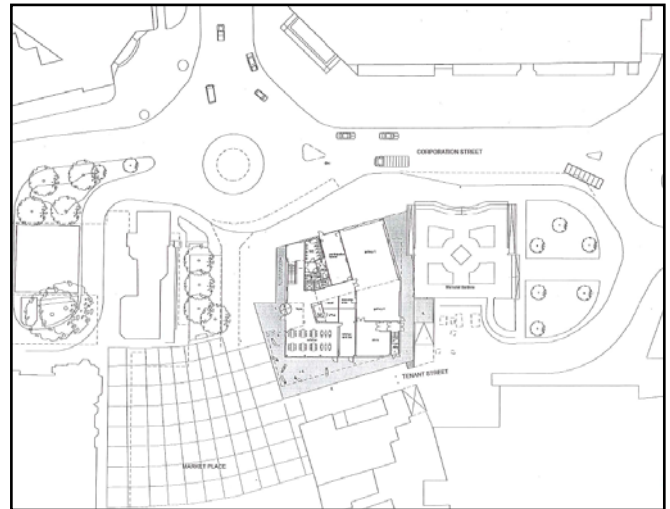
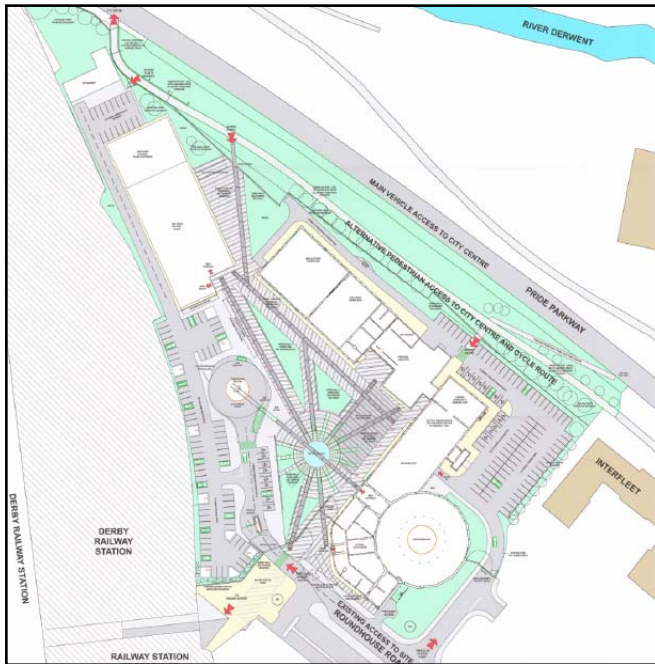


Item 9

Planning Control Committee
17th March 2011



DERBY CITY COUNCIL

Development Control Report Of
The Strategic Director of Neighbourhoods

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Planning Control Committee 17 March 2011

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Committee Report Item No: 1

Application No: DER/11/10/01396

Type: Variation/Waive of Condition

1. **Address:** Land between Badgerdale Way and Palatine Grove, Littleover
2. **Proposal:**
Removal of condition 12 of previously approved planning permission Code No. DER/05/01/00699/PRI relating to details of construction of proposed steps adjacent to Pastures Hill

3. **Description:**
Members may recall this item was deferred at the 10 February Planning Control Committee in order to carry out a site visit. A site visit took place 2 March 2011 in order to consider the site, surroundings and land level changes between Badgerdale Way and Rykneld Road/Pastures Hill. I have replicated the report for Members' consideration.

The main change on site is the installation of 1.8 metre fencing at the base of the embankment, this is in order to deter people from climbing down the embankment onto Badgerdale Way. There are no amendments to the application.

The application seeks permission to remove condition 12 of the previously approved planning permission Code No. DER/05/01/00699 which was granted on 26 July 2004. The condition and reason read as follows:

Condition

Before the development is commenced, detailed drawings of the proposed steps adjacent to Pastures Hill shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in its entirety along with the access ramp within 12 months of the commencement of the development.

Reason

In the interests of pedestrian safety, no such details were submitted and for the avoidance of doubt and in accordance with policy T16 of the adopted City of Derby Local Plan.

The current application is accompanied by a statement of justification which states details were submitted to Derby City Council in respect of discharging condition 12 in 2005 resulting in a discussion between the Authority and the developer in respect of the design, visual impact, safety and social issues associated with such a ramp structure. The details of the proposed structure as set out in application DER/05/01/00699 would not be inclusive to all users; it would need to be upgraded to be accessible for cyclists; this was not covered by the imposed condition.

The formation of the cycleway/footpath and bridge over the Hell Brook close to the site of the suggested ramp was put forward as an all user route which was deemed acceptable under application code DER/07/09/00788. At the time of considering the previous application it was a stand alone application but following approval of the scheme now forms an alternative route and enhances the justification to the removal of condition 12.

4. **Relevant Planning History:**
DER/05/01/00699 Granted – Erection of 6 no.3 bed storey dwelling houses and 36 no. Flats

Committee Report Item No: 1**Application No:** DER/11/10/01396**Type:** Variation/Waive of Condition

DER/07/09/00788 Granted – Formation of cycleway/footpath and bridge over Hell Brook

5. Implications of Proposal:**5.1. Economic:**

None

5.2. Design and Community Safety:

None

5.3. Highways – Development Control:

Condition 12 of Planning Permission DER/05/01/00699 required details to be submitted and implementation of proposed steps between the development and Pastures Hill. After much consultation it was decided to re-route this link. This amended route was given planning permission under planning permission DER/07/09/00788 and the procedures are now in place with regard to its construction.

The proposed steps covered by Condition 12 of DER/05/01/00699 are now not necessary and therefore this condition may be removed.

No significant highway implications, and in view of this, no objections.

5.4. Disabled People's Access:

An accessible albeit longer route can be delivered with the insertion of a dropped kerb and some minor works adjacent to the highway. These adjustment should be secured by condition should the application be approved.

5.5. Other Environmental:

None

6. Publicity:

Neighbour Notification Letter	48	Site Notice	Yes
Statutory Press Advert and Site Notice	-	Discretionary Press Advert and Site Notice	-
Other			

This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.

7. Representations:

The application has attracted 8 letters of objection from neighbouring residents and an objection from local ward Councillor Ashburner.

The content of the letters is summarised below:

- Limited community value to the proposal,
- Impact on residents when considering the alternative route,
- Access isn't wanted by residents,

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Application No: DER/11/10/01396

Type: Variation/Waive of Condition

- Alternative route will cause disturbance to a protected woodland/brook,
- This should have been dealt with before the commencement of the development,
- Would planning permission have been granted for this development if the route could not have been achieved,
- When the previous application, DER/07/09/00788, was debated at committee it was stated that the route proposed was a stand alone application and not a replacement of this route,
- There are a number of issues with the previously approved route, which runs through the woodland and over the Hell Brook,
- If this condition is revoked then the other option which isn't wanted by residents should also be revoked,
- Children have created a route up Badgerdale Way and onto Pastures Hill,
- The removal of this condition would result in the need for the builders to carry out the construction of the footpath and bridge over the Hell Brook,
- Level of local opposition,
- There is a need for a link from Badgerdale Way delineated by footfall and desire lines,
- There has been damage to properties, cars and entry to properties,
- The Environment Agency have strong objections to the bridge when they were consulted,
- If an all users route can not be constructed a step only one should still be provided,

The installation of the ramp:

- would result in a loss of privacy to those properties on Badgerdale Way. The majority of these properties have habitable rooms at first floor,
- would result in the loss of vegetation on the embankment,
- the structure would be out of keeping with this locality,
- a recent study, conducted by Miller Homes, showed that the majority of residents on Badgerdale Way were young professionals, young families and/or commuters who tendered to travel out of the City towards the A38. This suggests that residents have no need for a ramped access and could use the alternative route provided,
- is not considered to be an appropriate location when considering the existing road crossing features. Children are unlikely to double back and cross the road safely. The alternative route would lead children to a safer crossing point.

Copies of all the representations are available to view on the Council's eplanning service: www.derby.gov.uk/eplanning.

Committee Report Item No: 1**Application No:** DER/11/10/01396**Type:** Variation/Waive of Condition**8. Consultations:**

No other consultations have been carried out.

9. Summary of policies most relevant: *Saved CDLPR policies / associated guidance.*

- T4 Access, Car Parking and Servicing
- T6 Provisions for Pedestrians
- T7 Provisions for Cyclists
- T10 Access for Disabled People

The above is a summary of the policies and guidance that are relevant. Members should refer to their copy of the CDLPR for the full version or the department prior to the meeting.

10. Officer Opinion:

The main considerations of this application are, in my opinion, whether the alternative route put forward is an acceptable substitute and whether or not the alternative route satisfies the reason / need put forward for the imposition of condition 12 on application DER/05/01/00699. Councillors are respectively reminded permission was granted 6 November 2009 for the formation of a cycleway /footpath and bridge over the Hell Brook and as such the merits of that scheme are not being considered.

The average walking speed is some 5 kilometres per hour or 3.1 miles per hour however this is subject to height, age, weight, terrain, surface, load, culture, effort and fitness. The figures detailed in the table below are indicative and should not be taken as definite figures as they are subject to change when considering the user, cyclist, the age of the pedestrian, pedestrians with pushchairs and disabled users. In addition as neither the woodland walk nor the ramp access has been completed they can not actually be walked; these figures have therefore been calculated using the distance and an average walking speed.

Using the average speed of 5 kmph the following has been calculated:

	Route Taken	Route Distance	Time Taken
1	The Woodland Walk (DER/07/09/00788) Baderdale Way, over Hell Brook along Palatine Grove onto Pastures Hill	0.35 km	4 minutes
2	Ramp Access (Condition 12 of DER/05/01/00699) Badgerdale Way, ramp onto Pastures Hill	0.13 km	2 minutes
3	The Public Highway Badgerdale Way, Woodcote Way, Callow Hill Way onto Pastures Hill	0.79 km	10 minutes

The above routes are shown on the attached map.

Alternative Routes (Woodland Walk DER/07/09/00788)

The alternative route is sited on the northern side of the Hell Brook and consists of three different routes:

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- a. Starting at the termination of Badgerdale Way, around the rear of the apartments, along the pathway on to the bridge
- b. Starting opposite no.4 Badgerdale Way, the route run directly through the woodland to the bridge over the Hell Brook
- c. Starting adjacent to Cascade Grove and the play area, running alongside the brook through the woodland and onto the bridge

From the bridge users can either continue forward on Palatine Grove to the turning head and onto Callow Hill Way or continue left, down Palatine Grove onto Callow Hill Way both routes will provide a route to Pastures Hill/Ryknel Road.

The alternative route is a permitted route which has an extant planning permission, it is thought by the applicant that the alternative route will take approximately 2 months to complete with work commencing should permission is granted for the removal of condition 12.

The route is deemed to be acceptable by colleagues from a Disabled People's Access and Highways safety point of view following amendments to ensure the surfacing materials and widths are accessible to all users.

As such the proposed alternative route is deemed to be acceptable and is a valid alternative route from Badgerdale Way to Callow Hill Way, Ryknel Road/Pastures Hill to meet the original requirements of the proposed steps/ramp to gain access up the Pastures Hill embankment. If Councillors are minded to grant permission for the removal of condition 12 a condition can be attached to ensure a dropped kerb is inserted at the termination of the bridge to ensure safe access onto Palatine Grove. In addition a condition will be attached to ensure the alternative route is constructed in full.

Reason/need for Condition 12

The reason for attaching condition 12 is read as follows:

In the interests of pedestrian safety, no such details were submitted and for the avoidance of doubt and in accordance with policy T16 of the adopted City of Derby Local Plan.

