

PLANNING APPLICATIONS COMMITTEE

15 November 2017

PRESENT – Councillor Baldwin (in the Chair); Councillors Johnson, Knowles, Lee, Lister, Lyonette, McEwan, J Taylor and Tostevin (9)

APOLOGIES – Councillors Kelley and Regan. (2)

ABSENT – Councillors Cartwright and Galletley. (2)

OFFICERS – Dave Coates, Planning Development Manager, Paul Ibbertson, Engineer within Services for Growth and Andrew Errington, Lawyer (Planning) within the Neighbourhood Services and Resources Group. (3)

PA31. DECLARATIONS OF INTEREST – There were no declarations of interest reported at the meeting.

PA32. MINUTES OF MEETINGS – Submitted – The Minutes (previously circulated) of the meeting of this Committee held on 18 October 2017.

RESOLVED – That the Minutes be approved as a correct record.

NOTE - APPLICATIONS FOR PLANNING PERMISSION – The following standard conditions are referred to in those Minutes granting permission or consent:-

Code No.	Conditions
A3	Implementation Limit (Three Years) The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission. Reason - To accord with the provisions of Section 91(1) of the Town and Country Planning Act, 1990.
A5	The development hereby permitted shall be commenced not later than the expiration of three years from the date of this permission. Reason - To accord with the provisions of Section 18(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

PA33. APPLICATION FOR PLANNING PERMISSION AND OTHER CONSENTS UNDER THE TOWN AND COUNTRY PLANNING ACT AND ASSOCIATED LEGISLATION

(1) Planning Permission Granted

17/00712/FUL - Raby Hunt Inn, Summerhouse. Installation of replacement extraction system, reduction in height of stone boundary wall and insertion of gates between Raby Hunt and Hunters End Cottage, erection of wall and gates along northern boundary of Hunters End Cottage, re-surfacing of car park and installation of 2 no. replacement

windows in front elevation (amended Design and Access Statement received 11 September 2017, amended and additional plans showing revised extraction proposals and additional information received 19 October 2017, amended Design and Access Statement, additional Heritage Statement and amended first floor layout plan received 29 October 2017 and amended Design and Access Statement, Heritage Statement and elevations and additional site plan received 1 November 2017).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated) and the views of the applicant, his agent and two objectors, one of whom was a member of Summerhouse Parish Council).

RESOLVED - That planning permission be granted subject to the following conditions:-

1. A3 (Standard 3 year time limit).
2. The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:
 - Proposed Elevations – drawing number 2016-109-115 Rev. G
 - Proposed Elevations - drawing number 2016-109-014 Rev. G
 - First Floor Proposal – drawing number 2016-109-012 Rev. G
 - Site Sketch Proposal – drawing number 2016-109-010 Rev. F
 - Mechanical Services – proposed ventilation – drawing number 1049(57)002 Rev. CO3
- Reason** – To ensure the development is carried out in accordance with the planning permission.
3. Within 6 months of the date of this permission the existing ventilation system shall be removed in its entirety from the north gable wall of the application property and the stonework made good in accordance with a scheme which shall first be submitted to and agreed in writing by the Local Planning Authority.
Reason – In the interest of visual amenity.
4. Within 1 month of the installation of the replacement extraction system hereby approved the mushroom cowl and the external louvres of the extract grill shall be painted/powder coated to match the existing roof materials and rear window respectively in accordance with a scheme which shall first be submitted to and agreed in writing by the Local Planning Authority.
Reason – In the interest of visual amenity.
5. Prior to the commencement of development hereby permitted details of the replacement windows hereby approved, at a scale of not less than 1:50 to include sections and profiles of the windows and details of any stone repairs required to the surrounds, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details as approved and thereafter be so maintained.
Reason – In the interest of visual amenity.
6. Prior to the commencement of the development hereby permitted details of the following external materials, to include samples if necessary, shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) Stonework and lime mortar to be used in the construction of the boundary wall to the north of Hunters End;
 - (b) Colour of the permeable gravel finish.The development shall be carried out in accordance with these details as approved and thereafter be so maintained.
Reason – In the interest of visual amenity.

(2) Listed Building Consent Granted

17/00713/LBC - Raby Hunt Inn, Summerhouse. Listed building consent for installation of replacement extraction system, reduction in height of stone boundary wall and insertion of gates between Raby Hunt and Hunters End Cottage, erection of stone wall and gates along northern boundary of Hunters End Cottage, re-surfacing of car park and installation of 2 no. replacement windows in front elevation (amended Design and Access Statement received 11 September 2017, amended and additional plans showing revised extraction proposals and additional information received 19 October 2017 amended Design and Access Statement, additional Heritage Statement and amended first floor layout plan received 29 October 2017 and amended Design and Access Statement, Heritage Statement and elevations and additional site plan received 1 November 2017).

(In reaching its decision, the Committee took into consideration the Planning Officer's report (previously circulated).

RESOLVED - That listed building consent be granted subject to the following conditions:-

1. A5 (Standard 3 year time limit – listed building consent)
2. The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:
 - Proposed Elevations – drawing number 2016-109-015 Rev. G
 - Proposed Elevations - drawing number 2016-109-014 Rev. G
 - First Floor Proposal – drawing number 2016-109-012 Rev. G
 - Site Sketch Proposal – drawing number 2016-109-010 Rev. F
 - Mechanical Services – proposed ventilation – drawing number 1049(57)002 Rev. CO3
- Reason** – To ensure the development is carried out in accordance with the planning permission.
3. Within 6 months of the date of this permission the existing ventilation system shall be removed in its entirety from the north gable wall of the application property and the stonework made good in accordance with a scheme which shall first be submitted to and agreed in writing by the Local Planning Authority.
 - Reason** – In the interest of visual amenity.
4. Within 1 month of the installation of the replacement extraction system hereby approved the mushroom cowl and the external louvres of the extract grill shall be painted/powder coated to match the existing roof materials and rear window respectively in accordance with a scheme which shall first be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with these details as approved and thereafter be so maintained.
 - Reason** – In the interest of visual amenity.
5. Prior to the commencement of development hereby permitted details of the replacement windows hereby approved, at a scale of not less than 1:50 to include sections and profiles of the windows and details of any stone repairs required to the surrounds, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details as approved and thereafter be so maintained.
 - Reason** - In the interest of visual amenity.

6. Prior to the commencement of the development hereby permitted details of the stonework and mortar to be used in the construction of the boundary wall to the north of Hunters End. The development shall be carried out in accordance with these details as approved and thereafter be so maintained.

Reason - In the interest of visual amenity.

PA34. EXCLUSION OF THE PUBLIC - RESOLVED - That, pursuant to Sections 100A(4) and (5) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of the ensuing item on the grounds that it involves the likely disclosure of exempt information as defined in exclusion paragraph 7 of Part I of Schedule 12A to the Act.

PA35. COMPLAINTS RECEIVED AND BEING CONSIDERED UNDER THE COUNCIL'S APPROVED CODE OF PRACTICE AS OF 1 NOVEMBER 2017 (EXCLUSION NO. 7) - Pursuant to Minute PA30/Oct/17, the Director of Economic Growth submitted a report (previously circulated) detailing breaches of planning regulations investigated by this Council, as at 1 November 2017.

RESOLVED – That the report be noted.