

**Planning Board
9th Annual Report
2017/18**

Index

Contents	Page
Foreword by the Chairman	3
The role of the Planning Board	4
Members of the Planning Board	4
Officers supporting the Planning Board	5
Meetings of the Planning Board	5
Determination of planning applications	5
Other decisions of the Planning Board	5
Training	5
Appeal decisions 1 January 2017 to 31 March 2018	6
Review of Planning Enforcement 2017/18	8
Contact	11

Foreward by the Chairman of the Planning Board, Councillor Jack Brown MBE



This is the ninth Annual Report of the Planning Board and sets out the work undertaken by the Planning Board over the period from 1 January 2017 to 31 March 2018.

Meetings of the Planning Board are normally held every month and focus on the consideration and determination of the most significant planning applications received by the Council.

The Planning Board is probably the most high profile of the meetings held by the Council. The public regularly attend in large numbers to hear debate on planning applications and it is crucial that we demonstrate our commitment to achieving and maintaining the highest possible standards in our decision-making.

We continue to look to ways to improve the format and content of Planning Board meetings, in order to provide members with the quality of information necessary to help them reach what are often difficult decisions, whilst at the same time enabling the public to fully understand and appreciate the Planning Board's decisions.

We also facilitate appropriate training for Planning Board members each year, to ensure that they have up to date knowledge of legislation, policies and other information to support effective decision making.

I hope you will take the opportunity to read this Annual Report and to feed back any suggestions as to how we can improve our performance.

I would like to thank all members of the Planning Board and officers for their excellent work over this year and for the support that they have provided for me in my role as Chairman.

Councillor Jack Brown MBE

The role of the Planning Board

The primary role of the Planning Board is to determine planning applications and other functions relating to Town and Country Planning and Development Management. The Board also has powers to approve and adopt Supplementary Planning Documents and other non-statutory planning guidance, where these supplement the policies of the adopted Local Plan and other Development Plan Documents.

Members of the Planning Board



Chairman
Cllr J W Brown MBE
Leyland House,
Old Stone Bridge,
Ironville,
Nottinghamshire
NG16 5NE
Tel: 01773 528729



Vice Chairman
Cllr R P Ashton
28 West Avenue,
Ripley, Derbyshire
DE5 3JD
Tel: 01773 745420



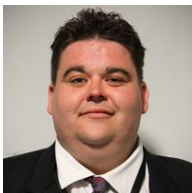
Cllr C N Bull
214a Sandbed
Lane, Belper,
Derbyshire
DE56 0SN
Tel: 01773 825405



Cllr S M Evanson
117 Broadway,
Duffield, Belper,
Derbyshire
DE56 4BW
Tel: 01773 842333



Cllr B Gratton
10 Lower Dunstead
Road, Langley Mill,
Derbyshire
NG16 4DP
Tel: 01773 710659



Cllr K Hill
2 Gillott Street,
Heanor, Derbyshire
DE75 7LZ
Tel: 01773 270667



Cllr P A Hillier
3 Derwent Avenue,
Milford, Belper,
Derbyshire
DE56 0RB
Tel: 01773 882802



Cllr R H Iliffe
(from May 2017)
The Lodge House,
Hassock Lane
South, Shipley,
Derbyshire
DE75 7JE
Tel: 0115 944 3248



Cllr E Johnsen
10 Millers Way,
Milford, Belper,
Derbyshire
DE56 0RZ
Tel: 01773 880226



Cllr B J Lyttle
23 Thurston Avenue,
Somercotes,
Alfreton, Derbyshire
DE55 4JP
Tel: 01773 607916



Cllr J Orton
Brun Meadows, Brun
Lane, Kirk Langley,
Derbyshire,
DE6 4LU
Tel: 01773 828107



Cllr D H Taylor
(retired May 2017)
'Wits End', The
Green, Idridgehay,
Belper, Derbyshire,
DE56 2SJ
Tel: 01773 550573



Cllr J A Walker
'Homely', 40 Ley
Gardens, Alfreton,
Derbyshire,
DE55 7GZ
Tel: 01773 831727



Cllr M Wilson
7 Bowler Street,
Ripley, Derbyshire,
DE5 8HZ
Tel: 01773 828107

Officers supporting the Planning Board

Support to the Planning Board is provided by a range of officers.

