

## **Applications to be Considered**

### **SUMMARY**

- 1.1 Attached at Appendix 1 are the applications requiring consideration by the Committee.

### **RECOMMENDATION**

- 2.1 To determine the applications as set out in Appendix 1.

### **REASONS FOR RECOMMENDATION**

- 3.1 The applications detailed in Appendix 1 require determination by the Committee under Part D of the Scheme of Delegations within the Council Constitution.

### **SUPPORTING INFORMATION**

- 4.1 As detailed in Appendix 1, including the implications of the proposals, representations, consultations, summary of policies most relevant and officers recommendations.

### **OTHER OPTIONS CONSIDERED**

- 5.1 To not consider the applications. This would mean that the Council is unable to determine these applications, which is not a viable option.

**This report has been approved by the following officers:**

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Estates/Property officer</b> <b>Service Director(s)</b> <b>Other(s)</b>	Ian Woodhead 16/02/2014
<b>For more information contact:</b> <b>Background papers:</b> <b>List of appendices:</b>	Ian Woodhead Tel: 01332 642095 email: ian.woodhead@derby.gov.uk None Appendix 1 – Development Control Monthly Report

**Index**  
**Planning Control Committee 12 March 2015**

Item No.	Page No.	Application No.	Address	Proposal	Recommendation
1	1 - 8	08/14/01162	432 Kedleston Road, Allestree (Raj Restaurant).	Single storey side extension, installation of shop front, ATM, alterations to service yard enclosure and associated external works.	<b>To grant</b> planning permission with conditions.
2	8 - 21	01/15/00039	Land at former Tannery, Sinfin Lane, Sinfin, Derby.	Variation of condition 2 of previously approved permission Code No. DER/05/09/00571 for the Construction and operation of Waste Treatment Facility, to amend the approved plans.	<b>To grant</b> planning permission with conditions.

## **Committee Report Item No: 1**

**Application No: DER/08/14/01162**

**Type: Full**

### **1. Application Details**

**Address:** 432 Kedleston Road, Allestree (Raj Restaurant).

**Ward:** Allestree

#### **Proposal:**

Single storey side extension, installation of shop front, ATM, alterations to service yard enclosure and associated external works

#### **Further Details:**

Web-link to application documents:

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=96986>

The application property is a detached single storey building located on the eastern side of Kedleston Road. It is currently used as a restaurant (The Raj). The building is set back from the main carriageway behind a wide grass verge and is accessed from a service road.

The existing restaurant building has a fairly unremarkable appearance with a painted rendered exterior and pitched tiled roof. A front canopy and terrace have previously been added to the building along with a timber clad side extension.

The surrounding area is predominantly residential in character. Lilac Way, a narrow residential road, runs to the south of the application property and the garden area of No. 2 Lilac Way directly abuts the application site's eastern boundary. The Markeaton Hotel public house occupies a large plot to the north.

The property is served by an existing dropped kerb which provides vehicle access into an enclosed service yard to the north of the building. To the south there is an existing informal parking area providing sufficient space for approximately 6 off-street parking spaces accessed from Lilac Way.

#### **The Proposal:**

This application proposes various works of alteration/extension to the building in connection with its conversion from a restaurant (Use Class A3) into a small convenience store (Use Class A1). As the conversion from A3 to A1 constitutes a 'permitted change' under the Town and Country Planning (General Permitted Development) Order 1995 (as amended), planning permission is only required for some of the physical external works to the building. The change of use to A1 (retail use) does not require planning permission.

The proposals are as follows:

- the erection of a replacement single storey extension on the northern side elevation of the building, to create a storage area;
- the installation of an ATM on the front elevation of the building;
- removal of the existing front boundary wall and decking area and installation of an area of replacement hardstanding;
- creation of a new glazed entrance and a ramped access on the front elevation of the building;

**Committee Report Item No: 1**

**Application No: DER/08/14/01162**

**Type: Full**

- the installation of cycle racks and a trolley corral to the front of the building;
- blocking up of two existing windows on the front elevation of the building and an access door on the rear elevation;
- creation of bin storage area on the northern side elevation of the building
- erection of 2.2m high timber close boarded fences along part of the northern and eastern site boundaries;
- and the installation of a mechanical plant enclosure on the rear elevation of the building comprising: 3 Air Conditioning units and a refrigeration unit, together with the replacement of 2 existing condenser units. These units would be located to the north east corner of the building and would be enclosed by a 2.2m high timber fence.

It should be noted that Part 42 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 allows certain alterations and extensions to catering establishments and shops. The proposed northern side extension and blocking up of existing doors/windows within the building constitute 'permitted development' allowed under Part 42 and do not, therefore, require planning permission.

Any signage, which is shown on the submitted drawings also would need to be dealt with separately through an advertisement consent application.

**2. Relevant Planning History:**

DER/09/82/00982 - Change of use to restaurant with extension at front – granted conditionally – 25/11/82

DER/07/84/00854 - Variation of opening hours to enable premises to remain open to all customers until 1am on Saturday and Sunday mornings – granted 17/08/84

DER/06/84/00713 - Variation of opening hours condition on code no. DER/982/982 – refused – 19/09/84

DER/09/03/01738 – Extension to restaurant (canopy and terrace) – granted conditionally – 19/11/2003

DER/11/13/01344 - Single storey side extension, installation of shop front, ATM, formation of service yard enclosure and associated external works – withdrawn – 28/02/13

**3. Publicity:**

Neighbour Notification Letter - 63

Site Notice – yes

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

**Committee Report Item No: 1**

**Application No: DER/08/14/01162**

**Type: Full**

**4. Representations:**

In total 2 comments, 42 objections and 2 petitions against the proposed development have been received. The issues raised within the letters/emails are summarised below:

- there is no need for another convenience store – Allestree already has 2 shopping area;
- the loss of the existing restaurant business will remove a community feature;
- the proposal will impact upon existing shops in the area and threaten jobs;
- highway safety and parking concerns – the proposal may exacerbate existing problems with on street parking caused by the nearby Tennis Club;
- Increased congestion and road blockages;
- concerns about the adequacy of the turning facility for large delivery vehicles in close proximity to a junction and a bus stop and possible conflict with other road users and pedestrians;
- increased noise and pollution from the service area as a result of bin collections and deliveries;
- increased noise from refrigeration units/extraction fans/air conditioning units at the rear of the building facing residential properties;
- the ATM will encourage late night visits;
- increased litter;
- increase in people loitering about outside;
- unacceptable opening hours 7am-10pm.

**5. Consultations:**

**Highways DC:**

These comments are made with reference to drawing 8735-SK-02 rev E dated 24/02/15 and the application form dated 28/08/14. The existing highway network adjacent to the site is not suitable to allow HGVs to service the above site. The access road is a narrow service road, approx. 4.7m wide and is not designed to accommodate HGVs and consequently there is a likelihood that the delivery vehicles to the site will overrun the kerbs/verge, as Manual for Streets indicates that the minimum width for a car and lorry to pass is 4.8m. The Highway Authority's concerns have been related to the applicant's agent who has indicated his client does want the site to be able to be accessed properly.

The agent has said he will come back with some proposals to improve the existing highway network. It should be noted that any improvements will be subject to section S278 Highways Act 1980(as amended). These would be separate from the planning application process.

The applicant proposes 2no staff parking spaces and an additional 4 space at the side of the building off Lilac Way. There are no parking restrictions on the service road and it is likely that this will be used by customers.

## **Committee Report Item No: 1**

**Application No: DER/08/14/01162**

**Type: Full**

The applicant should however be aware that the Highway Authority will seek redress for any damage caused to the highway through the provisions of the Highways Act 1980 (as amended).

### **Environmental Services (Health – Pollution):**

The following are updated comments following receipt of the Noise Report dated 14 January prepared by Noise Solutions Ltd.:

The report now provides a more detailed assessment of potential noise from the proposed development and contains sufficient information to draw relatively confident conclusions.

Based on the information provided in conjunction with my own observations at the site, I consider that the only notable noise impacts from the development compared with the existing situation are likely to be:

- Low level plant noise which may be slightly audible within the bedroom of 2 Lilac Way at night in the summer when windows are open;
- Additional low level plant noise audible periodically within the garden of 2 Lilac Way during the daytime between 7am and 5.30pm.
- Some minor additional operational noise noted within 2 Lilac Way (primarily from deliveries/trolley movements) most notably during daytime hours at weekends.

When one considers the above in the light of the existing high levels of noise at this location, I would suggest that these noise impacts are unlikely to constitute unacceptable harm within the terms of Policy GD5. It is important to note however, that some degree of harm from noise is likely.

