

Time commenced: 6.00pm
Time finished: 7.24pm

PLANNING CONTROL COMMITTEE 10 September 2015

Present: Councillor Khan (Chair)
Councillors Care, Froggatt, Harwood, M Holmes, Martin, Nawaz,
Sandhu, Tittley, West, Winter, Wood

In Attendance: Councillors Ingall, Keith, Stanton

20/15 Apologies for Absence

There were none.

21/15 Late Items

There were no late items.

22/15 Declarations of Interest

Councillor Winter wished it to be noted that, in relation to planning application DER/05/15/00578 – Chellaston Academy, Swarkestone Road, Chellaston, Derby, DE73 1UA, two of her grandsons attended Chellaston Academy, however, beyond that she had no direct interest in the school or the application herself and that she would approach the application with a totally open mind.

Councillor M Holmes wished it to be noted that, in relation to planning application DER/01/15/00118 – land at side of 25 Fairbourne Drive, Mickleover, Derby, DE3, he was aware that Councillor A Holmes and Councillor Keith had been involved with this application, however, that he had kept his distance from such and would be approaching the application with a totally open mind.

23/15 Minutes of the Meeting Held on 23 July 2015

The minutes of the meetings held on 23 July 2015 were agreed as a correct record.

24/15 Minutes of the Meeting of the Conservation Area Advisory Committee Held on 18 June 2015 and 30 July 2015

The minutes of the meeting of the Conservation Area Advisory Committee held on 18 June 2015 and 30 July 2015 were received and noted by the Committee.

25/15 Appeal Decisions

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

Resolved to note the report.

26/15 Development Control Monthly Report

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/06/15/00720 – Residential development of up to 49 dwellings, formation of vehicular access and open space at land off North Avenue, Darley Abbey, Derby, DE22 1EZ

The Development Control Team Leader reported that four additional documents had been submitted on behalf of the Darley Abbey Society which had been circulated to the Committee.

Jonathan Jenkins, Planning Design Practice, addressed the Committee on behalf of the applicant. Mr Hall, of the Darley Abbey Society, and Councillor Stanton, as a Ward Councillor, addressed the Committee to object to the application.

Resolved to refuse planning permission for the reasons as detailed in the report.

- (b) DER/05/15/00578 – Demolition of the existing detached 'maths' block and its replacement with a detached two-storey building to accommodate a classroom block and refectory at Chellaston Academy, Swarkestone Road, Chellaston, Derby, DE73 1UA.

The Development Control Group Manager reported that the application included a condition to control extra curricular activity in the ground floor block, following local residents concerns. The Development Control Group Manager proposed that if the application was granted, the precise wording of the condition should be agreed with the Chair and Vice Chair.

Mr Ellis, Deputy Headteacher – Chellaston Academy, as the applicant addressed the Committee. Mr Gunstone addressed the Committee in objection to the application. Councillor Ingall, as a Ward Councillor, addressed the Committee to raise a number of concerns he had with the application.

Resolved:

- 1. to grant planning permission for the reasons and with the conditions as set out in the report together with;**
 - a. a condition to ensure that the approved building will be used only for purposes and activities directly related to its use as a school;.**
 - b. a condition providing for the control of waste collections in line with the times of operation (07:00 o 19:00) submitted by the applicant;**
 - c. a condition to provide for added landscaping to be provided to improve privacy and reduce nuisance.**
 - d. a condition to secure the use of obscure glazing for the southern stairwell;**

the details of the conditions in 1a. to 1d. above to be approved after consultation with the Chair and Vice Chair and

- e. an informative note encouraging the use of solar panels on the proposed building.**

- (c) DER/03/15/00293 – Erection of power plant compound to include generators, kiosk, sub-station, welfare cabin, switchgear cabin, transformers and acoustic fence on plots 2 & 3, Trafalgar Park, Trafalgar Park Way, Derby, DE24 8DX

The Committee noted that the planning application had been removed as an item for determination by the Committee.

- (d) DER/01/15/0018 – Erection of a detached dwelling house – approval of reserves matters of layout, appearance, landscaping and scale under outline permission – DER/03/12/00268 on land at side of 25 Fairbourne Drive, Mickleover, Derby, DE3

The Development Control Group Manager reported that the recommendation within the report, should read, 'To approve reserved matters with conditions' and that the header should read, 'Reserved Matters – appearance, scale, layout and landscaping'.

Jeff James, Montague Architects, addressed the Committee on behalf of the applicant. Mr Richards and Councillor Keith, as a Ward Councillor, addressed the Committee to object to the application.

Resolved:

- 1. to approve reserved matters for the reasons and with conditions as set out in the report together with an additional condition relating to a construction management plan.**

27/15 Major Application Site Visits

The committee was advised that there were six future major applications.

**Resolved not to undertake a site visit in relation to planning applications
DER/07/15/00890 – 63 & 64 Friar Gate, Derby, DER/07/15/00899 – Chandos Pole
Street, Derby, DER/07/15/00902 – Derbyshire Royal Infirmary, London Road,
Derby, DER/07/15/00982 – Derbyshire County Cricket Club, Nottingham Road,
Derby, DER/08/15/01035 – Car Park between Units 3/4 & 5, Kingsway Retail
Park, Derby and DER/08/15/01042 – Agard Street Car Park, Agard Street, Derby.**

MINUTES END