

MINUTES of a meeting of the **REGULATORY – PLANNING COMMITTEE** held at County Hall, Matlock on 8 June 2015.

PRESENT

Councillor T Southerd (in the Chair)

Councillors J Dixon, M Ford, S Freeborn (substitute Member), R L Hosker, R A Parkinson, J Twigg, J Williams and B Wright.

Apologies for absence were received from Councillors D Charles and Julie Hill.

No Declarations of Interest were received.

No Significant Lobbying had been received.

27/15 **COUNCILLOR JEAN INNES** Councillor Southerd expressed his thanks to Councillor Jean Innes for the sensitive and effective way she had chaired the Committee.

28/15 **MINUTES RESOLVED** that the Minutes of the meeting of the Committee held on 20 April 2015 be confirmed as a correct record and signed by the Chair.

29/15 **SECTION 73 PLANNING APPLICATION FOR CONSENT NOT TO COMPLY WITH CONDITIONS 2 (APPROVED DETAILS) AND 20 (LANDSCAPING) OF PLANNING PERMISSION CODE NO. CD4/0813/88 WHICH GRANTED PLANNING CONSENT FOR THE DEMOLITION OF EXISTING BUILDINGS AND PROVISION OF A NEW EDUCATIONAL FACILITY AT DEINCOURT COMMUNITY SCHOOL, CHESTERFIELD ROAD, NORTH WINGFIELD APPLICANT: DERBYSHIRE COUNTY COUNCIL (CODE NO: CD4/0315/156)** The Section 73 planning application was for consent not to comply with two planning conditions attached to planning permission CD4/0813/88 in respect of landscaping and other minor amendments. The request was sought as part of an exercise to reduce the cost of the project. This included a reconfiguration of car parking provision, the large games court being omitted from the scheme, the sprinkler tank being repositioned and redesigned, the seating/study area and canopies being omitted, the wildflower and habitat areas being reduced in size, and some tree planting being omitted. New elements comprised an additional boundary

hedge to the north boundary and a 1.8 metres wide path to the east boundary of the playing fields to the south of the school.

Details of the proposals, together with comments received from consultees and following publicity, were summarised and addressed in the report of the Strategic Director for Economy, Transport and Environment.

The application was for consideration in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004; other material considerations included the National Planning Policy Framework and National Planning Practices Guidance.

The Strategic Director commented that the proposed new path was to improve the accessibility of the school as part of the national and County Council initiatives. The proposed new hedge was for the amenity benefit of adjoining residential properties to screen them from the play areas. He commented that the detail lost as part of the application was regrettable but still allowed the development to be undertaken with the landscaping details to an acceptable standard. Subject to the recommended conditions he concluded that the proposal did not conflict with national or local policies.

Members expressed regret that the Committee had to decide on an amended scheme but considered that the submitted proposals were acceptable.

RESOLVED that planning permission be granted, subject to the conditions, or conditions to similar effect, as contained within the report of the Strategic Director for Economy, Transport and Environment.

30/15 PROPOSED DEMOLITION OF THE EXISTING SCHOOL BUILDINGS AND THE CONSTRUCTION OF A NEW THREE-STOREY MAIN SCHOOL BUILDING, A NEW TWO-STOREY SPORTS HALL, AN ENERGY CENTRE, THE CREATION OF A NEW MULTI-USER GAMES AREA, EXTERNAL SOCIAL AREAS, CAR PARKING AND ASSOCIATED LANDSCAPING AT ALFRETON GRANGE ARTS COLLEGE, GRANGE STREET, ALFRETON APPLICANT: DERBYSHIRE COUNTY COUNCIL (CODE NO: CD6/0315/157) The application was for the development of a new secondary school comprising a teaching block and adjoining sports block on the site of the existing Alferton Grange School. Details of the proposals were contained within the report of the Strategic Director for Economy, Transport and Environment, together with comments received from consultees and following publicity.

The application had been considered in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004; other material

considerations, including the National Planning Policy Framework, had also been taken in to account.

The key planning considerations for the application were considered to be the need for the development, coal and contamination, pollution, ecology, landscape and other visual impacts, and highways and rights of way. These were examined in the report.

The Strategic Director commented that the existing school had been colonised with bats which warranted the highest level of protection and, therefore, further surveys were required for mitigation measures prior to demolition.

The Strategic Director concluded that the proposal did not conflict with national and local planning policies. He considered that the social need that a new school would deliver at the site was a significant factor to weigh in favour of the development. He referred to a range of conditions as set out in a supplementary paper which had been circulated at the meeting, based on the draft conditions in the report but with an extra one in respect of surface water drainage as the Environment Agency had requested recently. He was satisfied that the comprehensive phased redevelopment of the existing school site under a permission, subject to such conditions, which included measures for the protection of bats would, not adversely affect European Protected Species or local amenity.

Councillor Twigg queried the effect that leaving the old buildings in place might have on the functioning of the school and pupil safety. The Strategic Director's representative commented that the old buildings would remain in use until the new main building was completed and that there would be a phased movement of pupils in to the new building. Councillor Freeborn commented that this was a very large school site and should not have problems with available space. The Strategic Director confirmed that community use at the school would be subject to a Management Plan.

RESOLVED that planning permission be granted in accordance with the application, subject to the set of conditions in the paper that had been circulated at the meeting.

31/15 **CURRENT ENFORCEMENT ACTION** **RESOLVED** to receive the report on Current Enforcement Action.

32/15 **OUTSTANDING APPLICATIONS** **RESOLVED** to receive the list on decisions outstanding on 8 June 2015 relating to EIA applications outstanding for more than sixteen weeks, major applications outstanding for

more than thirteen weeks and minor applications outstanding for more than eight weeks.

