

# **Agenda of the Environment Committee for Breaston Parish Council which will be held on Monday 12<sup>th</sup> of July 2021 at 9.00am in the Parish Council Meeting Rooms.**

## **1. Dear Councillors**

You are summoned to attend the Environment Committee Meeting of Breaston Parish Council which will be held on Monday 12<sup>th</sup> July 2021 in the Parish Council Meeting Room, Blind Lane, Breaston, Derbyshire at 9.00am.

Yours sincerely

**Nicala O'Leary**  
**Clerk of the Council**

## **2. Public Session –**

at the start of the meeting a period of not more than 15 minutes will be made available for members of the public to ask questions about Parish Council matters. Whilst the public are permitted to remain during the Council session, they may take no part in the proceedings.

## **3. Apologies:**

## **4. Declaration of Members Interests –**

To enable any Councillors to indicate any items on the agenda in which they have a personal or pecuniary interest in accordance with the Parish Council's Code of Conduct –

## **5. Dispensations –**

To report on and consider any requests for dispensation in accordance with s31 of the Localism Act 2011

## **6. Village Improvement Programme –**

to RESOLVE to note the information.

## **7. Flood Issues–**

### **a)Risley Lane –**

to RESOLVE to note the information.

### **b) Longmoor Lane Flooding**

to RESOLVE to note the information.

## **8. Applications –**

See attached list.

## **9. Decisions –**

See attached list.

## **10. Navigation Inn – Listed Status –**

to RESOLVE to note the information.

**11. Climate Change – Marches Energy Agency – Energy Efficiency Advice-**

to RESOLVE to note the proposals and on what action to take.

**12. Appeals/Enforcement Issues:**

**a) Monopole – Cllr Fisher –**

To RESOLVE to note that following the enquiry by Cllr Fisher the Clerk contacted EBC and the application to site a monopole at the Navigation Inn was refused.

**b) Land at Belvoir Close –**

To RESOLVE to note the information.

**c) Amazon Lockers, Navigation Inn - ENF/113755–**

To RESOLVE to note the information.

**d) Navigation Inn Planning Appeal reference: APP/N1025/W/21/3271965**

To RESOLVE to note the information.

**13. Derbyshire County Council Planning Services Statement of Community Involvement –**

To RESOLVE to note the consultation document as circulated by the Clerk and on any comments the Parish Council wishes to make.

**14. Councillor's Reports Feedback -**

**a)Cllr Mills Provision of an electric car charging point in the village –**

To RESOLVE to note the information.

**15. Councillor's Reports-**

<b>Date</b>	<b>App No</b>	<b>Address</b>	<b>Proposed Development</b>	<b>BPC Decision</b>	<b>EBC Decision</b>
15.06.21	ERE/0621/0030	96 Holly Avenue	Proposed first floor extension and replacement of single storey flat roof with lean to roof at rear		
23.06.21	ERE/0621/0056	Land 320m northeast of Cottage Farm Holmes Road	Change of use from agricultural land to form dog walking exercise area. Erection of 2m high fence	This is the same application.	
28.06.21	ERE/0621/0056	Land 350 metres southwest of Willow Brook Risley Lane	Change of use from agricultural to form dog walking exercise area. Erection of 2m high fence.	This is the same application with additional address information.	
29.06.21	ERE/0621/0086	10 Albert Road	Prior Notification of proposed rear facing lean to conservatory	No consultation	
05.07.21	ERE/0621/0082	22 The Crescent	Single storey rear extension		
05.07.21	ERE/0621/0087	Wilsthorpe Lodge, Bostocks Lane, Long Eaton	Removal of existing 15m monopole with 6 antennas and replacement with a 25m monopole with 12 antennas and installation of ancillary equipment		
<b>EREWASH DECISIONS</b>					
11.05.21	ERE/0521/0019	65 Poplar Road	Two dying Lombardy Poplars - reduce to a height of around 20 - 25 feet. Two healthy Lombardy poplars - reduce to a matching height. Black Poplar - reduce by approx 10 feet.	No consultation	Approved with conditions 30.06.21
13.05.21	ERE/0521/0018	69 Longmoor Lane	Single storey front/side extension and rear extension to existing dwelling	No objections in principle however the applicant is reminded of their responsibilities in relation to the Party Wall Act.	Approved with conditions 22.6.21
12.05.21	ERE/0521/0017	56 Holmes Road	Single storey rear extension	No Objections	Approved with conditions 30.06.21

