

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

PLANNING CONTROL COMMITTEE 19 November 2020

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

In Attendance: Stephen Bate – Senior Planning Officer
James Bathurst – Senior Planning Technician
Paul Clarke – Chief Planning Officer
Sara Claxton – Development Control Team Leader
Andrew Gibbard – Acting Group Manager - Traffic and
Transportation
Steven Mason – Democratic Services Officer
Rachel Reid – Senior Planning Officer
Andy Shervill – Tree Preservation Officer
Julia Stewart – Senior Planning Officer
Karl Suschitzky – Senior Environmental Health Officer
Stephen Teasdale – Solicitor
Chris Thorley – Traffic and Transport Engineer
Rosie Watson – Implementation Team Leader

25/20 Apologies for absence

There were none.

26/20 Late items

There were none.

27/20 Declarations of interest

There were none.

28/20 Minutes of the meeting held on 8 October 2020

The minutes of the meeting held on 8 October 2020 were agreed as a correct record.

29/20 Minutes of the meeting of the Conservation Area Advisory Committee held on 3 September 2020

The minutes of the meeting of the Conservation Area Advisory Committee held on 3 September 2020 were noted.

30/20 Appeal Decision

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

In relation to the County Hotel appeal, Councillor West wished it to be noted that there was an existing car wash in close proximity to the site.

Resolved to note the decisions on appeals taken.

31/20 Development Control Performance – Quarter 2 (July – September 2020)

The Committee received a report of the Chief Planning Officer on Development Control Performance – Quarter 2 (July - September 2020).

Resolved to note the report.

32/20 Middleton House Section 106 Agreement

The Committee received a report of the Chief Planning Officer on Middleton House Section 106 Agreement.

The report outlined a revised package of S106 contributions from the Middleton House development arising from issues on the site after planning permission was granted.

Resolved to accept the revised S106 offer and enter into a Deed of Variation to amend the existing S106 Agreement.

33/20 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.

20/00383/OUT – Land at the side of 9 Vicarwood Avenue, Derby

(Residential Development (outline) – one dwelling)

The Development Control Team Leader addressed the Committee. It was reported that a further objection had been received from a local resident and had been circulated to the Committee. Members noted that an additional

objection had been received online from a local resident who raised concerns in relation to the potential design and layout of the dwelling and impact on amenities. It was reported that a letter of support had been received from the agent and was circulated to the Committee.

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

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

20/01014/FUL – 1057 London Road, Derby

(Change of use to an 11 bedroom house in multiple occupation (Sui Generis Use))

The Senior Planning Officer addressed the Committee. It was reported that the application had been brought to Committee by Councillor AW Graves and that further comments from him had been received and circulated to the Committee. Members noted that two objections had been received from local residents.

Resolved to grant planning permission with the conditions and for the reasons as outlined in the report and with additional condition in relation to a travel plan.

20/00741/FUL – Land at Rykneld Road, Derby (South of the Hollybrook PH)

(Erection of a retail unit (Use Class A1) with new access and car parking)

The Senior Planning Officer addressed the Committee. It was reported that two additional conditions were recommended - one controlling details of the buildings finished floor levels and any changes to land levels across the application site and one requiring further scaled drawings of the buildings external elevations to be submitted and approved.

Resolved:

A. To authorise the Director of Strategy Partnerships, Planning and Streetpride 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 to enter into such an agreement.

B. To authorise the Director of Strategy Partnerships, Planning and Streetpride upon conclusion of the above Section 106 Agreement to grant permission subject to the conditions and for the reasons as outlined in the report together with the additional conditions recommended by the Senior Planning Officer relating to floor levels and scaled drawings.

20/00783/FUL – Land at Rykneld Road, Derby

(Installation of surface water drainage infrastructure including attenuation basin)

The Senior Planning Officer addressed the Committee. It was reported that an additional condition was recommended to require the approval of an archaeological written scheme of investigation, in line with the late comments received from the County Archaeologist which were circulated to the Committee.

Resolved to grant planning permission subject to the conditions and for the reasons as outlined in the report together with the additional condition recommended by the Senior Planning Officer requiring a written scheme of archaeological investigation.

20/00861/TPO – 27 Fairbourne Drive, Derby

(Various works to trees protected by Tree Preservation Order No 172)

The Development Control Team Leader addressed the Committee. It was reported that one additional objection had been received and circulated to the Committee. Members noted that a correction was required in the 'representations' part of the report and that it should read that 5 objections had been received in total and one supporting comment had been received.

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

Resolved to grant TPO consent with conditions and for the reasons as outlined in the report.

34/20 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:

- **20/01247/FUL - Vacant land, Uttoxeter New Road/Talbot Street (access off Uttoxeter New Road); and**
- **20/01339/VAR - Land to the South of Victory Road, Victory Park Sinfen.**

MINUTES END