

Time commenced - 6.00 pm
Time finished - 7.10 pm

PLANNING CONTROL COMMITTEE 7 SEPTEMBER 2006

Present: Councillor Baxter – Chair
Councillors Bolton, Care, Carr, Chera, S Khan, Poulter,
Samra, Richards and Wynn

45/06 Apologies for Absence

Apologies for absence were received from Councillor Travis.

46/06 Late Items Introduced by the Chair

There were no late items.

47/06 Declarations of Interest

There were no declarations of interest.

48/06 Minutes of the Meeting held on 20 July 2006

The minutes of the meeting held on 20 July 2006 were approved as a correct record and signed by the Chair.

49/06 Minutes of the Meeting of the Conservation Area Advisory Committee held on 8 June 2006

Resolved to receive the minutes of the Conservation Area Advisory
Committee meeting held on 8 June 2006.

50/06 Planning and Advertisement Applications

Resolved to note the applications for Planning Permission determined by the Assistant Director – Regeneration under delegated powers and detailed in Section E (Delegated) of the report and the applications detailed in Section B1 of the report be dealt with in accordance with the Assistant Director – Regeneration's, recommendations or as determined by the Committee as follows:

- a) Applications Recommended for Approval or that no objections be raised by the Council subject to any conditions set out in the report and**
- b) Applications determined by the Committee**

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| 1. | DER/706/1181
and
DER/706/1182 | DER/706/1181 – Erection of 12 flats with associated car parking. DER/706/1182 – Erection of nine flats with associated car parking. Site of The Orchards and the Cottage, Rowditch place. |
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Resolved:

- 1. to authorise the Assistant Director – Regeneration to negotiate the terms of the Section 106 Agreement in respect of both DER/706/1181 and DER/706/1182 to provide lifetime homes, public open space provision and highway works, and to authorise the Director of Corporate and Adult Social Services to enter into such an agreement.**
- 2. to authorise the Assistant Director – Regeneration to grant planning permission with alterations to conditions as set out in the report, in respect of both DER/706/1181 and DER/706/1182, on the above agreement. Should the Section 106 Agreement not be concluded within 13 weeks of the applications life the Assistant Director – Regeneration to give consideration, in consultation with the Chair, to refusal of the applications.**

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| 2. | DER/606/920 | Retention of Change of Use from factory to internet café and leisure use. 2 – 4 Byron Street (Ground Floor). |
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Resolved subject to the Chair and Vice Chair being consulted in respect of any representation received by the end of the publicity period and being satisfied that such would not justify the Committee coming to a different view, to grant planning permission subject to conditions as set out in the report.

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| 3. | DER/606/1034 | Change of use from Restaurant (Use Class A3) to Hot Food Shop (Use Class A5). 825 Osamaston Road. |
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Mr Beheshti in objection to the application addressed the Committee.

Resolved to grant planning permission with conditions as set out in the report.

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| 4. | DER/706/1126 | Residential Development. Land at 46 Moor End, Spondon. |
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Resolved to defer the consideration of the application to allow the Committee members to visit the site and investigations to take place regarding traffic calming measures.

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| 5. | DER/606/952 | Erection of two dwelling houses. 15 Drury |
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Avenue, Spondon.

Mr Woodward in objection to the application addressed the Committee.

Resolved to defer consideration of the application so that improvements could be made to the design.

6. DER/506/787 Conversion of No. 10 – 14 St Helens Street and erection of three storey building to form three flats. 10 – 16 St Helens Street.

Resolved:

- 1. to authorise the Assistant Director – Regeneration to negotiate the terms of a Section 106 Agreement to provide contributions towards public space and public realm improvements, and to authorise the Director of Corporate and Adult Social Services to enter into such an agreement.**
- 2. to authorise the Assistant Director – Regeneration to grant planning permission on the conclusion of the above agreement, subject to conditions as set out in the report.**

50/06 Appeals

Code No	Proposal	Location	Decision
DER/1105/1937	Installation of ATM	88 Wiltshire Road, Chaddesden.	Dismissed

51/06 Prior Notifications

16. DER/706/1180 Erection of 9.6m high telegraph pole with three antennae and equipment cabinet. Highway verge adjacent The Markeaton Public House, Kedleston Road.

Mr Heath and Ms Boswell-Boyd in objection to the application, and Mr Duncan on behalf of the applicant addressed the Committee.

Resolved to grant planning permission.

52/06 Consideration of Major Site Visits.

There were no major site visits.

MINUTES END