

Time commenced: 6.00pm
Time finished: 7.32pm

PLANNING CONTROL COMMITTEE 18 SEPTEMBER 2014

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

23/14 Apologies for Absence

There were no apologies for absence received.

24/14 Late Items

In accordance with Section 100(B) (4) of the Local Government Act 1972, the Chair agreed to admit the following items on the grounds that the information was not available at the time the agenda was published:

- Code DER10/11/01174 - Formation of a mixed use plaza comprising retail (use class A1), restaurants/cafes/bars (use class A3/A4), offices (use class B1), revised access and parking, and improved public realm.

25/14 Declarations of Interest

There were no declarations of interest.

26/14 Minutes of the Meeting held on 14 August 2014

The minutes of the meeting held on 14 August 2014 were agreed as a correct record and signed by the Chair.

27/14 Minutes of the Meetings of the Conservation Area Advisory Committee held on 17 July 2014

The minutes of the meeting of the Conservation Area Advisory Committee held on 17 July 2014 were received and noted by the Committee.

28/14 Tree Preservation Order 2014 Number 581 (224 Chellaston Road, Derby)

The Committee received a report of the Strategic Director of Neighbourhoods on the Tree Preservation Order 2014 Number 581 (224 Chellaston Road, Derby). The

report summarised and commented on the objections to the Tree Preservation Order on a group of four Pinus nigra var. black pine trees at 224 Chellaston Road, Derby and recommended confirmation of the TPO without modification.

Resolved to approve confirmation, without modification of Tree Preservation Order 2014 Number 581 (224 Chellaston Road, Derby)

29/14 Development Control Monthly Report

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/01/14/00099– Demolition of part of chapel, former school and outbuildings and erection of apartment hotel (15 serviced apartments) at School House Business Centre, London Road, Alvaston, Derby, DE24 8UQ

The officer reported that this proposal had gone through several incarnations including the withdrawn scheme in October 2013 and it was felt that it was at an acceptable position now.

It was noted that the principal London Road facade would remain with a new build serviced apartment / hotel to its rear, this would provide 6 apartments with pedestrian access via the existing chapel doorway.

The Committee were informed that the block fronting Taylor Street would be 3 storeys in height of a streetscene reflecting the adjoining terrace, utilising the roof space for the 3rd floor. Pedestrian access to the 9 apartment created would be from the rear courtyard that separates the London Road and Taylor Street buildings. It was noted that in this courtyard there would be 5 car parking spaces with a further 10 spaces shared with the neighbouring School House Business Centre. Members were informed that cycle parking was also shown within this courtyard.

The officer reported that there were no highways objections to the proposal.

The Committee noted that this none listed building had been on the market for 10 years and yet reuse has not materialised. This much evolved scheme retains the facade with a contemporary design behind that which doesn't compete with or disrupt the composition of the more traditional surrounding built environment.

The officer suggested that to ensure that the shared car parking was available for use by the apartment hotel a condition of its availability would be required as part of the permission of the proposal.

Mr Wood - ADDC Architects, in support, Mr S Lee - Wilmorton Residents Association in objection and Councillor Tittley addressed the Committee.

Resolved to grant planning permission in accordance with the terms set out in the report.

- (b) DER/06/14/00784 – Extension to dwelling house (conservatory, porch, utility, study, dressing room, en-suite and enlargement of kitchen and bedroom), installation of additional window in dining room, installation of replacement windows and felling of Norway Maple protected by Tree Preservation Order No 305 at Gatekeepers Cottage, Mickleover Manor, Mickleover, Derby, DE3 5SH

The officer reported that the proposal comprised of 4 elements a two storey extension which includes the reconfiguration of windows, a single storey conservatory, an erection of a porch and the felling of a protected maple tree. It was noted that the application property was a two storey detached dwelling set within a large plot. The design and scale of the proposed extension was considered to be acceptable with a clear reference to the original dwelling house.

Members noted that there were land level changes between the application site and those properties on Cumbria Walk with the neighbouring properties sitting some 0.5 metres lower than the application site. However given the strong hedgerow and planting along the boundary any impact was only likely to result from above the eaves where the roof pitches away. The officer reported that the closest property was some 14 metres away with no windows proposed in the rear elevation. Therefore as the report concludes there were not likely to be any significant impacts on neighbouring properties.