10.05.21	ERE/0521/0008	38 Risley Lane	Proposed front boundary walls, railing and gates and single storey rear extension	Single Storey rear extension – no objections Boundary Wall – recommend refusal - concerns were raised regarding the height and style of the proposed wall in relation to surrounding properties within the Conservation area.	Approved with conditions 25.06.21
29.04.21	ERE/0421/0082	Risley Lane	Prior Notification of installation of an 18m monopole, together with the installation of ground-based equipment cabinets	<p>No Consultation</p> <p>It was RESOLVED that whilst the Parish Council support that advanced, high quality and reliable communications infrastructure is essential for economic growth and the social well-being of our residents, the Council’s decision is to recommend refusal of this Application for the following reasons:</p> <p>The Committee endorses the objections raised by Parishioners in their representations, particularly in disagreeing with the following statements by the Applicants on their SSSI (Site Specific Supplementary Information) (in the order as they appear with the application claims in bold italics and the Parish Council response following each claim).</p> <p>SITING –</p> <ul style="list-style-type: none"> <li>• ‘The site selection process has also been influenced by the numerous vertical elements of street furniture distributed around the vicinity of the site including street lighting columns.</li> </ul> <p>A 'Give Way' sign at the road junction, a couple of street name signs and a single 5m streetlight is the extent of the existing street furniture. Such a structure would dominate and have a serious detrimental visual impact on the area.</p> <ul style="list-style-type: none"> <li>• There are no schools/colleges in close proximity to the proposed location.’</li> </ul>	Refused 18.06.21

				<p>A new boarding school is opening shortly approximately 200m away we understand that they were not consulted about the application.</p> <ul style="list-style-type: none"><li>• ‘The site has been selected on a wide adopted area of the highway in a position that will not impede pedestrian flow or the safety of passing motorists. It is a narrow road and pavement and one of the main routes into and out of the village for vehicles, horse riders, cyclists, and pedestrians. The school bus that services Friesland School picks up and drops off outside the Navigation Inn at a designated stop and would be affected by the proposal.</li><li>• ‘The proposed location benefits from the existence of tall, mature trees which provide screening, helping the proposed equipment to blend into the surrounding area.’ The application explains that the existing ‘mature trees’ will screen the mast. The trees are not dense or well enough established to screen the unsightly mast from Stevens Lane / Risley Lane. They are a small fraction of the size of the mast.</li><li>• ‘This location is also beneficial in that it does not directly face nearby residential properties, thereby further blending into the surrounding area without visually obstructing such properties.’ Numerous properties on Risley Lane, Stevens Lane and Longmoor Lane will be able to see the mast from their house and/or gardens, particularly affected will be 109 Risley Lane and the Navigation Public House.</li></ul>	
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				<p>Should the pending Planning Application be approved for a new dwelling on the Car Park, it will be highly visible from their front windows.</p> <ul style="list-style-type: none"><li>• ‘This site has been strategically situated on a grass verge.’ The pole is situated near to a small tree and along with the cabinets will be mounted over the roots of the adjacent tree.</li><li>• ‘The proposed location is pulled away from amenities such as junctions’ The site location is on the approach to a busy crossroads leading to safety concerns in terms of reduced visibility, particularly exiting the Pub Car Park. This will also be impacted should the appeal for planning application (ERE/1020/0035) be upheld as the access to the pub car park is to be moved closer to the mast site.</li><li>• ‘It will not infringe upon the character or amenity of the area.’ This structure will be located at an elevated area of the village and will be approximately twice the height of the adjacent characterful Navigation pub, an Asset of Community Value which is hoped will be given listed status. It will be an eyesore for many living, commuting, or walking in this pleasant area of Breaston and will impact on the setting of the historic pub, hence infringing upon the character of the area. The height of the site and mast will be seen from most of the village and will have an impact on the conservation area.</li><li>• ‘The only viable option has been put forward.’</li></ul>	
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				<p>Why were all the search options in residential areas and not more discrete sites? The Council are disappointed that the Applicant didn't liaise with them when examining suitable sites, possibly avoiding the negative reaction from their residents.</p> <ul style="list-style-type: none"><li>• 'Taking into account the factors of technical constraints, available sites and planning constraints, we consider that this site and design clearly represents the optimum environmental solution.'</li></ul> <p>In view of the reaction of our Parishioners, we request that they consider a more suitable, less visual, and sensitive site.</p> <p>APPEARANCE – 'The proposed design has been selected to minimise visual impact upon the street scene by integrating with the existing built environment. It is felt that such a minor increase would not detract from the character in which the proposal sits.'</p> <p>The Monopole and three Cabinets do not integrate with the environment being at least twice as tall as anything currently on the site and are not appropriately camouflaged, as specified in the National Planning Policy Framework. They will significantly affect the character of an established, pleasant village environment. They are not in keeping with the residential amenity of Stevens Lane. The road is made up largely of bungalows. The mast is extremely high and will be overbearing and unattractive.</p> <p>OTHER CONCERNS – Inadequate Means of Enclosure - Policy 10 of the Erewash Core Strategy refers to the</p>	
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				<p>incorporation of features to reduce opportunities for crime in planned developments. The monopole would be located next to a narrow pavement with no protective outer structure leaving it vulnerable to vandalism, particularly next to a Pub Car Park.</p> <p>We do not believe that the applicants have satisfied the requirements for community consultation as stated in the Code of Practice for Network Operators. The Parish Council received a “pre-application” consultation letter dated the 21st of April via email on the 4th of May. The LPA consultation was received on the 5th of May. This did not give the Parish Council sufficient time to give an adequate response to the applicants.</p>	
31.03.21	ERE/0321/0094	59 Wilsthorpe Road	Erection of part two storey, part single storey extensions to rear	No objections in principle however concerns were raised in relation to the Juliet Balcony and the loss of surrounding neighbours’ privacy.	Approved with conditions 22.6.21