

Time commenced – 6.00pm

Time finished – 7.35pm

PLANNING CONTROL COMMITTEE

5 FEBRUARY 2009

Present: Councillor Wood (Chair)
Councillors Banwait, Baxter, Bolton, Care, Grimadell, Harwood,
Richards and Shanker

107/08 Apologies for Absence

Apologies for absence were received from Councillor Carr.

108/08 Late Items Introduced by the Chair

There were no late items.

109/08 Declarations of Interest

Councillor Care declared a Personal Interest in planning application DER/09/08/01322 as she knows the owner of one of the properties involved as an acquaintance.

Councillor Harwood declared a Personal Interest in planning application DER/03/08/00422 as it involved a house he previously owned. He also knows some of the residents of the cul-de-sac.

110/08 Confirmation of the minutes of the meeting held on 15 January 2009

The minutes of the meeting held on 15 January 2009 were agreed as a correct record and signed by the Chair.

111/08 Development Control Performance July 2008 – September 2008

The Committee considered a report from Assistant Director – Regeneration on Development Control Performance July – September 2008. This report gave details of our statistical performance on planning applications and decisions during the periods July – September 2008. The presenting officer asked for members to participate in a working group that would look at the Development Management processes and workload of the officers and of the committee.

Resolved to note the report and for councillors to decide in their political groups who will sit on the cross-party working group and let

officers know.

112/08 Major site visits undertaken

The Committee received a verbal update on the major site visits since the last meeting. The presenting officer also informed members that application DER/11/08/1609 – Mount Carmel Residential Home, 310 Highfields Park Drive, Broadway had been withdrawn for future amendments.

Resolved to note the report.

113/08 Bi-monthly Report

The Committee considered a report on planning applications to be determined by the Committee, and the applications determined by the Assistant Director – Regeneration under delegated powers.

1. DER/03/08/00422

Application for outline planning permission to erect two residential dwellings with associated parking at 20 and 21 Hilltop, Oakwood. The receipt of an additional letter of representation was reported.

Mr Turner and Mrs Leivers addressed the Committee in objection to the proposal.

Resolved to refuse the outline application for planning permission.

Reasons

The application is refused on the grounds that the development and its likely traffic would exacerbate existing difficulties and dangers to the detriment of the amenity of nearby residents. .

Councillor Harwood was nominated to represent the Council on any future appeal, with Councillor Bolton as reserve.

2. DER/09/08/01322

Application for outline planning permission for a residential development to erect two dwelling houses at land to the rear of 48 and 50 Pastures Hill, Littleover.

Mr Gibbins and Mr Littlewood addressed the Committee in objection to the proposal.

Resolved to defer the application until the Committee has visited the site.

3. DER/06/08/00852

Application for planning permission to change of use of St Helen's House and Pearson Building from a learning centre (Use Class D1) to a hotel (Use Class C1) and internal alterations and extension to form glazed link, erection of front boundary wall, conversion of Headmaster's House to form three dwelling houses, demolition of chapel, temporary classrooms and chemistry laboratory, erection of 46 apartments and three dwelling houses, construction of a basement car park and alteration to Edward Street access at St Helen's House and associated buildings on King Street, Edward Street and Arthur Street.

The presenting officer stated that there had been one additional letter of objection on similar grounds to others in the report.

Resolved that:

- A. The Assistant Director – Regeneration be authorised to negotiate the terms of a Section 106 Agreement to achieve the objectives set out in section 11.5 of the report and that the Director of Corporate and Adult Services be authorised to enter into such an agreement; and**
- B. The Assistant Director – Regeneration be authorised to grant planning permission on the conclusion of the above agreement with the conditions contained in the report and an amended condition relating to cycle parking.**

4. DER/06/08/00853

Application for listed building consent for internal alterations and extensions to St Helen's House and Pearson Building to form a glazed link in connection with the proposed use as a hotel, demolition of rear extensions of St Helen's House, conversion of Headmaster's House to form three dwellings, demolition of chapel, chemistry laboratory and boundary wall at St Helen's House and associated buildings on King Street, Edward Street and Arthur Street.

Resolved to authorise the Assistant Director – Regeneration to refer the application to the Secretary of State advising that the City Council is minded to grant consent conditionally.

5. DER/12/07/02305

Application for planning permission for the erection of five dwelling houses and garages at land corner of Audrey Drive and Martin Drive (disused garages) Chaddesden.

The Officer informed the Committee that an additional objection letter had been received relating to traffic, drainage and amenity impact. Comments have been received from environmental health officers recommending asking for decontamination work to be done and the validation report to be submitted

once this work had been completed.

Resolved to refuse the application for planning permission.

Reasons

The application is refused on the grounds that it is over-intensification of the site and because of its proximity to the trees located on and adjoining the site.

6. DER/12/08/01713

Application for planning permission for a display of an internally illuminated fascia sign at 7-11 St Peter's Street, Derby (Tesco Store).

Resolved to grant permission subject to the condition contained in the report.

7. DER/09/09/01399

Application for planning permission for an extension to a Mosque (including a staircase, toilets, access for disabled people, a lift, education and training centre, minaret and a second floor ladies' prayer room) at Central Islamic Centre, Sacheveral Street.

Resolved to grant permission subject to the conditions contained in the report.

8. DER/12/08/01754

Application to vary condition 6 on reserved matters approval
DER/10/02/01513 to allow unrestricted use of Access C in connection with the erection of patient care facilities (approval of reserved matters and discharge of conditions in response to outline planning permission DER/12/99/1498 at Derby City General Hospital, Uttoxeter New Road.

Resolved to grant the variation to condition 6 subject to the conditions contained in the report.

114/08 Consideration of major application site visits

The Committee were advised that there were two future Major Application Site Visits to report.

Resolved that the Committee wish to visit the application major application site; DER/01/09/00025-Site of Sancroft Court, Harpur Avenue, Littleover.

MINUTES END