

Time commenced: 18:00
Time finished: 20:09
Held Remotely - Via Skype

PLANNING CONTROL COMMITTEE 8 October 2020

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

In Attendance: James Bathurst – Senior Planning Technician
Paul Chamberlain – Group Manager – Traffic and
Transportation
Sara Claxton – Development Control Team Leader
Andrew Gibbard – Acting Group Manager - Traffic and
Transportation
Steven Mason – Democratic Services Officer
Andy Shervill – Tree Preservation Officer
Stephen Teasdale – Solicitor
Chris Thorley – Traffic and Transport Engineer
Ian Woodhead – Development Control Manager

18/20 Apologies for absence

There were none.

19/20 Late items

There were none.

20/20 Declarations of interest

Councillor Pearce wished it to be noted that application 20/00722/FUL – 509 Nottingham Road, Derby, DE21 6NA was located within his Ward.

Councillor Care wished it to be noted that in relation to application 19/01683/OUT – site of 53 Arlington Road and land at the rear of 129A Whitaker Road, Derby, DE23 6NZ she knew someone who lived adjacent.

21/20 Minutes of the meeting held on 10 September 2020

The minutes of the meeting held on 10 September 2020 were agreed as a correct record.

22/20 Minutes of the meeting of the Conservation Area Advisory Committee held on 2 July 2020

The minutes of the meeting of the Conservation Area Advisory Committee held on 2 July 2020 were noted.

23/20 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.

19/01512/FUL – land adjacent to 28 Wisgreaves Road, Derby, DE24 8RQ

Change of use from C3 to B1 and the erection of a single storey building (store and office)

The Development Control Team Leader addressed the Committee. It was reported that there was an error on the red line OS location plan shown on page 7 of the report, which showed a larger site area than was currently proposed and that the red line had been amended during the life of the application to clarify the actual area of land in the applicant's control. It was also reported that this had reduced the area of the application site slightly by setting in boundary from no.28 Wisgreaves Rd and from boundary with 1078 London Rd. Members noted that two additional objections from a local resident had also been received, which highlighted the error in the location plan in the report and advised that the land was subdivided from 1076 and 1078 London Road more than 17 years ago and sold in 2018 and that there was no land ownership dispute. It was also noted that further objections were also raised to the potential impacts of the proposed building on amenities of neighbouring residents. It was reported that a further condition was also recommended to be added, to prevent external storage of materials on the site.

Councillor AW Graves 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 and with additional conditions to prevent external storage of materials on the site and to secure cycle parking on the site.

19/01683/OUT – site of 53 Arlington Road and land at the rear of 129A Whitaker Road, Derby, DE23 6NZ

Demolition of dwelling house. Residential development - three dwellings (Use Class C3)

The Development Control Manager addressed the Committee. It was reported that a statement of support from the applicant had been circulated to the Committee by e-mail and that it focused on the location of objectors, the

merits of the proposal, as amended, tree planting efforts on-site and associated civil issues pertaining to boundary matters.

Councillor Hezelgrave, as Ward Member, addressed the Committee requesting that adequate provision should be made for the protection and provision of onsite greenery.

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

20/00212/FUL – 130 Uttoxeter Old Road, Derby, DE1 1GE

Change of use from dwelling house (Use Class C3) to a six bedroom, eight occupant house in multiple occupation (Sui Generis Use) including installation of a dormer to the rear elevation and a roof light to the front elevation

The Development Control Team leader addressed the Committee and introduced the item.

Councillor A Pegg, 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 P Pegg to represent the Committee at any future appeal.**

Reasons for Refusal

In the opinion of the Local Planning Authority the proposed change of use of the property to a 8 person 6 bedroom House in Multiple Occupation (Sui Generis) would create an over intensification of the residential use of the property, resulting in an unacceptable form of development that would be detrimental to the prevailing character of the wider residential area, by reason of the required additional on street parking to serve future residents, which could not be safely be provided on the local highway, particularly due to the limited amount of parking space available and resulting increase in traffic on Uttoxeter Old Road. For these reasons the proposal is contrary to saved policies GD5 and H13 of the adopted City of Derby Local Plan Review and the over-arching guidance in the NPPF which promotes good design in all development.

20/00722/FUL – 509 Nottingham Road, Derby, DE21 6NA

Change of use from financial & professional services (Use Class A2) to a hot food takeaway (Use Class A5) together with erection of a single storey rear extension and external alterations to include installation of an extraction flue and condensing unit

The Development Control Team Leader addressed the Committee. It was reported that two documents had been submitted by Councillor Cooper and that these were:

- Evidence for Lambeth's draft Local Plan in relation to restricting location of A5 hot food takeaways within 400m of schools
- Public Health England document for density of fast food outlets published in June 2018
- Together with a link to NHS web site article from US on fast food restaurants on commuter routes contributing to obesity

Members noted that a further objection had been received from a local resident, in addition to the 23 objections already received, which was concerned with the impact on the vitality and viability of the District Centre and that the proposal would result in an over concentration of A5 hot food takeaway uses in the centre. It was also noted that a further statement from the agent in the support of the proposal had been received.

Councillor Cooper and Councillor Smale, as Ward Members, 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.

20/00072/FUL – Bramble House, Kingsway Hospital, Kingsway, Derby, DE22 3LZ

Demolition of existing buildings and erection of three accommodation blocks comprising an 80 bed care home and 66 extra care assisted living units (Use Class C2) accessed from Kingsway, associated car parking and landscaping

The Development Control Manager addressed the Committee. It was reported that an e-mail had been circulated to the Committee which included updates and additions to the recommended conditions and that there was also a focus on the submitted Transport Assessment and the suitable and acceptable quantum of on-site car parking. It was also reported that a further travel plan condition was also needed. Members noted that a supporting statement on behalf of the operator has been submitted and that this focused on positive pre-application engagement and the efforts that had been made during the life of the application to improve the overall design composition of the scheme. It was also noted that reference to the heritage issue and the loss of the existing buildings on site was made, together with the projected costs of refurbishing those buildings and that the importance of the proposal in terms of its provision towards specialist older persons housing was stressed and the comments of the Housing Strategy Team were emphasised. It was reported that at 5.4 of the report, the final updated comments of the Tree Officer concluded as follows:

'The proposed tree losses are not to such an extent that I would recommend refusal and if you are minded to approve then the standard tree protection condition must be applied. Compliance with the AMS must also be conditioned including the Arboricultural monitoring. Final tree planting

scheme must be conditioned to be supplied and approved to include estimation of soil volumes required and supplied.'

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 Governance to enter into such an agreement.**
- B. to authorise the Director of Strategy Partnerships, Planning and Streetpride to grant permission upon conclusion of the above Section 106 Agreement**

24/20 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:

- 20/01055/FUL – Former Wholesale Market, Chequers Road, Derby;**
- 20/01076/RES – 'Becketwell', land off Victoria Street, Green Lane, Macklin Street, Becket Street, Colyear Street and Becketwell Lane, Derby; and**
- 20/01096/VAR – Site of former Derbyshire Royal Infirmary, London Road, Derby**

MINUTES END