

Time commenced - 6.00 pm
Time finished - 7.25 pm

PLANNING CONTROL COMMITTEE 22 JUNE 2006

Present: Councillor Baxter – Chair
Councillors Bolton, Care, Carr, S Khan, Poulter, Samra,
Travis, Wynn.

01/06 Apologies for Absence

Apologies for absence were received from Councillor Chera and Richards.

02/06 Late Items Introduced by the Chair

There were no late items.

03/06 Declarations of Interest

All members declared a personal interest in item number DER/406/639, as the applicant was a Member of the Council.

Councillor Samra declared a personal and prejudicial interest in item number DER/206/258, as he was a governor of Derby College.

Councillor Care declared a personal and prejudicial interest in item number DER/206/335, as she was a member of Derby Quaker meeting, and a Derby Quaker representative was objecting to the application.

04/06 Minutes of the Meeting held on 11 May 2006

The minutes of the meeting held on 11 May 2006 were approved as a correct record and signed by the Chair.

05/06 Minutes of the Meeting of the Conservation Area Advisory Committee held on 13 April 2006

**Resolved to receive the minutes of the Conservation Area Advisory
Committee meeting held on 13 April 2006.**

06/06 Enforcement Action: Monthly Update

A report of the Assistant Director – Regeneration was considered giving details of enforcement action authorised in the last year.

Resolved to note the report.

07/06 Tree Preservation Order 2006 No 445 – (1 Firs Crescent, Allestree, Derby)

A report of the Assistant Director – Regeneration was considered which sought approval for the confirmation of Tree Preservation Order 2006 Number 445.

Resolved to confirm the Tree Preservation Order 2005 Number 445 (1 Firs Crescent, Allestree, Derby)

08/06 Tree Preservation Order 2006 No 446 (87 Morley Road, Chaddesden, Derby)

A report of the Assistant Director – Regeneration was considered which sought approval for the confirmation of Tree Preservation Order 2006 Number 446.

Resolved to confirm the Tree Preservation Order 2005 Number 446 (87 Morley Road, Chaddesden, Derby)

09/06 Applications dealt with under Buildings Regulations and Associated Legislation

Resolved to note the report of the Assistant Director – Regeneration setting out the summary of applications determined under Building Regulations and Associated Legislation during the period of 1 May 2006 and 31 May 2006.

10/06 Planning and Advertisement Applications

Resolved to note the applications for Planning Permission determined by the Assistant Director – Regeneration under delegated powers and detailed in Section E (Delegated) of the report and the applications detailed in Section B1 of the report be dealt with in accordance with the Assistant Director – Regeneration's, recommendations or as determined by the Committee as follows:

a) Applications Recommended for Approval or that no objections be raised by the Council subject to any conditions set out in the report and

b) Applications determined by the Committee

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| 1. | DER/905/1620
and
DER/905/1577 | Erection of detached garage, replacement of basement kitchen window, installation of decorative security railings at front elevation, replacement of fanlight above the front entrance door, replacement of existing rear entrance door at cellar level. 4 North Parade, Derby. |
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Resolved to grant Listed Building Consent and planning permission with conditions as set out in the report.

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| 2. | DER/206/317 | Extension to dwelling house (kitchen/dining room, bedroom and en-suite) and pitched roof over garage. 48 Field Rise, Littleover. |
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Resolved to grant planning permission with conditions as set out in the report.

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| 3. | DER/206/307 | Erection of two storey dwelling house. Land adjacent 80 St Albans Road (access via St Swithins Close) |
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Resolved to grant planning permission with conditions as set out in the report, with additional conditions relating to development removal and arboricultural method statement.

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| 4. | DER/306/554 | Residential development. Land between 151, 155 and 159 Vicarage Road, Mickleover. |
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Resolved to grant outline planning permission with conditions as set out in the report.

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| 5. | DER/406/639 | Erection of a double garage. 12 Thames Close, Derby. |
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Resolved to grant planning permission with conditions as set out in the report.

