

PLANNING COMMITTEE

Monday, 3rd February, 2025

Present:-

Councillor Callan (Chair)

<p>Councillors Bingham Brady Davenport Falconer Miles</p>	<p>Councillors Ridgway Stone Yates Thompson</p>
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*Matters dealt with under the Delegation Scheme

80 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Caulfield.

81 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS RELATING TO ITEMS ON THE AGENDA

Councillors Brady and Bingham declared an interest in agenda item CHE/24/00658/FUL due to knowing some of the residents living in the surrounding area affected by the planning application.

82 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 13 January 2025 be signed by the Chair as a true record.

Councillors Brady and Bingham left the meeting.

83 APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE COMMITTEE

*The Committee considered the under-mentioned applications in light of reports by the Development Management and Conservation Manager and resolved as follows:

CHE/24/00658/FUL - Change of use from health centre to residential assessment centre and children's home including alterations to roof, installation of dormers, single storey rear extension and other alterations at 82 St Philips Drive, Hasland.

The Principal Planner presented the report and explained the details of the application, which was a resubmission following previous refusal in April 2024.

It was reported that the application had been publicised by neighbour notification letters and by the posting of 2 site notices. 53 objections had been raised and were summarised in paragraph 7.0 of the officer's report. The officer also read out additional representations received following publication of the Planning Committee agenda and the subsequent addendum report, for the committee to consider.

The report concluded that the proposed development was considered to overcome the previous reason for refusal, subject to the imposition of conditions to safeguard the amenities of adjacent properties.

In accordance with Minute No. 299 (2001/2002) Paul Hills (objector) addressed the meeting.

In accordance with Minute No. 299 (2001/2002) Ray Smith (objector) addressed the meeting.

In accordance with Minute No. 299 (2001/2002) Councillor Amanda Serjeant (objector) addressed the meeting

In accordance with Minute No. 299 (2001/2002) Pete Kemp (on behalf of applicant) addressed the meeting.

The Committee considered the report and the recommendations within it. A request for a deferral was considered and this was moved by Councillor Brittain to allow time to review the details in the published Addendum and arrange a site visit ahead of the application coming to a future committee. Councillor Stone seconded that the application be deferred.

***RESOLVED**

That the application be deferred to a future committee to allow a site visit to be undertaken.

Councillors Brady and Bingham rejoined the meeting.

CHE/24/00023/FUL - Demolition of existing buildings and erection of a three-storey building (top floor in roof-space) containing 12 bedrooms to be occupied as a house in multiple occupation, with associated parking and amenity space - revised scheme of CHE/22/00763/FUL (Amended plans received 25.10.2024) at 3A Wharf Lane.

The Development Management and Conservation Manager presented the report and explained the details of the application, to demolish the existing buildings on site and build a new structure for residential accommodation which would have three storeys of accommodation.

Through the application process the design of the building had been amended and was now a contemporary form of building with stepped roof and projecting gable into the yard area of the site. The upper floor accommodation would be served by roof lights and a window to the gable end. To the rear elevation of the building, which faced onto Sunny Springs, the windows would be obscure glazed serving functional rooms internally with glass brick detailing to the light the internal corridor areas. The elevated eaves were treated with a brick detailing which also followed through to the rear southerly elevation.

The proposed development was considered acceptable in regard to neighbouring amenity and highway safety but there were concerns regarding the design of the proposed development and the amenity impacts in terms of the accommodation proposed for future occupiers. The 12 bed HMO was considered to be below the standard expected and harmful to the residential amenity of those future residents.

It was noted that an updated bat survey had been submitted which concluded that there were no bats within the building and that bat roosting would not be a restriction to the development.

In accordance with Minute No. 299 (2001/2002) Rick Cusimano (applicant) addressed the meeting.

In accordance with Minute No. 299 (2001/2002) Charlotte Stainton (Agent on behalf of applicant) addressed the meeting.

The Committee considered the report and recommendations within it. It was moved by Councillor Stone and seconded by Councillor Miles that the Officer recommendation be upheld.

***RESOLVED**

That the officer recommendation be upheld and the application be **REFUSED** on the grounds outlined in the report.

CHE/24/00436/FUL - Erection of a single dormer bungalow at 1 Kennet Vale.

The application for planning permission had been withdrawn prior to the meeting.

CHE/24/00444/FUL - Ground floor rear extension to Class E shop, conversion of first floor Class E Dental Laboratories to one Class C3 two-bed flat with external alterations and provision of an additional refrigeration condensing unit at 2 Foljambe Road.

The Development Management and Conservation Manager presented the report and explained the details of the application with planning permission being sought for a Ground floor rear extension to a shop, conversion of the first floor to one 2-bedroom flat with external alterations and provision of an additional refrigeration condensing unit. It was noted that the CIL contribution had been re-calculated with the updated figure provided.

The Committee considered the report and recommendations within it. It was moved by Councillor Miles and seconded by Councillor Brady that the officer recommendation be upheld.

***RESOLVED –**

That the officer recommendation be upheld and the application be **GRANTED** subject to the conditions outlined in the report.

CONSERVATION MANAGER (P140D)

The Development Management and Conservation Manager reported that the applications had been determined under delegated authority and that they are reported to Planning Committee for information only.

***RESOLVED –**

That the report be noted.

85 APPEALS REPORT (P000)

The Development Management and Conservation Manager reported on the current position in respect of appeals which had been received. The allowed appeals were noted and a brief update on these provided.

***RESOLVED -**

That the report be noted.

86 ENFORCEMENT REPORT (P410)

The Local Government and Regulatory Law Manager and the Development Management and Conservation Manager submitted a joint report on the current position regarding enforcement action which had been authorised by the Council.

***RESOLVED -**

That the report be noted.

87 LOCAL LIST OF HERITAGE ASSETS - PROPOSED REVIEW AND INTRODUCTION OF ARTICLE 4 DIRECTIONS

The Conservation Officer presented a report to propose a review of the Council's adopted Local List of Heritage Assets (referred to as the local list).

The local list was a non-statutory register of heritage assets, mainly historic buildings, which contributed to the distinctiveness and character of the local built environment, but which were not covered by statutory designation such as the listed building system. Local list designation also

allowed this significance to be a material consideration during the planning application process.

The Council's local list was formally adopted by Cabinet in November 2019 and it was agreed that it would be periodically monitored and assessed. The review would provide the opportunity for including any additional buildings or assets on the list, as well as assessing how successful it had been in protecting buildings from inappropriate alterations or demolition.

As part of a review, the Council should have the option to introduce Article 4 Directions to remove permitted development rights should the Council feel that this would provide an added level of control and protection for local list buildings.

It was proposed that consultation be carried out with the aim of providing a review of the Council's Local List of Heritage Assets and propose the consideration of the introduction of an Article 4 Direction to remove certain permitted development rights, including demolition.

The Committee considered the report and recommendations within it. It was moved by Councillor Davenport and seconded by Councillor Bingham that the officer recommendation be upheld.

***RESOLVED –**

1. That a review of the Council's Local List of Heritage Assets, including the proposal to consult on the introduction of Article 4 Directions, be approved.
2. That the proposed consultation timetable be approved.
3. That the regulatory requirements for the making of Article 4 Directions, as prescribed by The Town and Country Planning (General Permitted Development) (England) Order 2015, be noted.