED**

ERE/0110/0017            **Land East of 43 Maple Avenue**            Mr R Bailey  
Erection of two detached dwellings  
It was **RESOLVED** that no objections be made.

ERE/0110/0035            **7 Cloudside Road**            Mr D Hunt  
Erection of one detached dwelling  
It was **RESOLVED** that the following objections be made:

- a) The development would be cramped in relation to the available site area
- b) A public footpath runs alongside 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
- c) The driveway is too narrow to allow vehicles to pass. (It is proposed that vehicle parking spaces will increase from one to four)
- d) The dwelling would harm the amenity enjoyed by the occupiers of the adjacent dwellings at the side by way of loss of light, overshadowing, overbearing, overlooking and loss of privacy

#### **71. PLANNING DECISIONS RECEIVED**

ERE/1109/0016            **3 Richmond Avenue**  
Single-storey front extension  
**Decision** Approved with conditions            Delegated 6 January 2010

ERE/1009/0015 P1285 **Land Rear of 2 to 4 Waterside Close**  
Erection of 13 two-storey dwellings and access road  
**Decision** Refused            Delegated 11 January 2010



## **APPENDIX 1.**

Mr Steve Mott  
Planning Officer  
Erewash Borough Council  
Development Services  
Town Hall  
Long Eaton  
Derbyshire

15/2/10

Dear Steve,

Please find below the response from Sandiacre Parish Council to the revised Tesco application.

**APPLICATION NUMBER** – ERE/1109/0022

**PROPOSED DEVELOPMENT** - 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

**LOCATION** – Warehouse off Mark Street &, Land South of Station Road, Sandiacre, Derbyshire

### **Revised Application**

#### **Comments**

The indicative and provisional plans make it extremely difficult to comment on a number of important matters through lack of detail and clarity.

#### **Changes to Floor Level**

The amended plans have changes to the floor level, but at this late stage the information provided has generated confusion.

Would there be problems with disability access and egress in the event of an emergency, such as a fire?

How would wheelchair users vacate the store quickly and safely if there is a difference in floor levels?

In the event of an emergency, what systems are in place for evacuation of the building?

#### **Increased Opening Hours**

Twenty four hour opening would have a significant adverse impact on the character and amenity of the local area.

Increased vehicle movement would cause 'round the clock' disturbance to nearby residents and local businesses, besides congestion in the village centre throughout the day.

This would be entirely inappropriate given the proximity of nearby residential and commercial properties and the adjacent Conservation Area, which is a haven for wildlife and a public open space.

**Increased Noise and Light Pollution**

This escalates concerns over both excessive noise and light pollution, not just from the car park and loading areas but also from the store, with a large façade of glass.

**Flood Risk Assessment**

The site and surrounding area on Station Road and Bridge Street is traditionally at risk of flooding and the site area is likely to be deluged during heavy rain, making the surface area problematic for store users.

There are concerns over the flood flow route and drainage.

Flooding concerns need to be addressed and raising the level of the building by 1.6m opens up a number of issues:

- Will this increase affect the scale and design of the building and visual amenity of the area?
- Where will drainage systems be introduced on the site?
- Where will excess water flow?
- What difference will 1.6m make to the height of the building and therefore the visual amenity of the area?
- What will be at ground level in the store?

**Employment Hours**

The number of people employed to work full-time and part-time remains unclear and appears undecided.

<b>Original</b>		<b>Revised</b>	
Equivalent number of full-time		Full time equivalent expected to be in the region of 300	
Existing	80	Full-time	230
Proposed	370	Part-time	140 (150)

Kind regards,

*Michelle*

Michelle Bloor  
Clerk to the Council

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 2 March 2010 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  
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 W Major (County Councillor)  
Cllr A Hardy  
Cllr Mrs Jowett

## 74. APOLOGIES FOR ABSENCE

Cllr Blount Work commitment  
Cllr Mrs Davis Child care commitment

It was **RESOLVED** to accept the apologies.

Cllr Mrs Nisbet Absent

## 75. DECLARATION OF MEMBERS' INTERESTS

Cllr Mrs J Hulls declared a personal interest as a Member of EBC Planning Committee.

