

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 16<sup>th</sup> March 2021

**Present:** Councillor Procter (Chair)  
Councillors Adshead, Eaton, Serridge, Kempson, Kenyon, Johnson, and Roberts

**In Attendance:** Mike Atherton, Head of Planning  
Lauren Ashworth, Principal Planning Officer  
Abigail Wrench, Solicitor  
Joanna Wood, Committee and Member Services Officer

**Also Present:** Cllr Haworth, Lythgoe and 8 members of the public.

**1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies from Cllr Fletcher and Cllr Marriott

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on the 23<sup>rd</sup> February 2021 be signed by the Chair and agreed as a correct record.

**3. DECLARATIONS OF INTEREST**

No declarations of interest.

**4. URGENT ITEMS OF BUSINESS**

There were no urgent items of business.

**PLANNING APPLICATIONS**

The Chair noted that the planning officers would be outlining the main points of the application and any relevant additional information. She noted that the committee were given copies of all reports and plans in advance of the meeting, which they had adequate time to read.

**5. Application Number (Agenda Item B1) 2020/0590 – Hawthorne Farmhouse – also use of Building at Lower Whams Full: Change of land from agricultural land to glamping camp site including demolition of existing dwelling, erection of one 1.5 storey holiday lodge, four glamping pods, utility unit, car parking and an amenity area.**

The Principal Planning Officer as detailed in the Report and Update Report, including the site details, planning history, the proposal, consultation responses and notification responses received.

Officer recommendation was to approve the application subject to the conditions set out in section 11 of the report and additional conditions and amended conditions in the Update Report.

R Gee spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Carbon zero dwellings and sustainability credentials
- Footpaths and access
- Proposed materials for the roof on the largest lodge

Clarification was given on the above points.

A proposal was moved and seconded to approve the application as per the officer's recommendation, subject to the conditions set out in section 11 of the Report and Update Report. To also include a further condition, requiring the largest lodge to have a slate roof rather than a metal standing seam roof.

Voting took place on the proposal; the result of which was as follows:

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 8   | 0       | 0          |

**Resolved:**

That Planning Permission was granted as per the officer's recommendation subject to the conditions set out in section 11 of the Report and the Update Report. To also include a further condition, requiring the largest lodge to have a slate roof.

**6. Application Number (Agenda Item B2) 2020/0437 – 240 Grane Road – Full: Change of use of building from restaurant, B & B and apartment to a residential family support and assessment home (Use Class C2 – residential institution), with associated works.**

The Principal Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses and notification responses received.

Officer recommendation was to approve the application subject to the conditions set out in the report.

K Holland spoke against the application.

Members asked questions for clarification purposes only.

C Coulier spoke in favour of the application.

Members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Private access rights and arrangements. Planning officers clarified that these are private legal matters and are not material planning considerations.
- Age group of the children who would be using the facility.

Clarification was given on the above point.

A proposal was moved and seconded to approve the application as per the officer's recommendation and subject to the conditions set out in the Report.

Voting took place on the proposal; the result of which was as follows:

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 7   | 1       | 0          |

**Resolved:**

That Planning Permission was granted as per the officer's recommendation and subject to conditions set out in the Report.

**7. Application Number (Agenda Item B3) 2021/0107 Henrietta Street – Variation of Condition 2 (approved plans) pursuant to planning application 2020/0043 to increase the height of the recycling bays by 1800mm (3 blocks) and to allow for the provision of a 2m high trash netting.**

The Principal Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses and notification responses received.

Officer recommendation was, should Members be minded to approve, authority to be delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

There were no registered speakers.

In determining the application members discussed the following:

- Whether the depot is a licensed waste transfer station

Cllr Lythgoe advised that he would get clarification on this matter and confirm this via email to all of the Committee members.

A proposal was moved and seconded to approve the application as per the officer's recommendation, authority to be delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

Voting took place on the proposal; the result of which was as follows:

| FOR | AGAINST | ABSTENTION |
|-----|---------|------------|
| 8   | 0       | 0          |

**Resolved:**

The application was granted as per the officer's recommendation, authority to be delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

**8. Application Number (Agenda Item B4) 2021/0108 Henrietta Street – Variation of Condition 2 (approval plans) pursuant to planning application 2020/0043 to increase the height of the recycling bays by 600mm (1 block) and to construct a retractable roof.**

The Principal Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses and notification responses received.

Officer recommendation was, should Members be minded to approve, authority to be delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

There were no registered speakers.

A proposal was moved and seconded to approve the application as per the officer's recommendation, authority to be delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

Voting took place on the proposal; the result of which was as follows:

| <b>FOR</b> | <b>AGAINST</b> | <b>ABSTENTION</b> |
|------------|----------------|-------------------|
| 8          | 0              | 0                 |

**Resolved:**

The application was granted as per the officer's recommendation, authority to be delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

**8. Application Number (Agenda Item B5) 2021/0109 Henrietta Street – Full: Construction of a 30m long 5m high protective fence with anti-trash nettings.**

The Principal Planning Officer outlined the application as detailed in the report, including the site details, planning history, the proposal, consultation responses and notification responses received.

Officer recommendation was, should Members be minded to approve, authority to be delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

There were no registered speakers.

A proposal was moved and seconded to approve the application as per the officer's recommendation, authority to be delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

Voting took place on the proposal; the result of which was as follows:

| <b>FOR</b> | <b>AGAINST</b> | <b>ABSTENTION</b> |
|------------|----------------|-------------------|
| 8          | 0              | 0                 |

**Resolved:**

The application was granted as per the officer's recommendation, authority to be delegated to the Chairman of the DC Committee and the Head of Planning once the neighbour notification/statutory consultation period has elapsed on the 16th March 2021.

**The meeting commenced at 6.30pm and concluded at 7.35pm**

**Signed:**

**(Chair)**