

MINUTES OF: THE DEVELOPMENT CONTROL COMMITTEE

Date of Meeting: 26th March 2018

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

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

Also Present: 24 members of the public, 1 Press, Cllr Haworth, County Councillor Foxcroft, Cllr Alyson Barnes, Cllr Stansfield, Cllr Lamb, Stuart Sugarman and Cath Burns.

The Chair advised that a member of the public wished to film the meeting.

The Chair confirmed to Mr Peter Wood that he could exercise his right to film the meeting, but made him aware that under Article 3 – Citizens’ Rights and Responsibilities, filming is permitted of Councillors and Officers involved in the meeting only. It does not permit filming, audio recording, taking photographs and reporting via social media of members of the public without their specific consent.

The Chair asked members of the public who were registered to speak, if they had any objection to being filmed/recorded. No objections were received and the filming of the meeting was allowed.

1. APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies from Cllr Kenyon (Cllr Smith subbing).

2. MINUTES

Resolved:

That the minutes of the meeting held on the 27th February 2018 be signed by the Chair and agreed as a correct record.

3. DECLARATIONS OF INTEREST

Cllr Kempson advised that the applicant on B3. Application 2017/0438 was a family friend and confirmed he would leave the meeting when the application was heard.

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) 2017/0617 – Full planning application for the redevelopment of the former Valley Centre site for a mixed use development comprising leisure, hotel, housing and commercial uses (including Use Classes A1, A2, A3, A4, B1, C1, C3 and D2 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015) including the creation of an area of public open space with associated landscape and highway works.

The Principal Planning Officer outlined the details of the proposed development as detailed in the report and the further update report. The application was in relation to Phase 2 of the Spinning Point development and relates to the land formally occupied by the now demolished mid-century shopping centre. The site itself includes the James Street Car Park.

The recommendation was to approve full planning permission subject to the conditions in the report and update report.

Mr Mulderrig spoke against the application and members asked questions for clarification purposes only.

Mr Hayhoe spoke in favour of the application and members asked questions for clarification purposes only.

County Councillor Foxcroft spoke on the application.

Councillor Lamb spoke on the application.

Councillor Alyson Barnes spoke on the application.

In determining the application members discussed the following:

- Traffic/parking
- Design
- Material used
- Certification
- Different usages of properties/buildings
- Height of the buildings

Clarification was given on the above points raised.

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

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

FOR	AGAINST	ABSTENTION
5	2	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the Conditions in section 10 of the report and update report.

6. Application Number (Agenda Item B2) 2018/0043 – Full application for the erection of 26 dwellings (amendment to planning approval 2011/0637 which approved the erection of 82 houses with new access roads from Rockcliffe Road and Grafton Villas)

The Planning Manager outlined the details of the proposed development as detailed in the report and the further update report.

The recommendation was to approve full planning permission subject to conditions set out in the report and a Section 106 Agreement unless it was proven on viability grounds that planning obligations would render the scheme unviable.

There were no speakers registered.

In determining the application members discussed the following:

- Reduction in the number of properties
- Public footpath
- Access to and from the properties
- Road surfaces

Clarification was given on the above point raised.

A proposal was moved and seconded to approve the application in line with the officer's recommendation with delegated authority granted to the Planning Manager, in consultation with the Chair, to establish the level of planning obligations, if any, which can be secured from this scheme.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the Conditions in the report and the update report.

Councillor Kempson left the meeting.

7. Application Number (Agenda Item B3) 2017/0438 – Erection of 4 no. three-bedroom dwellings, with associated landscaping and access works.

The Planning Manager outlined the details of the proposed development as detailed in the report and the further update report. The application relates to a piece of land to the west (rear) of Nos. 2-10 Bridleway, currently occupied by a collection of garage buildings (some of which are derelict).

The recommendation was to approve planning permission subject to the conditions set out in section 10 of the report and the update report.

Mr Hoerty spoke in favour of the application and members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Provisions for bins
- Pavement

Clarification was given on the above points raised.

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

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

FOR	AGAINST	ABSTENTION
6	0	0

Resolved:

The application was granted in line with the officer's recommendation, subject to the Conditions in section 10 of the report and the update report.

Councillor Kempson re-entered the meeting for the following reports.

8. Application Number (Agenda Item B4) 2018/0030 – Erection of six houses, associated mews court and landscaping, together with works to change the former mill lodge area to a wetland area with paths and new planting

The Principal Planning Officer outlined the details of the proposed development as detailed in the report and the further update report. The Kearns Mill Site lies towards the southern end of Cowpe Road.

The recommendation was to approve planning permission subject to the conditions in the report and update report and a S.106 Deed of Variation.

Mr Smith spoke against the application and members asked questions for clarification purposes only.

Mr Steele spoke in favour of the application and members asked questions for clarification purposes only.

In determining the application members discussed the following:

- Water drainage
- Culvert
- Flooding

Clarification was given on the above point raised.

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

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

The application was granted in line with the officer’s recommendation, subject to the Conditions in section 10 of the report and the update report and a Section.106 Deed of Variation.

9. Agenda Item C1 – Delegation of Decisions by the Planning Manager.

The Planning Manager outlined the importance to allow decisions to go ahead whilst Purdah is taking place.

A proposal was moved and seconded to delegate authority to the Planning Manager to approve applications in consultation with the Chair and one member from the opposition whilst Purdah was taking place.

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

FOR	AGAINST	ABSTENTION
7	0	0

Resolved:

To delegate authority to the Planning Manager to approve applications in consultation with the Chair and a member of the opposition to allow decisions to take place whilst in Purdah.

The meeting commenced at 6.30pm and concluded at 7.50pm.

Signed: **(Chair)**