I note the comments of the Highways Section dated 18 June 2001 *"The footpath connection to Ryknel Road does not have sufficient detail to show the level difference and treatment"* and the two other consultation responses which state *"no detail of foot/cycleway link to Ryknel Road"* (9th September 2002) and *"no changes to highway layout – no objections"* (4th June 2004). The comments provided do not extend to state the ramp/route **was** required/needed due to the high density of the scheme nor does the committee report which was presented to committee 1 July 2004 make such a reference. In addition the reason for the condition does not extend to include density as a reason for the ramp/route. Therefore the removal of condition 12 cannot be reasonably resisted on the grounds of the density of the surrounding housing.

The reason for the condition, as set out above, states the ramp condition was required in the interests of pedestrian safety however, at present; there is another alternative route which satisfactorily achieves pedestrian safety and will be accessible to all users.

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At the time of determining the application Policy T16 of the City of Derby Local Plan Review 1998 was comparable in terms of content to the saved policy T15 of the City of Derby Local Plan Review 2006.

Policy T16 states

“Planning permission will only be granted for development which avoids disruption to existing routes and incorporates safe and pleasant new routes as appropriate, ...”

Policy T15 states

“In considering applications for planning permission and other proposals for transport development and traffic management, the City Council will seek to protect and improve existing footpaths, cycling and horse-riding routes throughout the Plan area.”

Neither of these policies extends to designate, specifically, the route detailed within condition 12. However an alternative route is available which does broadly conform to current planning policies and will enhance the area of protected woodland and will protect the existing routes through the woodland from Cascade Grove.

As such I am of the opinion, when considering the original reason for condition 12, there is no reasonable reason to refuse planning permission for the removal of condition 12 as an alternative route can adequately satisfy the policy requirements of the reason.

Implementation of the Route/Ramp

Should the applicant not wish to pursue this option, the removal of condition 12, and install an access from Badgerdale Way to Pastures Hill/Rykneld Road I would like Members to be mindful of the following points:

- Impact on those properties on Badgerdale Way in terms of overlooking and loss of privacy given the close proximity of the ramped access to the rear elevation of the property;
- The removal of the vegetation in this location would be detrimental to the street scene of Pasture Hill, Rykneld Road and Badgerdale Way,
- The visual impact of the structure on the street scene and the locality as it would be a considerable mass of steel.

Third Party Responses

The application has attracted 8 letters of objection and one objection from the local ward Councillor. There is a level of local opposition to the removal of the condition however a number of the letters received make reference to the previously approved route through the woodland and over the Hell Brook in respect of it not being wanted/needed or acceptable in terms of the relationship created with the locality and surrounding properties. Councillors are respectfully reminded this route has an extant permission (DER/07/09/00788) and can be implemented without the removal of condition 12.

Concerns have been raised in relation to this condition being a prior to commencement condition which was not addressed prior to the commencement of the development and whether or not the development would have been granted planning permission if this condition was not attached. There is correspondence in

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2006 relating to the discharge of this condition which resulted in discussions between the Council and the developer. Given the weight and content of the reason I am of the opinion it would have been difficult to refuse the allocated housing scheme if the ramp did not form part of the scheme, however the application we have to determine is to vary a condition and not one which requires the re-debating of the previous applications.

On receipt and processing of the previous application which sought permission to form a link over the Hell Brook the application was a stand alone application and only now does it form part of the justification for removal of the condition 12.

Summary

The ramp access from Badgerdale Way to Pastures Hill would be the most direct route up the embankment but would require a substantial structure however the Woodland Walk is a valid alternative when considering accessing Pastures Hill from Badgerdale Way. I note the contents of the objection letters and the consultation responses however I see no reason to resist the removal of this condition providing the Woodland Walk is implemented in order to provide residents with an option of walking to Pastures Hill rather than using the car. I feel it necessary to attach conditions to this application in light of ensuring the Woodland Walk is implemented and accessible through the insertion of dropped kerbs from the bridge onto Palatine Grove and hard surface is continued from exiting the bridge and joining Callow Hill Way. I therefore recommend condition 12 of planning permission DER/05/01/00699 be removed as there are no policy reasons to retain this condition.

11. Recommended decision and summary of reasons:

11.1. To grant planning permission with conditions.

11.2. Summary of reasons:

The proposal has been considered in relation to the provisions of the City of Derby Local Plan Review and all other material considerations as indicated in Section 9 of this report and it is considered that the removal of condition 12 is acceptable in terms of impacts of pedestrian permeability of the area, impact on residential amenity, impact on the street scene and impact on the public highway.

11.3. Conditions:

1. The formation of the cycleway/footpath and bridge over Hell Brook, under code no. DER/07/09/00788, shall be constructed and completed within agreed timescales details of which shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
2. Within 3 months of the date of this decision notice precise details of the drop kerb to be inserted at the termination of the Hell Brook Bridge and access over the grass verge at the termination of Palatine Grove, adjacent to Callow Hill Way, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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Type: Variation/Waive of
Condition

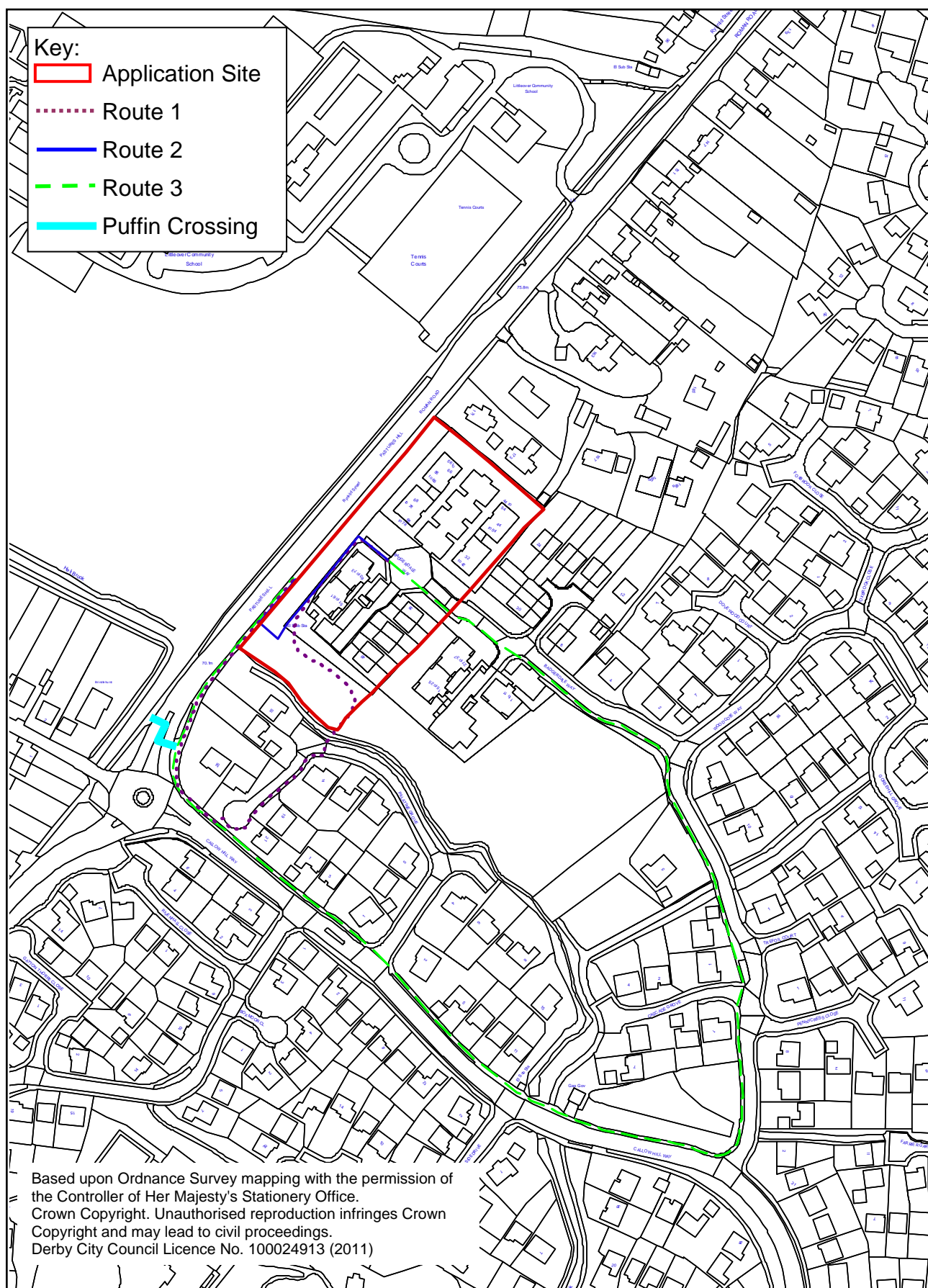
11.4. Reasons:

1. In order to provide an alternative route from Badgerdale Way to Rykneld Road, to preserve pedestrian safety and in accordance with saved policies T4, T6, T7 and T10 of the CDLPR.
2. To ensure the alternative route is accessible for various users in accordance with saved policies T4, T6, T7 and T10 of the CDLPR.

11.5. Application timescale:

The 8 week period for determination was 13 January 2011. The application is brought before Committee following the receipt of 8 letters of objection and one local ward Councillor objection.

Type: Variation/Waive of Condition



Committee Report Item No: 2

Application No: DER/11/10/01384

Type: Reserved Matters –
landscaping only

1. **Address:** 156 Station Road, Mickleover

2. **Proposal:**

Erection of detached dwelling and double garage (approval of reserved matter under application DER/01/09/00093 – landscaping)

3. **Description:**

156 Station Road is located on the west side of Station Road, south of its junction with Ladybank Road. The area is predominately residential in character although the existing property at no. 156 is used as a chiropractic clinic.

This application relates to the land at the rear of the clinic. Outline planning permission was granted in March 2009 for the subdivision of the plot and the erection of a detached dwelling on the land to the rear of the site. The access, appearance, layout and scale details were approved as part of that outline application leaving only the landscaping as a reserved matter. It is only the landscaping details that are the subject of this application.

The outline planning permission approved the erection of a one and a half storey detached dwelling, sited approximately 10m from the rear site boundary with its associated detached double garage. The landscaping details provided in support of the application show the area around the dwelling laid to lawn with borders that would be planted in the future with low level shrubs. Existing shrubs are proposed to be retained where possible in order to add some maturity to the landscaping of the site. A permeable block paver or gravel is indicated as being used to surface the driveway. The bin store area and a 1.2m wide footpath which extends centrally down the site and around the perimeter of the dwelling would also be hard surfaced using paving slabs.

The plans submitted with the application provide information relative to tree protection measures, boundary treatments and the proposed drainage solution for the site. It needs to be noted that these details were required to be submitted as part of the conditions of the outline planning permission. They are therefore to be considered in full as part of the discharge of conditions and are not for determination as part of this reserved matters application which relates wholly to the landscaping of the site.

4. **Relevant Planning History:**

DER/01/09/00093 – Erection of a detached dwelling house and garage – outline planning permission granted 20/03/09

DER/10/07/01934 – Residential development (one dwelling house) – refused and dismissed in a subsequent appeal 01/10/08

DER/01/07/00089 – Residential development (one dwelling house) – refused and subsequent appeal dismissed 06/09/07

DER/07/05/01171 – Change of use from residential dwelling to Chiropractic Clinic (Use Class D1) – granted 23/09/05

Committee Report Item No: 2**Application No:** DER/11/10/01384**Type:** Reserved Matters –
landscaping only**5. Implications of Proposal:****5.1. Economic:**

None directly arising.

5.2. Design and Community Safety:

The landscaping details raise no overriding design or community safety issues. They would assist in maintaining the residential character of the site.

5.3. Highways – Development Control:

The issues relative to the access solution for the site were agreed at the outline stage and are not the subject of this reserved matters application.

5.4. Disabled People's Access:

There are no issues arising from the landscaping details provided.

5.5. Other Environmental:

The implications of the development for the adjacent street trees were considered in full at the outline stage.