## 76. PUBLIC SESSION

None.

## 77. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 2 FEBRUARY 2010

**RESOLVED** that the Minutes of the meeting held on 2 February 2010 be approved as a true record.

## 78. PLANNING APPLICATIONS RECEIVED

ERE/0110/0051 **Land rear of 132 Stanton Road** Mrs L Fretwell  
New planning permission to replace extant permission ERE/0205/0029 for the erection of a single dwelling  
It was **RESOLVED** that no objections be made.

ERE/0210/0015 **69 Longmoor Lane** Mrs L Swift  
Extension to existing dropped kerb  
It was **RESOLVED** that no objections be made.



**81. 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, 13 April 2010 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:** Cllr W Major County Councillor  
Cllr A Hardy  
Cllr Mrs Jowett

The Chair welcomed everyone to the meeting.

## 82. APOLOGIES FOR ABSENCE

Cllr Blount Work commitment

It was **RESOLVED** to accept the apology.

## 83. DECLARATION OF MEMBERS' INTERESTS

Cllr Mrs J Hulls declared a personal interest as a Member of EBC Planning Committee.

Cllr Mrs Davis declared a personal interest in application ERE/0310/0064 42 Rushy Lane.

However, it was later stated in the meeting that this application was appropriate to Risley Parish Council, as the address was in their area.

## 84. PUBLIC SESSION

No members of the public were present.

## 85. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 2 MARCH 2010

It was **RESOLVED** that the Minutes of the Planning Committee meeting held on Tuesday, 2 March 2010 were approved as a true record with one amendment and signed by the Chair.

Cllr Mrs Nisbet	Absent	To read:	
Cllr Mrs Nisbet	Apology received 2/2/10		Family commitment

## 86. PLANNING APPLICATIONS RECEIVED

Due to the Planning Committee meeting having been re-scheduled to the second Tuesday in the month, the Clerk had been given delegated authority to forward a response on applications received by 6/4/10, following consultation with Cllrs Mrs Hulls and Cllr Mrs Noskwith.

**ERE/0210/0048**                      **Holiday Inn, Bostocks Lane**                      LRG Holdings Ltd  
Advertisement consent for 4 internally illuminated signs, 1 non-illuminated sign, 2 down lights and 2 flood lights  
No objections were raised to the application.

**ERE/0210/0050**                      **Interchange 25 Business Park, Bostocks Lane** Horton's Estates  
Construction of new car park with 105 spaces with associated landscaping & lighting  
Objections were raised as follows:

1. An increase in car parking spaces from 8 to 103, with 2 disability spaces is likely to cause an increase in traffic congestion on the nearby highway, especially at peak times of the day when employees are entering and leaving the site.

The site entrance is close to the M1 junction, which already experiences a heavy flow of HGV traffic to and from the motorway.

This increase in traffic volume would also have an adverse impact on the amenity of nearby residents, particularly on the cul-de-sac opposite the site.

2. By creating a significant increase in vehicle movement around the site, associated environmental pollution is to be expected.
3. There are a limited number of cycle bays planned, which would not seem to adequately meet the need for introducing more environmentally friendly modes of transport.
4. The proposal for an additional 105 spaces would seem more to encourage single occupancy vehicles at 311 spaces for 300 employees on site.
5. The site is on the edge of Sandiacre and there appears to be no visible benefit to public amenity or nearby residents on the cul-de-sac opposite the site.
6. There would need to be adequate security measures in place to avoid unauthorised vehicles gaining access to the proposed large car park at night and causing a disturbance to nearby residents.
7. There appears to be limited information available on the number of lighting columns to be installed. At 6ms tall they could affect nearby residents and cause a distraction to motorists leaving the slip road to travel north along the M1.

The Clerk reported that the application had been withdrawn on 13/4/10.

**ERE/0210/0056**                      **Lock Cottages, Lock Lane**                      British Waterways  
Listed Building Consent for fitting of a cast plaque to outside gable wall  
No objections were raised to the application.

