

Time commenced: 6.07pm
Time finished: 7.38pm

PLANNING CONTROL COMMITTEE 14 April 2016

Present: Councillor S Khan (Chair)
Councillors Froggatt, Harwood, M Holmes, Nawaz, Sandhu, West
and Wood

In Attendance: Councillors Repton and Stanton
James Bathurst – Senior Planning Technician
Sara Claxton – Development Control Team Leader
David Gartside – Head of Traffic and Transportation
Jody Shelton – Democratic Services Officer
Stephen Teasdale – Solicitor
Ian Woodhead – Development Control Group Manager

65/15 Apologies for absence

Apologies for absence were received from Councillor Carr, Tittley and Winter.

66/15 Late items

There were no late items.

67/15 Declarations of interest

There were no declarations of interest.

68/15 Minutes of the meeting held on 25 February 2016

The minutes of the meetings held on 25 February 2016 were agreed as a correct record subject to the following amendment:

Application No. DER/10/15/01277 & DER/10/15/01278 - 19 Cornhill, Allestree was withdrawn from the agenda before the meeting commenced, for further detail to be provided by officers at the next meeting.

69/15 Minutes of the meeting of the Conservation Area Advisory Committee held on 21 January 2016

The minutes of the meeting of the Conservation Area Advisory Committee held on 21 January 2016 were received and noted by the Committee.

70/15 Appeal decisions

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride summarising appeal decisions taken since the committee's last meeting.

Resolved to note the decisions on appeals taken.

71/15 Applications to be considered

The Committee considered a report from the Director of Strategic Partnerships, Planning and Streetpride on planning applications which were to be determined by the Committee.

DER/06/15/00809– Land at the Oaklands, 103 Duffield Road, Derby

Demolition of former stable building and outbuilding, alterations and change of use of building from clinic (Use Class D1) to dwelling house (Use Class C3) and erection of nine dwelling houses with associated vehicular access.

Mr Millhouse, Planning Design Practice and Mr Braun, Bancroft Consulting, , addressed the Committee on behalf of the applicant. Mr Wingfield, Mr Ofield and Councillor Repton, as Ward Member made representations against the application.

Resolved:

- 1. to refuse planning permission; and**
- 2. to nominate Councillor West to represent the Committee at any future appeal.**

Reason for Refusal

In the opinion of the Local Planning Authority's Planning Control Committee the proposed residential re-development of this site would create, by virtue of the single form of vehicle access onto Queen Mary Court and the existing sub-standard carriageway width leading to the proposed vehicle access from Queen Mary Court, an unacceptable form of development in vehicular access terms that would potentially result in conflict and safety issues between motorists accessing the site and existing residents using their private driveways on this part of Queen Mary Court. Therefore, for this reason, the proposed development would also create unduly detrimental levels of disturbance for existing residents on this part of Queen Mary Court and as such, the proposal is considered contrary to saved policies GD5 and T4 of the adopted City of Derby Local Plan Review.

DER/11/15/01348 – Land at the side and rear of 402 Duffield Road, Allestree

Residential development for 4 dwellings (outline with approval sought for access and layout).

Mr Imber, Planning Design Practice, addressed the Committee on behalf of the applicant. Mr Dickie explaining that his in addressing the committee explained that his concerns were primarily with the layout as originally proposed, however with the withdrawal of the layout from the application those concerns remained but would need to be addressed at a later stage when details of the layout were submitted.

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

DER/10/15/01277 & DER/10/15/01278– 19 Cornhill, Allestree

Erection of dwelling house, demolition of garage and part removal of boundary wall.

Mr Millhouse, Planning Design Practice addressed the Committee on behalf of the applicant. Mr Silvester, Mr Jones and Councillor Webb, as Ward Member, made representations against the application.

Resolved to defer the matter to a future meeting to allow for a Member site visit to be undertaken.

DER/09/15/01172– Land off North Avenue, Darley Abbey

Residential development for up to 49 dwellings, formation of vehicular access and open space.

This was an application in which an appeal had been made to the Secretary of State for none determination. The purpose of the report was to obtain Committee's views on whether if they were determine the application they would be minded to grant or refuse the permission and if the decision was to refuse the reasons for such.

Mr Hall of the Darley Abbey Society and. Councillors Repton and Stanton, as Ward Members, addressed the Committee to make representations opposing the application.

Resolved that if the Committee were determining the application they would be minded to refuse the application on the following grounds:

1. 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 is 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 is enclosed from the north and west by substantial raised embankments to the neighbouring trunk road network would virtually be an island of development that would struggle to relate to neighbouring communities. As such, the Local Planning Authority has 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 is 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.

2. 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.

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 is 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 is therefore highly sensitive and the proposal would result in the loss of the rural character and landscaped 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 is 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. In the opinion of the Local Planning Authority, the proposed alterations to the access to the turning head on North Avenue, to form principal vehicular access to the development, would be detrimental to traffic and pedestrian safety on the highway and harmful to the amenity of the residential property at 1 Church Lane, by reason of the poor visibility which would be afforded to the existing access to 1 Church Lane due to the tight bend in the road in close proximity to the access, inadequate footway width for this type of road and potential for vehicles to overrun the footway as shown on tracking drawing no. F15018/01 Rev B. Accordingly, the proposal is contrary to saved policy T4 of the adopted City of Derby Local Plan Review and the relevant technical guidance outlined in 'Manual for Streets'.

72/15 Major Site Visits

The committee was advised of future major applications.

Resolved to undertake a site visit in relation to the following planning applications:

- DER/02/16/00259 – Land to the rear of Hotel, 16-21 Midland Road, (access from Wellington Street)

Resolved not to undertake a site visit in relation to the following planning applications:

- **DER/02/16/00131 – Site of 4 Orchard Street / adjacent land and buildings between 16 and St. Helen's Court, St. Helens Street.;**
- **DER/02/16/00135 – Unit 4-5, Wyvern Retail Park, Wyvern Way, Chaddesden.;**
- **DER/02/16/00146 – Land west of Belmore Way, Alvaston;**
- **DER/02/16/00160 – River Derwent Corridor including sites from Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec', Pride Park to Alvaston Park;**
- **DER/02/16/00321 – Lees Brook Community School, Morley Road, Chaddesden; and**
- **DER/03/16/00338 – Land south of Wragley Way, Stenson Fields, Derby (opposite 100-166 Wragley Way).**

MINUTES END