6. Publicity:

Neighbour Notification Letter	30	Site Notice	
Statutory Press Advert and Site Notice		Discretionary Press Advert and Site Notice	
Other			

This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.

7. Representations:

Seven letters have been received in objection to this application. Four of those representations are from individuals who are either the owners or are employed at the chiropractic clinic at 156 Station Road. The other three letters are from local residents.

The nature of the issues raised in the representations includes the following;

- objections to the use of gravel for the driveway surface as this could lead to noise disturbance for neighbouring occupiers
- a concrete pathway that extends across the site not being detailed in the plans and uncertainty as to whether it is proposed to be retained
- concerns that the plans do not make clear the ownership of the fence along the southern boundary which was erected and is maintained by the occupiers of 154 Station Road
- the plans providing no details of materials or boundary treatments for the access and area adjacent to Station Road
- the proposed access onto Station Road encroaching into the access to 154 Station Road

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landscaping only

- there being no rights for the turning head indicated in the plans to be implemented as this land falls within the ownership of the chiropractic clinic and the owner has indicated that he would not grant such a right
- the implementation and use of the turning head would cause a hazard for users of the car park and result in additional dangers to pedestrians and users of the clinic and highway
- the implementation of the turning head reducing the number of car parking spaces available for users of the chiropractic clinic
- the increased number of vehicles accessing this site resulting in the access and Ladybank Road junction becoming more dangerous
- no access to the dwelling being available for emergency service vehicles
- should the chiropractic clinic be changed to a residential use in the future, the future occupiers will suffer a loss of amenity as a result of the position of the garage and the turning head.
- The current owner of the chiropractic clinic has indicated that a combined drainage arrangement between the dwelling and the clinic will not be agreed to.

Copies of all the representations are available to view on the Council's eplanning service: www.derby.gov.uk/eplanning

8. Consultations:

8.1. Natural Environment-Tree Officer:

It is noted that the two trees that are located at the back of the site which are proposed to be removed have limited public amenity value. No objections are therefore raised to the landscaping details provided.

9. Summary of policies most relevant: *Saved CDLPR policies / associated guidance.*

GD4	Design and the Urban Environment
GD5	Amenity
H13	Residential Development – General Criteria
E9	Trees
E17	Landscaping Schemes
E23	Design

The above is a summary of the policies and guidance that are relevant. Members should refer to their copy of the CDLPR for the full version or the department prior to the meeting.

10. Officer Opinion:

The matters for consideration in relation to this application relate solely to the landscaping proposals for the site. Although the landscaping details that have been provided are simple they are acceptable for a residential plot such as this and I am satisfied that they would create a satisfactory living environment for the future occupiers of the dwelling. I have noted the neighbours concerns that the use of gravel across the driveway may pose as a noise nuisance. However, the submitted plans and supporting information indicate that a permeable block paving could be

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Type: Reserved Matters –
landscaping only

used and such a material would be preferable in my view. Visually, it would tie in better with the block paving that extends across the chiropractic clinic car park and would also overcome long term issues with the dispersment of surface materials given that the driveway links into the car park of a clinic that is not within the ownership of the applicant. The use of block paving for the new area of driveway has therefore been agreed with the applicant and as confirmed by condition. The area where the existing concrete surface extends across the site is shown on the plans as being laid to lawn. These details are sufficient to provide a satisfactory development across the site in conjunction with those that have already been agreed at the outline stage and I am satisfied that these landscaping details should not lead to an unreasonable loss of amenity for neighbouring residents.

Objections could not be sustained to the removal of two Lawson's Cypress trees from the western end of the site. They were indicated in the tree survey that was provided as part of the outline proposals as falling into retention category C1 which are of low quality and value including visual amenity value. They are not considered to be worthy of protection by means of a tree preservation order and therefore I raise no objections to the landscaping proposals on the basis of their loss.

A number of the issues that have been raised by the objectors to this application cannot be considered as part of the determination of this application which is for the approval of the landscaping details only. Whilst the issues that have been raised are noted, the principle of siting a dwelling on this site and its associated implications for activity in and around the site, have already been considered in granting the outline application. Issues involving the access, layout, scale and details of the appearance of the development have already been considered and approved. Matters relating to the potential future use of the clinic as a residential property are speculative and would need to be the subject of a separate application for planning permission. They do not form the basis on which the landscaping details outlined here, should be resisted. Matters relating to site drainage, boundary treatments and tree protection measures are the subject of the conditions of the outline planning permission and are not for consideration as part of these landscaping proposals. Appropriate conditions should be imposed which clarify this.

It appears that an issue has arisen between the applicant and the owner of the Chiropractic clinic relative to the extent of rights of access within the site access and car park. It is appropriate that the landscaping details do not extend to cover this area of the site given that it is already hard surfaced. Issues relative to the access rights are matters for the two parties concerned to resolve and do not give grounds on which a decision on this application should be withheld. Should the outcome of those discussions result in a need for changes to the development that has already been approved, they would be considered as part of any new application if this is deemed necessary.

For the reasons outlined, the landscaping details that are the subject of this reserved matters application are considered acceptable on design and amenity grounds. Accordingly, I see no reasonable grounds on which to withhold a grant of planning permission.

Committee Report Item No: 2

Application No: DER/11/10/01384

Type: Reserved Matters –
landscaping only

11. Recommended decision and summary of reasons:

11.1. To grant planning permission with conditions.

11.2. Summary of reasons:

The proposal has been considered in relation to the provisions of the City of Derby Local Plan and all other material considerations as indicated in 9 above and it is considered that the landscaping details will provide a satisfactory overall development of the site which is acceptable in design and residential amenity terms.

11.3. Conditions:

1. Standard condition 100 (approved plans)
2. The landscaping scheme shall be carried out within 12 months of the completion of the development or the first planting season whichever is the sooner and any trees or plants which, within a period of five years from the date of such landscaping works, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season.
3. This approval of reserved matters does not extend to include approval of the details relative to boundary treatments, site drainage and tree protection measures which are detailed in the approved plans.
4. The driveway shall be constructed of a permeable block paver of a type to be approved in writing with the Local Planning Authority.

11.4. Reasons:

1. Standard reason E04
2. Standard reason E10....policy E17
3. For the avoidance of doubt as those details are to be considered in response to the conditions outlined in planning application reference DER/01/09/00093.
4. In accordance with the detail of the application, and to ensure a comprehensive appearance with the existing access surfacing....policy GD4, GD5 and E23

11.5. Informative Notes:

The applicants are reminded of the need to discharge all necessary conditions imposed on the outline planning permission reference DER/01/09/00093.

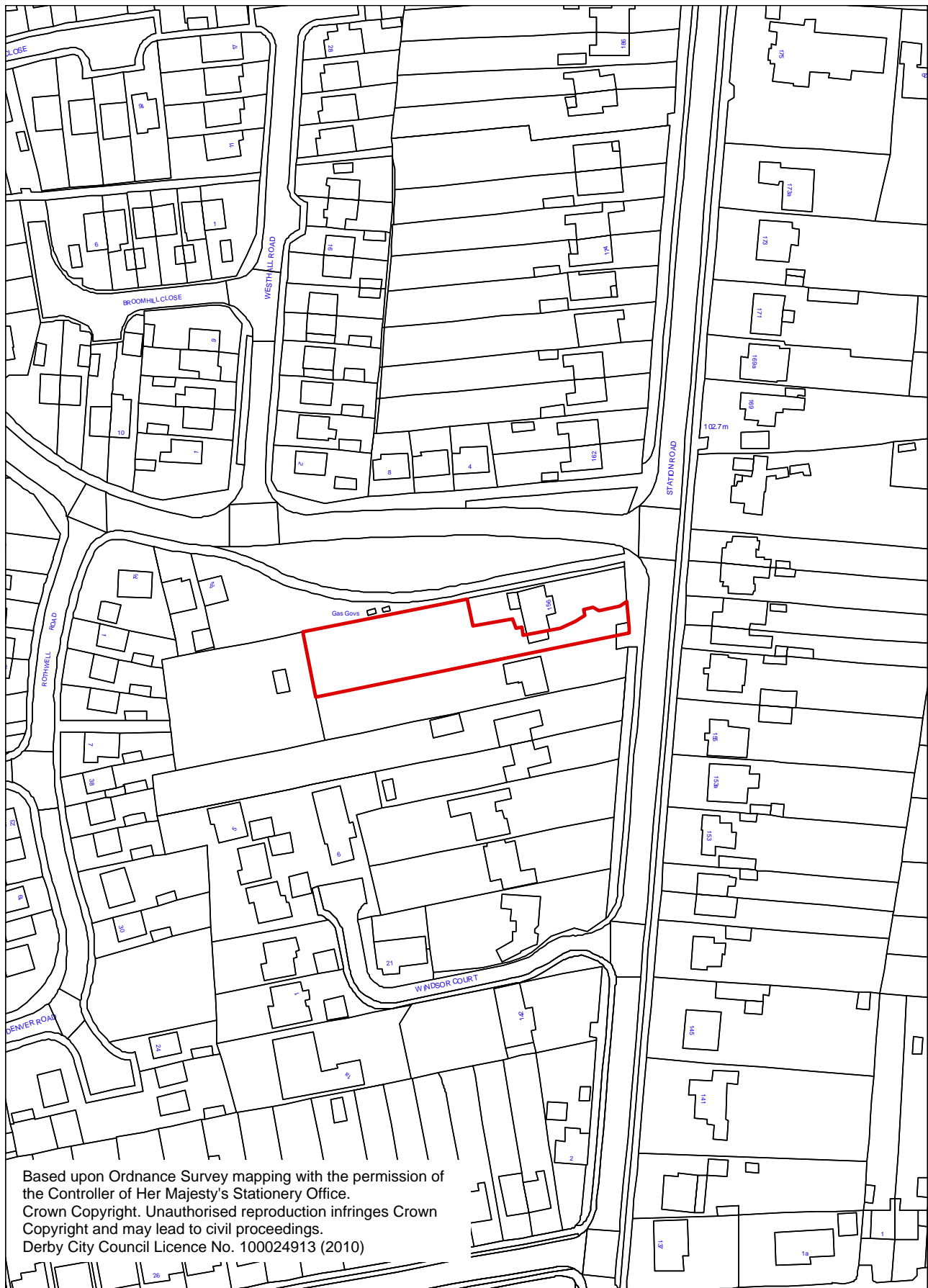
11.6. Application timescale:

The deadline for the determination of this application expired on 20 January and is only brought to committee given the number of objections received.

Committee Report Item No: 2

Application No: DER/11/10/01384

Type: Reserved Matters –
landscaping only



Committee Report Item No: 3**Application No:** DER/01/11/00110**Type:** Full

1. **Address:** 488 Nottingham Road, Derby

2. **Proposal:**

Change of use from Estate Agent (Use Class A2) to Coffee Shop (Use Class A3)

3. **Description:**

This shop unit is situated within the Chaddesden District Centre and is currently vacant, however records show that previous permission had been for an estate agency (Use Class A2). The proposal is to change the use of the premises to a coffee shop (Use Class A3) and the proposed hours of use are Monday to Friday 8am to 4pm, Saturday 9am to 3pm and closed Sundays and Bank Holidays. Two parking spaces are available on the frontage, one of which is a disabled bay.

The unit is positioned on the south side of Nottingham Road between the Peregrine Public House and an off-licence. Directly opposite is the Travelodge hotel, Toby Carvery and Co-op store.

4. **Relevant Planning History:**

DER/03/94/00437 - Change of use to Hot Food Shop and Restaurant – Refused for the following reason: *The proposal would be likely to affect adversely and unduly the amenities of nearby residents due to late night activity, cooking smells and general disturbance and it is contrary to the City Council's approved Policies for Pubs, Restaurants and Hot Food Shops.*

DER/12/03/02212 - Change of use to Estate Agency (Financial & Professional Services, Use Class A2)- Granted

5. **Implications of Proposal:**

5.1. **Economic:**

This unit is currently unoccupied therefore it would be beneficial to the street scene and general retail within this District Centre to bring the unit back into use.

