

Time commenced: 18:00
Time finished: 19:21

PLANNING CONTROL COMMITTEE 19 January 2023

Present: Councillor S Khan (Chair)
Councillors Care, Carr, M Holmes, Jennings, Nawaz,
T Pearce, Prosser, Rawson, West

In Attendance: James Bathurst – Senior Planning Technician
Paul Clarke – Chief Planning Officer
Sara Hodgkinson - Development Control Team Leader
Steven Mason – Democratic Services Officer
Stephen Teasdale – Solicitor
Karl Suschitzky – Senior Environmental Health Officer
Chris Thorley – Traffic and Transportation Engineer
Ian Woodhead – Development Control Manager

54/22 Apologies for absence

Apologies were received from Councillor Potter.

55/22 Late items

There were none.

56/22 Declarations of interest

There were none.

57/22 Minutes of the meeting held on 15 December 2022

The minutes of the meeting held on 15 December 2022 were agreed as a correct record.

58/22 Appeal Decisions

The Committee received a report of the Chief Planning Officer summarising appeal decisions taken in the last month.

Resolved to note the decisions on appeals taken.

59/22 Applications to be Considered

The Committee considered a report from the Chief Planning Officer on planning applications which were to be determined by the Committee.

22/01835/FUL – 43 Sherwin Street, Derby, DE22 1GP

(Change of use to an eight-bedroom (eight occupant) house in multiple occupation (Sui Generis) - retrospective application)

The Development Control Manager addressed the Committee. It was reported that a letter of objection had been received from Parkfields Cedars Community Group and had been circulated to the Committee.

Phillip Tuckwell, TUK Architecture, addressed the Committee on behalf of the applicant. Councillor Repton and Councillor Martin, as Ward Members, and Ms. Guthrie of the Parkfields Cedars Community Group addressed the Committee and made representations against the application.

Resolved to grant planning permission for the reasons and with the conditions as outlined in the report.

22/00568/FUL – 220 Osmaston Road, Derby, DE23 8JX

(Demolition of the former hotel building and erection of residential apartment buildings consisting of 42 units (Use Class C3) and associated ground works)

The Development Control Manager addressed the Committee. It was reported that a consultation response from Highways to the amended plans had been received and circulated to the Committee. It was also reported that a consultation response from Transport Planning to the amended plans had been received and circulated to the Committee. Members noted that two further objections had been received and circulated to the Committee. It was also noted that an amended recommendation had been circulated to the Committee.

Resolved:

- 1. to reject the officer recommendation and refuse planning permission; and**
- 2. to nominate Councillor M Holmes to represent the Committee at any future appeal.**

Reasons for Refusal

In the opinion of the Local Planning Authority the residential development of this site, by reason of its scale and number of units, would represent over-intensive development through the provision of an insufficient level of car parking on the site. This insufficient level of on-site car parking would result in parking being displaced into nearby streets, including some streets with residents-only parking restrictions, resulting in a severe detrimental impact on the amenities enjoyed by neighbours and others living in the immediate area.

The application also includes an insufficient level of cycle storage and bin storage provision to meet the operational needs of the occupants of the development. Therefore, the proposal is contrary to Policies CP3 and CP4 of the Derby City Local Plan – Part 1: Core Strategy, saved Policies GD5 and H13 of the adopted City of Derby Local Plan Review and the over-arching guidance in the NPPF which seeks to protect the amenities of those affected by the development of land and buildings.

22/01598/FUL – Waterfall, Midland Railway Institute Building, Railway Terrace, Derby, DE1 2RU

(Reduction in scale of existing public house at ground floor, conversion of former Midland Railway Institute to 31 apartments (Use Class C3) and partial demolition of toilet block and outbuilding. Change of use from Drinking Establishment and Concert / Dance Hall (Sui Generis))

The Development Control Team Leader addressed the Committee. It was reported that a further objection had been received and circulated to the Committee. Members noted that an extra condition was proposed in relation to sound insulation.

Resolved:

A. To authorise the Director of Planning, Transportation and Engineering 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, Procurement and Democratic Services and Monitoring Officer to enter into such an agreement; and

B. To authorise the Director of Planning, Transportation and Engineering to grant permission, with the conditions and for the reasons as outlined in the report together with an additional condition relating to sound insulation, upon conclusion of the above Section 106 Agreement.

22/01854/NONM – 90 Normanton Road, Derby, DE1 2GH

(Non-Material Amendment to previously approved Planning Permission 21/01036/FUL To allow alterations to the front and side elevations to gain pedestrian access to rear. (Demolition of three buildings. Erection of a three storey commercial building to create planning class use E(d) indoor recreation, E(b) sales of food and drink and retention of the existing Use Class E(a,b,c). Re-cladding and installation of a new window to rear block and alteration to elevational treatment.))

The Development Control Team Leader addressed the Committee and introduced the item.

Resolved to grant permission for a Non-Material Amendment for the reasons as outlined in the report.

60/22 Potential Future Site Visits

Resolved not to undertake a site visit in relation to the following applications:

- **22/01765/VAR - Becketwell Development Land, Derby;**
- **22/01809/FUL - Eagle Market, Morledge and Castle and Falcon PH, East Street Derby;**
- **22/01847/RES - Land North of Snelsmoor Lane, Chellaston;**
- **22/01899/VAR - Derby Triangle, Wyvern Way, Derby;**
- **22/01885/FUL - 123 - 129A Osmaston Road, Derby;**
- **22/01909/VAR - Progressive Buildings, 25 - 33 Babington Lane, Derby;**
- **22/01959/FUL - Site of former Garrandale Buildings, Alfreton Road, Derby; and**
- **22/01967/VAR - Land off Phoenix Street, Derby.**

MINUTES END