Reports on planning applications and other matters are presented by the Planning Manager and the Principal Planning Officers, with support from other Planning Officers as necessary.

Legal advice is provided by the Council's Principal Solicitor, whilst the Democratic Services Officer (Regulatory & Standards) services the meetings and makes arrangements for the distribution of agendas, reports and minutes of the meetings.

The Technical Administration team within Development Management are responsible for compiling the agendas for the Planning Board meetings, notifying applicants and those who have made representations on applications of the date and time of the meetings and preparing electronic presentations for the Planning Board.

Meetings of the Planning Board

Between 1 January 2017 and 31 March 2018, there were 13 meetings of the Planning Board, with 3 site visits being undertaken by the Planning Board to view application sites prior to consideration of those applications at a subsequent Board meeting.

Applicants, any members of the public who have made representations on an application, and local ward members (or their nominee) are all able to speak at the Planning Board meetings.

Determination of planning applications

Between 1 January 2017 and 31 March 2018 1685 applications were determined by the Council. The majority of these applications, 1632 (96.8%) were determined in accordance with the Council's delegated procedures, with the remaining applications (3.2%) being determined by the Planning Board.

Approximately half of the applications considered by the Planning Board were conditionally approved.

Other decisions of the Planning Board

In addition to the determination of planning applications, the Planning Board also determined other matters including the confirmation of Tree Preservation Orders, confirming compliance with General Permitted Development, and the making, serving and confirmation of an Article 4 Direction to remove permitted development rights. The Planning Board also discharged a condition of consent made in an application it had approved the previous year.

Training

All Planning Board members have access to a programme of training activities.

In addition to new member training, this year members considered a number of case studies and carried out practical exercises in determining planning applications relating particularly to Paragraphs 14 and 49 of the National Planning Policy Framework, and the presumption in favour of sustainable development.

Training material was, and continues to be, made available on the Members' area of the intranet.

Appeal Decisions

The following applications have been considered and decided at appeal between 1 January 2017 and 31 March 2018:

App Ref	Site Address	Proposal	Appeal Decision
AVA/2016/0730	The Woodlands, Land adjacent 127 Derby Road, Swanwick	Outline application for a single dwelling	Appeal dismissed
AVA/2016/1033	The School House, 111 Lower Road, Mackworth	Erection of a single garage	Appeal allowed
AVA/2016/1034	The School House, 111 Lower Road, Mackworth	Erection of a single garage (Listed Building Application)	Appeal allowed
AVA/2016/1085	17 Long Row, Belper	Replacement front door (Listed Building Application)	Appeal dismissed
AVA/2015/0754	Land at Gun Lane, Nether Heage, Belper	Residential development with associated highway improvements (Outline)	Appeal dismissed
AVA/2016/1205	Over Lane, Hazelwood, Belper	Single 3 bed dwelling	Appeal dismissed
AVA/2014/0804	Amber Valley Rugby Club, Lower Somercotes Road, Somercotes	Residential development for up to 200 dwellings including landscaping, open space and storm water balancing	Appeal dismissed
AVA/2017/0253	23 Mill Street, Belper	Replacement of timber single sash windows with same style double glazing	Appeal dismissed