5.2. **Highways – Development Control:**

The application site is situated within the District Centre and can be accessed via Nottingham Road which is a Classified Road. The application site benefits from off street parking facilities, 2 no. spaces which include a disabled bay and these are marked within the site. The site is located adjacent to a bus route and is close to recommended un-marked cycle routes. In view of this, no objections raised.

6. **Publicity:**

Neighbour Notification Letter	16	Site Notice	Yes
Statutory Press Advert and Site Notice	No	Discretionary Press Advert and Site Notice	No
Other	No		

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This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.

7. Representations:

8 letters of objection and 1 letter of comment have been received outlining the following concerns:

- Parking difficulties and proximity to traffic lights
- Amount of food outlets unacceptable
- Healthy eating should be encouraged not convenience food.
- An application for A3 consent had previously been refused on this site
- No details of ventilation
- No details of access for deliveries

9 Letters in favour of the proposal have been submitted by the applicant as part of the application from various businesses in the vicinity as follows:

- Ideal for workers to sit and have a coffee during breaks
- Clients have mentioned that they would like a coffee shop
- No similar use in the area
- Good place for people to socialise
- Bring in business locally

Cllr Grimadell has objected to the application and requested that it be reported to the Planning Control Committee for consideration

Copies of all the representations are available to view on the Council's eplanning service:- www.derby.gov.uk/eplanning

8. Consultations:

No external consultations were under taken

9. Summary of policies most relevant: Saved CDLPR policies / associated guidance.

S12	Financial and Professional Services
GD5	Amenity
E23	Design
S2	Retail Location Criteria
S3	District and Neighbourhood Centres
T4	Access, Car Parking and Servicing
T10	Access for Disabled People
E12	Pollution

The above is a summary of the policies and guidance that are relevant. Members should refer to their copy of the CDLPR for the full version or the department prior to the meeting.

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Type: Full

10. Officer Opinion:

The site of the proposal is located within the Chaddesden District Centre and is therefore subject to Policy S3. The unit in question is also identified as primary shopping frontage within the Centre. Policy S3 aims to maintain the vitality and viability of centres and permits the development of shops (Use Class A1) and other complementary uses serving a local need provided that:

- a) The proposal is compatible with the general scale, nature and function of the Centre;
- b) The proposal would not detract from the Centre's vitality or viability by means of:
 - Reducing the proportion of existing or committed ground floor frontage in A1 usage;
 - Separating important shop or service units; or]
 - Introducing uses not open to the public.

Policy S12 also permits the development of A3 uses within District Centres provided that it would not lead to a concentration of uses likely to undermine the vitality and viability of the Centre.

An A3 (restaurant or café) use in this location would generally be compatible with the scale, nature and function of the Centre. I am satisfied that the proposed coffee shop would not separate important units being open to the public during day time. Importantly, the unit in question is already an A2 use so there would be no further loss of remaining A1 Uses within the District Centre.

Concentration of Food and Drink Uses:

The shopping frontage in question already contains 6 units that are being used for food and drink type uses. It should also be noted by Members that another application under code no. DER/02/11/00099 has been submitted to the Council proposing to change an A1 unit within this frontage into another food and drink use. Granting both applications would lead to a 7 unit section of the frontage to contain 6 food and drink uses, or 5 out of 7 if looked at in isolation. This is clearly a concentration of such uses, but the question is whether it would adversely impact upon the vitality and viability of the Centre.

If the application was for an A5 (hot food take-away) use, traditionally only open in an evening, creating dead frontage in the daytime, I would have serious concerns about over concentration when considering this section of frontage. However, the applicant has suggested that the use will be as a café (Use Class A3) which will have a very different function to an A5 use. Such a distinction in the types of these uses was made in the change to the Town and Country Planning (Use Classes) Order 1987 in April 2005.

A café in this location has the potential to boost daytime footfall along the frontage. I am therefore satisfied that provided the café is open during the day, it has the potential to boost the vitality and viability of the frontage and the wider Centre. It could also be argued that the continuation of a vacant unit may potentially have a greater adverse impact upon the vitality and viability of the frontage and the Centre as a whole.

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Concerns have previously been raised about the retail function of the frontage to the south of Nottingham Road and suggested that it is becoming secondary to the frontage on the north side. However, the unit in question was previously used by an estate agent (A2 Use) so did not contribute to the retail function of the frontage or Centre. Therefore the introduction of an A3 Use in place of an A2 Use would not further erode the retail function.

In order to avoid any Environmental Health implications a condition is included requesting further information regarding extraction and ventilation of the unit. Provided that adequate information is submitted I am satisfied that the proposal will satisfy Policy E12 of the City of Derby Local Plan Review.

Concerns had been raised in relation to a previous refusal for A3 Use on this site however from the site history it is apparent that an application for hot food shop and restaurant, at that time an A3 use but now falling in both A3 and A5 Uses, had been refused in 1994 (DER/03/94/00437)

Due to the late night nature of that use it was considered unacceptable. This application is for change of use to an A3 coffee shop use therefore as stated above the times of opening and nature of the use is significantly different and would not be contrary to policies set out in the City of Derby Local Plan Review.

Concerns raised regarding litter have been addressed by way of a condition for litter bins. Concerns have also been raised in relation to the health implications of permitting a food and drink use in this location, however this is not an issue that can reasonably be addressed through the planning process in this application. I am satisfied that all other concerns raised have been addressed above.

Conclusion:

Overall I feel that the proposal is acceptable and neighbouring amenity will not be unreasonably affected by the proposed coffee shop. The proposal reasonably satisfies the requirements of Local Plan Policies set out in the City of Derby Local Plan Review 2006 and as such it is recommended to grant planning permission conditionally.

11. Recommended decision and summary of reasons:

11.1 To grant planning permission with conditions

11.2 Conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: elevation plans, OS Plans received 28/01/2011. Excluding signage plan- received 28/01/2011
3. Opening hours shall be limited to 8.00am to 4.00pm Monday to Saturday in respect of direct sales and the dispatch of orders.
4. The use shall not commence until details of a fume extraction/ventilation system has been submitted to and approved in writing by the Local Planning Authority and until such equipment has been brought into use. The use shall not be operated unless the

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approved system is working satisfactorily. The details shall include the location and design of any external vent or flue.

5. A ground floor window display shall be provided and retained as such at all times.
6. A litter bin must be provided on the forecourt in a location to be first agreed with the local planning authority prior to the first use of the coffee shop and retained as such in perpetuity.

11.3 Reasons:

1. To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To preserve the character of the shopping frontage and in accordance with saved policies S3 and S12 of the adopted City of Derby Local Plan Review.
4. To preserve the amenities of the area and in accordance with saved policies S3 and E12 of the adopted City of Derby Local Plan Review.
5. To preserve the amenities of the area and in accordance with saved policies S3 and E12 of the adopted City of Derby Local Plan Review.
6. To preserve the amenities of the area and in accordance with saved policies S3 and E12 of the adopted City of Derby Local Plan Review.

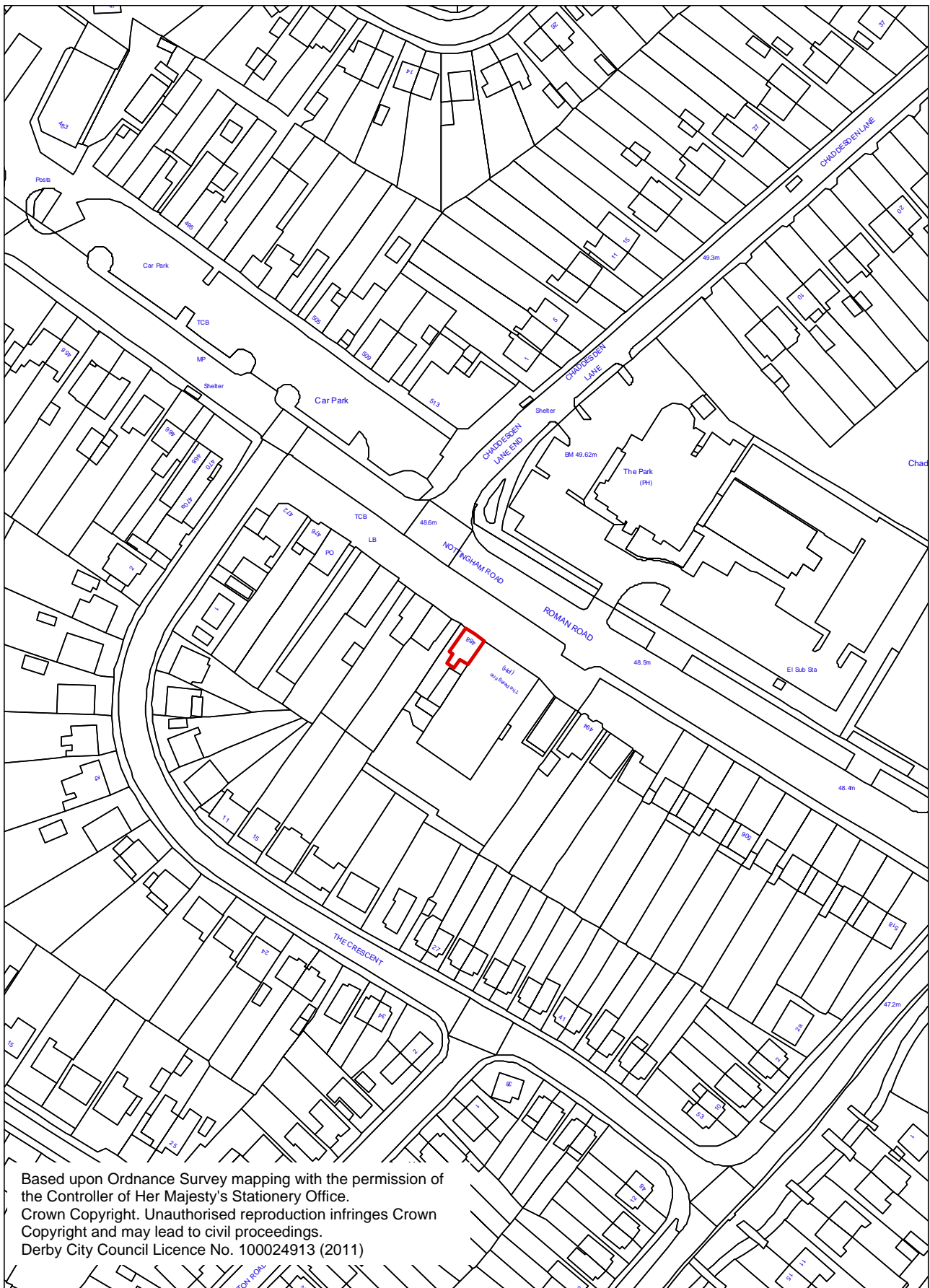
11.4 Application timescale:

This application expires on the 25 March 2011

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Application No: DER/01/11/00110

Type: Full



Committee Report Item No: 4

Application No: DER/12/10/01487

Type: Variation of Condition

1. **Address:** Mount Carmel Residential Home, 310 Highfields Park Drive, Derby.

2. **Proposal:**

Variation of condition no. 8 of previously approved planning permission, Code No. DER/06/09/00717 to increase unit numbers of extra care apartments to 18, increase building footprint, insertion of additional windows, insertion of rooflight window, erection of conservatory, erection of balcony and relocation of mobility scooter/cycle storage.