33/15 CURRENT APPEALS/CALLED-IN APPLICATIONS

RESOLVED to note the report on current appeals/called-in applications relating to County matters.

34/15 DEVELOPMENT MANAGEMENT MONTHLY PERFORMANCE MANAGEMENT STATISTICS

RESOLVED to receive the Planning Services Development Management Monthly Performance Management Statistics for April and May 2015.

35/15 MATTERS DETERMINED BY THE STRATEGIC DIRECTOR FOR ECONOMY, TRANSPORT AND ENVIRONMENT UNDER THE DELEGATED POWERS

RESOLVED to note that the following applications had been approved by the Strategic Director for Economy, Transport and Environment under the Delegated Powers on:-

(a) 23 April 2015

- 1 Application for a Non-Material Amendment at Lodge House Surface Mine, Heanor Road, Smalley
Applicant: UKCSMR Ltd
Planning Application Code No: NMA/0315/39

(b) 30 April 2015

- 1 Proposed Re-Covering of the Existing Roof, and Replacement of the Existing Concrete Cladding and Single Glazed Windows to the Gymnasium Building at Highfields Lower School, Starkholmes Road, Matlock
Applicant: Derbyshire County Council
Planning Application Code No: CD3/0215/146

- 2 Delegated Decision on Schemes Required by Planning Conditions:

- SM2668
- SM2578
- SM2571

(c) 7 May 2015

- 1 Proposed Installation of a Single-Storey Modular Building with Canopy and Landscaping Works to Form a New Hard Play Area at Hadfield Infants School, Mersey Bank, Hadfield
Applicant: Derbyshire County Council
Planning Application Code No: CD1/0315/150

- 2 Proposed Installation of a Single-Storey Detached Modular Classroom with Canopy and a Covered Walkway to the School at Buxton Junior School, Mosley Road, Buxton
Applicant: Derbyshire County Council
Planning Application Code No: CD1/0315/155
- 3 Application for Planning Permission for the Laying Out and Construction of a Proposed Multi-User Trail (Phase 3) from Church Road, Darley Dale to Harrison Way, Darley Dale
Applicant: Derbyshire County Council
Planning Application Code No: CD3/1214/122
- 4 Proposed Installation of New Kiosk to Support the Existing Sewage Pumping Station at Chevin House, Queens Drive, Montpellier, Belper
Applicant: Severn Trent Water Ltd
Planning Application Code No: CW6/0315/153
- 5 Application for a Non-Material Amendment at Dallimore Primary School, Dallimore Road, Ilkeston
Applicant: Derbyshire County Council
Planning Application Code No: NMA/0415/40
- 6 Delegated Decision on Schemes Required by Planning Conditions:
 - SD2737
 - SM2576
 - SM2577
 - SD2733
 - SD2730
 - SD2716

(d) 14 May 2015

- 1 Proposed Installation of a Storage Shed for Play Equipment at Holbrook Centre for Autism, Port Way, Belper
Applicant: Derbyshire County Council
Planning Application Code No: CD6/0315/162
- 2 Proposed Installation of Freestanding Canopy at Cotmanhay Children's Centre, Beauvale Drive, Cotmanhay, Ilkeston
Applicant: Derbyshire County Council
Planning Application Code No: CD8/0315/152
- 3 Proposed Installation of a Flagpole at Stubbin Wood School, Common Lane Shirebrook
Applicant: Derbyshire County Council
Planning Application Code No: CD5/0215/143

- 4 Proposed Relocation of the Main Entrance Incorporating a Level Access with Installation of Internal Fencing, the Reconfiguration of Existing Security Gate and Installation of a New Visitor Entrance Sign at Barrow Hill Primary School, Station Road, Chesterfield
Applicant: Derbyshire County Council
Planning Application Code No: CD2/0114/151

- 5 Delegated Decision on Schemes Required by Planning Conditions:

- SM2741

(e) 21 May 2015

- 1 Proposed Installation of a Free-Standing Metal Canopy at Alfreton Nursery School, Grange Street, Alfreton
Applicant: Derbyshire County Council
Planning Application Code No: CD6/0415/1

- 2 Application under Section 73 of the Town and Country Planning Act 1990 to not Comply with Condition 2 of Planning Permission CW9/1213/138 on Land to the Rear of the Former Drakelow Power Station, Walton Road, Drakelow
Applicant: Drakelow Site Services Limited
Planning Application Code No: CW9/0215/145

- 3 Delegated Decision on Schemes Required by Planning Conditions:

- SD2664
- SD2710

(f) 28 May 2015

- 1 Section 73 Application to Not Comply with Conditions 6 and 8 of Planning Permission CW4/0514/13 to Amend the Tie-in between the Newly Aligned River Rother and the Existing Channel within the Area of the Remediation Works at the Former Avenue Coking Works, Derby Road, Wingerworth
Applicant: The Homes and Communities Agency
Planning Application Code No: CW4/0415/2

- 2 Delegated Decision on Schemes Required by Planning Conditions:

- SM2731
- SM2728
- SW2746
- SD2729

(g) 4 June 2015

- 1 Proposed Installation of a Metal Framed Canopy at Hayfield Primary School, Swallow House Lane, Hayfield
Applicant: Derbyshire County Council
Planning Application Code No: CD1/045/10
- 2 Proposed Installation of Security Fencing at Cavendish Junior School, Edmund Street, Chesterfield
Applicant: Derbyshire County Council
Planning Application Code No: CD2/0415/12
- 3 Delegated Decision on Schemes Required by Planning Conditions:
 - SM2703
 - SM2705
 - SM2706

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