Whilst I do not object to the application on noise amenity grounds, I would strongly recommend that all of the proposed mitigation measures highlighted in the report are incorporated fully into the development. I would recommend a condition to require this.

## **6. Relevant Policies: *Saved CDLPR policies***

GD1	Social Inclusion
GD3	Flood Protection
GD4	Design and the Urban Environment
GD5	Amenity
E17	Landscaping Schemes
E23	Design
E24	Community Safety
E25	Building Security Measures
T4	Access, Parking and Servicing
T10	Disable Access

*The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.*

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

**Committee Report Item No: 1**

**Application No: DER/08/14/01162**

**Type: Full**

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

**7. Officer Opinion:**

**Key Issues:**

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section:

- the impact of the proposal on the residential amenity of neighbours;
- parking and highway safety issues;
- the visual impact of the proposals.

**Impact on Neighbours:**

As the change of use does not require planning permission a refusal based on any additional activity pertaining the proposed use would not be justified. Instead issues relating to neighbour amenity need to concentrate on the specific alterations to the building, such as the location of the proposed external plant and the bin storage area.

The application proposes the installation of three air conditioning (AC) units and a refrigeration unit. The proposed plant would be located to the rear of the building close to the boundary with No. 2 Lilac Way. They would replace two existing condenser units which are already located on the rear elevation of the building. The proposed bin storage area would be located on the northern side elevation of the building, away from any boundaries with residential properties.

The application is supported by a Noise Planning Report which looks at the impact of the proposals on nearby sensitive receptors (including No. 2 Lilac Way). This Report provides an assessment of the likely impact from the proposed mechanical plant, deliveries, refuse collection and car parking and this concludes that, inclusive of suitable acoustic treatments to the proposed plant, predicted noise levels do not give rise to any objections from the Council's Environmental Health Officer.

Whilst the Environmental Health Officer notes that some degree of harm from noise is likely, based on the information within the submitted Noise Report, in conjunction with a site visit, he is happy that the noise impacts resulting from the proposed development are unlikely to constitute 'unacceptable harm' as within the terms of policy GD5. He does however recommend that conditions are applied to any permission that may be granted and these are referred to in Section 8 below.

**Parking/Highway Issues:**

The proposed works to be building would not have an impact upon the existing customer car parking at the site, nor would they impact upon the existing vehicle access and servicing arrangements. As there is an existing vehicle access at the site, serving an existing building which can be used for retail purposes without the benefit of planning permission, it is considered that a refusal based on the highways concerns could not be substantiated.

The Highways Officer's concerns regarding the servicing/access arrangements have been noted and the Highway Authority will be working with the applicant to try and

**Committee Report Item No: 1**

**Application No: DER/08/14/01162**

**Type: Full**

improve the existing situation on the highway. Ultimately, these matters fall outside of the scope of this planning application.

**Impact upon Visual Amenity:**

The proposed alterations to the building and the other external works are modest in scale and would be acceptable in terms of their impact upon the character and appearance of the building and the surrounding streetscene. Since the proposed single storey extension is permitted development under Part 42 of the GPDO, the visual impact of this part of the development is not for consideration under this application. Precise details of materials and finishes for the remaining proposed works to be can be controlled through planning conditions and as there are opportunities for the addition of soft landscaping to the front of the building a landscaping condition is also recommended. The proposals would reasonably comply with policies E17, E23 and GD4 of the CDLPR.

**Other Issues:**

There is no evidence to suggest that the proposals would give rise to anti-social behaviour in the area. The proposed ATM would be situated within on the prominent front elevation on the building, as would the cycle store, thus ensuring a reasonable degree of public surveillance in order to deter crime. The installation of a ramped access at the main entrance into the building is a welcome feature which would improve access for disabled people and meets with the requirements of saved policy T10.

Issues such as the need for a convenience store in this location and the impact upon existing businesses are not material in determining the acceptability of the proposed development. As the use does not require planning permission, such issues are outside of the scope of this application.

**Conclusion:**

Overall, subject to conditions relating to noise mitigation measures the proposals are considered to be acceptable in terms of their impact upon the residential amenity of neighbours and would reasonably comply with policies relating to design, crime prevention and disabled access. As car parking and servicing at the site would remain unaffected by the proposals any objection on the grounds of highway safety could not be substantiated. In view of this it is recommended that planning permission is granted.

**8. Recommended decision and summary of reasons:**

**To grant** planning permission with conditions.

**Summary of reasons:**

Subject to conditions relating to noise mitigation measures the proposals are considered to be acceptable in terms of their impact upon the residential amenity of neighbours and would reasonably comply with policies relating to design, crime prevention and disabled access. Car parking and servicing at the site would remain unaffected by the proposals and therefore any objection on the grounds of highway safety could not be substantiated. There are no material planning considerations which outweigh this assessment.



**Committee Report Item No: 1**

**Application No: DER/08/14/01162**

**Type: Full**

**Conditions:**

1. Standard time limit for implementation of the permission.
2. Standard approved plan reference condition:  
Existing and proposed elevations – drawing no: 8735-20-03 rev: B  
Proposed floor plan – drawing no: 8735-20-02 rev: B  
Proposed site plan – drawing no: 8735-SK-02 rev: E  
Existing location and block plans – drawing no: 8735-90-01 rev: C
3. Condition controlling external materials.
4. Condition controlling the submission and approval of a landscaping scheme for the site.
5. Standard time limit condition for the implementation of the approved landscaping scheme.
6. Condition securing the implementation of the noise mitigation measures contained within the submitted noise report - to include a dedicated acoustic enclosure for the AC units and an acoustic shroud for the condenser unit.

**Reasons:**

1. To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To safeguard and enhance the visual amenities of the area in accordance with saved policies E23 and GD4 of the adopted City of Derby Local Plan Review.
4. To safeguard and enhance the visual amenities of the area in accordance with saved policy E17 of the adopted City of Derby Local Plan Review.
5. To safeguard and enhance the visual amenities of the area in accordance with saved policy E17 of the adopted City of Derby Local Plan Review.
6. To safeguard the amenity of neighbours in accordance with saved policy GD5 of the adopted City of Derby Local Plan Review.

**Informative Notes:**

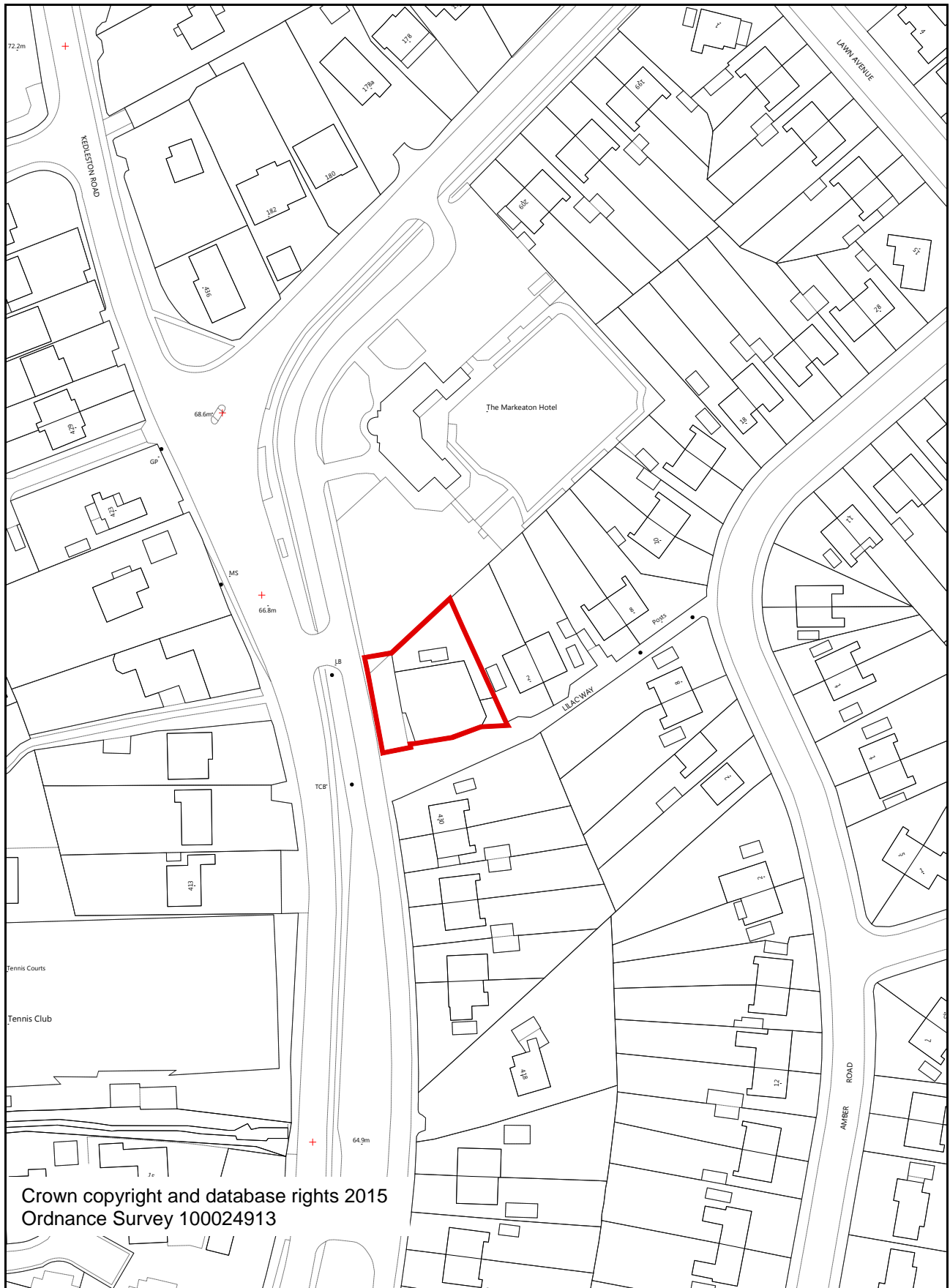
In order to carry out any off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact: [HighwaysDevelopmentControl@derby.gov.uk](mailto:HighwaysDevelopmentControl@derby.gov.uk)