**ERE/0310/0064**                      **42 Rushy Lane**                      Mr A Malinski  
Erection of new front gates and wall with brick pillar supports  
No objections were raised to the application.

The Clerk was asked to ascertain if Risley Parish Council should consider the planning application, as the address appeared appropriate to their area.

**ERE/0310/0069**                      **Land East of 66 Doncaster Avenue**                      Mr G Flint  
Erection of one detached dwelling  
No objections were raised to the application.



# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 11 May 2010 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.

**PRESENT:**

	Cllr Mrs J Hulls (Chairman)
A	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
A	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  
Cllr Mrs Jowett

Cllr Mrs Hulls welcomed everyone to the meeting.

## 1. ELECTION OF CHAIRMAN

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

## 2. APOLOGIES FOR ABSENCE

Cllr Mrs M Blackler	Other commitment
Cllr A Blount	Work commitment
Cllr Mrs A Nisbet	Other commitment
Cllrs Mrs B Uren	Illness

It was **RESOLVED** to accept the apologies.

## 3. DECLARATION OF MEMBERS' INTERESTS

Cllr Mrs J Hulls declared a personal interest as a Member of EBC Planning Committee.

## 4. PUBLIC SESSION

No members of the public were present.

## 5. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 13 APRIL 2010

It was **RESOLVED** that the Minutes of the Planning Committee meeting held on Tuesday, 13 April 2010 were approved as a true record and signed by the Chairman.





# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 8 June 2010 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.

**PRESENT:**

	Cllr Mrs J Hulls (Chairman)
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
	Cllr Mrs B Uren

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

**MEMBERS OF THE PUBLIC:** Cllr W Major County Councillor  
Miss C Nisbet  
Residents Spencer Avenue Mr and Mrs Hooton  
Resident Stanton Road J Towle  
Residents Vine Crescent Mr and Mrs McGrath, D Boothe and D Crookes

Cllr Mrs Hulls welcomed everyone to the meeting.

## 10. APOLOGIES FOR ABSENCE

Cllr Mrs M Blackler	Prior commitment
Cllr A Blount	Work commitment
Cllr I Judson	Work commitment

It was **RESOLVED** to accept the apologies.

## 11. DECLARATION OF MEMBERS' INTERESTS

Cllr Hulls disclosed a personal interest as a Member of EBC Planning Committee.

Planning application ERE/0510/0013 - Land south of 35-43 Stanton Road  
Cllr Mrs J Hulls disclosed a personal interest as a Governor of Cloudside Junior School, Stanton Road.

## 12. PUBLIC SESSION

Members of the public raised their objections to application ERE/0510/0013, as covered below in objections submitted by the Parish Council to EBC.

## 13. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 11 MAY 2010

It was **RESOLVED** that the Minutes of the meeting held on Tuesday, 11 May 2010, as previously circulated to Members, were a correct record and signed.

## 14. PLANNING APPLICATIONS RECEIVED

ERE/0510/0013            **Land south of 35-43 Stanton Road**  
Erection of three detached dwellings and garaging

It was **RESOLVED** that objections be made to the application as given below:

### Need and Demand

Has the developer established a need and demand for this type of development in an already established residential area?

### Suitable location

Priority for development should be reusing land that has previously been developed, but this site was not traditionally left vacant or derelict, but is 'backland' garden development.

Future development of this site from visually prominent housing will have a significant adverse impact upon the amenity of local residents from overshadowing and overbearing, particularly those residents living at 15, 17 and 19 Vine Crescent and the bungalows located on Spencer Avenue.

Potential development of the site being permitted has caused increasing local concern about the impact of such a development upon the character of the area, which was previously a haven for wildlife and some protected species.

### Overshadowing

Plot 1, by virtue of its height, scale and massing, covering 626 sq m, would have a detrimental impact upon the residential amenities of the occupiers of Vine Crescent by way of close proximity to their boundary, thereby creating overshadowing and overbearing implications.

### Character of the Area

The development of three large dwellings of varying sizes does not respect or enhance the character or appearance of the surrounding area or associated street scene, particularly in relation to size, scale, massing and materials.