AVA/2017/0281	49 Chesterfield Road, Belper	Replacement windows	Appeal dismissed
AVA/2016/1230	5 The Pastures, Duffield	Outline application for one dwelling	Appeal dismissed
AVA/2017/0115	Longacre House, Stones Farm, Markeaton Lane	1.5 storey extension, demolition of existing double garage, erection of triple garage and construction of boundary wall and gated entrance	Split decision (extension dismissed, garage and boundary wall allowed)
AVA/2017/0456	5 Chevin View, Belper	Porch	Appeal dismissed
AVA/2017/0457	5 Chevin View, Belper	Porch (Listed Building application)	Appeal dismissed
AVA/2017/0463	1 Shirley Road, Swanwick	Alterations to dwelling	Appeal allowed
AVA/2017/0625	Viceroy Indian Restaurant, Tamworth Street, Duffield	Two storey office building	Appeal dismissed
PDR/2016/0056	Cwm Deri Farm, Wessington Lane, South Wingfield	Change of use of an agricultural building to a dwelling	Appeal dismissed
PDR/2017/0014	Canaan Fields Farm, Chesterfield Road, Oakerthorpe	Change of use of agricultural building to a dwelling	Appeal dismissed
AVA/2017/0617	Magnolia Cottage, 19 Field Lane, Belper	Two storey detached dwelling and demolition of attached garage and porch of existing property	Appeal dismissed
AVA/2017/0816	Over Lane Farm, Over Lane, Hazelwood, Belper	Two dwellings	Appeal allowed
AVA/2017/0016	The Old Barrel Store, Church Street, Horsley	Demolition of barrel store and construction of detached dwelling	Appeal dismissed (costs awarded)

Review of Planning Enforcement 1 January 2017 – 31 March 2018

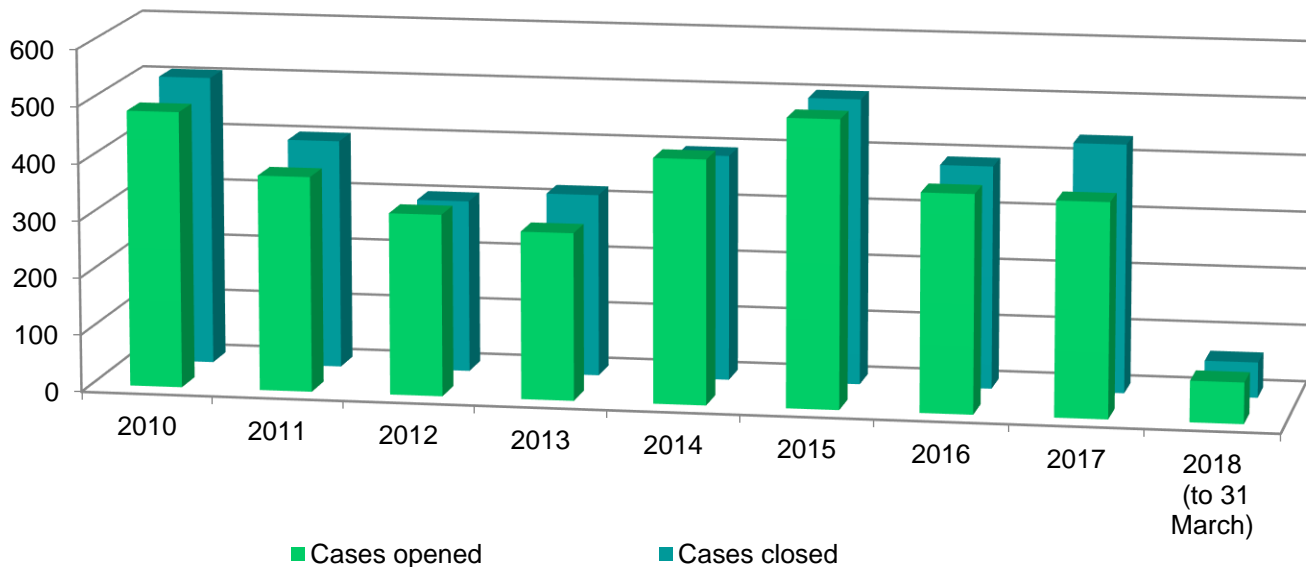
Introduction

This report sets out the context of planning enforcement work during the period 1 January 2017 to 31 March 2018 and makes comparisons with work over previous years. The report includes a review of complaints received, investigations carried out and action taken.