**S106 requirements where appropriate:**

None required.

**Application timescale:**

An extension of time has been agreed until the 31<sup>st</sup> March 2015.



## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

### **1. Application Details**

**Address:** Land at former Tannery, Sinfin Lane, Sinfin.

**Ward:** Sinfin

**Proposal:**

Variation of condition 2 of previously approved permission Code No. DER/05/09/00571 for the construction and operation of a Waste Treatment Facility to amend the approved plans.

**Further Details:**

Web-link to application documents –

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=97635>

Along the north western boundary of the site with a railway cutting is a significant band of trees. Beyond this railway, are commercial/industrial and leisure uses. To the east of the site is another railway line which runs north/south. Beyond this, are other commercial/industrial buildings. To the south of the site is a large car park belonging to neighbouring industrial premises. Immediately to the west of the site, adjacent the bridge where Sinfin Lane crosses over the railway line, are five vacant dwellings, 1-5 Railway Cottages. On the opposite side of Sinfin Lane at this point is another car park associated with industrial premises whilst to the north of the railway line and west of Sinfin Lane are allotments with housing beyond. The nearest houses are adjacent to the allotments approximately 150 metres to the North West of the site across a railway line, screened by factory buildings and across Sinfin Lane.

This application proposes a number of minor changes or minor material amendments to the layout of the permitted Sinfin Lane Waste Treatment Facility. These relate to the following:

**A. Delivery Bay and Bay F Arrangements**

The current waste delivery bay design allows for a length of 16.1m. The proposed amendment to the design provides for 21m minimum clear distance for vehicles between the inner and outer bay doors (an increase of 4.56m).

Bay F as permitted is one bay wide. Which is not now considered of a sufficient size to safely carry out the processes that are required. An extended Bay F will expand the area into the space currently occupied by the rainwater harvesting tank and the leachate tanks which are to be re-located underground. The increase in the size of bay F by some 16.5m will match the height and profile of the reception hall.

**B. Extension of the Recyclate Export Bays**

The recyclate export bays are located adjacent to the five delivery bays. To enable the external doors to be kept closed during loading it is necessary to extend the export bay length by moving the external elevation of the bays southwards by some 4.5m. The external doors of the two metals bays and the plastics bay align with the external doors to the Waste Delivery Bays and Area F.

**C. Extension of the MBT Building**

The amendment to the length of the Mechanical Biological Treatment (MBT) bio drying hall provides for lateral westerly extension of some 7.167m to the permitted

## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

structure. The position and size of the windows on the north elevation have also been amended to reflect requirements.

### **D. Changes to the Welfare and Control Room Building Roof Height**

It is proposed to increase the number of floors in the welfare and office block by an additional two stories but will not exceed the permitted roof height of the main structure. It would rise from some 7m to 18m in overall height

### **E. Increase in Size of Firewater and Diesel Tanks, Fire Pump House**

The firewater and diesel tanks are located on the northern boundary of the site. The firewater tank size has had to be increased to reflect the development of the fire system requirements and the maximum size of the mains water connection that can be provided by Severn Trent Water. The original and amended size of the tanks are detailed below:

	Original	Proposed	height
	m3	m3	
Diesel	30	75	3m
Firewater	400	970	14.27m

### **F. Acoustic Enclosures for Fans**

The MBT hall fans as permitted are individually enclosed. The revised design proposal is to enclose the fans in a single acoustic housing.

### **G. Roof over High Voltage Area**

It is proposed to provide a roof to the High Voltage (HV) Area.

### **H. Cooler and Associated Improvements**

Two Turbine Coolers will be located on the turbine hall roof and will operate so as to cool the turbine hall. A 2.5m tall louvered screen will be located around its west, north and east sides. Two Furnace Coolers will be located on the Ash Bunker roof with a 3m tall acoustic louvered screen. Further noise mitigation will be incorporated to the stack in the form of a silencer.

### **I. Housing for Standby Diesel Generator and electrical cabinets.**

The provision of housing for a standby diesel generator and electrical cabinets adjacent to the ash bunker building

### **J. External Education Space (Willow Room and Glass Structure)**

It is also proposed to provide additional lightweight structures in the external space adjacent to the education centre. These will consist of three interleaved 3m high living willow domes, and a 6m high glass dome. These are to be located to the west of the Education Centre and Offices however they are referred to in the ES addendum but although prominent structures in themselves possibly adjacent to Sinfon Lane I cannot give members more information than this basic description. I am therefore of the view that this element IS NOT part of this application

Due to the nature of the original proposal, an Environmental Impact Assessment (EIA) was required under the relevant legislation; the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. This is the whole process whereby information about the estimated environmental effects of

## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

a project is collected, assessed and mitigation measures proposed. The environmental impact assessment carried out for the applicants is presented as an Environmental Statement that is stated to include all information required under Part II of the Regulations and where appropriate, the information set out in Part I. This sets out the developer's own assessment of the project's likely environmental effects. It comprises an environmental assessment, in 3 volumes, and a non-technical summary. A planning supporting statement was submitted with the application (together with the now obligatory Design and Access Statement). Those documents should provide a clear understanding of the potential significant effects of the scheme upon its environment and the mitigation measures proposed to avoid or ameliorate those effects.

As a consequence this current proposal has provided Environmental Statement addendum documentation.

### **Summary of Effects**

The assessment considers the implications of the proposed minor material amendment changes (the proposed variation application under Section 73 Town and Country Planning Act 1990) also cumulatively together with the approved non-material amendments. Cumulative effects were considered within the original Environmental Statement and within the ES update of 2012. Conclusions relating to cumulative effects have not changed.

The changes are not likely to alter the results of the original air quality assessment. None of the other changes are likely to lead to an effect on air quality. To the extent that these improve operability, these changes are likely to facilitate operation in accordance with the original assessment.

The increase in the footprint of the main building and the increase in height of the ancillary elements of the building represent very minor overall changes to the permitted scheme. There would be no further change in the landscape or townscape character as a result of the proposed amendments and only a very slight difference, or no difference, in views gained by receptors.

There would be no further increases to the levels of significance of effect originally identified for the permitted scheme.

The results of the noise and vibration assessment indicate that the significance of noise effects during the operation of the development are the same as those determined for the consented scheme as reported in the Environmental Statement 2012 (update). On this basis no significant adverse residual noise and vibration effects will be expected to occur during the construction or operation of the facility.

The plant operations would still be controlled by the Environment Agency under a permitting regime to make sure it meets the Best Available Techniques standards and minimises its environmental impact.

## **2. Relevant Planning History:**

DER/05/09/00571 – Some Members may recall that planning permission was granted by an Inspector following a public inquiry for the development we now know as Sinfin Lane Waste Treatment facility. That permission is for: *Construction and operation of Waste Treatment Facility comprising Reception and Recycling Hall; Mechanical*

## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

*Biological Treatment (MBT) Facility; Advanced Conversion Technology (ACT) Facility; Power Generation and Export Facility; Education and Office Accommodation; Landscaping; and Formation of Access under planning code DER/05/09/00571. That permission has now been implemented and construction work continues on site. This application does not open up the debate on the principle of the use but focusses on those changes identified above.*

Subsequently there have been three applications for non-material amendment relating to the turbine building and air cooled condenser arrangements that were approved in 2014 and a further one in 2015 for amendments to the gate house building. Those amendments related to amendment of the position and size of air cooled condensers and the reconfiguration of the car park (09/14/01304), together with an increase in the height and length of the turbine building and reconfiguration of the car parking layout (09/14/01303) and to alter position of gatehouse and weighbridge, weighbridge layout, and provision of a retaining wall (10/14/01502). As non-material amendments these were very minor changes to the approved scheme.