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| 6. | DER/306/550 | Formation of two flats in roof space. Amber House, Railway Terrace. |
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Resolved to grant planning permission with conditions as set out in the report.

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| 7. | DER/306/449 | Erection of dwelling. Land at 1 Spinney Close, Darley Abbey. |
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Mr Thompson in objection to the application addressed the Committee.

Resolved to refuse the application on the grounds that the design, height and suitability were inappropriate.

In the event of an appeal, Councillor Travis volunteered to present the Council's case.

8. DER/206/257 Erection of 15 apartments. Land at the Corner of George Street/Cavendish Street.

Resolved:

1. to approve the reserved matters with conditions as set out in the report, with additional conditions relating to the amended plan and cycle parking.
2. to authorise the Assistant Director – Regeneration to remind the applicants of the need to discharge all other outstanding conditions imposed on planning permission DER/604/1247.

9. DER/206/320 Erection of dwelling house. Land off Hoult Street.

Resolved to grant planning permission with conditions as set out in the report, with additional conditions relating to a nitrogen assessment and dropped crossings.

10. DER/306/527 Change of use from retail (Use Class A1) to hot food shop (Use Class A5) and erection of store and WC. 1198 London Road, Alvaston.

Resolved to refuse the application due to policy grounds and concerns regarding parking safety.

In the event of an appeal, Councillor Wynn volunteered to present the Council's case.

11. DER/1004/2080 and
DER/1004/2081 Demolition of existing building and the erection of 21 apartments. The site of 55 Ashbourne Road.

Resolved to authorise the Assistant Director – regeneration to negotiate the terms of a section 106 Agreement to provide incidental public open space, mobility housing, highways contribution to public transport, cycling and pedestrian facilities. Plus to authorise the Director of Corporate and Adult Social Services to enter into such an agreement.

DER/1004/2080

Resolved to authorise the Assistant Director – Regeneration to grant planning permission on the conclusion of the above agreement subject to conditions as set out in the report, with alterations to conditions 1 and 15 to improve the wording.

DER/1004/2081

Resolved to authorise the Assistant Director – Regeneration to grant Conservation Area Consent to demolish, subject to a condition on the conclusion of the above agreement.

Councillor Care left the meeting during consideration of the following matter.

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| 12. | DER/206/335 | Erection of 165 apartments. Site at 4 Orchard Street on corner of King Street, land and buildings on St Helens Street. |
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Mr Evens and Mr Steer in objection to the application addressed the Committee.

Resolved:

- 1. to authorise the Assistant Director – Regeneration to negotiate the terms of a Section 106 Agreement to provide contributions towards incidental and major public open space, public art, highway improvements to Five Lamps junction, provision of affordable housing and mobility units. Plus to authorise the Director of Corporate and Adult Social Services to enter into such an agreement.**
- 2. to authorise the Assistant Director – Regeneration to grant planning permission on the conclusion of the above agreement, subject to conditions as set out in the report.**

Councillor Samra left the meeting during consideration of the following matter.

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| 13. | DER/206/258 | Residential development and erection of Sports Academy. Site of Mackworth College buildings, Price Charles Avenue, Mackworth. |
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Resolved:

- 1. to authorise the Assistant Director – Regeneration to negotiate the terms of a Section 106 Agreement to provide affordable housing, public open space provision, mobility units, education, highways works, community use of sports facilities, completion of sports facilities, to agree a replacement site before the part of the Mackworth College site subject to the application is made redundant and development implemented. Plus to authorise the Director of Corporate and Adult Social Services to enter into such an agreement.**
- 2. to authorise the Assistant Director – Regeneration to grant planning permission, subject to the receipt of satisfactory amended plans upon the conclusion of the above Section 106 Agreement.**

11/06 Appeals

Code No	Proposal	Location	Decision
DER/605/1004	Erection of three terraced houses	Land adjacent to 43 Redshaw Street	Dismissed

12/06 Consideration of Major Site Visits.

Resolved to visit the following site before the 20 July 2006 meeting of the Planning Control Committee:

DER/406/594 – Royal School for the Deaf, Ashbourne Road.

MINUTES END