Complaints

The statistics show that 375 complaints were received in 2017, which is in line with the average figure (383) received over the 6 year period. However, the 436 cases closed throughout 2017 are substantially above the average figure (393) over the 6 year period. Complaint numbers during the first quarter of 2018 are slightly down on average quarterly figures. However, this has allowed officers to focus on Section 106 money collections and generating improved monitoring systems.

Year	Cases opened	Cases closed
2012	318	302
2013	293	320
2014	428	396
2015	504	502
2016	382	391
2017	375	436
2018 Q1	72	62



Investigations

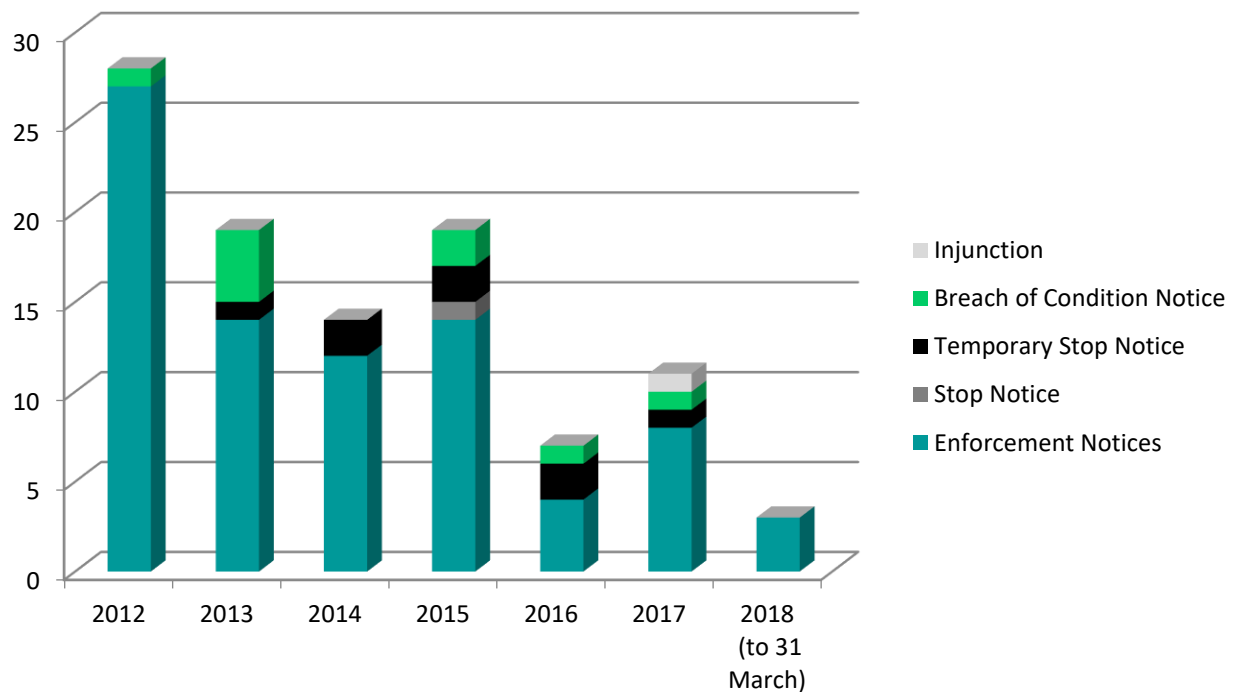
At the end of 2017 there were 166 open cases under investigation. This figure is down from the year end in 2016 when the Council was considering 230 open cases and a substantial reduction from the 280 cases that were open and under investigation as of July 2016.