Three large properties on this small site will not integrate well with, or compliment the neighbouring buildings and the local area generally in terms of scale, density, layout and access.

### Scale and Design

Plot 1, with associated coach house/garage, by virtue of its mass, scale and design, would appear unduly prominent, overbearing and out of scale and character with neighbouring properties and the street scene. Plot 1 has extensively glazed areas shown in the design.

According to the Design and Access statement: 'There are houses to the North set slightly lower than this site and the houses to the South through which the access is proposed'. How are control measures incorporated into the design so that neighbouring properties are not effected by excavation work, particularly in relation to the pool building, which is in close proximity to the boundary of 20 Vine Crescent?

### Trees

Mature trees have been felled (during the nesting season) before permission for development has been granted and this has had a significant detrimental impact upon the natural habitat and wildlife of the site, including known protected species such as bats.

It is noted in the Design and Access Statement that 'no tree report is being provided as there are only two trees: T1 and T2, which are to be retained'. 'The remainder of the site is vacant'.

Does the developer intend to plant mature trees and replace those felled as part of the landscape design?

### Protected Species

To ensure protection of protected species or breeding birds present on the site, a wildlife / ecology survey should be carried out by a suitable qualified person prior to the start of any development.

### Access

Access to and from the site on Stanton Road is in close proximity to the junction of Beech Avenue and the nearby Junior school. There are pedestrian and highway safety issues relating to busy times of the day when the area is heavily trafficked and children are travelling to and from school.

### Parking

The plans provide parking for a total of 12 vehicles (4 for each property) and this would not seem to adequately meet the need for favouring more environmentally friendly modes of transport but would seem to encourage single occupancy vehicles.

### Flood Risk

From local knowledge, Councillors are aware that the area is subject to low level flooding. Although the area is not contained within a flood risk area, an assessment of potential flood risk through a watercourse should be provided. Terraces and paths are to be laid with block paviors and flags and the drives are to be block paved. Will adequate drainage be provided in light of the comment above?

### Designing Out Crime

Since this development is for 'high standard/high demand' dwellings, it would be beneficial for the developer to consult with the police on enhanced security measures.

#### ERE/0510/0034                    **Sandiacre Court Nursing Home, Derby Road**

Construction of new care home with all ancillary space, associated ground works and alteration to entrance drive

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

### **15.     PLANNING DECISIONS RECEIVED**

#### ERE/0410/0027                    **Land North of 11 Coronation Avenue**

Erection of new 2 m high fence

**Decision** INVALID

**Date** 27 April 2010

#### ERE/0310/0064                    **42 Rushy Lane, Sandiacre**

Erection of new front gates and wall with brick pillar supports

**Decision** Approve with conditions                    (Delegated)

**(Risley area)**

**Date** 19 May 2010

#### ERE/0410/0045                    **Cloudside Farm, Ilkeston Road**

Erection of agricultural store for machinery

**Decision** Refused                    (Delegated)

**Date** 20 May 2010

*EBC: The applicant has failed to demonstrate a genuine need for the proposed building and as such, the development is considered to be inappropriate development, which would accordingly be harmful to the openness of the Green Belt.*

### **16.     CORRESPONDENCE**

There were no items of correspondence to consider.

### **17.     ANY OTHER BUSINESS - (ITEMS FOR INFORMATION ONLY)**

There were no other items of business to consider.

**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, 7 September 2010 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.

**PRESENT:** Cllr Mrs J Hulls (Chairman)  
Cllr Mrs M Blackler  
A Cllr A Blount  
A 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:** Cllr W Major County Councillor  
Cllr A Hardy  
Cllr Mrs M Jowett  
Mrs French Resident

## 26. APOLOGIES FOR ABSENCE

Cllr Blount Work commitment  
Cllr Mrs Davis Family commitment  
Cllr I Judson Work commitment

It was **RESOLVED** to accept the apologies.

## 27. VARIATION OF ORDER OF BUSINESS

It was **RESOLVED** to accept and consider the latest applications and decision notices, as provided by the Clerk at the meeting.

