

Applications to be considered

SUMMARY

- 1.1 Attached at Appendix 1 are the applications requiring consideration by the committee.

RECOMMENDATION

- 2.1 To determine the individuals applications as set out in Appendix 1.

REASONS FOR RECOMMENDATION

- 3.1 The applications detailed in Appendix 1 require determination by the committee under Part D of the Scheme of Delegations within the Council Constitution.

SUPPORTING INFORMATION

- 4.1 As detailed in Appendix 1, including the implications of the proposals, representations, consultations, summary of policies most relevant and officers recommendations..

OTHER OPTIONS CONSIDERED

- 5.1 To not consider the applications. This would mean that the council is unable to determine these applications, which is not a viable option.

For more information contact:
Background papers:
List of appendices:

Ian Woodhead Tel: 01332 642095 email: ian.woodhead@derby.gov.uk
None
Appendix 1 – Monthly Development Control Report

ITEM11

Appendix 1

Development Control Report



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Planning Control Committee 15 May 2014

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1	1 - 21	07/08/01081	Site of and land at Kingsway Hospital, Kingsway, Derby.	Residential Development (580 Dwellings), erection of offices (Use Class B1), retail units (Use Classes A1, A2 and A3), business units and associated infrastructure (roads, footpaths, open space and allotments).	<p>A. To authorise the Director of Planning and Property Services to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below and to authorise the Director of Legal and Democratic Services to enter into such an agreement.</p> <p>B. To authorise the Director of Planning and Property Services to grant permission upon conclusion of the above Section 106 Agreement.</p>
2	22 - 26	01/14/00014	143 City Road, Derby.	Installation of replacement windows and door.	To grant planning permission with conditions.
3	27 - 32	01/14/00048	Land at rear of 21 Penny Long Lane, Derby.	Variation of condition 1 of previously approved permission Code No. DER/10/12/01313 to amend plans to include erection of detached storage building.	To grant planning permission with conditions.
4	33 - 36	02/14/00191	Willow Lodge, 9 Thorndon Close, Mickleover.	Felling of Willow tree protected by Tree Preservation Order No 250.	To grant consent conditionally.

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Application No: DER/07/08/01081

Type: Outline

1. Application Details

Address: Site of and land at Kingsway Hospital, Kingsway

Ward: Littleover.

Proposal:

Residential Development (approximately 580 Dwellings), erection of offices (Use Class B1), retail units (Use Classes A1, A2 and A3), business units and associated infrastructure (roads, footpaths, open space and allotments)

Further Details:

Web-link to application documents:

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=86569>

Some Members may recall that this application was originally brought before the Planning Control Committee on 16 December 2010 and again in June 2012.

The application is brought back before Committee in order to consider amendments to the application red edge, additional information submitted in the form of an Assessment of Smoke Plume from the Kingsway Fire and Rescue Training Centre and an updated Air Quality Assessment.

Smoke Plume Assessment

The Smoke Plume Assessment has been subsequently amended in order to consider, in more detail, impacts on amenity; to the best of the Assessors experience and knowledge.

The submitted assessment considers the training carried out in the training galleries which are located to the southwest of the site. The frequency of training courses varies from one week to the other; there can sometimes be no courses and in other weeks there can be several depending on the demand. Those training courses using live fire are generated from the burning of clean wooden pallets in the shed, which is located to the east of the fire house. Straw is also used as a fire source in the main gallery building. Each course will last between 1 hour and an hour and a half.

Where theatrical smoke is used this is generated by pumping out different glycol or glycol/water mixtures (liquid fog) which is then heated and dispersed into the gallery. This type of smoke is generally considered to be non-hazardous, but an over use in high concentration may cause minor health effects however this is more relevant to users of the gallery who are in direct contact with the fog. Therefore the impact on residential amenity, which is further afield, is less of a concern as the fog will disperse.

The exposure to 'real' smoke is considered to be more relevant in this instance. That being said the results of the testing show that there is unlikely to be any health effects on residents as a direct result of the smoke and training. The consideration of amenity and impacts on amenity is a much wider issue, which is also highly subjective.

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There is likely to be some degree of impact on the nearest properties due to the visibility of smoke, possible soiling of washing, odour and the perception of impact on their health. However as the travel of smoke depends on varying issues including wind direction, wind speed, humidity, etc. the smoke is only likely to travel in the direction of new residents on a few occasions a year. Therefore any actual impact is considered to be minimal. The inclusion of the buffer zone as indicated on the Masterplan, which provides a distance of 34 metres between the boundary of the Fire Service and the nearest resident would be sufficient to mitigate these effects.