3. **Description:**

This application relates to an area of land within the newly built Highfields residential estate, Broadway. More specifically, the proposal site is located within the curtilage of Mount Carmel Residential Home, off Highfields Park Drive. The application site covers an area of approximately 0.64 hectares. The immediate surrounding area is primarily residential with a range of two, two and a half and three storey house types. Adjoining the northern boundary of the application site is a small terrace of houses alongside a detached dwelling (No's 35-41). Their rear elevations face directly onto the site and rear gardens adjoin the site. On the opposite side of Highfields Park Drive is a small area of public open space together with terraced 'town houses' and apartments. To the east is a strip of land occupied by a group of trees protected by a preservation order. Beyond this tree belt is a footpath and four detached dwellings, some 10-14 metres from the easterly edge of the application site. To the south and leading off from Highfields Park Drive is the sole means of access to the application site, with more housing beyond.

The extra care apartment block is intended to provide independent living accommodation for the elderly that require some degree of care. It would be located to the north of the application site, partly fronting Highfields Park Drive. The building footprint occupies an "L" shape and its depth stretches 36 metres and is 2.5 and 3 storey in height. Externally the design of it revolves around varied roof forms and gabled features. Internally, the proposed apartments would comprise 18 separate residential units. At its nearest point the building would be 2 metres from the west boundary and 5 metres from the east boundary.

Full planning permission is sought for changes to the approved plans following the previously approved scheme under Code No. DER/06/09/00717. More specifically, it seeks permission to vary condition 8. Condition 8 reads: "This permission relates to the application as amended by the revised plans date stamped 10 September 2009 and 28 August 2009."

The proposed changes relate to the external elevations and layout of the extra care building and mobility scooter / bin store building only. The proposed changes are as follows:

North elevation

- An increased projecting gable end feature to the north elevation measuring 7.3metres (increased by 1.3metre from the previously approved plans) and 12.2metres in height (increased by 0.6metre from the previously approved plans).

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- As a consequence of the change to the gable feature, the dormer window upon the north elevation roof slope would shift 1.4metres to the west.
- Three additional bedroom windows added at ground, first and second floor level.
- Removal of pedestrian entrance onto Highfields Park Drive. The door to the north elevation would be removed and all visitors will enter the enter building via the main entrance within the site.

East elevation

- Amended fenestration details with differing window types upon the east elevation. The actual window positions would not differ from the previously approved plans.

South elevation

- One skylight window added to the southern elevation second floor roof slope.
- One balcony added to a first floor bedroom upon the southern elevation. This would measure 4metres in width, 1.2 metres in depth and 0.9m in height.
- Increased size of bedroom number one at ground floor that increases its projection to the south elevation by 1.2 metres.

West elevation

- The mobility scooter/cycle store is proposed to be repositioned from the main building on the western elevation to the detached bin/boiler outbuilding adjacent to the west boundary.
- The main difference to the layout is the relocation of the mobility scooter/cycle store. The original location under the approved scheme was within the building on the ground floor close to the main entrance. The proposed location for the external store would be added to the bin store / boiler room on the western boundary. The proposed alteration would add a further 4.2 m section to that outbuilding store. The difference therefore is in its footprint from an outbuilding measuring 9.3m by 3.5 m to 13.5m by 3.5m. The design and form would be the same as that previously approved.
- The erection of a conservatory at ground floor level on the west elevation, adjacent to the main entrance.

4. Relevant Planning History:

DER/06/09/00717 - Extensions to Nursing home (erection of dementia unit and 16 extra care apartments). This application was granted planning permission at Planning Control Committee in October 2009. That planning application proposal contained two elements. One was for the erection of a 30 bed dementia unit and the other for an extra care 16 unit apartment block. Whilst these two elements of the scheme are physically separate buildings they are nonetheless related in the overall care management offered within the site. A number of objections were received.

DER/03/09/00244 - Demolition of dwelling and garage block. Granted permission April 2009.

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DER/11/08/01609 - Extensions to Nursing Home (Erection of dementia unit and 17 extra care apartments). Application withdrawn January 2009.

DER/09/98/01072 - Extensions to residential care home (laundry facilities). Granted permission October 1998.

DER/04/98/00527 - Alterations and extensions to residential care home (7 bedrooms) and layout of parking area. Granted permission July 1998.

5. Implications of Proposal:

5.1. Economic:

None

5.2. Design and Community Safety:

The building has been designed to complement the surrounding area in terms of scale, design and massing and its impact on nearby residential dwellings. There are no significant community safety implications. The site will have a full well defined boundary and a single main vehicle entrance point maintaining the integrity and security of the site.

5.3. Highways – Development Control:

The existing parking layout has already been approved and the net increase of apartment units from 16 to 18 would require 0.5 spaces for 2 bed spaces. However, due to the nature of the care facility it is not considered that the increase in number of units by only 2 will have a significant affect on the approved parking provision.

5.4. Disabled People's Access:

Two disabled people's parking bays are to be marked out in the proposed parking area. The extra care apartments are designed to maximise independent and assisted mobility. This aspect would not alter in anyway as a result of the proposed changes.

5.5. Other Environmental:

The proximity of the extra care apartments to the easterly belt of trees protected by a Tree Preservation Order and the implications upon local wildlife is considered acceptable.

6. Publicity:

Neighbour Notification Letter	65	Site Notice	Yes
Statutory Press Advert and Site Notice	Yes	Discretionary Press Advert and Site Notice	
Other			

This publicity is in accordance with and exceeds our statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.

7. Representations:

Ten objection letters have been received. The main issues raised include:

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- Not a good idea to remove the pedestrian entrance on Highfields Park Drive. This will mean more activity along the main drive entrance which is not wide enough.
- Stating that residents are unlikely to be car owners is misleading.
- The access road would appear to be unsuitable for the anticipated level of usage and the further increase now proposed.
- The proposed parking areas will present a nuisance problem for existing residents.
- The scale of the building will dominate surrounding properties
- Object to balcony, conservatory and bigger bin store
- Application description misleading and should be re-registered.
- Inadequate surface water drainage/sewage management leading to potential flood risk and over load of capacity
- Location of boiler room/bin store so close to common boundary would harm residential amenity
- Increase in light pollution due to permanent lighting in enlarged car park
- Amenity impacts of car parking noise upon nearby residents
- Inadequate screening from submitted planting/landscaping scheme
- Impact on TPO trees adjacent to eastern boundary
- Direct overlooking and loss of privacy

Copies of all the representations are available to view on the Council's eplanning service: www.derby.gov.uk/eplanning.

8. Consultations:

8.1. Building Consultancy:

No additional comments on variation of condition 8.

9. Summary of policies most relevant: *Saved CDLPR policies / associated guidance.*

GD1	Social Inclusion
GD2	Design and the Urban Environment
GD5	Amenity
H13	Residential Development – General Criteria
E9	Trees
E10	Renewable Energy
E17	Landscaping Schemes
E23	Design
T1	Transport Implications of New Development
T4	Access, parking and Servicing

The above is a summary of the policies and guidance that are relevant. Members should refer to their copy of the CDLPR for the full version or the department prior to the meeting.

10. Officer Opinion:

The scheme before Members follows from the previous grant of planning permission involving the erection of a 30 bed dementia unit together with a building to provide an extra care apartment building comprising 16 units with associated parking, granted planning permission, under Code No DER/06/09/00717, at the Planning Control Committee meeting on 15 October 2009.

This application seeks permission for minor material amendments to the approved plans, specifically to the extra care apartments and bins store/boiler room building element of the development. The rationale is because of changes to the internal layout of the building to provide different sized apartments and improved shared facilities. In terms of overall floorspace and footprint, there are only minor changes to that previously approved. The total number of units proposed under this application is 18, increasing the number of units by 2 from the previously approved scheme.

The principle of the extra care apartments in this location and overall built form was accepted under the previous application code no. DER/06/09/00717. That principle was inclusive of the use for a specialist residential accommodation in which varying amounts of care and support can be offered for the benefit of future residents. The principle also extends to the building itself, in terms of position, scale, design and layout within the application site.

The ability of the proposed extra care block to complement the surrounding area in terms of scale, design and massing and its relationship to the nearest dwellings is important - as reflected by a number of objectors questioning this aspect. This revised scheme now incorporates very minor changes to the elevational form of the building, which is most obviously seen in the widening and height of the gable feature upon the north facing elevation. It would measure 7.3m in width, increased by 1.3m from the previously approved plans, and 12.2m in height, increased by 0.6m from the previously approved plans.

When taken as a whole the development would still be domestic in character and integrate characteristic features of the existing estate buildings, namely the use of gables and roof styles found elsewhere in the locality. A look at the wider context of housing along this stretch of Highfields Park Drive reveals that the proposal takes a cue from the nearby cluster of 3 storey apartments and so this part of the scheme is not inordinate to the local townscape. Furthermore, to achieve this density of 18 units whilst retaining a conventional street scene results in a built form which does assert itself as well as being proportionately large to the dwellings either side of it. But, in my opinion, the combination of fairly balanced features used on this building, especially to the street scene elevation, do sufficiently break down its mass and offers a positive overall impression of the building, as viewed from Highfields Park Drive, in line with Policies GD2, H13 and E23.

The proposed changes to the external elevations also include a reduction or increase in some window sizes, the addition of windows as well as the removal of windows and removal of a secondary entrance door. In total, five windows would be added. The impact of these additional and modified windows present no significant difference regarding any potential detrimental impact on residential amenity in terms of direct overlooking. Indeed the building would still meet the normal distance requirements to front and rear windows of the nearest properties and principle room

windows. Further, the buildings physical mass has been designed so as to maintain reasonable standards of privacy and amenity in relation to the adjacent new housing.

The proposed balcony would be positioned on the southern elevation at first floor level, adjoining a bedroom. It would measure 4m in width, 1.2m in depth and 0.9m in height. When examining the proximity of it to the nearest existing dwellings, those properties to the eastern boundary are at a sufficient distance and orientated such that no direct overlooking would ensue. Notably, at its nearest point the edge of the proposed balcony to principle windows upon 11 Highfields Park Drive is approximately 33.5m. Yet, the most evident effect would be on the nearest adjacent terrace of the three 'townhouses' immediately west of the extra care apartments. At its nearest point, the balcony would be sited 22m from a principal first floor window to the rear elevation of the southern most townhouse dwelling at No.35 Highfields Park Drive. Due to the orientation of that dwelling the proposed balcony may present a degree of overlooking, at an oblique angle, when in use. To mitigate the impact, a condition requiring an element of screening is suggested in section 11.3. Another proposed change to the previously approved plans is a conservatory that would adjoin the main lobby entrance at ground floor level. It would contain just one fully glazed elevation facing the main entrance area of the apartment building. The use of the conservatory would not compromise the amenity of occupiers of neighbouring dwellings, especially the adjacent townhouses.

One of the main differences to the layout is the relocation of the mobility scooter/cycle store. The original location under the approved scheme was within the building on the ground floor close to the main entrance. The proposed new location is an external store which would be an addition to the boiler room and bin store on the western boundary. This change is needed to offer an improved main entrance to the extra care apartments. The proposed alteration would add a further 4.2m section to that outbuilding store. The difference therefore is in its footprint from an outbuilding measuring 9.3m by 3.5m, to 13.5m by 3.5m. The design and form would be the same as that previously approved. The objections relating to the bin store/boiler room are noted, but as it is an enclosed structure, and the potential for environmental health repercussions are minimal.

In terms of access and parking, a number of neighbouring residents have objected to the proposed development suggesting that a scheme of this density would result in too many additional vehicles using Highfields Park Drive, which they already believe is at capacity and generally congested with on-street parking. The Highways department has however appraised the submitted Transport Assessment, under the previously approved scheme, to which they raised no objection based on the data and relatively low trip generation from the development. The level of parking provision proposed is still 27 spaces, two of these being designated disabled person bays, which accords with the City Council's parking standards. Furthermore, a condition attached to the previous planning permission required a separate pedestrian route alongside the main site entrance to allow one singular safe entrance point into and out of the site. Now as this proposal is for an additional two apartments, the effect on the approved access and parking arrangement would be negligible.

