

**MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE**

**Date of Meeting:** 21<sup>st</sup> March 2017

**Present:** Councillor Robertson (in the Chair)  
Councillors Eaton, Fletcher, Kempson, Bromley (subbing for Cllr Kenyon), Neal and Smith (subbing for Cllr Proctor).

**In Attendance:** Nicola Hopkins, Planning Manager  
Lauren Ashworth, Principal Planning Officer  
Clare Birtwistle, Legal Services Manager  
Joanna Griffin, Committee and Member Services Officer

**Also Present:** 1 member of the public and Councillor Lamb

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

Apologies from Councillor Kenyon and Councillor Proctor

**2. MINUTES**

**Resolved:**

That the minutes of the meeting held on 28<sup>th</sup> February 2017 be signed by the Chair and agreed as a correct record.

**3. DECLARATIONS OF INTEREST**

No declarations of interest.

**4. URGENT ITEMS**

There were no urgent items.

**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.

**5. Application Number 2017/0037(Agenda Item B1)**

**Variation of Condition 2 (list of approved drawings) and submission of information required by conditions 4, 5, 7, 14, 15, 16 and 18 pursuant to planning permission 2016/0334.**

The Principal Planning Officer outlined the details in the report and confirmed planning permission had previously been granted for the erection of a 28-bed specialist care home providing residential, nursing and dementia care, with associated access, car parking and landscaping.

This application proposed further amendments to the height of the land on which the building

would be located, including minor alterations to the south and west elevations. This was in order to facilitate accessibility, buildability and long term maintenance of the scheme.

No objections received.

The recommendation was to approve the variation of conditions subject to the conditions set out in section 11 and the update report.

In determining the application members discussed the following:

- Landscaping of the site.

The Principal Planning Officer confirmed the report stated requirements were in place in relation to replacement of any shrubs/trees removed, dying or becoming seriously damaged or diseased within 5 years of planting.

A proposal was moved and seconded to approve the application in line with the officer recommendation.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

That planning permission was granted subject to the conditions set out in the report and update report. Delegated authority is granted to the Planning Manager to amend conditions 14 and 16 as necessary to compliance conditions subject to agreement from consultees before the decision is issued and in advance of the determination date of the 1<sup>st</sup> May 2017.

**6. Application Number 2016/0544 (Agenda Item B2)**

**Variation of Conditions 2 (list of approved drawings), 5 (use of Unit B2 to be restricted to the sale of frozen food only), 6 (use of Unit B3 restricted to the sales of comparison goods only to be re-named Unit B4), 7 (preliminary risk assessment), 8 (materials), 15 (construction method statement), 16 (phasing and highway plan), 18 (pedestrian/cycle link), 20 (drainage), 21 (drainage management), 24 (Construction Environmental Management Plan) and 25 (Arboricultural Method Statement) attached to Planning Approval: 2016/0129.**

The Principal Planning Officer outlined the details in the report and confirmed planning permission had previously been granted for the erection of 3 retail units and a Restaurant/Refreshment Unit with associated access, car parking and landscaping on this site.

The Principal Planning Officer went on to outline the amendments subject to this S73 application as follows:

- The reduction in the size of unit B2.
- Increase the size of unit B3.
- Variation in the range of goods that can be sold from B2.

- Alterations to the elevations of Units B2 and B4.
- Amendments to the approved Landscaping Plan.

The recommendation was to approve the variation of conditions and that full planning permission is granted subject to the conditions set out in Section 10 and the update report.

Mr Keith Jones spoke in favour of the application.

In determining the application members discussed the following:

- Change of use, would this delay any of the plans.
- Landscaping of the area and type of plants.

Following on from a question from members, Mr Keith Jones confirmed the change would not impact on the building of the units and would not cause any further delays.

Landscaping of the area would take place and deciduous trees would be used, along with remaining greenery. The outlook of the site would improve in the next year once plants were established.

A proposal was moved and seconded to approve the application in line with the officer recommendation.

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

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTENTION</b>
7	0	0

**Resolved:**

That permission was granted to vary the conditions and full planning permission was granted subject to the conditions set out in Section 10.

**The meeting commenced at 6.30pm and concluded at 6.55pm.**

**Signed:** (Chair)