

Time commenced: 6.00pm
Time finished: 6.30pm

PLANNING CONTROL COMMITTEE 16 OCTOBER 2014

Present: Councillor Bolton (Chair)
Councillors Care, Carr, Harwood, Hickson, M Holmes, Nawaz, Pegg,
Sandhu, Tittley, Turner and Wood

32/14 Apologies for Absence

Apologies for absence were received from Councillor S Khan.

33/14 Late Items

There were no late items.

34/14 Declarations of Interest

There were no declarations of interest.

35/14 Minutes of the Meeting held on 18 September 2014

The minutes of the meeting held on 18 September 2014 were agreed as a correct record and signed by the Chair subject to the addition of:

29/14 Development Control Monthly Report

(d) DER/14/00198 – Residential development for up to 45 dwellings, formation of access road, car park and open space at Land North East of North Avenue, Darley Abbey, Derby

Resolved to refuse planning permission for the following reasons:

1. In the opinion of the Local Planning Authority, residential development on the application site would be prominent and visually intrusive, leading to the narrowing of the Green Wedge, between Darley Abbey and Allestree, resulting in a loss of openness and undeveloped, landscape character in this highly sensitive part of the Green Wedge. It would lead to further coalescence of the Allestree and Darley Abbey neighbourhoods. As such, the proposal would compromise the role and function of the Green Wedge in this location, contrary to the aims of saved policy E2 of the adopted City of Derby Local Plan Review.

2. In the opinion of the Local Planning Authority residential development

on this site would have an unsatisfactory relationship with the prevailing built form of Darley Abbey. Given the topography of the site and its surrounding fields, which falls west to east, towards the River Derwent and the pattern of residential development on North and South Avenues, it was considered that it would be difficult to secure a layout of development that relates well to existing housing in the locality. The existing houses on North Avenue turn their backs to the site and the site was enclosed from the north and west by substantial raised embankments to the neighbouring trunk road network; it would virtually be an island of development that would struggle to relate to neighbouring communities. As such, the Local Planning Authority had little confidence that reserved matters submissions could deliver an overall layout that would provide a high quality design that would relate well to existing housing in the locality. The proposal was therefore contrary to saved policies GD4, H13 and E23 of the adopted City of Derby Local Plan Review and the over-arching design guidance in the National Planning Policy Framework.

3. In the opinion of the Local Planning Authority, residential development on this site, which would fall within the Derwent Valley Mills World Heritage Site and its associated Buffer Zone, would be harmful to the Outstanding Universal Value of the World Heritage Site. This was due to the site being an important part of the undeveloped rural landscape providing the setting for the Darley Abbey Mills industrial settlement, which makes a contribution to the significance of the World Heritage Site. The site was therefore highly sensitive and the proposal would result in the loss of the rural character and landscape and would change both the character and experience of this part of the setting of the World Heritage Site, eroding the clear relationship between the rural landscape and the historic settlement, which is an integral part of its contribution to the Site. The proposal was therefore contrary to saved policy E29 of the adopted City of Derby Local Plan Review and the policies in the National Planning Policy Framework.

4. The application was not supported by an archaeological evaluation of the site, to investigate for the potential evidence of a Roman Road, a site on the Historic Environment Record, which was identified as being located within the application site. Insufficient information has therefore been provided to enable the significance of the impacts of the development on the heritage asset to be properly assessed. The application does not therefore meet the requirements of the National Planning Policy Framework paragraph 128 and is accordingly contrary to saved policy E21 of the adopted City of Derby Local Plan Review.

36/14 Minutes of the Meetings of the Conservation Area Advisory Committee held on 17 July 2014

The minutes of the meeting of the Conservation Area Advisory Committee held on 17 July 2014 were received and noted by the Committee.

37/14 Appeals Decisions

The Committee received a report of the Strategic Director of Neighbourhoods on the appeals decisions taken in the last month.

Resolved to note the decisions on the appeals taken.

38/14 Tree Preservation Order 2014 Number 582 (119 Copes Way, Chaddesden, Derby)

The Committee received a report of the Strategic Director of Neighbourhoods that summarised the comments received on objections to a Tree Preservation Order (TPO) on an ash tree at 119 Copes Way, Chaddesden, Derby.

Members raised concern that the TPO failed to address the nuisance caused by the tree in relation to leaves and seeds, which shred and block guttering, drains and the brook at the rear of the properties.

Resolved to the reject the proposals of Tree Preservation Order 2014 Number 582 (119 Copes Way, Chaddesden, Derby).

39/14 Applications to be Considered

The Committee considered a report from the Strategic Director of Neighbourhoods on planning applications which were to be determined by the Committee, together with applications determined by the Strategic Director of Neighbourhoods under delegated powers.

- (a) DER/04/14/00469 & DER04/14/00470– Change of use to coffee shop (Use Class A3), together with ancillary exhibition space on the ground floor and change of use to Use Class B1 (office and meeting rooms) on second, third and fourth floor at Hippodrome Theatre, Green Lane, Derby, DE1 1RT

The officer reported that in the report it made reference to proposals for the second, third and fourth floors of the building and for clarity it was noted that this should read first, second and third floors of the building. It was noted that on page 2 of the report (bottom of first paragraph) reference was made to a 'level' shaft and this should have read lift shaft.

It was reported that on page 6 of the report the 20th Century Society was referred to incorrectly in a list of consultees who provided no comments on the applications. The positive comments of that organisation were included on page 5.

The Committee were informed that recent history surrounding this prominent grade II listed building required no introduction. The proposal before you sought to activate and refurbish the ground, first, second and third floors of the front of house component of the building with a small range of acceptable uses. The proposal also sought to stabilise and protect the principal auditorium and stage house components

of the building with temporary building works in an attempt to safeguard the damaged historic core of the building.

It was noted that the report stated the range of detail submitted with the applications was not what one would normally expect but the building was in a very poor state and the approach taken by the Council to entertain these applications had been supported by important statutory consultees such as English Heritage, the 20th Century Society, the Theatres Trust and CAAC and Built Environment colleagues.

As the report stated, the only real issue of concern was the proposed removal of the high level projection room as part of the building re-engineering works and this component was excluded by condition. However, post decision, the officer was confident that colleagues would explore opportunities with the applicant for an alternative solution.

Resolved to grant planning permission in accordance with the terms set out in the report.

(b) DER/07/14/01026 – Erection of bungalow and formation of access at land at rear of 8 and 10 Hillside Avenue, Chaddsedon, Derby, DE21 6SP

Resolved to grant planning permission in accordance with the terms set out in the report.

40/14 Major Application Site Visits

The Committee were advised that there were ten future major applications.

Resolved not to undertake site visits to the proposed sites in the report.

MINUTES END