Concerns are also raised by objectors with the surface water management and potential for flood risk. The point is made that the site is located at the highest point within the Highfields estate and any excess surface water would flow toward adjacent lower lying properties. Information has been supplied as part of condition 11 of the approved planning permission showing drainage and surface water discharge details. The Council's Land Drainage team are satisfied with this assessment and agree that the development is provided with a satisfactory means of drainage and will minimise the risk of creating or exacerbating flooding.

When taking into account the proposed minor changes in context of the previous planning consent, it is considered that, subject to conditions, the proposal would not result in unacceptable living conditions or adverse impacts upon neighbouring uses, and there would be no harm to highway safety or any other material planning consideration. The proposal would therefore accord with the aims and objectives of the development plan, having particular regard to relevant Local Plan policies.

11. Recommended decision and summary of reasons:

11.1. To grant planning permission with conditions.

11.2. Summary of reasons:

The proposal has been considered in relation to the provisions of the City of Derby Local Plan Review and all other material considerations as indicated at 9 above. It is considered that the proposal would result in a satisfactory form of development that would be in keeping with the character and appearance of the surrounding area.

11.3 Conditions:

1. Standard condition 3: The development hereby permitted shall be begun before the expiry of three years from the date of this permission.
2. Standard condition 100: The development hereby permitted shall be carried out in accordance with the following approved plans: 1928-24G; 1928-22REVF; 1928-34;
3. The proposed balcony to the first floor south elevation bedroom shall include a form of screening to its west side, to be agreed in writing with the Local Planning Authority, and maintained as such in perpetuity. Such agreed work shall be completed prior to the commencement of use of the hereby permitted development.
4. Standard condition 27 (external materials)
5. Standard condition 20 (landscaping scheme)
6. Standard condition 22 (landscape maintenance)
7. Standard condition 30 (hard surfacing)
8. Standard condition 24 (protection of vegetation)
9. Standard condition 19 (means of enclosure)
10. Standard condition 38 (disposal of details of foul and surface water drainage)

Committee Report Item No: 4

Application No: DER/12/10/01487

Type: Variation of Condition

11. Standard condition 101 (trees in relation to construction)
12. Standard condition 09A (revised plans date stamped)
13. The extra care apartments shall be operated as a specialist housing facility and not for open market tenure use.
14. Details of external lighting to be installed on the application site shall be submitted to and approved by the Local Planning Authority and installed before the use commences.
15. The details submitted pursuant to condition 7 shall accord with Annex F7 - F12 of PPS25. The following criteria shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced on site:
 - a. runoff from a one in 100 year plus climate change rainfall event is to be retained on the site and calculations to that end are to be approved by the local planning authority
 - b. calculations shall be included to show the run-off from the existing development to determine the discharge of surface water from the site is no greater than existing and that no habitable room is inundated
 - c. a flood path shall be submitted to show where runoff in excess of the one in 100 year plus climate change rainfall event will flow.
16. Before development commences, details of the shared surface treatment to the site entrance shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with such approved details.
17. First floor windows in the northern elevation to the therapy, kitchen and dining room shall be obscure glazed and retained as such at all times thereafter.

11.3. Reasons:

1. Standard reason E56 (to conform to section 51 of the Planning and Compulsory Purchase Act 2004)
2. Standard reason E04 (for the avoidance of doubt)
3. Standard reason E07 (to safeguard the amenities of residents living in dwellings located in the vicinity of the application site)
4. Standard reason E14 (ensure satisfactory external appearance)
5. Standard reason E14 (ensure satisfactory external appearance)
6. Standard reason E14 (ensure satisfactory external appearance)
7. Standard reason E21 (ensure satisfactory drainage)
8. Standard reason E32 (visual amenity and tree health)
9. Standard reason E09 (satisfactory form of development including good standards of privacy and security)

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Application No: DER/12/10/01487

Type: Variation of Condition

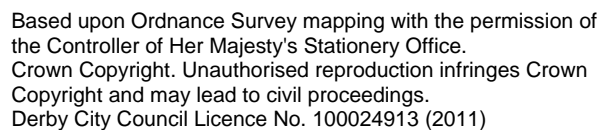
10. Standard reason E21 (ensure satisfactory drainage)
11. Standard reason E32 (visual amenity and tree health)
12. Standard reason E04 (for the avoidance of doubt)
13. Standard reason E09 (ensure satisfactory development)
14. Standard reason E07 (preserve residential amenity)
15. To reduce the risk of creating or exacerbating a flooding problem and to determine the route of runoff of the extreme event, in accordance with policy GD3 of the adopted City of Derby Local Plan Review.
16. Standard reason E17 (minimise danger to users)
17. Standard reason E07 (residential amenity)

11.5 S106 requirements where appropriate:

Contributions towards highway and public open space.

11.6 Application timescale:

The target date for this application expired on 11th March and is brought to committee given the number of objections received





DERBY CITY COUNCIL

Derby City Council

Delegated Decisions Made Between 26/01/11 and 03/03/11

Application No	Application Type	Location	Proposal	Decision	Decision Date
09/06/01437/PRI	Full Planning Permission	41 - 43 and garages at rear St. Thomas Road, Derby	Extension to workshop (store) and conversion and enlargement of garages to form 3 industrial units (use class B1)	Finally disposed of	03/03/2011
06/08/00948/PRI	Outline Planning Permission	Site of 59 (Spondon Cars) and Sitwell Garage, Sitwell Street, Spondon, Derby	Residential Development (36 flats)	Refuse Planning Permission	15/02/2011
04/10/00469/PRI	Full Planning Permission	147 Burton Road, Derby	Retention of raised patio area	Granted Conditionally	22/02/2011
05/10/00509/PRI	Works to Trees under TPO	113 Whitaker Road, Derby	Felling of Cedar Tree protected by Tree Preservation Order 2001 No. 280 (Trees at Burton Road/Whitaker Road/Arden Close/Grafton Street/The Close/Horwood Avenue)	Refuse Planning Permission	11/02/2011
06/10/00681/PRI	Full Planning Permission	30 Cromwell Road, Derby	Extension to dwelling house (2 bedrooms and en-suite)	Granted Conditionally	03/03/2011
06/10/00781/PRI	Works to Trees under TPO	Derby Independent Grammar School For Boys, Rykneld Road, Littleover, Derby (adjacent 2 Frampton Gardens)	Works to various trees protected by Tree Preservation Order No. 78 (Rykneld Hospital, Rykneld Road)	Granted Conditionally	14/02/2011
08/10/00967/PRI	Full Planning Permission	Land adjacent New Raynesway Park Junction, Raynesway, Derby	Erection of Public House, restaurant and ancillary accommodation	Granted Conditionally	03/03/2011
08/10/01009/PRI	Full Planning Permission	Land between 8 and 11 Willowbrook Grange, Chellaston, Derby	Incorporation of land into residential curtilage	Granted Conditionally	28/01/2011
08/10/01025/PRI	Variation/Waive of condition(s)	Derbyshire Waste Ltd, Raynesway Park Drive, Derby	Variation of condition 17 of planning permission DER/06/06/01078/PRI to extend the time limit for commencement of development to before 22 August 2013	Refuse Planning Permission	03/02/2011

Enclosure

Application No	Application Type	Location	Proposal	Decision	Decision Date
08/10/01035/PRI	Full Planning Permission	Outbuilding rear of 34 - 36 Falmouth Road, Alvaston, Derby	Change of use of outbuilding to form 2 additional residential units (Use Class C2) in connection with the existing care facility	Granted Conditionally	09/02/2011
09/10/01096/PRI	Full Planning Permission	111 Chaddesden Lane, Chaddesden, Derby	Formation of rooms in roof space (bedroom, bathroom and two dormers)	Granted Conditionally	11/02/2011
09/10/01164/DCC	Local Council own development Reg 3	Darley Abbey Village Hall, Abbey Yard, Darley Abbey, Derby	Installation of replacement windows and one door	Granted Conditionally	03/03/2011
09/10/01177/PRI	Full Planning Permission	4 Mill Croft, Mickleover, Derby	Extension to dwelling house (conservatory)	Granted Conditionally	11/02/2011
10/10/01193/PRI	Full Planning Permission	Land at Rhapsody Development, Station Road, Spondon, Derby	Erection of 13 dwellings	Granted Conditionally	04/02/2011
10/10/01232/PRI	Full Planning Permission	Derby Independent Grammar School For Boys, Rykneld Road, Littleover, Derby	Erection of Sports Hall (extension of time limit of previously approved application Code No. DER/05/05/00768 by a further three years)	Granted Conditionally	28/02/2011
10/10/01255/PRI	Full Application - Article 4	13 Cornhill, Allestree, Derby	Installation of satellite dish	Granted Conditionally	28/02/2011
10/10/01268/PRI	Full Planning Permission	16 Lincoln Green, Chellaston, Derby	Extension to dwelling house (dining room, w.c. and en-suite)	Granted Conditionally	21/02/2011
10/10/01283/PRI	Works to Trees in a Conservation Area	Land at the south side of 73 Belper Road, Derby	Removal of Apple, Damson, Plum, Apple, Cedar, Monkey Puzzle, Lawson's Cypress, 2 Scots Pines, Crab Apple, Hornbeam, and Hazel and crown reduce Oak Tree by 30% and reduce Hornbeam and Hawthorn within Strutts Park Conservation Area	Raise No Objection	11/02/2011
10/10/01292/PRI	Works to Trees under TPO	Park Lane House, 24 Park Lane, Littleover, Derby	Felling of 2 Holly trees, crown lift to 3m and crown reduce by 15% Holly tree, reduce height of Laurel/Holly hedge to 2m and reduce height of Laurel hedge to 2m protected by Tree Preservation Order 1996 No 127 (Park Lane House, Park Lane Littleover)	Granted Conditionally	11/02/2011
10/10/01297/PRI	Full Planning Permission	24 Cobden Street, Derby	Two storey extension to dwelling house (sitting room, bedroom and en-suite)	Granted Conditionally	03/03/2011

Application No	Application Type	Location	Proposal	Decision	Decision Date
10/10/01307/PRI	Works to Trees under TPO	5 Merthyr Court, Oakwood, Derby	Crown clean, remove deadwood and branch reduction of 2 Oak Trees, and removal of epicormic growth and Crown Lift to 3 metres of T2 Oak Tree protected by Tree Preservation Order 1985 No.31 (Oakwood No.3)	Granted Conditionally	18/02/2011
10/10/01309/PRI	Works to Trees under TPO	82 Sancroft Road, Spondon, Derby	Crown clean, remove deadwood, remove 2 branches, reduce 2 branches and crown lift to 4 metres of Oak Tree protected by Tree Preservation Order 1995 No. 110 (Sancroft Road/Fallow Road Area, Spondon)	Granted Conditionally	03/03/2011
10/10/01323/PRI	Full Application - Article 4	23 Arboretum Street, Derby	Installation of roof light to front elevation	Granted Conditionally	03/03/2011
11/10/01335/PRI	Listed Building Consent -alterations	112 Green Lane, Derby	Retention of internal alterations to house in multiple occupation including bricking up of door openings, and installation of boiler and central heating system	Granted Conditionally	03/02/2011
10/10/01337/PRI	Full Planning Permission	8 Cobden Street, Derby	Single storey rear extension to dwelling (enlargement of kitchen)	Granted Conditionally	16/02/2011
11/10/01341/PRI	Full Planning Permission	Site of University of Derby Mickleover Campus, off Western Road, Mickleover, Derby	Substitution of House Types on Plots 321-325 and 344-349 of previously approved planning application Code No. DER/12/07/02351	Granted Conditionally	03/03/2011
11/10/01343/PRI	Full Planning Permission	51 Littleover Lane, Derby	Single storey extensions to dwelling house (store, w.c and enlargement of kitchen)	Granted Conditionally	17/02/2011
11/10/01344/PRI	Works to Trees under TPO	Leyland Estate, Broadway, Derby	Various works to trees protected by Tree Preservation Order 2004 No. 389 (Leyland Estate)	Granted Conditionally	07/02/2011
11/10/01346/PRI	Full Planning Permission	41 Fairfax Road, Derby	Retention of single storey extension to dwelling house (kitchen and w.c.)	Granted Conditionally	03/03/2011
11/10/01348/PRI	Full Planning Permission	7 Palmerston Street, Derby	2 storey side extension to dwelling house (kitchen/dining room, hall and two bedrooms)	Granted Conditionally	28/02/2011
11/10/01350/PRI	Full Planning Permission	Site of 22-24 Leopold Street, Derby	Demolition of existing three dwelling houses and erection of three two-storey dwelling houses	Granted Conditionally	27/01/2011