## 28. DECLARATION OF MEMBERS' INTERESTS

Cllr Mrs J Hulls declared she was a Member of the EBC Planning Committee.

## 29. PUBLIC SPEAKING

The public raised no matters.

## 30. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 6 JULY 2010

It was **RESOLVED** that the Minutes of the meeting held on Tuesday, 6 July 2010, as previously circulated to Members, were signed as a correct record.

Cllr Mrs Nisbett noted that prior to the last meeting, she had tried unsuccessfully to convey her apologies for absence to the Clerk and Cllr Mrs Hulls.

### 31. TO CONSIDER PLANNING APPLICATIONS RECEIVED

Applications received over the Summer recess and decisions delegated to the Clerk, following consultation with Cllrs Mrs Hulls and Mrs Noskwith.

ERE/0710/0005            **Church Farm, Church Drive**            Mr Luke  
Side Extension  
*No objections were submitted for this development.*

ERE/0710/0035            **11 Richmond Avenue**            Mr Porter  
Two-storey extension incorporating attached garage  
*Objections: The scale and size of the proposed development is unacceptable, resulting in the proposal largely infilling an existing visual gap between properties and not being in keeping with the appearance of the existing property and its surroundings and having an unacceptably adverse impact on the neighbouring residential amenity (at 9 Richmond Avenue) through loss of light and through being visually overbearing.*

ERE/0710/0040            **93 Springfield Avenue**            Mr K Sugars  
Retrospective application for single-storey rear extension  
*No objections were submitted for this development.*

---

#### Applications considered at the meeting:

ERE/0710/0067            **St Johns Ambulance, Grasmere Street**            Vodafone Ltd  
Replacement of 3 antennae and equipment cabinets and installation of ancillary development thereto  
*It was **RESOLVED** that the Clerk would seek further clarification on the changes applied for and following consultation with Cllrs Mrs Hulls and Mrs Noskwith, would submit a response after the meeting.*

ERE/0810/0008            **Unit 2, Canal side, Ilkeston Road**            JDT Autos  
Change of use from B2 (general industrial) to mixed use comprising office, kitchen showroom and storage.  
*It was **RESOLVED** that no objections be made to this application.*

ERE/0810/0031            **18 Coronation Avenue**            Mrs E Iqbal  
Erection of conservatory to rear  
*It was **RESOLVED** that no objections be made to this application.*

ERE/0910/0003            **6 York Avenue**  
Side and rear extensions, new raised roof to allow for bedrooms in roof space, new detached garage and new front and side boundary walls  
*Due to the application having only been received on the day and further details were required, it was **RESOLVED** that the Clerk would submit a response after the meeting, following consultation with Cllrs Mrs Hulls and Mrs Noskwith.            **Consultation extension to 6/10/10***

TREE/0810/1160            **38 Park Drive**  
Work to protected Copper Beech tree  
*It was **RESOLVED** that no objections be made to this application.*

### 32. TO NOTE PLANNING DECISIONS RECEIVED

ERE/0610/0003            **Land North of 11 Coronation Avenue**  
Change of use of land to domestic garden and erection of 2 m high fence  
**Decision** Approved with conditions            Delegated            **Date** 19 July 2010

ERE/0410/0067            **9 Larch Drive**  
Single-storey rear extension  
**Decision** Approved with conditions            Delegated            **Date** 26 July 2010