### **3. Publicity:**

Neighbour Notification Letter - 5

Site Notice - Yes

Statutory Press Advert - Yes

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

None

### **5. Consultations:**

#### **Building Consultancy:**

No Comments received

#### **Highways DC:**

The potential impacts on the highway of this development have been considered as part of the previous application. Only matters that relate to the proposed changes are considered here.

The application seeks permission to for various changes to the previously granted permission for this site. These include extending the length of the loading and unloading bays to allow the bay doors to be closed during use and increasing the office/welfare accommodation to serve peak numbers of staff on site during maintenance activities.

The applicant has provided drawings that show the swept paths that delivery and collection vehicles would take when using the loading and unloading bays, this appears satisfactory.

The applicant has indicated that the number of staff on the site would not be affected by the proposed changes and the previously approved parking arrangements based upon 31 staff working in a shift pattern would be applicable.

## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

Recommendation: There are no significant highway implications arising from the proposed amendments, and in view of this, no objections

### **Natural Environment:**

No further comments to make.

### **Environmental Services (Health – Pollution):**

#### **General Comments**

I understand the proposed amendments to be as follows:

- an increase in length of the delivery bay building by 4.56m, to allow the outer doors to be closed immediately after entry of a delivery vehicle;
- An extension to Bay F;
- The re-location underground of the rainwater harvesting tank and the leachate tanks;
- An increase in the export bay length by moving the external elevation of the bays southwards;
- lateral extension of 7.167m to the Mechanical Biological Treatment (MBT) bio drying hall;
- a proposal to increase the number of floors in the welfare and office block by an additional two stories;
- the increase in size of the proposed on-site Firewater and Diesel Tanks;
- a proposal to enclose the MBT hall fans in a single acoustic housing;
- the provision of a roof to the High Voltage (HV) Area;
- the positioning of two Turbine Coolers on the turbine hall roof, with associated infrastructure;
- the provision of housing for a standby diesel generator and electrical cabinets;
- the provision of additional lightweight structures (three living willow domes and a glass dome) adjacent to the education centre for use as external education spaces.

#### **Noise**

I note the submission of an updated Noise and Vibration Assessment, found in section 6 of the ES Addendum (RPS, January 2015). The majority of the amendments are likely to have a positive effect on noise compared with the existing permission. Examples include the provision of acoustic screening and enclosures (MBT Hall fans, generator housing etc). Furthermore, the purpose of the delivery and export bay building extensions is to allow more activities to take place inside the buildings with the doors closed, thus reducing noise breakout.

The noise assessment only considers aspects which are considered to have the potential to change the noise emissions from the original application design. These include the following:

- The Turbine Coolers;
- Increasing the roof height to Area G;

## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

- The extension to the Biodrying Hall;
- The Biofilter fan enclosure; and
- Additional data regarding the Stack Outlets.

I would agree that these are the only aspects of the proposals that require consideration.

The assessment utilises the updated BS4142:2014 standard. It is important to note that there have been a number of significant changes within the 2014 version. This therefore inherently raises the possibility of affecting the conclusions of the 2012 ES assessment, even without the proposed amendments to the site.

Construction noise is already being considered and mitigation measures are to be agreed in connection with the discharge of condition 26 of the original planning permission, the intention of which is to provide suitable protection from excessive noise for local residents. Consequently, I do not feel that construction noise needs to be considered further within this application.

The maximum noise impacts from the development are expected to be a rating level occurring at 5dB above the existing background noise level during the daytime and 4dB at night.

The noise assessment conclusions are commensurate with the 2012 assessment conclusions and **therefore I would accept that noise impacts from the proposed variation are unlikely to be significant.**

### **Air Quality**

Due to the potential effects of the proposed building amendments on pollutant dispersion from the stack, consideration of the effects has been provided with the application. This is included within section 5 of the ES Addendum (RPS, January 2015).

The proposed variation does not affect the operational capacity or traffic flows (compared with the 2012 assessment) and so overall, air quality impacts are not likely to be significant.

The addendum also concludes that the building changes are not likely to alter the results of the original assessment with respect to stack dispersion. I can see no reason to dispute this conclusion.

### **Underground Storage Tanks**

Although there is a potential increased risk of ground contamination due to leakages from the underground storage tanks, such risks can be suitably managed as a result of good quality bunding and associated infrastructure.

Any risks from the tanks should be appropriately managed under the site Environmental Permit, regulated by the Environment Agency. Consequently, I would recommend that the EA are consulted on this application so that the changes can be incorporated into the Permit.



## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

### **Conclusions/Recommendations**

Based on the information provided, the proposed variation is unlikely to impact significantly upon either noise or local air quality, compared with the original consented application.

**I have no objections to the application on Environmental Pollution grounds.**

### **DCC Archaeologist:**

The amendments proposed to the consented scheme do not alter the advice I provided in relation to DER/05/09/00571 (letter of 16th June 2009). To summarise, the site retains minimal archaeological potential because of the disturbance associated with late 19th and 20th century uses (brickworks and tannery). There is consequently no requirement under the policies at NPPF chapter 12 for the applicant to undertake any archaeological work on the site.

### **Environment Agency:**

The Agency has no objections to the proposed variation of conditions as submitted, however we have the following information for the applicant.

#### *Information for the applicant*

*We note the changes to the proposed construction and would advise the operator to check the documentary changes in support of this planning application against the information provided in support of their environmental permit application to ensure all referencing of documentation in Table 1.2 of the permit concurs*

### **Derbyshire Wildlife Trust:**

No response received

### **Police Liaison Officer:**

There are no alterations concerned with previous comments made on the 17 June 2009, consequently no further comments to make.

### **Network Rail:**

In relation to the above application I can confirm that Network Rail has no observations to make.

### **Natural England:**

Natural England currently has no further comment. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

### **Public Health:**

No further comments on the planning application provided the regulatory bodies are satisfied.

## **6. Relevant Policies: Saved CDLPR policies**

GD2	Protection of the Environment
GD4	Design and the Urban Environment
GD5	Amenity
GD8	Infrastructure
EP14	Employment with Potential Off-Site Effects
E4	Nature Conservation

## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

E5	Biodiversity
E7	Protection of Habitats
E9	Trees
E10	Renewable Energy
E12	Pollution
E13	Contaminated Land
E14	Development in Proximity to Existing Operations
E17	Landscaping Schemes
E23	Design
E24	Community Safety
T1	Transport Implications of New Developments
T4	Access, Parking and Servicing
T6	Provision for Pedestrians
T7	Provision for Cyclists
T8	Provision for Public Transport
T10	Access for Disabled People
W1b	Need for development
W2	Transport Principles for Waste
W4	The precautionary principle
W5	Environmental importance
W6	Pollution
W7	Landscape
W8	Impact of the transport of waste
W9	protection of other interests
W10	Cumulative impacts

*The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.*

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

### **7. Officer Opinion:**

#### **Key Issues:**

The main issues raised by this application, and considered below, relate to the impact of the proposed changes in terms of design, amenity, and impacts on the environment. As with all applications we need to focus attention on the particulars of this application given that the developers already have a fall-back position – the previous approval by the Inspector. So the question is what are the changes and what impact do they have, and then to assess whether that impact is sufficiently detrimental to object / refuse this application. What we cannot do is revisit the merits of such a waste facility on this site. That is a given.

The changes proposed and the reasoning behind them is as follows:

## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

### **Delivery Bay and Bay F Arrangements**

On the southern elevation, the current waste delivery bay design allows for a length of 16.1m. At this length it is not possible for the outer door to the tipping hall to be closed whilst drivers open the rear doors of their vehicle for tipping. Extending the length of the vehicle bays allows the outer door to be closed as soon as the vehicle enters the hall and also the provision of additional inner doors to the reception bunker. The inner doors provide a safety barrier to the bunker.

The proposed amendment to the design provides for 21m minimum clear distance for vehicles between the inner and outer bay doors (an increase of 4.56m). In order to accommodate tipping bulker vehicles a minimum clear height of 11m is required within each of the five delivery bays. The revised roof line will still be below that of the main building.

