

Time commenced: 6.00pm
Time finished: 7.23pm

PLANNING CONTROL COMMITTEE 22 JANUARY 2015

Present: Councillor Bolton (Chair)
Councillors Care, Carr, Harwood, Hickson, M Holmes, Nawaz, Pegg,
Sandhu, Turner and Wood

59/14 Apologies for Absence

Apologies for absence were received from Councillors S Khan and Tittley.

60/14 Late Items

There were no late items.

61/14 Declarations of Interest

Councillor M Holmes declared that he was aware that his spouse had made an objection to application number DER/10/14/01505 but that would not affect him in approaching the determination with an open mind.

62/14 Minutes of the Meeting held on 18 December 2014

The minutes of the meeting held on 18 December 2014 were agreed as a correct record and signed by the Chair.

63/14 Minutes of the Meetings of the Conservation Area Advisory Committee held on 23 October 2014

The minutes of the meeting of the Conservation Area Advisory Committee held on 23 October 2014 were received and noted by the Committee.

64/14 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.

65/14 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/10/14/01363—Extension of single storey rear extension (utility room, w.c., family room and enlargement of kitchen) together with erection of detached double garage with rooms in the roof, enlargement of vehicular access and hard standing, erection of boundary wall and gates and demolition of existing store, w.c., conservatory and garage at 183 Duffield Road, Derby.

The officer reported that this application was for a single storey rear extension effectively in a reverse L shape on the plan. There would be a traditional pitched roof reflecting the roof slope of the main house. The roof lights on either slope would illuminate the kitchen extension. It was noted that also proposed was a detached double garage with room in the roof space to be used as a study / office.

Members were informed that the existing boundary wall across the site frontage had stone pillars either side that were attractive features and there was a revised plan that showed them retained with a new wall replacing the existing across the frontage.

It was noted that the garage was set back well into the site, to avoid the overlooking feared by the objectors. Equally the rear extension was located to the rear of 183 but not beyond the rear of the neighbouring house. That property, separated by a brick wall had 2 ground floor windows and doorway, and first floor and second floor windows in the side elevation facing the application site.

Mrs Sudar, Worcester Architects, in support of the application, and Mr Holland, in objection of the application, addressed the Committee.

Resolved to grant consent for the reasons and with the conditions as set out in the report.

- (b) DER/10/14/01505 – Works to various trees protected by Tree Preservation Order No.172 at trees adjacent to 22, 27, 29 and 31 Whistlestop Close, Mickleover, Derby

The officer informed Members that this works to the trees were covered by a tree preservation order application which sought permission to carry out various works to trees within the wooded area that ran between Station Road, Whistlestop Close and Fairbourne Drive. The land levels of this wooded area rise from Whistlestop close to Fairbourne Drive creating a steep bank. It was noted that this was a dense area of woodland, consisting of 38 individual trees and groups, with obvious amenity value within the locality and had been subject to a TPO since 1998.

Committee noted that the trees considered were submitted as part of the Arboricultural report, of which council officers had considered the proposed works but had felt that only certain works were necessary for the long term preservation of individual trees and the longevity of the wider group. Therefore a split decision was

recommended excluding certain works to the trees as there was no sound arboricultural justification for these works.

Mr Richards in objection to the application addressed the Committee.

Councillor Holmes requested that his vote against the application was recorded.

Advice note in relation to nesting birds.

Resolved to grant consent for the reasons and with the conditions as set out in the report.

(c) DER/10/14/01414 – Erection of two semi-detached dwelling houses at land adjacent to 16 Halifax Close, Derby (access via Old Mansfield Road)

The Officer reported that permission was sought for the erection of a pair of semi-detached dwellings fronting Old Mansfield Road but was located within the garden area of no.16 Halifax Close. It was noted that both plots would be independently accessed off Old Mansfield Road and amended plans were received during the life of the application which have sought to address vehicular visibility from the driveways. The application has attracted 6 letters of objection and a petition undersigned by 16 residents.

Members noted that this area of Old Mansfield Road was subject to changing land levels declining from the east to west and that each plot would benefit from two off street parking spaces and a reasonably sized garden to the rear.

The officer informed Committee that the amended plans addressed the initial concerns from colleagues in highways who support the application subject to conditions.

Councillor Rawson in objection to the application addressed the Committee.

Resolved to defer consideration of the item to a future meeting to allow Members to hold a site visit.

66/14 Major Application Site Visits

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

Resolved to undertake a site visit to the following:

- **DER/12/14/01677 – Land North of Allan Avenue / Pritchett Drive, Littleover.**

MINUTES END