The officer stated that in order to construct the conservatory the applicant wished to fell a maple tree which was covered by a group tree preservation order. The previous owners of the application property had carried out pruning works which had been a detriment to this tree and thus now it offered very little in terms of amenity value to the wider area. The poor condition of the tree was also echoed by the Council's Tree Officer. Therefore its removal was recommended and replacement tree secured by way of a condition.

It was reported that the application had attracted 15 letters of objection along with an objection from Councillor Jones. The objections were summarised within the report however focus on the impact of the built form of the development, loss of the tree and impact on the Conservation Area.

Resolved to grant planning permission in accordance with the terms set out in the report.

- (c) DER/03/14/00304 – Erection of veterinary surgery (Use Class D1) at 367 Duffield Road, Derby, DE22 2DN

The officer reported that permission was sought for the erection of a small detached building which would be used as a veterinary surgery under use class D1. The application site was located just outside of the neighbourhood centre on Duffield Road. It was noted that amended plans and details had been secured through the life of the application which related to turning and parking and hours of opening.

It was noted that the application site was occupied by a detached dwelling house with integral garage providing car parking for the original dwelling house. The proposal sought permission to erect a single storey building for use as a veterinary surgery, of similar scale to a domestic garage, within the front garden of no. 367 Duffield Road. The vets would comprise of one consulting room with reception and waiting area. The existing vehicular access would be stopped up and replaced with a pedestrian pathway. The application sought to install a new vehicular access which met current standards in respect of widths and visibility. The applicant confirmed the method of construction due to the close proximity of a highway tree which was satisfactory.

It was reported that tree 2 would be retained and tree 1, as identified on the plans, would be removed in order to provide car parking for the surgery. A total of 3 spaces were proposed for the surgery and it was noted that there was unrestricted parking within the locality which services the neighbourhood centre.

Members noted that a condition was recommended to restrict the number of consulting rooms to one and the hours of operation were to be conditioned to 8am – 10am Monday to Friday and 8am – 2pm on Saturdays. An additional condition was recommended in order to control the reinstatement of the vehicular access and recommended condition 14 should be extended to include both highway trees.

Councillor Webb addressed the Committee.

Resolved to grant planning permission in accordance with the terms set out in the report.

- (d) DER/14/00198—Residential development for up to 45 dwellings, formation of access road, car park and open space at Land North East of North Avenue, Darley Abbey, Derby

The officer reported that the site plan in the report had been amended during the application process adding two small areas, to the rear of 1 Church Lane, one off the end of South Avenue providing pedestrian and vehicular access respectively.

It was noted that the outline application sought approval for the principle of up to 45 dwellings on this currently agricultural land to the north and east of North Avenue. The Committee were being asked to also accept the outlined access arrangements at this stage, these are the access off North Avenue close to its junction with South Avenue.

The officer stated that in highway terms there was a concern about the gradient of the site but this technical concern could be overcome through detailed design, and there were no highway objections to the proposal.

Members noted that there was strategic support for the provision in much needed affordable homes that this development could secure.

The Committee were informed that the site was within a designated green wedge and part of the Derwent Valley Mills World Heritage site buffer zone.

Mr Pigott - Planning Design Practice, in support, Mr Cameron and Mrs McCoy in objection, and Councillor Repton addressed the Committee.

Resolved to

30/14 Major Application Site Visits

The committee was advised that there weretwofuture major applications.

Resolved not to undertake site visits to the proposed sites in the report.

31/14 Code DER10/11/01174 - Formation of a mixed use plaza comprising retail (use class A1), restaurants/cafes/bars (use class A3/A4), offices (use class B1), revised access and parking, and improved

The Committee received a report of the Strategic Director of Neighbourhoods on the Formation of a mixed use plaza comprising retail (use class A1), restaurants/cafes/bars (use class A3/A4), offices (use class B1), revised access and parking, and improved public realm.

The report update Committee and sought confirmation regarding a previous requirement for the football club top pay for parking surveys as a result of their application.

Resolved to acknowledge the change in circumstances and remove the requirement.

MINUTES END