- ERE/0610/0024      **3 Sandringham Road**  
Part single-storey, part two-storey side extension  
**Decision** Approved with conditions      Delegated      **Date** 9 August 2010
- ERE/0610/0026      **Cloud House, Church Drive**  
Change of use of land to permit grazing of horses and the erection of stable block with integrated tack/hay store and ménage (RESUBMISSION OF ERE/0410/0083)  
**Decision** Approved with conditions      Delegated      **Date** 10 August 2010  
*EBC Conditions: No commercial use, business use, revenue or income generating equine related or horse related activities are permitted on this site for the life of this development.*
- TREE/0610/1146      **103 Sandringham Road**  
Application to 11 Scots pine - reduce 2 extension branches by 1/3, crown thin by 25%. T2 Scots pine crown thinning to be carried out by 25%, reduce 1 extension branch by 1/3  
**Decision** Approved with conditions      Delegated      **Date** 12 August 2010
- ERE/0610/0038      **Land South of 35 - 43 Stanton Road**  
Erection of three detached dwellings and associated garaging (RESUBMISSION OF ERE/0510/0013)  
**Decision** Approved with conditions      Committee      **Date** 11 August 2010
- ERE/0610/0035      **Land East of 66 Doncaster Avenue**  
Erection of one detached dwelling  
**Decision** Approved with conditions      Delegated      **Date** 17 August 2010
- ERE/0610/0046      **77 Stanton Road**  
Two-storey side extension  
**Decision** Approved with conditions      Delegated      **Date** 23 August 2010
- ERE/0610/0044      **The Grange, 39 Bostocks Lane**  
Single-storey side extension to residential care home to create six bedrooms  
**Decision** Approved with conditions      Delegated      **Date** 23 August 2010
- ERE/0510/0034 P0012      **Sandiacre Court Nursing Home, Derby Road**  
Construction of new care home with all ancillary space, associated ground works and alteration to entrance drive  
**Decision** Refused      Delegated      **Date** 24 August 2010  
*EBC: The proposed building, by virtue of its proximity to the Ellerslie Grove road frontage and its associated bulk, mass and design would appear unduly prominent and would have a detrimental impact on the character and appearance of the street scene and the surrounding area.*
- ERE/0710/0005      **Church Farm, Church Drive**  
Erection of single-storey side extension  
**Decision** Approved with conditions      Delegated      **Date** 26 August 2010  
*No development shall take place until a proposal to adequately deal with the potential ground gas problem has been submitted to and approved by the Local Planning Authority prior to the commencement of any development.*
- ERE/0710/0035      **11 Richmond Avenue**  
Two-storey side extension incorporating attached garage  
**Decision** Approved with conditions      Delegated      **Date** 27 August 2010  
*EBC: The proposal is considered to be of a suitable design that would not impact on the amenity of neighbours to a significant degree.*
- ERE/0710/0040      **93 Springfield Avenue**  
Retrospective application for single-storey rear extension  
**Decision** Approved      Delegated      **Date** 3 September 2010

**33. CORRESPONDENCE – ITEMS FOR INFORMATION ONLY**

- a) APPEAL **Cloudside Farm, Ilkeston Road** APP/N1025/A/10/2129266/NWF  
Comments to be received by 6/9/10
- b) ERE/0710/0035 **11, Richmond Avenue**  
For Councillors' information, residents at 9, Richmond Avenue had provided a copy of their objection letter, which they had submitted to EBC in response to the application.

**34. ANY OTHER BUSINESS - ITEMS FOR INFORMATION ONLY**

There were no other items of business to consider.

**35. DATE AND TIME OF NEXT MEETING**

Tuesday, 5 October 2010 at 7.00pm

**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, 5 October 2010 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.

**PRESENT:**  
A Cllr Mrs J Hulls (Chairman)  
A 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:** Cllr W Major County Councillor  
Residents: Cllr A Hardy, Mrs French, Mr Barker, Mr Nicholson and Mr Lowe

## 36. APOLOGIES FOR ABSENCE

Cllr Mrs Blackler Prior commitment  
Cllr Blount Work commitment

It was **RESOLVED** to accept the apologies.

## 37. VARIATION OF ORDER OF BUSINESS

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

## 38. DECLARATION OF MEMBERS' INTERESTS

Cllr Mrs J Hulls declared she was a Member of EBC Planning Committee.

Planning application ERE/0910/0005 – 124, Stanton Road  
Cllr Mrs Davis disclosed a non-prejudicial interest, as she knew the applicant.

## 39. PUBLIC SPEAKING

Residents raised their concerns over proposals for 6, York Avenue and that landscape work had already begun. Cllr Mrs Hulls thanked residents for their comments. It was noted that the application had been withdrawn on 1/10/10.

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

No items were deemed confidential.