Bay F as permitted is one bay wide. It enables the receipt of contract waste in caged and other vehicles that are unsuitable to unload into the bunker and need to be unloaded manually. The area also provides a suitable area for the inspection and quarantine of potentially rejected loads, and the like. Detailed analysis has identified this area is not of a sufficient size to safely carry out the processes that are required. An extended Bay F will expand the area into the space currently approved to be occupied by the rainwater harvesting tank and the leachate tanks which are to be re-located underground. The increase in the size of bay F will match the height and profile of the reception hall.

### **Extension of the Recyclate Export Bays**

The recyclate export bays are located adjacent to the five delivery bays. The export bays provide access for haulage containing recovered ferrous and non-ferrous recyclates. To enable the external doors to be kept closed during loading it is necessary to extend the export bay length by moving the external elevation of the bays southwards. The external doors of the two metals bays and the plastics bay align with the external doors to the Waste Delivery Bays and Area F.

### **Extension of the MBT Building**

The amendment to the length of the Mechanical Biological Treatment (MBT) bio drying hall provides for lateral extension of 7.167m westwards to the permitted structure. This will enable a crane which serves this part of the structure to be operated without impeding other similar maintenance devices. The amendment provides for external high level access to the crane for maintenance. The position and size of the windows on the north elevation have also been amended to reflect such requirements.

### **Changes to the Welfare and Control Room Building Roof Height**

The current provision for the welfare and office facilities does not provide sufficient space to accommodate the staff for the facility, and in particular the peak numbers of staff that are likely to be present on site when the facility is undergoing maintenance activities. A review of the control room and the space allowed for the electrical control panels has shown the currently approved provision to be inadequate. Therefore it is proposed to increase the number of floors in the welfare and office block by an additional two stories. The increase in elevation height of the office and welfare facility to will not exceed the permitted roof height of the main structure.

## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

### **Increase in Size of Firewater and Diesel Tanks, Fire Pump House**

The firewater and diesel tanks are located on the northern boundary of the site, between the building and the railway line to the north. The size of these tanks has been reviewed in light of additional data and knowledge. The firewater tank size has had to be increased to reflect the development of the fire system requirements and the maximum size of the mains water connection that can be provided by Severn Trent Water. The firewater storage tank needs to be sized to provide the required flow rate to the fire fighting equipment. The quantity of diesel required to be stored on site has been reviewed in light of the peak consumption requirements during maintenance periods when a line of the ACT facility is being taken out of service, and to provide for fuelling the mobile plant.

### **Acoustic Enclosures for Fans**

The MBT hall fans as permitted are individually enclosed. The revised design proposal is to enclose the fans in a single acoustic housing. This has the benefit of reducing the noise impact from the fans, and also an aesthetic benefit in shielding the equipment from view behind cladding to match the main building.

### **Roof over High Voltage Area**

It is proposed to provide a roof to the High Voltage (HV) Area. This area contains the high voltage transformers and other electrical equipment. The purpose of this new roof is to protect the transformers from any falling objects from the Bio-Drying Hall walkway above.

### **Cooler and Associated Improvements**

Two new Turbine Coolers will be located on the turbine hall roof and will operate so as to cool the turbine hall. A 2.5 m tall louvered screen will be located around its west, north and east sides. These will cool the lube and ancillary circuits. Two Furnace Coolers will be located on the Ash Bunker roof with a 3m tall acoustic louvered screen. These will only be used on those rare occasions when the all the gasifier lines are running and the turbine is in full bypass. Further noise mitigation will be incorporated to the stack in the form of a silencer.

### **Housing for Standby Diesel Generator and electrical cabinets.**

The provision of housing for a standby diesel generator and electrical cabinets adjacent to the ash bunker building some 4.4m in height.

To this application for minor changes to the approved scheme the Environment Agency has no objections. The Council's Environmental Health officer has no objections. As the Waste Planning Authority we clearly need to take these responses into account as these two specialist bodies having assessed the submitted documentation are best placed to advise on matters of contamination and pollution. Both consultees have responded to the consultation and raise no substantive points of concern.

The proposed minor amendments to the permitted scheme provides for a number of improvements to the site layout necessary for the efficient operation of the Waste Treatment facility. The principle of development in this location is established. The minor changes now proposed following appropriate assessment indicate no harm to the environment when considered in terms of national and local policy.

## **Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

The submission has been carefully assessed by internal and external bodies that have generated comment. Development Control does not deal with the control of the processes. In land use terms, I find the changes to the approved scheme acceptable. The issues related to Design, Noise, Amenity Impact, I have reported from the Environmental Information. I am of the view that this assessment represents acceptable conclusions as confirmed by the respective consultees in the above consideration.

With this in mind, having taken into account the development plan and the Environmental Information I consider that the proposal accords with planning policy in the adopted Derby and Derbyshire Waste Local Plan and the City of Derby Local Plan Review and therefore am drawn to recommend granting planning permission, subject to repeating the conditions of the substantive application.

### **8. Recommended decision and summary of reasons:**

**To grant** planning permission with conditions.

#### **Summary of reasons:**

The proposal has been considered against the adopted City of Derby Local Plan Policies, policies in the Derby and Derbyshire Waste Local Plan, and the relevant parts of the NPPF as set out in (6) above and all other material planning considerations. The proposal is accordingly considered to be acceptable in land use, highway safety, amenity and general planning terms.

#### **Conditions:**

It is proposed that planning condition 2 be varied as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

Figure 1.1: Site Location Plan

Figure 1.2: Proposed Site Boundary

Figure 1.3: Site Topography

Figure 4.10: [D124019-Sin-R1004] Colour Elevations

Figure 4.11: [D124019-Sin-R1001] View from west Looking into Site entrance

Figure 4.12: [D124019-Sin-R1002] View from south Looking to Visitor Centre

Figure 4.13: [D124019-Sin-R1003] Elevation from North West

Figure 4.14: [D124019-Sin-1201] Education and Visitor Centre with Office

Figure 4.15: [D124019-Sin-1202] Education and Visitors Centre Sections and Elevations

Figure 4.16: [D124019-Sin-1301] Gatehouse Plan

Figure 4.17: [D124019-Sin-1302] Gatehouse – Sections and Elevations

Figure 4.18 [D124019-Sin-5001] External lighting Layout

Figure 4.19: [D124019-Sin-3021] Site Drainage Layout

Figure 4.20 [D124019-Sin-L-002] Landscape Master Plan

**Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of Condition**

Figure 4.21: [D124019-Sin-L-001] Landscape Layout

Figure 4.22: [D124019-Sin-3001] Access Arrangements

Figure 4.38: Process Building Plan

Figure 4.39: West Elevation

Figure 4.40: East Elevation

Figure 4.41: South Elevation

Figure 4.42: North Elevation

Figure 4.43: Process Building – Section

Figure 4.44: Site Layout with gatehouse

Figure 4.45: Tank Farm area

Plus all the other conditions imposed on the original Inspector's decision notice

**Reasons:**

1. Standard reason E04

**Informative Notes:**

As advised by the Environment Agency: 'We note the changes to the proposed construction and would advise the operator to check the documentary changes in support of this planning application against the information provided in support of their environmental permit application to ensure all referencing of documentation in Table 1.2 of the permit concurs'

