

Time commenced: 6.00pm
Time finished: 7.09pm

PLANNING CONTROL COMMITTEE 18 DECEMBER 2014

Present: Councillor Bolton (Chair)
Councillors Care, Carr, Harwood, Hickson, M Holmes, Nawaz, Tittley,
Turner and Wood

51/14 Apologies for Absence

Apologies for absence were received from Councillors Pegg, S Khan and Sandhu.

52/14 Late Items

There were no late items.

53/14 Declarations of Interest

There were no declarations of interest.

54/14 Minutes of the Meeting held on 13 November 2014

The minutes of the meeting held on 13 November 2014 were agreed as a correct record and signed by the Chair.

55/14 Minutes of the Meetings of the Conservation Area Advisory Committee held on 11 September 2014

The minutes of the meeting of the Conservation Area Advisory Committee held on 11 September 2014 were received and noted by the Committee.

56/14 Appeals Decisions

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

Resolved to note the decisions on the appeals taken.

57/14 Applications to be Considered

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/09/14/01216– Residential development of up to 275 dwellings with associated infrastructure and public open space at land at Brook Farm, north of Oregon Way, Chaddsdon (access from Acorn Way)

The above item was withdrawn from the agenda for consideration as the applicants were engaged in looking at different access solutions to serve the development site from Acorn Way. Whilst the proposed access solution was considered unacceptable for the reasons stated in the committee report the City Council considers that it was a reasonable and proportionate approach to allow the applicant more time to fully explore alternatives with all the relevant consultees.

- (b) DER/09/13/01106 – Erection of 3-8 storey buildings comprising office use (use class B1(A)) and ancillary retail / leisure units (Use Classes A1 (retail), A2 (financial and professional services), A3 (Restaurant/Cafe), A4 (Drinking establishments), D1 (Non residential institutions), D2 (Assembly and Leisure) with associated access and car parking – re-submission of previously approved permission DER/12/08/01676 to include flexible use of ground floor Phase 2 at land at Agard Street / Friar Gate / Ford Street, Derby.

The officer informed the Committee that to help decide what could be done with the bridge and the cost implications, a study was commissioned by Planning and Regeneration. The report consisted of two parts, the first identified a variety of schemes of repair work to the bridge together with the costs and the second was an options appraisal for possible uses and which analysed the costing options.

Members noted the three main repair work options considered and the officer explained that the study suggested that the stabilisecondition for the medium term would provide the best value for money.

Committee were informedthat the second part of the study considered a number of possible commercial and recreational uses for the long term sustainability of the bridge and was intertwined with the potential access arrangements. It was noted that officers were continuing the dialogue with adjacent landowners, the Heritage Lottery fund and any other potential funding body to help secure a long term sustainable future for the bridge.

Mr Smith, Turley Associates, in supportof the application and Mrs Heaton in objection to the application addressed the Committee.

Resolved to the refuse the application for the following reasons:

1) In the opinion of the Local Planning Authority the proposed development would create, by virtue of its unacceptable siting in relation to the existing 'phase 1' development and its height from ground level, a visually intrusive form of development that would lead to harm to the special character and setting of the Friar Gate Conservation Area and nearby listed buildings. The Local Planning Authority has had regard to section 66 and 72 of the Planning

(Listed Building and Conservation Areas) Act 1990. In the opinion of the Local Planning Authority the economic and public benefits of the proposed development were not enough to outweigh or justify the harm identified in this case. Therefore, the proposal was contrary to saved policies GD2, GD4, GD5, E18, E19 and E23 of the adopted City of Derby Local Plan Review, in addition the core planning principles and paragraphs 132 and 134 of the National Planning Policy Framework have been taken into account;

2) In the opinion of the Local Planning Authority the proposed development would be 'visually divorced' from the existing 'phase 1' development and the overall urban design composition of the proposed development, in terms of its height, layout, public realm components and access connections to Friar Gate Bridge, was weak and fails to meet the design aspirations of the Local Planning Authority. The Local Planning Authority has had regard to section 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. Therefore, the proposal was contrary to saved policies GD2, GD4, GD5, E18, E19 and E23 of the adopted City of Derby Local Plan Review, in addition the core planning principles and paragraphs 56, 61, 64 and 134 of the National Planning Policy Framework have been taken into account.

- (c) DER/07/14/00942 – Residential development (3 dwelling houses) including demolition of church building at Bretherens Meeting Hall, 121 Blagreaves Lane, Littleover.

Councillor Troup in objection to the application addressed the Committee.

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

- (d) DER/10/14/01367 – Erection of 78 bed care home (Use Class C2) at land to the north of Health Centre, Coleman Street, Allenton.

The officer informed Committee that permission was sought to redevelop this site, which was formerly used as a builder's yard and now stands vacant. The proposal was for a 78 bedroom care home with associated on site parking, landscaping and garden areas for residents to enjoy. The proposals would be over 3 storeys and in addition to all the en-suite bedrooms residents would enjoy a range of ancillary facilities, including a cinema. It was noted that care homes were low traffic generators and the site had the benefit of being within 450m of bus stops and being located adjacent to the established pedestrian and cycle route network.

Councillor Bayliss in objection to the application addressed the Committee

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

- (e) DER10/14/01345 – Display of 1 internally illuminated fascia sign at 17 Market Place, Derby (Ask Italian).

Resolved to grant planning consent conditionally as set out in the report.

- (f) DER/06/14/00740 – Demolition of bungalow and erection of detached dwelling house – amendments to previously approved planning permission Code No.

DER/09/08/01276/PRI to amend the position of the dwelling house and the addition of a basement at site of 73 Field Rise, Littleover.

Mr Holt, in objection to the application addressed the Committee.

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

58/14 Major Application Site Visits

The Committee were advised that there were seven future major applications.

Resolved not to undertake site visits to the proposed sites in the report.

MINUTES END