

Time commenced: 6.00pm
Time finished: 7.54pm

PLANNING CONTROL COMMITTEE 26 FEBRUARY 2015

Present: Councillor Bolton (Chair)
Councillors Care, Carr, Harwood, M Holmes, S Khan, Nawaz, Pegg,
Tittley, Turner and Wood

67/14 Apologies for Absence

Apologies for absence were received from Councillors Hickson and Sandhu.

68/14 Late Items

There were no late items.

69/14 Declarations of Interest

Councillor M Holmes declared that he had expressed concern regarding the housing development in relation to application number DER/03/13/00298 & DER/06/14/00805 but that would not affect him in approaching the determination with an open mind.

70/14 Minutes of the Meeting held on 22 January 2015

The minutes of the meeting held on 22 January 2015 were agreed as a correct record and signed by the Chair.

71/14 Minutes of the Meeting of the Conservation Area Advisory Committee held on 20 November 2014

The minutes of the meeting of the Conservation Area Advisory Committee held on 20 November 2014 were received and noted by the Committee.

72/14 Minutes of the Meeting of the Conservation Area Advisory Committee held on 11 December 2014

The minutes of the meeting of the Conservation Area Advisory Committee held on 11 December 2014 were received and noted by the Committee.

73/14 Appeals Decisions

The Committee received a report of the Strategic Director of Neighbourhoods on the appeals decisions taken in the last month.

Resolved to note the decisions on the appeals taken.

74/14 Enforcement Report

The Committee received a report of the Strategic Director of Neighbourhoods on the current workload of the enforcement officer.

Resolved to note the report.

75/14 Applications to be Considered

The Committee considered a report from the Strategic Director of Neighbourhoods on planning applications which were to be determined by the Committee, together with applications determined by the Strategic Director of Neighbourhoods under delegated powers.

- (a) DER/10/14/01424–Extension of student accommodation together with associated communal and servicing facilities, 3 parking bays, covered secure cycle storage and landscaped areas at former Sixt Car Hire, Cathedral Road, Derby, DE1 3PA

The officer reported that the Former Sixt Car Hire site, currently used as an unauthorised car park, had an existing part implemented planning permission for an office development.

Members noted the concerns expressed about the height and number of windows but were informed that it was no taller than the approved office scheme and of a similar scale.

The Committee were informed that the proposal would meet the expectations of the City Centre living initiative, providing significant footfall and spending power in this quarter of the City Centre.

The officer reported that given the central location this was effectively a car free development with 176 cycle stands.

Resolved, for the reasons set out in the report:

- 1. To authorise the Director of Planning and Property Services to negotiate the terms of a Section 106 Agreement to achieve the objectives set out in the report and to authorise the Director of Legal and Democratic Services to enter into such an agreement;**
- 2. To authorise the Director of Planning and Property Services to grant permission upon conclusion of the above Section 106 Agreement subject to the conditions as set out in the report.**

- (b) DER/03/13/00298 – Residential development (up to 370 dwellings), retail units, public open space, drainage works and associated infrastructure&

DER/06/14/00805 – residential development (40 dwellings), primary school, open space, drainage works, formation of access and associated infrastructure and landscaping at land at Hackwood Farm, Radbourne Lane, Mickleover, Derby

The officer reported that this was a residential scheme in outline for development of up to 410 dwellings on the site of Hackwood Farm, which lies south of Radbourne Lane. The site was located on the edge of the city, north of Mickleover. It was currently agricultural land centred around the original farm buildings.

It was noted that a further objection had been circulated, in relation to the submitted Transport Assessment.

Members were informed that there were two applications to be considered - Phase 1- for up to 370 dwellings with retail, public open space and associated infrastructure including vehicular access onto Starflower Way and junction improvement to Station Road/ Radbourne Lane junction. Phase 2a – for up to 40 dwellings and included provision of a primary school, public open space and associated infrastructure including a vehicular access onto Radbourne Lane.

The Committee noted that a further application for up to 290 dwellings, known as Phase 2b was currently being considered by South Derbyshire District Council. This related to land to the west and formed part of the overall development for up to 700 dwellings across the whole site.

The officer reported that the applications have both been subject to an Environmental Impact Assessment, undertaken in line with the 2011 Regulations.

Members were asked to consider their preference of two options for provision of affordable housing, to be secured through the Section 106 Agreement.

- a) An option for 15% affordable housing with overage clause to secure further contribution if a higher profit is achieved or
- b) An option for 18% affordable housing on site but with no overage clause.

Members were advised that the second offer would be the best way to ensure a higher number of affordable units on site.

Resolved to refuse permission for both of the applications for the following reasons:

- **due to the severe cumulative impact of increase traffic levels on the local highway network; and**
- **due to site being unsustainable on grounds of poor connectivity for non-car modes of transport with the Mickleover district centre.**

Addressing the Committee, Mr Lees, Pegasus Group, spoke on behalf of the applicant; whilst Mr Barker, Mr Richards, Mr Banks and Mr Froggatt, together with Councillors Jones and Keith spoke against the proposal.

76/14 Major Application Site Visits

The Committee were advised that there were six future major applications.

Resolved to undertake a site visit to the following:

- **DER/12/14/01747 – Oaklands, 103 Duffield Road, Derby**

MINUTES END