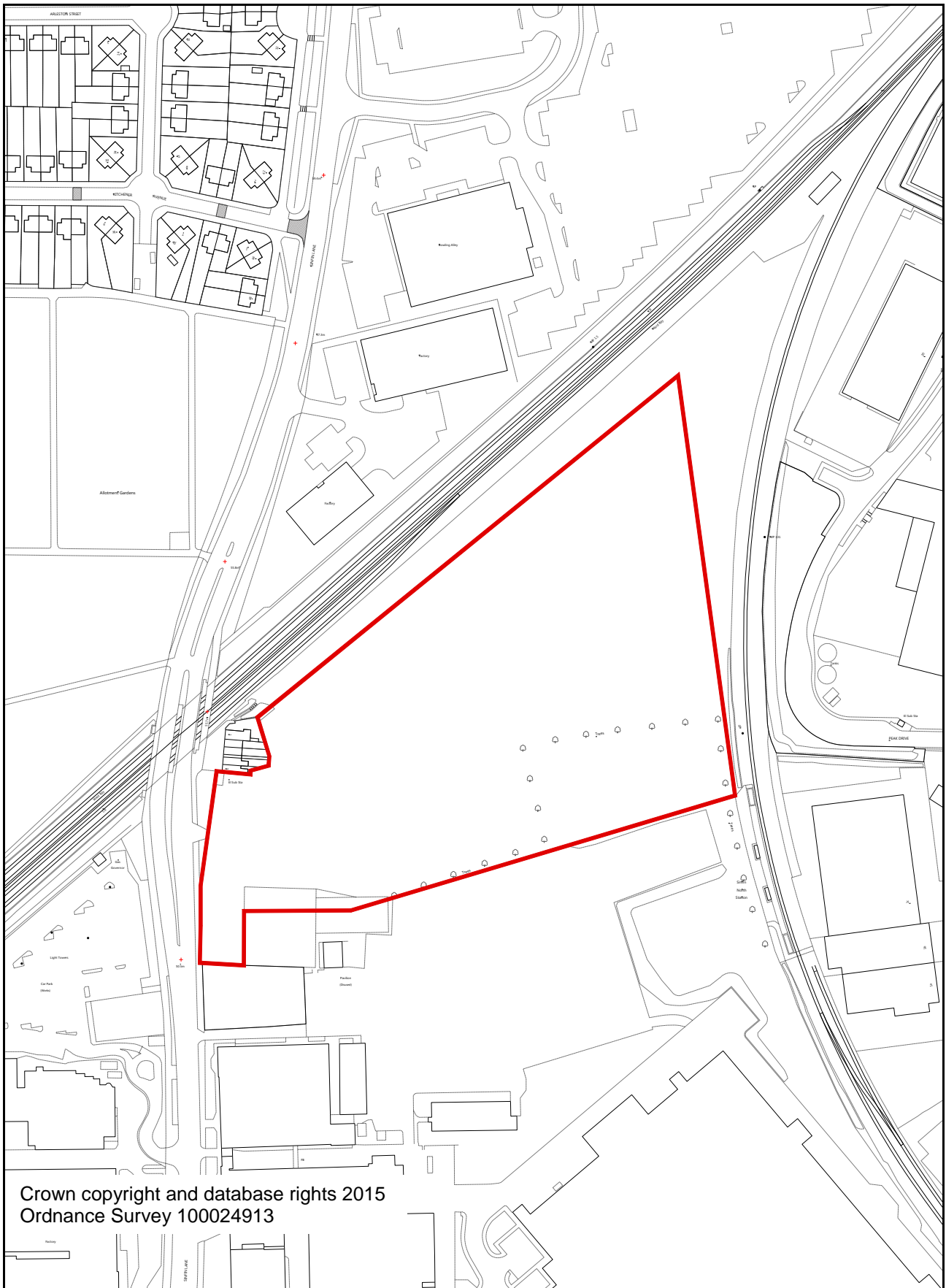
**Application timescale:**

The sixteen weeks allotted to an EIA application such as this expires on 13 April.

**Committee Report Item No: 2**

**Application No: DER/01/15/00039**

**Type: Variation of  
Condition**



## Derby City Council

Delegated decisions made between 01/02/2015 and 28/02/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/13/00325/PRI	Variation/Waive of condition(s)	Ground Floor, 14-16, Werburgh Street, Derby, DE22 3QG	Change of use from light industrial (use class B1) to gymnasium (use class D2) - Removal of condition 2 on previously approved permission Code No. DER/01/11/00121 to allow the use as a gymnasium on a permanent basis	Granted Conditionally	24/02/2015
02/14/00226/	Full Planning Permission	393 Uttoxeter New Road, Derby, DE22 3HY	Two storey and single storey rear extensions to dwelling house (lounge, utility room, bedroom and bathroom)	Granted Conditionally	13/02/2015
02/14/00286/PRI	Full Application - Article 4	168 Mansfield Road, Derby, DE1 3RB	Installation of replacement windows and door to the front elevation	Granted Conditionally	27/02/2015
04/14/00562/PRI	Full Planning Permission	Cosmo, London Road, Derby, DE1 2PA	Installation of replacement ventilation ducting	Granted Conditionally	24/02/2015
05/14/00710/PRI	Full Planning Permission	300 Burton Road, Derby, DE23 6AD (A38 Woodlands B&B)	Extension and conversion of existing garage to form a residential unit in connection with bed and breakfast facility, erection of single storey rear elevation extension to create a garage with storage above in connection with bed and breakfast facility and enlargement of vehicular access	Refuse Planning Permission	02/02/2015
07/14/00967/PRI	Full Planning Permission	1 Chapel Side, Spondon, Derby, DE21 7JQ (Co-op Store)	Infilling of entrance recess and installation of shopfront	Granted Conditionally	19/02/2015
07/14/01051/PRI	Full Planning Permission	1-11 (odd),15-53 (odd) Adler Court and communal windows to all blocks. 84-118 (even) St Marys Wharf Road and communal windows to all blocks, and Nacro hostel 49-51 St Marys Wharf Road, Chester Green Derby	Replacement of windows in flats and hostel	Granted Conditionally	02/02/2015



Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/14/01179/DCC	Full Planning Permission	53 Coronation Avenue, Alvaston, Derby, DE24 0LR (Former Ashlea Hostel)	Demolition of existing building and erection of 13 dwelling houses and 2 flats	Granted Conditionally	24/02/2015
09/14/01281/PRI	Listed Building Consent - alterations	Corn Exchange Snooker Club, Albert Street, Derby, DE1 2DS	Conversion of existing window to doorway and formation of balcony	Granted Conditionally	24/02/2015
09/14/01323/PRI	Listed Building Consent - alterations	118 Green Lane, Derby, DE1 1RY	Installation of replacement sash windows, and internal and external alterations	Granted Conditionally	13/02/2015
10/14/01354/PRI	Full Planning Permission	7 Edmund Road, Spondon, Derby, DE21 7HH	Retention of change of use of first floor from residential (Use Class C3) to Nail/Beauty salon (Sui Generis Use)	Granted Conditionally	19/02/2015
10/14/01361/PRI	Listed Building Consent - alterations	35-37 Market Place, Derby, DE1 3AE	Internal alterations to form toilets, kitchen and fire escape	Granted Conditionally	19/02/2015
10/14/01402/PRI	Full Planning Permission	Cleaver Meats, Wisgreaves Road, Derby, DE24 8RQ	Two storey extension (offices, meeting room and sales area) and formation of customer entrance with associated external works including separation of service yard.	Granted Conditionally	12/02/2015
10/14/01428/PRI	Full Planning Permission	17A Brick Row, Darley Abbey, Derby, DE22 1DQ	Two storey side extension to dwelling house (kitchen, play area, bedroom and enlargement of bedroom)	Granted Conditionally	27/02/2015
10/14/01478/DCC	Advertisement consent	Road Traffic Island at junction of Warwick Avenue/Kenilworth Avenue and Stenson Road, Derby	Display of 4 non illuminated post signs	Granted Conditionally	19/02/2015
10/14/01480/PRI	Full Planning Permission	The Money Shop, 22 Corn Market, Derby, DE1 1QH	Installation of ATM	Granted Conditionally	11/02/2015
10/14/01481/PRI	Listed Building Consent - alterations	The Money Shop, 22 Corn Market, Derby, DE1 1QH	Installation of ATM	Granted Conditionally	11/02/2015
10/14/01482/PRI	Full Planning Permission	RSPCA, 45 Abbey Street, Derby, DE22 3SP	Erection of rabbit accommodation, installation of replacement windows and alterations to walls and installation of boundary fence	Granted Conditionally	13/02/2015
10/14/01483/PRI	Advertisement consent	1 Chapel Side, Spondon, Derby, DE21 7JQ (Co-op Store)	Display of two internally illuminated fascia signs	Granted Conditionally	19/02/2015
10/14/01514/PRI	Full Planning Permission	Draka UK Industrial Cables Ltd, Alfreton Road, Derby, DE21 4AE	Alterations to industrial unit and formation of trade counter	Granted Conditionally	20/02/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
11/14/01520/PRI	Full Planning Permission	Land to the rear of 82 Blagreaves Lane, Littleover, Derby, DE23 7FP (access Briarwood Way)	Erection of dwelling and detached garage	Invalid - Finally Disposed of	17/02/2015
11/14/01531/PRI	Full Planning Permission	Unit SU228, First Floor, West Mall, Intu Shopping Centre, Derby	Change of use from retail unit (Use Class A1) to beauty salon (Sui Generis use class)	Granted Conditionally	19/02/2015
11/14/01541/PRI	Full Planning Permission	Warehouse, Newmarket Drive, Osmaston Park Industrial Estate, Derby, DE24 8SW	Change of use from storage and distribution (Use Class B8) to cosmetic repair, vehicle workshop and ancillary dry valeting (Use Class B2), formation of an external jet wash valet enclosure and associated drainage, installation of two personnel doors and roof level fume extraction and inlet ductwork	Granted Conditionally	20/02/2015
11/14/01549/PRI	Full Planning Permission	Site of 102 Brisbane Road, Mickleover, Derby, DE3 5JX	Demolition of dwelling house and erection of two bungalows	Granted Conditionally	20/02/2015
11/14/01573/PRI	Full Planning Permission	32 Kings Drive, Littleover, Derby, DE23 6EY	Two storey side extension to dwelling house (garage, utility, kitchen, bedroom and bathroom)	Granted Conditionally	06/02/2015
11/14/01575/DCC	Local Council own development Reg 3	Land fronting no's. 5-19 Hendon Way, Derby, DE22 4BZ	Formation of 7 parking bays	Granted Conditionally	18/02/2015
11/14/01576/PRI	Full Planning Permission	BMX Track, Alvaston Park, Meadow Lane, Derby	Erection of floodlights	Granted Conditionally	11/02/2015
11/14/01580/PRI	Full Planning Permission	13 Tresillian Close, Darley Abbey, Derby, DE22 2AG	Single storey side and rear extensions to dwelling (sun room and enlargement of kitchen)	Granted Conditionally	27/02/2015
11/14/01583/PRI	Full Planning Permission	Derby High School, Hillsway, Littleover, Derby, DE23 7DT	Erection of a two storey 'Kindergarten' Building with associated landscaping	Granted Conditionally	27/02/2015
11/14/01591/PRI	Full Planning Permission	1 Fallow Road, Spondon, Derby, DE21 7TF	Two storey and single storey extensions to dwelling house (kitchen, lounge, dining room, 2 bedrooms, bathroom and en-suite)	Granted Conditionally	17/02/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
11/14/01595/PRI	Full Planning Permission	7 Bonnyrigg Drive, Oakwood, Derby, DE21 2ST	First floor side and two storey front extension to dwelling house (enlargement of living/dining/kitchen area and two bedrooms) including installation of three front dormer windows	Refuse Planning Permission	17/02/2015
11/14/01596/PRI	Full Planning Permission	21 Beeches Avenue, Spondon, Derby, DE21 7LP	Single storey rear extension to dwelling (enlarged kitchen/dining room and lounge)	Granted Conditionally	03/02/2015
11/14/01599/PRI	Full Planning Permission	Land between 20 and 24 Quarndon Heights, Allestree, Derby, DE22 2XN	Erection of dwelling house	Granted Conditionally	05/02/2015
11/14/01604/PRI	Advertisement consent	Co-operative Store, Oakwood District Centre, Danebridge Crescent, Oakwood, DE21 2HT	Display of various signage	Granted Conditionally	02/02/2015
11/14/01605/DCC	Local Council own development Reg 3	Allenton Community Primary School, Brookhouse Street, Allenton, Derby, DE24 9BB	Erection of classroom block and formation of 4 additional parking spaces	Granted Conditionally	09/02/2015
11/14/01616/PRI	Works to Trees under TPO	22 Chaddesden Lane, Chaddesden, Derby, DE21 6LQ	Cutting back of branches to give 3m clearance of the house and crown lift to 7metres, Lime tree protected by Tree Preservation Order No. 23	Granted Conditionally	24/02/2015
12/14/01623/PRI	Variation/Waive of condition(s)	100 Nottingham Road, Spondon, Derby, DE21 7NP	Variation of Condition 2 of previously approved planning permission Code No. DER/10/13/01170 - Residential development (7 dwelling houses), to change the configuration of plots 1-4	Granted Conditionally	02/02/2015
12/14/01624/PRI	Works to Trees under TPO	52 Swanmore Road, Littleover, Derby, DE23 7SY	Crown thin by 10%, crown reduction by 3m and crown raise to 5m of Oak tree protected by Tree Preservation Order No. 30	Granted Conditionally	24/02/2015
12/14/01635/PRI	Works to Trees under TPO	Trees at Leylands Estate, Broadway, Derby, DE22 1AY	Various works to trees protected by Tree Preservation Order No's. 308 and 389	Granted Conditionally	19/02/2015
12/14/01636/PRI	Full Application - disabled People	120 Booth Street, Alvaston, Derby, DE24 8PH	Two storey side extension to dwelling house (lounge, kitchen, 2 bedrooms and bathroom)	Refuse Planning Permission	11/02/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
12/14/01643/PRI	Works to Trees under TPO	60 South Avenue, Chellaston, Derby, DE73 1RS	Pollarding of Horse Chestnut tree protected by Tree Preservation Order No. 74	Granted Conditionally	13/02/2015
12/14/01644/PRI	Full Planning Permission	145 Boulton Lane, Derby, DE24 0AZ	Hard surfacing of 3 metre strip of land to accommodate vehicle access for purpose of off street parking.	Granted Conditionally	02/02/2015
12/14/01647/PRI	Full Planning Permission	600 Nottingham Road, Derby, DE21 6SW	Installation of dormer to the rear elevation	Granted Conditionally	02/02/2015
12/14/01648/PRI	Full Planning Permission	10 Waveney Close, Allestree, Derby, DE22 2UE	Single storey rear extension to dwelling house (enlargement of kitchen and family room) and installation of mono-pitched roof to existing front projection	Granted Conditionally	11/02/2015
12/14/01655/PRI	Full Planning Permission	166 Mansfield Road, Derby, DE1 3RB	Change of use from florist shop (Use Class A1) to Chiropractic Clinic (Use Class D1)	Granted Conditionally	16/02/2015
12/14/01662/PRI	Full Planning Permission	85 Burnaby Street, Derby, DE24 8RN	Front and rear single storey extensions to dwelling house (hall, w.c. and sun lounge)	Granted Conditionally	03/02/2015
12/14/01664/PRI	Full Planning Permission	Land off Vivian Street, Chester Green, DE1 3RZ	Retention of change of use from storage and distribution (Use Class B8) to the storage, sale and distribution of motor vehicles, caravans, scrap vehicles and parts (Sui Generis use)	Granted Conditionally	19/02/2015
12/14/01666/PRI	Reserved Matters	Land at Severn Trent Works and land north east of new A6 road and Raynesway, Derby, DE24	Erection of unit for Class B1(b)(c), B2 or B8 use, vehicle maintenance unit, gatehouse, servicing and parking areas and landscaping (Plot H) - approval of reserved matters of access, appearance, landscaping, layout and scale under Outline permission Code No. DER/10/05/01719/PRI	Granted Conditionally	27/02/2015
12/14/01668/PRI	Advertisement consent	836-838 Osmaston Road, Derby, DE24 9AA (Natwest Bank)	Display of various signage	Granted Conditionally	11/02/2015
12/14/01670/PRI	Full Planning Permission	4 Melbourne Street, Derby, DE1 2GE	Two storey rear extension to dwelling house (kitchen, lobby. shower room and bedroom)	Granted Conditionally	09/02/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
12/14/01674/PRI	Full Planning Permission	Units 6, 7, 9, 10 & 11, Newchase Business Park, Shaftesbury Street, Derby DE23 8YB (Metallon (Derby) Ltd)	Retention of use for the collection, storage and recycling of materials (Sui Generis use)	Granted Conditionally	27/02/2015
12/14/01675/PRI	Full Planning Permission	12 Queensway, Derby, DE22 3BE	Retention of change of use of 3 garages to store cars in connection with a wedding car hire business	Granted Conditionally	05/02/2015
12/14/01676/PRI	Full Planning Permission	1 Snelston Crescent, Littleover, Derby, DE23	Two storey and single storey extensions to dwelling house (family room, playroom/office, dining room, utility room, bedroom, ensuite and enlargement of bathroom) together with formation of room in roof space (bedroom) and erection of double garage	Granted Conditionally	19/02/2015
12/14/01679/DCC	Local Council own development Reg 3	The Spot, London Road, Derby	Installation of public art work	Granted Conditionally	09/02/2015
12/14/01681/	Advertisement consent	497-499 Nottingham Road, Derby, DE21 6NA (Co-operative store)	Display of internally illuminated fascia sign, internally illuminated hanging sign and non illuminated wall sign	Granted Conditionally	11/02/2015
12/14/01683/	Full Planning Permission	175 Birchover Way, Allestree, Derby, DE22 2DB	Single storey front, side and rear extensions to dwelling house (porch, garage, study, bathroom, kitchen and dining room)	Granted Conditionally	06/02/2015
12/14/01685/PRI	Certificate of Lawfulness Proposed Use	8 Dovestone Gardens, Littleover, Derby	Single storey rear extension to dwelling house (enlargement of kitchen/dining area)	Granted	17/02/2015
12/14/01686/PRI	Works to Trees under TPO	Land to rear of The Vicarage, 25 Church Lane, Darley Abbey, Derby	Various works to tree protected by Tree Preservation Order No. 306	Granted Conditionally	19/02/2015
12/14/01693/PRI	Full Planning Permission	180 Field Lane, Alvaston, Derby, DE24 0GW (Prospect House)	Extensions to dwelling house (kitchen, dining room, shower room, hall, 2 bedrooms and enlargement of bedroom) - amendment to previously approved planning permission Code No. DER/07/14/00964/PRI	Refuse Planning Permission	12/02/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
12/14/01695/PRI	Full Planning Permission	Workshop building at the rear of 294 Uttoxeter New Road, Derby, DE22 3LN (access from Rowditch Place)	Change of use from workshop (use class B1) to flat (use class C3) including first floor side extension	Granted Conditionally	16/02/2015
12/14/01696/PRI	Full Planning Permission	26 Royal Hill Road, Spondon, Derby, DE21 7AH	Single storey rear extension to dwelling house (enlargement of kitchen)	Granted Conditionally	09/02/2015
12/14/01700/PRI	Full Planning Permission	Land at Meadowlark Grove, Oakwood, Derby, DE21 2TT	Erection of kiosk to support sewage pumping station	Granted Conditionally	06/02/2015
12/14/01707/PRI	Full Planning Permission	80 Laburnum Crescent, Allestree, Derby, DE22 2GS	Front and rear extensions to dwelling (lounge, dining room and bedroom) and formation of rooms in roof space (3 bedrooms and bathroom)	Granted Conditionally	06/02/2015
12/14/01709/DCC	Works to Trees under TPO	Allestree Park, Allestree, Derby, DE22 2EU	Felling and works to various trees protected by Tree Preservation Order No 235	Granted Conditionally	03/02/2015
12/14/01711/PRI	Full Planning Permission	155 Stenson Road, Derby, DE23 1JJ	Extensions to dwelling (lounge/dining room, kitchen, bedroom and shower room) together with formation of rooms in roof space (3 bedrooms, bathroom and installation of rear dormer)	Granted Conditionally	06/02/2015
12/14/01713/PRI	Full Planning Permission	2 Thurstone Furlong, Chellaston, Derby, DE73 1PZ	Single storey side extensions to dwelling house (kitchen, utility room and attached double garage)	Granted Conditionally	10/02/2015
12/14/01715/PRI	Full Planning Permission	32 Brunswood Close, Spondon, Derby, DE21 7LB	Single storey side and rear extension to dwelling house (w.c., sitting room and enlargement of kitchen)	Granted Conditionally	16/02/2015
12/14/01716/PRI	Works to Trees under TPO	131 Morley Road, Oakwood, Derby, DE21 4QY	Crown reduction by 1-2 metres and crown lift to 3m of Willow Tree protected by Tree Preservation Order No 507	Granted Conditionally	20/02/2015
12/14/01717/PRI	Works to Trees under TPO	Endwood, Victor Avenue, Derby, DE22 1AN	Removal of various branches from 3 Scots Pine Trees and a Sycamore tree. Protected by TPO no.259	Granted Conditionally	11/02/2015
12/14/01718/PRI	Advertisement consent	2 Siddals Road, Derby, DE1 2PB	Display of non-illuminated sign	Granted Conditionally	11/02/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
12/14/01719/DCC	Local Council own development Reg 3	Land at Riverlights, Morledge, Derby DE1 2AY	Use of land as a site compound for a temporary period and the erection of replacement 2.4m hoardings	Granted Conditionally	16/02/2015
12/14/01720/PRI	Full Planning Permission	147 Sancroft Road, Spondon, Derby, DE21 7LD	First floor side extension to dwelling house (enlargement of bedroom)	Granted Conditionally	17/02/2015
12/14/01724/PRI	Full Planning Permission	Priors Patch, Friars Close, Darley Abbey, Derby, DE22 1FD	Side and first floor extensions to dwelling (living room, utility room, 2 bedrooms and bathroom) together with re-cladding to all elevations	Granted Conditionally	11/02/2015
12/14/01725/PRI	Full Planning Permission	Land at the rear of 2 Grimshaw Avenue and adjacent to 70 Alvaston Street, Alvaston, Derby	Erection of dwelling house and detached garage	Granted Conditionally	27/02/2015
12/14/01729/PRI	Works to Trees under TPO	6 Elvaston Lane, Alvaston, Derby, DE24 0PX	Crown reduction of 3m and crown lifting to 5m to Oak tree protected by Tree Preservation Order No 522	Granted Conditionally	20/02/2015
12/14/01730/PRI	Full Planning Permission	29 The Hollow, Mickleover, Derby, DE3 5DH	Two storey and single storey front and rear extensions to dwelling house (two porches, dining room, lounge, bedroom and landing) and roof alterations including a rear dormer extension (bedroom and bathroom)	Granted Conditionally	18/02/2015
12/14/01734/PRI	Advertisement consent	Interfleet House and 2 Roundhouse Road, Pride Park, Derby	Display of various internally illuminated and non illuminated signage	Granted Conditionally	18/02/2015
12/14/01735/PRI	Full Planning Permission	261 Normanton Road, Derby, DE23 6UT	Change of use of ground floor from hair and beauty salon (Use Class A1/ Sui Generis) to hot food takeaway (Use Class A5) and installation of extraction flue	Granted Conditionally	27/02/2015
12/14/01741/PRI	Full Planning Permission	22 Cordelia Way, Chellaston, Derby	Single storey side and rear extensions to dwelling house (garage, lounge and family room)	Granted Conditionally	17/02/2015
12/14/01745/PRI	Works to Trees under TPO	32 Stonehill Road, Derby, DE23 6TJ	Felling of Ash Tree protected by Tree Preservation Order No. 296	Granted Conditionally	20/02/2015



