

MELBOURNE PARISH COUNCIL

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DATE: 7th April 2021

The meeting of the Planning & Strategy Committee, will be held on Monday 12th April 2021 at 7:00pm remotely via Zoom, the Clerk will circulate the Zoom meeting invitation on the afternoon of the meeting.

Jacqui Storer
Clerk to the Parish Council

AGENDA – PLANNING & STRATEGY COMMITTEE

1. To receive apologies for absence.
2. Declaration of Members Interests.
3. To approve the minutes of the Committee meeting held 8th March 2021
4. Review of the Action Plan 2020 (copy circulated with the meeting papers)
5. To consider planning applications received
DMPA/2021/0232: The erection of 3no. detached dwellings and associated works on Land to the rear of 1 High Street, Melbourne, Derby, DE73 8DS (11/04/21)
RECOMMENDATION: Objection: The lean to porch of the house was removed to make an access to the land behind. Reading the documents it appears that there is evidence of protection to some of the trees and hedges but the parish council seeks conditions to reinforce the protection of the trees and as much scrub as possible. This is a vital area of greenery in the centre of the village, close to the play area. The trees and shrubs provide a useful noise buffer from the play area as well as a nature screen to the play area. The access is on a busy bend and the council objects on highway and pedestrian safety.

The parish council supports the NDP policy below and objects to the proposal for 2 4 bedroom houses on the site.

7.4.3 POLICY DP3 – PROPOSALS FOR DEVELOPMENT OF DWELLINGS WITHIN THE SETTLEMENT BOUNDARIES WILL BE SUPPORTED IF THEY HAVE THREE BEDROOMS OR FEWER, WHICH MEANS THAT ANY 'INFILL' WILL BE FOR NEW STARTER HOMES AND FOR DOWNSIZING RATHER THAN FOR LARGE 'EXECUTIVE HOMES

DMPA/2021/0364: Relevant demolition consent for the demolition of an outbuilding on Land to the rear of 1 High Street, Melbourne, Derby, DE73 8DS (11/04/21)
RECOMMENDATION: OBJECTION The view is that there is insufficient parking provided, particularly for the 2 bed. Even a couple on their own will generally have 2 cars. The wording below is taken from South Derbyshire Design Guide Appendix A - Extending your Home November 2017 and the Council can see no reason why these guidelines should not be complied with for new infill developments.

"When looking at proposals for extensions, the Council will try and make sure that there is enough parking at the property. The advice below can be applied to all residential developments. The Council strongly encourages two spaces per dwelling. For homes of four bedrooms or more, it is recommended that three spaces are provided. These spaces should ideally be in addition to any garage provision."

There is some concern over the proximity to the Lothian Gardens and issues with complaints from the new owners over noise/alleged nuisance in the future which invariably will come back to the parish council, however probably not a valid objection but should be a consideration as we should be looking to protect and preserve existing amenities.

In summary the site is being overdeveloped, there is insufficient parking and the properties are too close to the Lothian Garden boundary.

DMPA/2021/0280: Listed building consent for the retention of internal works carried out to facilitate the conversion of 2no. dwellings into 1no. dwelling at 51 and 53 Penn Lane, Melbourne, Derby, DE73 8EQ (18/04/21)
RECOMMENDATION: No objections

DMOT/2021/0507: The removal of stumps covered by South Derbyshire District Council Tree Preservation Order no. 540 on LAND AT SK4025 4154, off Forty Four Lane, Wilson, Derby (18/04/21)
The location plan was poor which made the application difficult to consider.
RECOMMENDATION: No objections

DMPA/2021/0350: The demolition of an existing lean-to and the erection of a single-storey rear extension at 43 Penn Lane, Melbourne, Derby, DE73 8EQ (23/04/21)
RECOMMENDATION: No objections
Cllr Carroll declared a personal interest in this application

DMPA/2021/0465: The erection of a single storey extension at 172 Derby Road, Melbourne, Derby, DE73 8JN (21/04/21)
RECOMMENDATION: No objections

DMPA/2021/0395: Demolition of rear conservatory and the erection of an extension and timber cladding of the existing house in part at 83 Main Street, Kings Newton, Derby, DE73 8BX (19/04/21)
RECOMMENDATION: No objections

DMPA/2021/0513 – the erection of outbuilding for swimming pool, gym and storage at Forest View, Cockshut Lane, Melbourne, Derby, DE73 8DG (27/04/21)
RECOMMENDATION: No objections

DMPA/2021/0487: The formation of pedestrian access to car park at Melbourne Sports Pavilion, Cockshut Lane, Melbourne, Derby, DE73 8DG (28/04/21)
RECOMMENDATION: No objections, request for a condition that no work is undertaken during the nexting season

DMPA/2021/0238: Retrospective application for the erection of 3 timber sheds for hens and goats and the siting of a static caravan as a welfare unit at Land at SK3925 1327 Carr Wood Barn, Off Blackwell Lane, Melbourne (26/04/21)
Concerns were raised and this matter will be taken at the full Council meeting

DMPA/2021/0430: Retrospective application for the erection of a conservatory, the installation of emergency access stairs, internal alterations to kitchen and the installation of external ventilation system at 71 Derby Road, Melbourne, Derby, DE73 8FE (23/04/21)
RECOMMENDATION: No objections

6. Consideration of information relating to a new website