

Time commenced: 18:00
Time finished: 19:03

PLANNING CONTROL COMMITTEE 6 April 2023

Present: Councillor S Khan (Chair)
Councillors Care, Carr, Jennings, Nawaz, T Pearce, Potter,
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
Andy Shervill – Tree Preservation Officer
Stephen Teasdale – Solicitor
Chris Thorley – Traffic and Transportation Engineer
Ian Woodhead – Development Control Manager

71/22 Apologies for absence

Apologies were received from Councillor M Holmes.

72/22 Late items

There were none.

73/22 Declarations of interest

There were none.

74/22 Minutes of the meeting held on 16 February 2023

The minutes of the meeting held on 16 February 2023 were agreed as a correct record.

75/22 Minutes of the Meeting of the Conservation and Heritage Advisory Committee held on 12 January 2023

The minutes of the meeting of the Conservation and Heritage Advisory Committee held on 12 January 2023 were noted.

76/22 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.

77/22 Confirmation of TPO No. 613

The Committee received a report of the Director of Planning, Transport and Engineering on Confirmation of TPO No. 613.

Members considered an objection to the making of TPO No. 613.

Resolved to authorise the Director of Planning, Transport and Engineering to confirm Tree Preservation Order (TPO) No. 613 without modification.

78/22 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.

22/01337/FUL - 16 - 17 Friar Gate Derby

(Change of use from restaurant (Use Class E) and erection of a two storey extension to form five apartments (Use Class C3) and one apartment in multiple occupation (Use Class C4))

Application withdrawn from the agenda before the meeting.

22/01338/LBA - 16 - 17 Friar Gate Derby

(Change of use from restaurant (Use Class E) and erection of a two storey extension to form five apartments (Use Class C3) and one apartment in multiple occupation (Use Class C4) and associated internal alterations)

Application withdrawn from the agenda before the meeting.

22/01413/FUL – Public Open Space And Car Park Adjacent To Stockbrook Street Recreation Ground Stockbrook Street Derby (access Off Spring Street)

(Erection of nine dwelling houses (Use Class C3) with parking and access road and four parking spaces for the recreation ground)

The Development Control Team Leader addressed the Committee. It was reported that one late third-party objection had been received and had been circulated to the Committee.

Mark Crown, Derby Homes, applicant, addressed the Committee. Mr N Mosley, Councillor Graves and Councillor Hezelgrave, as Ward Member, addressed the Committee and made representations against the application.

Extra conditions were proposed in relation to: provision of bat boxes and boundary treatment to boundaries with all neighbouring houses. An informative note was proposed to ensure adjacent land is retained as parkland and the development is retained in Council ownership.

Resolved to grant planning permission for the reasons and with the conditions as set out in the report and subject to the extra conditions for provision of bat boxes and boundary treatment to all neighbouring houses and informative note to ensure adjacent land is retained as parkland and the development is retained in Council ownership.

23/00009/FUL – 52 Burnside Street, Derby

(Change of use from a six bedroom (six occupant) house in multiple occupation (Use Class C4) to a six bedroom (nine occupant) house in multiple occupation (Sui Generis))

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

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

Resolved:

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

Reasons for Refusal

In the opinion of the Local Planning Authority, the proposal would have a detrimental impact on the character of the immediate area and the residential amenities enjoyed by existing neighbours; in terms of increased activities, associated disturbance and the over-intensification of the use of this dwelling house. The proposal would also serve to increase pressure on existing on-street parking levels on surrounding highways which would also, as a result, detrimentally impact on neighbouring amenities. For these reasons, the proposal is contrary to saved policy GD5 of the adopted City of Derby Local Plan Review and the over-arching guidance in the National Planning Policy Framework which seeks to protect the amenities of individuals who are affected by the development of land and buildings.

79/22 Potential Future Site Visits

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

- 23/00108/VAR - 12-14 Mansfield Road Derby;
- 23/00130/VAR -Rear gardens of 136 - 148 Swarkestone Road Chellaston;
- 23/00148/VAR - Former Celanese Site Holme Lane Spondon;
- 23/00271/OUT - South Wing Rolls Royce Raynesway;
- 23/00282/FUL - Agricultural Land South of Wilmore Road and West of Infinity Park Way;
- 22/01846/FUL - Stephenson Building Derby College The Roundhouse, Roundhouse Road Derby;
- 23/00293/OUT - 89 - 91 St Peters Street Derby;
- 22/01810/RES - Land North of Snelsmoor Lane Chellaston;
- 22/01894/RES - Land North of Snelsmoor Lane Chellaston;
- 22/01895/RES - Land North of Snelsmoor Lane Chellaston;
- 23/00320/FUL - Riverbank and built-up areas between Derwent Street and the A601, along the Eastern boundary at Darwin Place and along the Southern sections at Meadow Road and Meadow Lane Derby;
- 23/00368/VAR - Derby High School Hillsway Littleover;
- 23/00349/FUL - Drewry Lane Car Park Drewry Lane Derby; and
- 23/00133/FUL - 37 Shaftesbury Street South Derby.

MINUTES END