

Time commenced – 6.00pm
Time finished – 7.05pm

PLANNING CONTROL COMMITTEE 23 SEPTEMBER 2010

Present: Councillor Wood (Chair)
Councillors Bolton, Carr, Grimadell, Harwood, Hickson, S
Khan, Richards and Shanker.

52/10 Apologies for Absence

No apologies for absence were received.

53/10 Late Items Introduced by the Chair

The Chair informed the Committee of the progress of the visit to an operating Sheesha Bar following the decision at the last Committee to arrange a site visit. He advised the Committee to make their own arrangements. Councillor Hickson expressed concern that the Divisional Commander of Police for Derby was unaware of the application and the police wanted to carry out an impact assessment before the Committee considered it. The Chair stated that the Committee would welcome any further representations from the Police and they would be considered in the normal manner.

Resolved to note the update from the Chair.

54/10 Declarations of Interest

There were no declarations of interest.

55/10 Confirmation of the minutes of the meeting held on 29 July 2010

The minutes of the meetings held on 29 July 2010 were agreed as a correct record and signed by the Chair.

56/10 To receive the minutes of the meeting of the Conservation Area Advisory Committee held on 12 August 2010

The minutes of the Conservation Area Advisory Committee meeting held on 12 August 2010 were received as a correct record and noted by the Committee.

57/10 Policy implications of changes to planning policy note 3: Housing

The Committee considered a report of the Director of Planning and Transportation informing Members of the changes to Planning Policy Statement 3 and the implications to the planning process. The Head of Spatial and Transport Planning stated that there were two main changes. Firstly that the definition of previously developed land (brownfield land) now excluded private residential gardens and that the national indicative minimum density of 30 dwellings per hectare had been deleted. He stated that the change to garden classification was not an automatic refusal but shifted the balance towards that outcome.

Councillor Hickson stated that the Committee should issue a press release to make these changes clear to the public. The Chair stated that this was a policy decision and should be dealt with by the relevant cabinet member. Legal advice was sought and members were reminded about the issue of predetermination with regard to future planning applications for residential development on private residential gardens.

The Chair asked for officers to provide the Committee with photos that illustrated different housing densities.

Resolved:

- A. To note the report**
- B. To request the Chair contact the Cabinet Member for Planning and Environment and ask them to communicate the changes in planning policy to the public**
- C. To request officers produce photographs illustrating different housing densities and circulate these to the Committee for reference.**

58/10 Development Control Monthly Report

The Committee considered a report on planning applications to be determined by the Committee, and the applications determined of the Director of Planning and Transportation under delegated powers.

1. DER/08/10/00987 Formation of a footpath/cycle route and modification of the existing paths at Darley Park, Darley Abbey

The comments of the Built Environment Team, the Highways Officer, the Disabled People's Officer, the Derbyshire Wildlife Trust, the Environment Agency and the Arboricultural Officer were reported at the meeting. It was reported that a further 12 representations had been received, three of support, one of comment and eight objections. A petition containing 46 names objecting to the proposal had also been received.

Resolved to refuse the application for planning permission.

Reasons

The proposed path, which would have a significant degree of permanence,

being, of tarmac construction and bound gravel surface, would be of excessive width and inappropriate surfacing materials, is considered to be intrusive and out of keeping with the open character of the historic designed landscape of Darley Park and this would have a significant detrimental impact on the character and appearance of the Darley Abbey Conservation Area and on the special character of the Derwent Valley Mills World Heritage Site, contrary to Policies E18 and E29 of the adopted City of Derby Local Plan Review.

2. DER/05/10/00544

Display of internally illuminated fascia signs at the Hallmark Hotel, Midland Road

And

DER/05/10/00545

Display of internally illuminated fascia signs at the Hallmark Hotel, Midland Road

Resolved in relation to the two applications:

A. To grant listed building consent conditionally, and

B. To grant advertisement consent conditionally.

3. DER/06/10/00754

Extensions to school erection of school buildings, link, alterations to landscaping and access and demolition of the Cromford Building at Derby Moor Community Sports College, Moorway Lane, Littleover

It was reported that plans had been received detailing the height of the proposed energy centre which was approximately 6.3m high, 32m long and 6.5m in depth and not a single storey building as detailed in the report. This was still considered acceptable by officers.

The comments of the Highways Officer were reported at the meeting. He raised no objections subject to additional conditions which required detailed design of the vehicular accesses, proposed bollards on those accesses, visibility splays, paving details and swept path information for the mini bus car park.

It was reported that details of the landscaping on site would need to be investigated to ensure that it enabled safe conditions and visibility when accessing the site. This was also proposed to be subject to an additional condition.

No comments were received from both the Landscape and Sport & Leisure teams in Environmental Services. The Environmental Services Pollution Team suggested a condition to monitor the noise generated from the site.

An updated archaeology survey had been submitted by the applicant however the County Archaeologist was satisfied with its findings.

Officers had also suggested to the applicant, at the request of the Police Liaison Officer that additional CCTV cameras be installed to the rear elevation of the Derwent Building. Amended plans were received before the meeting illustrating the siting of CCTV on the rear elevation of the Derwent Building.

Resolved to grant planning permission with the conditions contained in the report and those additional conditions proposed at the meeting. The additional conditions circulated prior to the meeting and addressed at the meeting by the presenting officer related to highways issues, materials, landscaping issues relative to the hedgerow fronting Moorway Lane, external lighting and acoustic information.

4. DER/01/10/00089

Erection of a workshop unit at 11 Canal Street

Resolved to grant planning permission with the conditions contained in the report

59/10 Consideration of major application site visits

The Committee was advised that there were five future major application site visits to report.

Resolved to visit the proposed major application site at 35-41 Brighton Road.

MINUTES END