Revised Red Edge

The application is also brought back before Members due to the change in the application site boundary. The main changes made to the application site are:

- The removal of land occupied by the East Midlands Ambulance Centre. This revision is not subject to a separate application.
- The removal of the site designated for the erection of the ambulance education centre and the driveability centre (DER/07/13/00775 which was granted outline planning permission under delegated powers 07/10/2013). This element of the site sits to the northern edge of the Fire Service and fronts the public highway of Kingsway with a site area 4,791.66 square metres/ 0.479 hectares.
- The removal of Phase 1 (DER/10/12/01240 was approved by Members at Planning Control Committee 14/03/2013). This site sits in the south western corner with construction underway. This also removed 100 units from the outline application and was brought forward in order to commence development of this significant redevelopment scheme.

The most recent change, which Members are being asked to consider, is the removal of the land currently occupied by the East Midlands Ambulance Service. The removal of this land results in a reduction in the total number of dwellings being applied for **from 600 to 580** and is a direct result of the need to progress with the Section 106 Agreement, of which this third party would need to be party to but refrain from signing.

The overall vision for the site is for it to be comprehensively developed and this remains the focus of the Housing Communities Agency and Kier. Therefore there have been no changes to the parameters plan and/or indicative masterplan in respect of the boundary. An updated phasing plan has been submitted which takes into consideration the areas of land being pursued under separate planning consents but still incorporates the land accommodated by the East Midlands Ambulance Service.

The site now covers 264526m²/26.45Ha. The indicative masterplan, which illustrates the comprehensive development of the site and accompanies the application is Drawing No.80216 sk_067 Revision O and shows 600 houses with open space, internal road layout and footpaths. The masterplan has been continuously developed and evolved to represent the conclusions of the Smoke Plume Assessment and the 34 metre buffer to the rear of the Fire Service.

Environmental Impact Assessment

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Given the submission of additional information in respect of the training at the Fire Service and the amendments to the boundary of the application site, the application has been re-screened under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 this process includes consultation with Natural England and English Heritage along with a specific consultation with colleagues in Natural Environment and in this instance Environmental Health.

The conclusions of this re-screening process deemed that whilst the proposed development constitutes a Schedule 2 Development, Part 10b (Urban Development Projects of which residential development is considered to be one), there are not considered to be any significant effects on the environment, to the extent that a full assessment of the effects would be required. The conclusions also consider the cumulative developments within the locality and the relationship with the nearby Air Quality Management Area (AQMA). The recently commissioned Air Quality Assessment also gives more comfort that there are unlikely to be any significant impacts on the nearby AQMA. That being said the application is supported by various reports that consider such topics as biodiversity, landscaping opportunities and air quality amongst others.

Air Quality

As indicated above an updated Air Quality Assessment has been commissioned and submitted to form part of the application. The Environmental Health comments on this report are set out in Section 5 of this report. This report has been commissioned in order to take into consideration updated guidance on Air Quality and the comments originally by the Environmental Health Officer.

2. Relevant Planning History:

Please refer to the accompanying report to the June 2012 meeting.

3. Publicity:

170 Neighbour Notification Letters sent on 17/02/2014 and 12/03/2014 and 16/04/2014

Site Notice displayed on 18/02/2014 and 17/04/2014

Press Notice

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

4. Representations:

Derbyshire Fire and Rescue Service dated 1st April 2014 – The additional information clarifies a number of issues that the Derbyshire Fire and Rescue Service (DFRS) had. However how will the 34 metre buffer zone be secured as it is not shown on the submitted drawings? Following their discussions with the Local Planning Authority they would recommend the inclusion of a condition requiring this buffer zone to be considered on the preparation, design and submission of any reserve matters phase.

The operation of the Fire Service should not be hindered as a result of this development and the inclusion of such a condition would go some way to

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achieving this along with providing suitable amenity for the future residents of the scheme. When determining any application you must have full regard to any lawful uses in this instance the training facility and therefore you should consider the conclusions of the Environmental Health Team.

5. Consultations:

Highways DC:

Colleagues have requested a condition relating to the safeguarding of a pedestrian and cycle connection to the public highway, Kingsway, to ensure sufficient access to bus stops and amenities.

Environmental Services (Health – Pollution):

I note that this application is a re-application for an outline scheme, submitted originally back in 2008/09. Consequently, this Department has already commented on many aspects of potential Environmental Protection implications for/from the development. I note that all relevant earlier comments are already included within the submission documents for the application.

Land Contamination:

I refer to the submission of a Phase I 'Desk Study' and a Phase II 'Ground Investigation' (Hydrock, September 2012 and October 2012 respectively) and which have already been formally agreed by this Department for the Manor Kingsway site.

As recommended by this Department in our comments of 14th November 2012 in respect of the detailed application for Manor Kingsway Phase I (Planning ref: 10/12/01240), I am satisfied that land contamination issues can be suitably dealt with via the submission of individual detailed Remediation Method Statements, which can be secured via condition for each further phase of development once details are known.

Consequently, I do not perceive any significant implications for the current outline application with respect to ground contamination.

Noise

The residential elements of the proposal may be adversely affected by high levels of noise from the nearby road network and other noise sources. Residential dwellings should be designed in line with a relevant noise impact assessment.

