

Time commenced: 18:02
Time finished: 18:52

PLANNING CONTROL COMMITTEE 20 January 2022

Present: Councillor S Khan
Councillors Bettany, Care, M Holmes, Jennings, Nawaz,
T Pearce, Pegg, Potter, Prosser, West

In Attendance: Councillors Atwal and Hezelgrave
James Bathurst – Senior Planning Technician
Steven Mason – Democratic Services Officer
Stephen Teasdale – Solicitor
Ian Woodhead – Development Control Manager

52/21 Apologies for absence

There were none.

53/21 Late items

There were none.

54/21 Declarations of interest

Councillor Care wished it to be noted that in relation to application 21/01997/FUL – Land between 42 and 46 Middleton Avenue, Derby, it was close to but did not abut her father's house.

55/21 Minutes of the meeting held on 16 December 2021

The minutes of the meeting held on 16 December 2021 were agreed.

56/21 Minutes of the meeting of the Conservation Area Advisory Committee held on 2 December 2021

The minutes of the meeting of the Conservation Area Advisory Committee held on 2 December 2021 were noted.

57/21 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.

21/01693/FUL – 78 Harrison Street, Derby

(Change of use from a dwelling house (use class C3) to a seven bedroom (eight occupant) house in multiple occupation (Sui Generis use) together with erection of a single storey side/rear extension and alterations to the front elevation)

The Development Control Manager addressed the Committee. It was reported that bedroom 4, on the first-floor level, should be on the list in the description on page 1 of the report.

Councillors Atwal and Hezelgrave, as Ward Members, 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 Potter to represent the Committee at any future appeal.**

Reasons for Refusal

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

21/01997/FUL – Land between 42 and 46 Middleton Avenue, Derby

(Erection of a dwelling (Use Class C3), part retrospective application)

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

Mr Job of Heatons, the agent representing the applicant, addressed the Committee. Mrs Bennett and Ms Donoghue addressed the Committee and made representations against the application.

Resolved to defer the application, to allow the case officer to consider the boundary treatment, to a future meeting of the Committee.

58/21 Potential Future Site Visits

The Committee was advised of future major applications.

Resolved to undertake a site visit in relation to the following planning application:

- **21/02214/FUL - Land North West Of Blackmore Street Derby (adjacent To the Akaal School).**

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

- **21/02091/FUL - Site of former Rolls Royce Light Alloy Foundry, Osmaston Road, Derby;**
- **21/02172/VAR - Army Reserve Centre, Windmill Hill Lane, Derby;**
- **21/02169/VAR - Derby Food Waste Anaerobic Digester Plant, Megaloughton Lane, Derby; and**
- **21/02197/VAR - Former Celanese site, Holme Lane, Derby.**

MINUTES END