## 41. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 7 SEPTEMBER 2010

It was **RESOLVED** that the Minutes of the meeting held on Tuesday, 7 September 2010, as previously circulated to Members, were signed as a correct record.

**42. TO CONSIDER PLANNING APPLICATIONS RECEIVED**

ERE/0910/0003      **6 York Avenue**      Mr G Shelton  
Side and rear extensions, new raised roof to allow for bedrooms in roof space, new detached garage and new front and side boundary walls      **WITHDRAWN 1/10/10**

ERE/0910/0005      **124 Stanton Road**      Mr and Mr Kohut  
Single-storey side & rear extension & conservatory with new decking to side elevation, new pitched roof on front elevation to replace existing flat roof, new tuning head and re-paving of driveway & new detached garage  
It was **RESOLVED** that no objections be made to the application.

ERE/0910/0038      **77 Stanton Road**      Mr M Webster  
Two-storey side extension (resubmission of approved planning application ERE/0610/0046)  
It was **RESOLVED** that no objections be made to the application.

**43. TO NOTE PLANNING DECISIONS RECEIVED**

ERE/0710/0040      **93 Springfield Avenue**  
Retrospective application for single-storey rear extension  
**Decision** Approved      Delegated      **Date** 3 September 2010

ERE/0810/0008      **Unit 2, Canal side, Ilkeston Road**  
Change of use from b2 (general industrial) to mixed use comprising office, kitchen showroom and storage  
**Decision** Approved      Delegated      **Date** 28 September 2010

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

There were no items of correspondence to consider.

**45. ANY OTHER BUSINESS      (ITEMS FOR INFORMATION ONLY)**

There were no other items of business to consider.

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

Tuesday, 2 November 2010 at 7.00pm

**The meeting closed at 7.15pm**

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

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

# SANDIACRE PARISH COUNCIL

www.sandiacreparishcouncil.org

---

Minutes of the Parish Council Planning Committee meeting held on Tuesday, 2 November 2010 at 7.00pm in The Memorial Institute, Doncaster Avenue, Sandiacre.

**PRESENT:**

	Cllr Mrs J Hulls (Chairman)
	Cllr Mrs M Blackler
A	Cllr A Blount
	Cllr Mrs C Davis
A	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 W Major County Councillor  
Mrs French Resident  
Cllr M Jowett Resident

## 47. APOLOGIES FOR ABSENCE

Cllr Blount	Work commitment
Cllr G Dinsdale	Work commitment
Cllr I Judson	Work commitment
Cllr Mrs Nisbet	Prior commitment

It was **RESOLVED** to accept the apologies.

## 48. VARIATION OF ORDER OF BUSINESS

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

## 49. DECLARATION OF MEMBERS' INTERESTS

Cllr Mrs J Hulls declared she was a Member of EBC Planning Committee.

## 50. PUBLIC SPEAKING

There were no issues raised.

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

No items were deemed confidential.

## 52. TO CONFIRM THE NON-CONFIDENTIAL MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY, 5 OCTOBER 2010

It was **RESOLVED** that the Minutes of the meeting held on Tuesday, 5 October 2010, as previously circulated to Members, were signed as a correct record with one amendment.

The Minutes of the previous meeting to read: Tuesday, 5 October 2010

### 53. TO CONSIDER PLANNING APPLICATIONS RECEIVED

ERE/0710/0067                    **Mobile Mast, St Johns Ambulance, Grasmere Street**  
Replacement of 6 antennae and equipment cabinets and the installation of ancillary equipment

*Response delegated to the Clerk at the last meeting, in consultation with Cllrs Hulls and Noskwith. After seeking further clarification on the application, no objections were raised*

ERE/1010/0009                    **Longmoor Lodge, 114 Longmoor Lane**                    Hillcare  
Two-storey side extension and first-floor extension and alterations to form 11 new bedrooms and stair access

**RESOLVED** that the following objections be made to the application:

- a) The proposed scheme to form 11 new bedrooms, by virtue of height and mass would have a detrimental impact upon the residential amenities of occupiers of No. 49 and 51 Margaret Avenue by way of overbearing and overshadowing.
- b) It is noted in the Design and Access Statement that two car parking spaces will be lost and there is no indication that new spaces will be created. The introduction of 11 new bedrooms will naturally increase the number of vehicles gaining access to the site, which will adversely affect the character and amenity of nearby residents, especially if off site parking is needed should there be insufficient provision on site.