Application No	Application Type	Location	Proposal	Decision	Decision Date
10/10/01355/PRI	Works to Trees under TPO	Trees at 'Coney Grey', South Drive, Derby	Crown lifting to 4m of Walnut tree and removal of 2 branches of Beech tree protected by Tree Preservation Orders 2001 No.299 and 2007 No. 506 (Coney Grey, South Drive Derby)	Granted Conditionally	03/03/2011
11/10/01368/PRI	Full Planning Permission	Land at side of 15 Eskdale Walk, Whernside Close, Alvaston, Derby	Formation of hardsurfacing and erection of 1.8m high fence and gates	Refuse Planning Permission	18/02/2011
11/10/01378/PRI	Variation/Waive of condition(s)	Severn Trent Water, West Service Road, Raynesway, Derby	Erection of office building, washroom/restroom, alterations to storage building, formation of vehicular access and erection of 2.5m high fencing (variation of Condition 1 of previously approved planning application DER/01/09/00033/PRI)	Granted Conditionally	01/03/2011
11/10/01393/PRI	Full Planning Permission	13 Cleveland Avenue, Chaddesden, Derby	Single storey extension to dwelling house (conservatory)	Granted Conditionally	17/02/2011
11/10/01400/PRI	Full Planning Permission	254 Uttoxeter New Road, Derby	Change of use from retail (use class A1) to hot food take-away (use class A5) including installation of extraction flue	Refuse Planning Permission	04/02/2011
11/10/01403/PRI	Full Planning Permission	Public open space behind 156 Bembridge Drive, Alvaston, Derby	Installation of a timber climbing frame	Granted Conditionally	21/02/2011
11/10/01406/PRI	Full Planning Permission	6 Strand, Derby	Retention of change of use from office (Use Class A2) to training rooms (Use Class D1) on first and second floors	Granted Conditionally	07/02/2011
11/10/01407/PRI	Works to Trees under TPO	63 Smalley Drive, Oakwood, Derby	Crown reduction of Oak tree (by15%) protected by Tree Preservation Order 2003 No. 376 (Smalley Drive/Woodsorrell Drive/Armscote Close, Oakwood)	Granted Conditionally	28/01/2011
11/10/01408/PRI	Full Planning Permission	12 Strand, Derby	Retention of change of use from office (Use Class A2) to training rooms (Use Class D1) on first and second floors	Granted Conditionally	07/02/2011
11/10/01410/PRI	Full Planning Permission	6A Hastings Street, Derby	Change of use in part of residential dwelling (Use Class C3) to retail (Use Class A1) including installation of shopfront and security shutter	Refuse Planning Permission	10/02/2011

Application No	Application Type	Location	Proposal	Decision	Decision Date
11/10/01418/PRI	Full Planning Permission	Chellaston School, Swarkestone Road, Chellaston, Derby	Extension to school (three classrooms)	Granted Conditionally	15/02/2011
11/10/01425/DCC	Local Council own development Reg 3	Land at Racecourse north-west of car park off St. Marks Road, Derby	Formation of footpath/cycle route and erection of 2.4m high fence	Granted Conditionally	04/02/2011
11/10/01426/PRI	Full Planning Permission	2 Broadway, Derby	Single storey extension to dwelling house (enlargement of kitchen) and erection of detached double garage	Granted Conditionally	18/02/2011
11/10/01428/PRI	Full Planning Permission	10 Tasman Close, Mickleover, Derby	Single storey extension to dwelling house (porch) and formation of hipped roof over garage	Granted Conditionally	03/02/2011
11/10/01431/DCC	Advertisement consent	21-23 Friar Gate, Derby,	Display of non-illuminated badge sign	Granted Conditionally	03/02/2011
11/10/01433/PRI	Listed Building Consent -alterations	43 Iron Gate, Derby (Lloyds TSB)	Display of 3 internally illuminated fascia signs and 3 lighting strips	Refuse Planning Permission	21/02/2011
11/10/01436/PRI	Advertisement consent	97 Pear Tree Road, Derby	Display of internally illuminated fascia sign	Granted Conditionally	08/02/2011
11/10/01438/DCC	Advertisement consent	23 Queen Street, Derby	Display of non-illuminated badge sign	Granted Conditionally	18/02/2011
11/10/01440/DCC	Advertisement consent	17 Cheapside, Derby	Display of non-illuminated badge sign	Granted Conditionally	21/02/2011
11/10/01441/DCC	Advertisement consent	31 Sadler Gate, Derby	Display of non-illuminated badge sign	Granted Conditionally	28/02/2011
11/10/01442/DCC	Advertisement consent	3-4 Iron Gate, Derby	Display of non-illuminated badge sign	Granted Conditionally	03/02/2011
11/10/01443/DCC	Advertisement consent	Market Hall, Tenant Street, Derby	Display of non-illuminated badge sign	Granted Conditionally	28/02/2011
11/10/01444/DCC	Listed Building Consent -alterations	3-4 Iron Gate, Derby	Display of non - illuminated badge sign	Granted Conditionally	26/01/2011

Application No	Application Type	Location	Proposal	Decision	Decision Date
11/10/01447/PRI	Full Planning Permission	11 Devonshire Avenue, Allestree, Derby	Single storey extension to dwelling house (conservatory, bedroom, lounge and shower room)	Granted Conditionally	03/02/2011
11/10/01448/PRI	Full Planning Permission	Sainsbury's, Wyvern Way, Chaddesden, Derby	Alterations to petrol station (replacement of fuel storage tanks)	Granted Conditionally	10/02/2011
11/10/01449/PRI	Full Planning Permission	Sainsbury's, Wyvern Way, Chaddesden, Derby	Erection of petrol filling station for a temporary period	Granted Conditionally	21/02/2011
11/10/01451/PRI	Certificate of Lawfulness Proposed Use	58 Radford Street, Alvaston, Derby	Single storey extension to dwelling house	Granted	14/02/2011
12/10/01453/DCC	Advertisement consent	Market Place, Derby	Display of non illuminated advertisement signs for temporary period	Granted Conditionally	26/01/2011
12/10/01454/PRI	Full Planning Permission	110 Green Lane, Derby	Extension to guest house (utility room and hall)	Refuse Planning Permission	18/02/2011
12/10/01455/PRI	Listed Building Consent -alterations	110 Green Lane, Derby	Extension and alterations to guest house (utility room and hall)	Refuse Planning Permission	18/02/2011
12/10/01457/PRI	Full Planning Permission	20 Hollies Road, Allestree, Derby	Single storey extension to dwelling house (enlargement of kitchen)	Granted Conditionally	26/01/2011
12/10/01458/PRI	Listed Building Consent -alterations	Ryknelde Tean Mills, Brookbridge Court, off Brook Street, Derby	Installation of gas ventilation grilles to Long's Mill, Middle Mill and Warping Mill	Granted Conditionally	27/01/2011
12/10/01460/PRI	Full Application - Article 4	2 Highfield Cottages, Highfield Lane, Chaddesden, Derby	Installation of 3 replacement windows to front elevation	Granted Conditionally	07/02/2011
12/10/01463/PRI	Full Planning Permission	192 Derby Road, Spondon, Derby	Single storey extension to dwelling house (porch/garden room)	Granted Conditionally	28/01/2011
12/10/01465/PRI	Full Planning Permission	18 Kenilworth Avenue, Derby	Single storey extension to dwelling house (utility room and cloakroom)	Granted Conditionally	26/01/2011
12/10/01468/PRI	Full Planning Permission	400 Burton Road, Derby	Single storey extension to dwelling house to form self-contained annexe (kitchen, bathroom, bedroom and lounge)	Granted Conditionally	11/02/2011

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/10/01469/PRI	Full Planning Permission	167 Pear Tree Crescent, Derby	Single storey extension to dwelling house (conservatory)	Granted Conditionally	01/02/2011
12/10/01471/PRI	Full Planning Permission	2 Whinbush Avenue, Allenton, Derby	Two storey extension to dwelling house (bathroom and enlargement of kitchen and two bedrooms)	Granted Conditionally	02/02/2011
12/10/01474/PRI	Full Planning Permission	16 Empress Road, Derby	Single storey extension to dwelling house (enlargement of dining room)	Granted Conditionally	02/02/2011
12/10/01475/PRI	Full Planning Permission	4-12 Derby Road, Chellaston, Derby (Royal British Legion)	Change of Use of first floor to Restaurant (Use Class A3) and installation of extract flue (amendments to previously approved planning permission DER/08/10/01050/PRI)	Refuse Planning Permission	03/02/2011
12/10/01476/PRI	Advertisement consent	Roundabout at junction of Burton Road/Normanton Road/Lara Croft Way and Babington Lane, Derby	Display of 5 non illuminated post signs	Granted Conditionally	10/02/2011
12/10/01479/PRI	Full Planning Permission	24 South Avenue, Darley Abbey, Derby	Single storey extension to dwelling house (utility room and enlargement of snug and study)	Granted Conditionally	03/02/2011
12/10/01480/PRI	Full Planning Permission	7 Lime Grove, Chaddesden, Derby	Single storey extension to dwelling house (garden room and store)	Granted Conditionally	07/02/2011
12/10/01484/PRI	Full Planning Permission	Land at and adjacent to 19 Poole Street, Allenton, Derby	Erection of 2 flats	Refuse Planning Permission	07/02/2011
12/10/01485/PRI	Full Planning Permission	47 Arran Close, Sinfen, Derby	Two storey extension to dwelling house (sitting room, kitchen, study, shower, porch, two bedrooms and en-suite)	Refuse Planning Permission	04/02/2011
12/10/01486/PRI	Full Planning Permission	38 Hillsway, Littleover, Derby	First Floor extension to dwelling house (enlargement of bedroom and bathroom) and formation of room in roof space with dormer	Refuse Planning Permission	04/02/2011
12/10/01490/PRI	Full Planning Permission	10 Carnaby Close, Mackworth, Derby	Retention of change of use from games room (Use Class C3) to beauty salon (Sui Generis Use)	Granted Conditionally	04/02/2011
12/10/01491/PRI	Full Planning Permission	166 Duffield Road, Derby	Two storey extension to dwelling house (kitchen, w.c., utility, snug and bedroom)	Granted Conditionally	07/02/2011

