

Time commenced: 18:00  
Time finished: 20:52  
Held Remotely - Via Skype

## PLANNING CONTROL COMMITTEE 15 April 2021

Present: Councillor S Khan  
Councillors Bettany, Care, Carr, Hassall, McCristal, Nawaz,  
Pearce, P Pegg, West

In Attendance: Stephen Bate – Senior Planning Officer  
Nigel Brien – Head of Traffic and Transportation  
James Bathurst – Senior Planning Technician  
Paul Chamberlain – Group Manager – Traffic and  
Transportation  
Paul Clarke – Chief Planning Officer  
Andrew Gibbard - Acting Group Manager - Traffic and  
Transportation  
Steven Mason – Democratic Services Officer  
Rachel Reid – Senior Planning Officer  
Julia Stewart – Senior Planning Officer  
Karl Suschitzky - Senior Environmental Health Officer  
Stephen Teasdale – Solicitor  
Chris Thorley – Traffic and Transport Engineer  
Ian Woodhead – Development Control Manager

### 52/20 Apologies for absence

There were none.

### 53/20 Late items

There were none.

The Chair reported that the two Director job titles quoted in the recommendations of the main report at 58/20 – Applications to be Considered, were out of date and clarified what the job titles now were.

### 54/20 Declarations of interest

There were none.

## 55/20 Minutes of the meeting held on 11 February 2021

The minutes of the meeting held on 11 February 2021 were agreed as a correct record.

## 56/20 Minutes of the meeting of the Conservation Area Advisory Committee held on 21 January 2021

The minutes of the meeting of the Conservation Area Advisory Committee held on 21 January 2021 were noted.

## 57/20 Appeal Decision

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.**

## 58/20 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.

### 20/00899/CAD – Assembly Rooms Market Place Derby

(Demolition of the Assembly Room and adjacent multi-storey car park)

The Chief Planning Officer addressed the Committee. It was reported that the applicant had updated the Outline Development method Statement to reflect the agreed approach to archaeology as set out in the written Scheme of Investigation and as advised by the county archaeologist. Members noted that three further letters of objection had been received and had been circulated to the Committee.

Mr Smith, AECOM, addressed the Committee and made representations in support of the application. Mr Jenkin and Ms Holland addressed the Committee and made representations in objection to the application.

**Resolved:**

**A. To refer the application to the Secretary of State for the Ministry of Housing, Communities and Local Government with this report and a resolution that members are minded to grant planning permission with conditions.**

**B. Subject to the application not being 'called in' for determination by the Secretary of State, to grant planning permission with conditions and for the reasons as set out in the report.**

#### 20/01646/OUT – Former Celanese Site 1 Holme Lane Spondon

(Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal)

The Development Control Manager addressed the Committee. Members noted the following updates in relation to the relevant parts of the report:

1. Part 5.8: The comments of the EA had been received and circulated to members. Negotiations had been ongoing to address the issue of third-party flooding across the neighbouring Severn Trent Water site and the situation had generated an objection from the EA and a continued objection from STW, requiring an amendment to the recommendation in Part 8.1.
2. The EA's response had included a range of very detailed conditions to cover flood risk, groundwater and contaminated land and bio-diversity issues and therefore it was proposed to add these conditions to those as set out in the report but caveated that these are fully addressed with the developer's team and may be amended by the officers as necessary.
3. Part 5.10: No further comment from the Archaeologist had been received following submission of the Archaeological Desk-Based Assessment in February this year.
4. Part 5.16: No comments had been received from the LEP.
5. Part 5.18: No comments have been received from Western Power.
6. Part 5.19: No comments have been received from the HSE.
7. Part 8.6: The application timeframe for the application expired on 22 March and an extension of time has been agreed until 22 May.

**To authorise the Director of Planning, Transportation and Engineering to refer the application to the Secretary of State in accordance with Circular 02/09 with an indication that members are minded to grant permission for the reasons and subject to the conditions (excluding condition 14), and those conditions recommended by the Environment Agency, and securing the planning obligations as set out in the report.**

#### 20/01570/FUL – 8-14 Agard Street Derby

(Demolition of existing buildings. Erection of student accommodation block comprising of 94 bedrooms within 70 units and associated works)

The Senior Planning Officer addressed the Committee. Members noted the following updates:

- that a reconsultation had been carried out to correct the number of student accommodation units in the proposed development (increase from 93 to 94 bedrooms and 69 to 70 cluster units), the publicity period which had ended on 11 April.
- The receipt of additional objections/comments, copies of which had been circulated to members, which raised issues of the need for increased cycle and car parking provision on site and sunlight reflection from the glazed windows.
- the submission of 3 new coloured elevations, including one showing heights of the previous proposal.

Mr Lomas, DLP Planning Ltd, addressed the Committee and made representations in support of the application. Mrs Garratt addressed the Committee and made representations against the application.

**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 below and to authorise the Director of Legal, Procurement and Democratic Services and Monitoring Officer to enter into such an agreement.**

**B. To authorise the Director of Planning, Transportation and Engineering to grant permission upon conclusion of the above Section 106 Agreement.**

20/01474/FUL – Land Between Slack Lane and Etwall Street and Junction Uttoxeter Old Road Derby

(Erection of nine apartments (44 rooms) in a three storey building for use as student accommodation (Sui Generis Use))

The Senior Planning Officer addressed the Committee and introduced the item.

Councillor A Pegg, as Ward Member, addressed the Committee and made representations against the application.

**Resolved, subject to the addition of an extra condition in relation to a dropped kerb:**

**A. To authorise the Director of Planning, Transportation and Engineering to negotiate the terms of a Section 106 Agreement to achieve the objectives as 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.**

**B. To authorise the Director of Planning, Transportation and Engineering to grant permission upon conclusion of the above Section 106**

**Agreement subject to the conditions and for the reasons as outlined in the report.**

20/00945/FUL – 28 Blagreaves Lane Littleover

(Two storey side and rear extensions)

The Development Control Manager addressed the Committee and introduced the item.

Councillor Skelton, as Ward Member, addressed the Committee and made representations against the application.

**Resolved to grant planning permission with conditions and for the reasons as outlined in the report, subject to the addition of an extra informative note to highlight the concerns of the Committee in relation to on street parking and request that the occupants park on their own drive.**

## 59/20      Potential Future Site Visits

The Committee was advised of future major applications.

**Resolved not to undertake site visits in relation to the following planning applications:**

- 21/00147/RES – Derby Triangle, Wyvern Way, Derby;
- 21/00148/RES – Derby Triangle Wyvern Way, Derby;
- 21/00298/RES – Derby Triangle, Wyvern Way, Derby;
- 21/00281/FUL – Ravensdale Infant School, Devonshire Drive, Mickleover;
- 21/00321/VAR – Land at Rykneld Road, Littleover.

MINUTES END