ERE/0510/0034                    **Sandiacre Court Nursing Home, Derby Road**  
Construction of new care home with all ancillary space, associated ground works and alteration to entrance drive                    **NOTICE OF APPEAL**

**RESOLVED** that no response be made to the Notice of Appeal

ERE/1010/0012                    **38 Derby Road**                    Mr Rahman  
Application for display of a new externally illuminated fascia sign

**RESOLVED** that the following objection be made, taking into account the objection given below for ERE/1010/0040:

*Objections were submitted to the original application in 2007 for change of use to a food outlet and Councillors consider that the objections still apply and permission for change of use should not be extended*

ERE/1010/0030                    **24 Beech Avenue**                    Mr Brooke  
Two-storey side extension, single-storey rear extension and full length canopy to the front  
**RESOLVED** that no objections be made to the application

ERE/1010/0032                    **Plot 1, Site of former 41 Springfield Avenue**                    Mr Drew  
Substitution of house type for Plot 1 of previously approved scheme ERE/0308/0028 for the erection of three dwellings and boundary fence and creation of access from St James Court  
**RESOLVED** that no objections be made to the application

#### **Tesco – New store application**

At the time of the meeting, no planning application had been received.

ERE/1010/0040                    **38 Derby Road**                    Mr Rahman  
Application to extend time limit for the implementation of planning permission ERE/0807/0096 for change of use from hair and beauty salon to mixed-use cafe and takeaway  
**RESOLVED** that objections submitted to the original application still apply:

*The limited car parking provision outside and in the immediate vicinity of the premises could lead to increased parking in the adjacent street causing inconvenience and increased noise levels to residents during opening hours. The additional movement of vehicles stopping at and leaving the premises near the junction of Dorothy Avenue could have an adverse impact on the flow of traffic on the main Derby Road. The premises appear to have limited access for storage facilities for food waste.*

ERE/1010/0044            **Church Farm, Church Drive**            Mr Luke  
Minor Material amendment to previously approved planning application ERE/0710/0005  
**RESOLVED** that no objections be made to the application

ERE/1010/0050            **39, Stanton Road**  
Substitution of house type to Plot 2 of previous approved planning permission  
ERE/0610/0038 for erection of three detached dwellings and associated garaging  
**RESOLVED** that no objections be made to the application

ERE/1010/0052            **56 Stanton Road**            Mr Smith  
Change of use from A 1 (Retail) to C3 (dwelling)  
**RESOLVED** that no objections be made to the application

**54. TO NOTE PLANNING DECISIONS RECEIVED**

TREE/0810/1160            **38 Park Drive**  
Works to protected copper beech tree  
Decision: Refused            Delegated            Date 11 October 2010  
*EBC: The tree is prominent in the street scene and merits its protected status. Insufficient justification has been submitted to substantiate the case for the works*

ERE/0810/0031            **18 Coronation Avenue**  
Erection of conservatory to rear  
Decision: Approved            Delegated            Date 11 October 2010

ERE/0910/0005            **124 Stanton Road**  
Single-storey side and rear extension and conservatory with new decking to side elevation, new pitched roof on front elevation to replace existing flat roof, new turning head and re-paving of driveway and new detached garage  
Decision: Approved            Delegated            Date 20 October 2010

ERE/0910/0038            **77 Stanton Road**  
Two-storey side extension (resubmission of approved planning application ERE/0610/0046)  
Decision: Refused            Delegated            Date 29 October 2010

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

There were no items of correspondence to consider.

**56. ANY OTHER BUSINESS (ITEMS FOR INFORMATION ONLY)**

There were no other items of business to consider.

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

Tuesday, 7 December 2010 at 7.00pm

**The meeting closed at 7.25pm**

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

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