

TUTBURY PARISH COUNCIL

A meeting of the Parish Council was held in the Charity Office, Duke Street, Tutbury, on Monday 8 July 2013.

Those present were Cllrs F Crossley (Chairman), Mrs S Adams, W Crossley, Mrs J Taylor, A Burdis, Ms M Guest, T Spencer-Smith, P Steadman, G Wright and one parishioner. In attendance, Mr S Powell, Clerk.

39/1.0 APOLOGIES

1.1 Apologies were received from A Allen

40/2.0 CONSIDERATION OF A PLANNING APPLICATION FOR MINOR AMENDMENTS TO THE RESIDENTIAL DEVELOPMENT OF LAND AT BURTON ROAD

2.1 P/2013/00424 – Residential and commercial development off Burton Road Tutbury – revisions to 42 house types and changes to the elevations of 18 others.

Comment: The Parish Council considered the changes in detail comparing them to what had been originally permitted making the following observations:

- The front elevations of the revised house types were in most cases good. However there was a stark contrast between the design of the windows on the front elevation compared to those at the rear which resulted in an inferior treatment of the rear elevations. Window head details and the design of the French and other windows in some instances varied on some elevations. This detracted from the overall appearance and was compounded with what appeared to be sliding sashes on the front and side of some dwellings and side opening casements at the rear.
- It was difficult to determine the design of the eaves detailing on the scale of the plans provided and therefore its impact and contribution to the overall appearance of the dwellings was not clear.
- The above comments applied to house type 24 in particular, which together with the treatment of its front gable resulted in an unsatisfactory design.
- It was appreciated that front elevations made the major contribution to the street scene, but better treatment of the other elevations mentioned would have enhanced the overall quality of the development and enjoyment for residents.

2.2 A query was raised as to whether or not part of the education sum (£498,029.50) specified in the section 106 agreement for the site and due before commencement of work, had been paid to the County Council. The clerk was instructed to make enquires with ESBC on the matter.

2.3 The question of the where the final outlets of the drainage from the site discharged remained unresolved. Further enquiries were to be made with the Borough Council as to whether plans were available of the proposed drainage scheme.

2.4 Cllr W Crossley declared an interest in this application.

A revised application P/2013/00565 for a dwelling at the rear of 1 Ironwalls Lane had been received and required an early response.

Comment: It was felt that the design was an improvement on that which was previously submitted but that the dwelling could be sited in a better position on the plot. The window design and other detailing needed to be more in keeping with that on the adjoining new homes site, being asymmetrical on one elevation, without the drawbacks referred to in minute 2.1 above.

2.5 Notification of an appeal against ESBC's decision to refuse permission for a new dwelling at 5 Ludgate Street had been received. It was agreed to reiterate the Council's comments on the original application i.e. 'No objection in principle, but visibility looking south for cars reversing out over the pavement on to Ludgate Street would seem to be limited'.

2.6 The Borough Council had invited comments on its new Draft Scheme of Community Involvement (SCI) to be used in conjunction with the production of the local plan and other planning matters. The clerk was requested to obtain paper copies for consideration by members.

2.7 It was reported that the Borough Council had recently approved large residential developments in Branston, Outwoods and Stratton; no major accompanying road improvements were expected to be planned. Questions over the requirements for the Borough's five year land supply remained.

The meeting closed at 8.35 pm.