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/10/01493/PRI	Full Planning Permission	51 Chestnut Avenue, Mickleover, Derby	Enlargement of garage	Granted Conditionally	03/02/2011
12/10/01494/PRI	Full Planning Permission	15 Brockley, Spondon, Derby	Single storey extension to dwelling house (enlargement of kitchen)	Granted Conditionally	14/02/2011
12/10/01495/PRI	Works to Trees under TPO	Our Lady Of Lourdes Catholic Church, 36 Uttoxeter Road, Mickleover, Derby	Crown reduction of Eucalyptus by 30%, crown reduction of Horse Chestnut by 10% and felling of 2 Rowan and 1 Birch tree protected by Tree Preservation Order 2006 No. 451 (Our Lady of Lourdes, Uttoxeter New Road, Mickleover, Derby)	Granted Conditionally	07/02/2011
12/10/01496/PRI	Full Planning Permission	Sunny View, 143 Derby Road, Chellaston, Derby	First floor extension to dwelling house (bedroom, study/bedroom and shower room)	Granted Conditionally	11/02/2011
12/10/01497/PRI	Full Planning Permission	92 Brackensdale Avenue, Derby	Two storey extension to dwelling house (bedroom, bathroom, w.c. and enlargement of kitchen and dining room) - amendment to previously approved planning permission Code No. DER/09/10/001162/PRI	Refuse Planning Permission	07/02/2011
12/10/01498/PRI	Full Planning Permission	8 Otter Street, Derby	Single storey extension to dwelling house (dining/family room)	Granted Conditionally	10/02/2011
12/10/01499/PRI	Certificate of Lawfulness Proposed Use	18 Badgerdale Way, Littleover, Derby	Single storey extension to dwelling house (sun lounge)	Granted	21/02/2011
12/10/01501/PRI	Full Application - Article 4	4 Elms Street, Derby	Installation of garage door	Granted Conditionally	28/02/2011
12/10/01502/PRI	Full Planning Permission	28 Princes Drive, Littleover, Derby	Single storey and first floor extensions to dwelling house (utility room, shower room, bedroom and enlargement of living room and kitchen) and formation of room in roof space (bedroom with dormer)	Granted Conditionally	16/02/2011
12/10/01503/PRI	Full Planning Permission	13 South Avenue, Darley Abbey, Derby	Single storey extensions to dwelling house (porch and enlargement of lounge) alteration from hipped roof to gable	Granted Conditionally	28/01/2011
12/10/01504/PRI	Full Planning Permission	8-9 Iron Gate, Derby (Bennetts)	Installation of shopfront	Granted Conditionally	03/03/2011

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/10/01505/PRI	Listed Building Consent -alterations	8-9 Iron Gate, Derby (Bennetts)	Installation of shopfront	Granted Conditionally	03/03/2011
12/10/01506/PRI	Full Planning Permission	182 Danebridge Crescent, Oakwood, Derby	Two storey extension to dwelling house (kitchen, study, bedroom, bathroom and enlargement of lounge and bedroom)	Refuse Planning Permission	28/01/2011
12/10/01507/PRI	Full Planning Permission	Territorial Army Centre, Windmill Hill Lane, Derby	Formation of pitched roof	Granted Conditionally	18/02/2011
12/10/01508/PRI	Full Planning Permission	61 Duncan Road, Derby	Two storey and single storey extensions to dwelling house (porch, sun lounge, kitchen/dining room, w.c. and two bedrooms)	Refuse Planning Permission	09/02/2011
12/10/01509/PRI	Local Council own development Reg 3	38 Colwyn Avenue, Derby	Single storey extension to dwelling house (shower room) - amendment to previously approved planning permission Code No. DER/02/10/00169/PRI	Granted Conditionally	26/01/2011
12/10/01511/PRI	Works to Trees under TPO	Temple House Clinic, Mill Hill Lane, Derby	Fell Silver Birch Tree protected by Tree Preservation Order No. 146 (1997 St. Josephs Church Primary School and Health Clinics, Mill Hill Lane/Burton Road)	Granted Conditionally	10/02/2011
12/10/01512/PRI	Works to Trees under TPO	300 Highfields Park Drive, 23 and 25 Beechwood Park Drive and Convent of Mercy, Beechwood, Broadway, Derby	Pruning and laying of Hawthorn and Holly to re-establish boundary hedge protected by Tree Preservation Order 2001 No. 308 (Beechwood and St Philomenas Convent, Mount Carmel House and Catherine McAuley House)	Granted Conditionally	10/02/2011
12/10/01513/	Works to Trees under TPO	Trees to the north of Convent of Mercy, Beechwood, Broadway, Derby	Pruning of Yew tree, laying of 3 Hawthorns to re-establish hedge, felling of 2 Hawthorn trees, reduce twin stemmed Hawthorn by 50%, reduce 2 Hawthorns by 40% and 1 Hawthorn by 30% all protected by Tree Preservation Order 2001 No. 308 (Beechwood and St Philomena's Convent, Mount Carmel House and Catherine McAuley House)	Granted Conditionally	10/02/2011
12/10/01514/PRI	Full Planning Permission	35 Ladbroke Gardens, Derby	Single storey extension to dwelling house (kitchen)	Granted Conditionally	11/02/2011

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/10/01515/PRI	Full Planning Permission	24 Rykneld Way, Littleover, Derby	Two storey and single storey extensions to dwelling house (porch and enlargement of kitchen and bedroom) and erection of garage and study	Granted Conditionally	01/02/2011
12/10/01516/PRI	Advertisement consent	Derbyshire House, Sherwin Street, Derby	Display of non illuminated freestanding notice board	Granted Conditionally	11/02/2011
12/10/01517/PRI	Full Planning Permission	2 Hereford Road, Chaddesden, Derby	Two storey extension to dwelling house (kitchen/dining room, utility room, w.c., bedroom, en-suite and enlargement of living room)	Refuse Planning Permission	14/02/2011
12/10/01518/PRI	Advertisement consent	59 Kedleston Road, Derby (ATS Euromaster)	Display of 1 internally externally fascia sign, 2 non illuminated fascia signs and 1 externally illuminated totem sign	Granted Conditionally	28/01/2011
12/10/01519/PRI	Full Planning Permission	10 Cathedral View, Derby	Two storey extension to dwelling house (breakfast room, sitting room, 3 bedrooms, en-suite and enlargement of kitchen and hall)	Granted Conditionally	14/02/2011
12/10/01521/PRI	Full Planning Permission	71-73 Osmaston Road, Derby (Bhatia Best Solicitors)	Installation of shop front and security shutters	Granted Conditionally	14/02/2011
12/10/01523/PRI	Full Planning Permission	68 Fulham Road, Derby	Two storey extension to dwelling house (bedroom, en-suite and enlargement of kitchen)	Granted Conditionally	28/01/2011
12/10/01524/PRI	Full Planning Permission	66 Osmaston Road, Derby	Change of use from Restaurant (Use Class A3) to Tattoo Studio (Sui Generis Use Class)	Granted Conditionally	14/02/2011
12/10/01525/PRI	Full Planning Permission	9 Scarsdale Avenue, Allestree, Derby	Single storey extensions to bungalow (garage, utility room, kitchen/family room and living room) and alterations to roof to form rooms in roof space (3 bedrooms and bathroom)	Withdrawn Application	15/02/2011
12/10/01526/PRI	Outline Planning Permission	Land at 48 and 52 Meadow Lane, Chaddesden, Derby (behind 54-60)	Residential development (5 dwellings) and associated access	Refuse Planning Permission	18/02/2011
12/10/01530/PRI	Listed Building Consent -alterations	13 Cornhill, Allestree, Derby	Installation of satellite dish	Granted Conditionally	28/02/2011
12/10/01531/PRI	Certificate of Lawfulness Proposed Use	26 Havenbault Avenue, Littleover, Derby	Formation of rooms in roof space (bedroom and ensuite) and installation of rear dormer	Granted	14/02/2011

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/10/01532/PRI	Advertisement consent	41 Corn Market, Derby (2nd Floor)	Display of non-illuminated banner sign	Refuse Planning Permission	18/02/2011
01/11/00001/PRI	Works to Trees in a Conservation Area	Trees at Darley Abbey Mills, Darley Abbey, Derby	Felling of 17 Sycamore, 4 Conifer and 6 Silver Birch trees, and crown lifting of 40 Sycamore trees within Darley Abbey Conservation Area	Raise No Objection	01/03/2011
01/11/00003/PRI	Full Planning Permission	20 Highfield Road, Littleover, Derby	Internal alterations to ground floor to form additional flat	Granted Conditionally	01/03/2011
01/11/00006/PRI	Full Planning Permission	Units 47A & 49A Cotton Lane, Derby (Caledonian Alloys)	Erection of 2.4m high fence and gates	Granted Conditionally	03/03/2011
01/11/00007/PRI	Advertisement consent	Barclays Bank, Sir Frank Whittle Road, Derby	Display of 5 internally illuminated fascia signs, 1 internally illuminated projecting sign and 1 internally illuminated totem sign	Granted Conditionally	21/02/2011
01/11/00008/PRI	Full Planning Permission	29 Kirkistown Close, Alvaston, Derby	Two storey and single storey extensions to dwelling house (kitchen, garden room, bedroom, en-suite and enlargement of bathroom)	Granted Conditionally	16/02/2011
01/11/00009/PRI	Full Planning Permission	72 Babington Lane, Derby	Change of use from shoe repairer (Use Class A1) to Letting Agency (Use Class A2)	Granted Conditionally	22/02/2011
01/11/00011/PRI	Works to Trees under TPO	203 Derby Road, Chellaston, Derby	Crown clean, deadwood, crown thin by 10% and reduce branches by 2.5m of Corsican Pine tree and crown clean, deadwood and reduce overhanging branch by 1.75m of Corsican Pine tree, both protected by Tree Preservation Order 2001 No. 260 (Derby Road/West Avenue/Vicarage Road and Birchfield Close)	Granted Conditionally	01/03/2011
01/11/00012/PRI	Advertisement consent	54-58 London Road, Derby (Wilkinson Store)	Display of 1 internally illuminated and 1 non illuminated fascia sign, 1 internally illuminated projecting sign and 1 non illuminated information sign	Withdrawn Application	03/02/2011
01/11/00013/PRI	Works to Trees under TPO	179 Station Road, Mickleover, Derby	Felling of 2 Corsican Pine trees protected by Tree Preservation Order 1977 No.8 (Station Road)	Refuse Planning Permission	03/03/2011
01/11/00016/PRI	Full Planning Permission	Barclays Bank, Sir Frank Whittle Road, Derby	Installation of 3 condenser units	Granted Conditionally	03/03/2011

Application No	Application Type	Location	Proposal	Decision	Decision Date
01/11/00027/PRI	Full Planning Permission	22-26 St. Peters Street, Derby (Ilkeston Co-op Travel and the former Pound Store)	Installation of shop front and 2 ATM's	Granted Conditionally	24/02/2011
01/11/00029/PRI	Full Planning Permission	298-300 Burton Road, Derby	Retention of engineering works	Refuse Planning Permission	22/02/2011
01/11/00038/PRI	Full Planning Permission	134 Carsington Crescent, Allestree, Derby	Single storey extension to dwelling house (enlargement of lounge and hall)	Granted Conditionally	18/02/2011
01/11/00044/PRI	Full Planning Permission	Footpath at west end of Bramfield Avenue, Derby	Erection of meter kiosk	Granted Conditionally	28/02/2011
01/11/00056/DCC	Non-material amendment	Land at Bass Recreation Ground, St. Alkmunds Way, Derby	Erection of skatepark (non-material amendments to previously approved planning permission Code No. DER/10/10/01328 to reposition concrete ramps)	Granted	01/03/2011
01/11/00065/PRI	Full Planning Permission	28 Cadgwith Drive, Derby	Two storey extension to dwelling house (playroom, porch and enlargement of 2 bedrooms)	Refuse Planning Permission	18/02/2011
01/11/00082/PRI	Non-material amendment	1 Peak Drive, Derby (Sainsburys)	Non-material amendment to previously approved planning permission Code No. DER/11/09/01317 to omit glazing from North-West elevation and lobby and reduction in height of glazing beneath mezzanine	Granted	24/02/2011
01/11/00103/PRI	Non-material amendment	26 Gilbert Street, Alvaston, Derby	Extension to bungalow (bedroom, kitchen and bathroom) - non material amendment to previously approved planning permission Code No. DER/07/08/01047 to reposition kitchen door from rear to side elevation and repositioning of windows	Granted	24/02/2011

Total Number of Delegated Decisions made during this period: 130