Throughout 2017 the department have again successfully resolved a number of long standing cases that were historically subject to formal enforcement action. In 2018 there will again be a drive to ensure that older cases are resolved, thus reducing the total number of open complaints and allowing the department to focus on new and recent cases.

Formal notices served in 2017

The following table illustrates enforcement action taken. This shows the information provided on the Government PS1/PS2 returns but excludes some types of action, for example Section 215 Untidy Site Notices.

Year	Enforcement Notices	Stop Notice	Temporary Stop Notice	Breach of Condition Notice	Injunction
2012	27	0	0	1	0
2013	14	0	1	4	0
2014	12	0	2	0	0
2015	14	1	2	2	0
2016	4	0	2	1	0
2017	8	0	1	1	1
2018 Q1	2	0	0	0	0



Formal enforcement action 1 January 2017 – 31 March 2018

The following table sets out Notices issued during the period 1 January 2017 – 31 March 2018, and their current status.

Case Ref	Site Address	Breach	Notice	Comments
ENF/2014/0125	Oak Mill Farm, Smalley Mill Road, Horsley	Caravan with conservatory	ENF	Non-compliance: Prosecution Action?
ENF/2016/0239	3 Bridle Lane, Lower Hartshay,	Raised Wooden Decking	ENF	Non-compliance: Prosecution Action?
ENF/2016/0338	2 Chestnut Avenue, Ripley	Change of use children's day nursery	ENF	Appeal pending
ENF/2016/0328	2 Ferrers Crescent, Duffield,	Wooden Play Apparatus	ENF	Non-compliance: Prosecution Action?
ENF/2017/0171	Haytop Farm Caravan Park, Alderwasley Park, Whatstandwell	Works being carried out to alter the protected central green (recreation area).	TSN	Injunction granted
ENF/2015/0464	Land on the south side of Church Street, Horsley, Derbyshire	Storage container	ENF	Notice complied with
ENF/2017/0171	Haytop Farm Caravan Park, Alderwasley Park, Whatstandwell	Breach of Condition 9: 'The central green on the site shall be maintained permanently open as a recreational area.	BCN	Injunction granted
ENF/2015/0487	Jug and Glass Inn, Main Road, Lea,	Without Listed Building Consent: Construction of a rear extension	LBEN	Appeal pending
ENF/2017/0167	Land at Flagshaw Lane, Kirk Langley,	Caravan	ENF	Appeal pending
ENF/2013/0176	Whiteley Park Farm,	Caravan	ENF	Appeal pending

Whiteley Road,
Ripley

The following table provides an update in relation to notices served in 2016.

Case Ref	Site Address	Breach	Notice	Comments
ENF/2014/0125	Oak Mill Farm, Smalley Mill Road, Horsley	Caravan with conservatory	ENF	Further Enforcement Notice issued
ENF/2015/0176	Quarry Houses, Cromford Road, Langley Mill	Construction of a concrete wall	ENF	Notice complied with
ENF/2014/0422	Moorwood Moor Farm, Moorwood, South Wingfield	Siting of 1 Caravan	ENF	Notice complied with
ENF/2014/0388	Cromford Road, Langley Mill	Siting of 3 Caravans	ENF	Appeal dismissed
ENF/2015/0473	Primrose Woods, Crich Lane, Belper	Importations of waste materials	TSN	Activity ceased
ENF/2015/0367	32a Hazelwood Road, Duffield	Non-compliance with planning condition: provision of a screen	BCN	Notice complied with
ENF/2016/0106	The Firs, Hazelwood Road, Duffield	Demolition of property and outbuildings	TSN	Activity ceased

Contact

For further information about the work of the Planning Board, please contact:

Sarah Johnson
Planning Manager
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire DE5 3BT

Telephone: 01773 841511
Email: sarah.johnson@ambervalley.gov.uk
www.ambervalley.gov.uk