

Meeting commenced: 6.01pm  
Meeting concluded: 7.28pm

## PLANNING CONTROL COMMITTEE 7 FEBRUARY 2013

Present: Councillor Bolton (Chair)  
Councillors Afzal, Bailey, Carr, Harwood, S Khan, Naitta, Pegg,  
Roberts and Wood

In Attendance: Councillor L Winter

### 92/12 Apologies for Absence

Apologies for absence were received from Councillors Hickson, J Khan and Turner.

### 93/12 Announcements from the Chair

The Chair updated Members on the Castleward conditions. Members noted that the Committee had resolved to grant permission subject to a Section 106 Agreement for Phase 1 of the scheme at the August 2012 meeting. It was reported that the planning application was secured by conditions due to the applicant having ownership of a small portion of the application site. It was further reported that some obligations that were to be secured by the Section 106, namely the Secondary School provision and enhancement to facilities on Bass' Recreation ground would now be secured by planning conditions only.

Members noted that the Chair had recently attended a meeting of the Osmaston Community Association of Residents to speak about the importance of fitting sprinklers in domestic properties. The Chair also reported that a meeting had been set up with the Derbyshire Fire Chief to look into the possibility of setting up a working group to look at taking the initiative forward.

The Chair reported that the Manor Kingsway development had won an accolade at a recent parliamentary event by meeting the new Building for Life 12 standard for well designed homes and neighbourhoods.

The Chair reminded Members that a site visit to Bath Street Mills was due to take place on 27 February 2013.

The Chair reported that the planning training session with the Barrister Hugh Richards, that took place on 29 January, had been filmed. It was agreed that the Constitutional Services Officer would contact all elected members with details on how to get a copy of the presentation.

## 94/12 Late Items

There were no late items.

## 95/12 Declaration of Interests

There were no declarations of interests.

## 96/12 Minutes of the Meeting held on 10 January 2013

The minutes of the meeting held on 10 January 2013 were agreed as a correct record and signed by the Chair.

## 97/12 Minutes of the Meeting of the Conservation Area Advisory Committee held on 20 December 2012

The minutes of the Conservation Area Advisory Committee meeting held on 20 December 2012 were received and noted by the Committee.

## 98/12 Appeal Decisions Report

The Committee received a report on the appeal decisions received in the last month.

**Resolved to note the report.**

## 99/12 Development Control Performance – Quarter Three, 2012/13

The Committee received a report from the Director of Planning and Facilities Management on Development Control Performance - Quarter Three 2012/13. The report was presented by the Development Control Manager. It was explained that the report provided details of planning statistical performance reported to the Department for Communities and Local Government (CLG) on decisions made during the period October to December 2012.

The Chair recognised the workload of officers and wished to thank them for the work they were doing.

**Resolved to note the report.**

## 100/12 Development Control Monthly Report

The Committee considered a report from the Strategic Director of Neighbourhoods on planning applications which were to be determined by the Committee, together with applications determined by the Strategic Director of Neighbourhoods under delegated powers.

- (a) DER/11/12/01389 – Erection of dwelling house on land at side of 29 Waldorf Avenue, Alvaston, Derby, DE24 8UE.

A letter from John and Jean Whelan was circulated to the Committee.

Mr Cockayne, Chevin Homes Ltd, addressed the Committee in support of the application. Mrs Whelan and Councillor L Winter addressed the Committee in objection to the application.

**Resolved to grant planning permission subject to the conditions listed in section 11.3 of the report.**

- (b) DER/11/12/01455 – Erection of fencing, gates, bin store and formation of car parking area on land at Newcrest Close/Pineview Gardens, Littleover, Derby, DE23 4YN.

Mr Khan addressed the Committee in objection to the application.

**Resolved to grant planning permission subject to the conditions listed in section 10.3 of the report.**

- (c) DER/11/12/01369 – Demolition of church hall and Manse, erection of nine dwelling houses, formation of vehicular access onto Broadway and extension to church (community centre) on land at Broadway Baptist Church, 166 Broadway, Derby, DE22 1BP.

An email from Councillor Repton, making comments on behalf of Darley Ward residents in regard to the application was circulated to the Committee. An email from Councillor Radford, on behalf of Darley Ward residents making comments on the application was circulated to the Committee.

Mr Flux addressed the Committee in support of the application. Mr Jenkins and Mr Robinson addressed the Committee in objection to the application.

Members agreed the addition of an informative note to maintain pedestrian access through the site and that the Development Control Manager would look into the possibility of adding a condition to control construction traffic accessing the site.

**Resolved:**

- 1. to authorise the Director of Planning and Facilities Management to grant planning permission subject to conditions listed in section 11.3 of the report upon conclusion of a Unilateral Undertaking or a Section 106 Agreement, as outlined by the officer;**
- 2. to agree the addition of an informative note regarding the need to maintain pedestrian access through the site; and**
- 3. to agree that the Development Control Manager look into the possibility of an extra condition to restrict construction vehicle access to the site.**

- (d) DER/03/12/00266 – Residential development (up to 600 dwelling houses and associated access) on land at Sinfin Central Business Park and Derby Distribution Centre, Sinfin Lane, Derby, DE24 9RE.

The Development Control Manager reported that condition 5 was to be re-worded to ensure that the proposed A3 and A5 units do not have permitted development rights to revert to other uses.

Members noted that there was an additional condition to address the need for Phase 1 and Phase 2 contaminated land investigations.

It was reported that the recommended decision on page 57 of the report (paragraph 11.1A) should refer to paragraph 11.6 of the report and not 11.5.

**Resolved:**

- 1. to authorise the Director of Planning and Facilities Management to negotiate the terms of a Section 106 Agreement to achieve the objectives set out in 11.6 of the report and to authorise the Director of Legal and Democratic Services to enter into such an agreement; and**
- 2. to authorise the Director of Planning and Facilities Management to grant permission upon conclusion of that Section 106 Agreement, subject to the conditions outlined in 11.3, with amendment to condition 5 and the additional condition as outlined by the Development Control Manager.**

## **101/12 Major Application Site Visits**

The committee was advised that there were three future major applications.

**Resolved not to undertake a site visit in relation to planning application DER/12/12/01501 (Land south west of Belmore Way, Alvaston, Derby).**

**Resolved to undertake a site visit in relation to planning applications DER/01/13/00059 (Faraday House and Hartley House, RTC Business Park, London Road, Derby) and DER/11/12/01465 (Land at Chaddesden Didings, off Chequers Road, West meadows Industrial Estate, Derby).**

MINUTES END