Application No.	Application Type	Location	Proposal	Decision	Decision Date
01/15/00004/PRI	Full Planning Permission	Pear tree Clinic, Pear Tree Road, Derby, DE23 6QD	Single storey extension to clinic (entrance lobby)	Granted Conditionally	27/02/2015
01/15/00005/PRI	Full Planning Permission	154 Stenson Road, Derby, DE23 7JG	Single storey front and rear extensions to dwelling house (canopy and sun room)	Granted Conditionally	18/02/2015
01/15/00009/PRI	Full Planning Permission	8 Queensgate Drive, Chellaston, Derby, DE73 1NW	Enlargement of detached garage	Granted Conditionally	27/02/2015
01/15/00015/DCC	Advertisement consent	Highway verge, south side of Derwent Parade, Pride Park, Derby	Display of non illuminated post sign	Granted Conditionally	27/02/2015
01/15/00017/DCC	Advertisement consent	Highway verge, south side of Osmaston Park Road, Derby. (adjacent to Showcase Cinema)	Display of non illuminated post sign	Granted Conditionally	27/02/2015
01/15/00018/DCC	Advertisement consent	North side of Spondon Island, Derby Road, Spondon, Derby	Display of non illuminated post sign	Granted Conditionally	27/02/2015
01/15/00019/PRI	Advertisement consent	Road Traffic Island, Uttoxeter Road, Mickleover, Derby (Junction with Uttoxeter New Road/A38/Manor Park Way)	Display of non illuminated post sign	Granted Conditionally	27/02/2015
01/15/00020/PRI	Advertisement consent	Road Traffic Island, Uttoxeter Road, Mickleover, Derby (Junction with Uttoxeter New Road/A38/Manor Park Way)	Display of non illuminated post sign	Granted Conditionally	27/02/2015
01/15/00030/PRI	Full Planning Permission	Royal Derby Hospital, Uttoxeter New Road, Derby	Single storey extension to hospital (MRI scanners facility)	Granted Conditionally	24/02/2015
01/15/00035/PRI	Advertisement consent	Unit 1, Oakwood District Centre, Danebridge Crescent, Oakwood, Derby, DE21 2HT (Co-op store)	Retention of display of non illuminated ATM sign	Granted Conditionally	06/02/2015
01/15/00062/PRI	Prior Approval - Householder	551 Stenson Road, Derby, DE23 7LP	Single storey rear extension (projecting beyond the rear wall of the original house by 5.86m, maximum height 3.4m, height to eaves 2.5m) to dwelling house	Prior Approval Not required	24/02/2015
01/15/00068/PRI	Full Planning Permission	Land at side of 17 Cambridge Street, Spondon, DE21 7PZ	Erection of two dwelling houses - amendment to previously approved permission Code No. DER/01/14/00001	Withdrawn Application	16/02/2015



Application No.	Application Type	Location	Proposal	Decision	Decision Date
01/15/00092/PRI	Demolition-Prior Notification	1 - 5 Railway Cottages, Sinfin Lane, Sinfin, Derby, DE24	Demolition of 5 dwellings	Raise No Objection	17/02/2015