I note that the noise assessment submitted with the application has not been updated and would be considered to be out of date having been completed in 2008. I would suggest however that, as for land contamination above, up to date noise assessment in conjunction with associated mitigation where necessary, can be required via condition at each detailed phase of development.

Air Quality

I refer to the Air Quality Assessment (WYG, April 2014), submitted in support of the above application. I also refer to the Air Quality Assessment – Addendum (WYG, April 2014). I can comment on the report and addendum as follows.

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Please note that the following comments should be read in conjunction with my earlier comments of the 26th March 2014 which were made in respect of the same planning application.

Air Quality Assessment

1. The assessment updates a 2008 assessment which was submitted as part of a similar outline planning application in 2009.
2. Section 5 of the main report contains a qualitative assessment of construction-related air emissions. The methodology used is deemed appropriate.
3. Section 7.1 details proposed mitigation in order to minimise the risk of construction dust causing nuisance. **I would recommend that these measures are adopted within a detailed construction method statement for each phase of development and implemented in full. Such details should be secured via an appropriate condition.**
4. Section 5 of the report details the results of an 'operational phase' assessment, which predicts increases in PM₁₀ and NO₂ in a proposed development opening year of 2020. This is deemed a sensible approach and in line with current relevant guidance.
5. The model input data appears to be appropriate.
6. I would agree that the assessment is robust and represents a worst case scenario.
7. The model verification process is deemed to be acceptable. The justification for the exclusion of tube 35 data within the model verification process is reasonable in my view (section 3.1 of the addendum), however it is apparent that inclusion of this data could have affected the overall results considerably.
8. At the majority of modelled receptor points, the assessment concludes that the significance of air quality impacts from the development are deemed to be 'negligible', based on EPUK significance criteria. A 'slight adverse' impact significance with respect to NO₂ increases, is noted at receptor points R6, R7, R13, R15, R16 and R17.
9. The results predict an increase in NO₂ of 1µg/m³ or more at 3 receptor points (R6, R16 and R17), as a direct impact of the operation of the development. The Air Quality Objectives (annual mean NO₂) are predicted to be exceeded at receptor points R13, R15, R16 and R17, with or without the development. The predicted levels at locations R15, R16 and R17 may be considered to be significant, representing values in exceedance of the objective of more than 20%.
10. Predicted particulate matter (PM₁₀) increases are concluded to represent negligible significance at the modelled receptor locations. I would accept this conclusion based on the information provided.
11. No modelled receptors at the location of proposed new dwellings within the development are predicted to experience annual average exposure to nitrogen dioxide in exceedance of the AQO.

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Conclusions and Recommendations

I would accept the results of the assessment, which conclude that in a worst case scenario, there are a number of locations which will experience a 'slight adverse' impact from increases in NO₂.

In terms of an overall judgement on air quality impacts from the development therefore, one must consider these results in conjunction with other factors. Of particular relevance here are the following:

- The number of properties potentially being affected by NO₂ increases;
- The existing poor air quality within the study area;
- The extent of the exceedance in those areas;
- The existence of an Air Quality Management Area (AQMA) and consequently an Air Quality Action Plan (AQAP); and
- That a very limited number of properties may be exposed to exceedances of the AQO as a direct impact of the development, where they otherwise may not have been (evidenced by the result at location R6).

Based on the information provided, in conjunction with the above factors, I would suggest that **there is a degree of concern over air quality impacts from the development.**

With specific reference to Local Plan Policy E12, which states that "*Planning permission will not be granted for development which would generate pollutants that would be unacceptably detrimental to the health and amenity of users of the development, users of adjoining land or the environment*", my judgement on this is that the available information suggests that **planning permission should not be refused on this basis.**

It is also of note, that the results of the assessment fall in line with the trigger point at which Derby City Council's Supplementary Planning Guidance 'Air Quality and New Development' (October 2003) suggests that mitigation should be proposed. I would note however, that this guidance is evidently old and the current status of this document is unclear. Clarification on this should therefore be sought before taking this document into account.

In any case, due to the concerns surrounding air quality impacts and in order to promote the Council's Air Quality Action Plan, **I would recommend that mitigation proposals are put forward by the applicant in order to minimise the predicted air quality impacts of the development.**

Such measures could be secured via a suitable condition, but should be designed at the earliest stage possible, as they may have implications for the overall development design.

Smoke Plume Assessment

I refer to the submitted 'Assessment of Smoke Plume from Kingsway Fire & Rescue Training Centre' (WYG, December 2013) and I would offer the following comments:

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1. The report details an assessment to predict the air quality impact upon proposed new residents from the above planning application, from an adjacent 'hot fire training centre' located within the Kingsway Fire Station site to the east of the application site.
2. The assessment states that the nearest planned residential property will be located approximately 50 meters from the Training Centre to the west-northwest.
3. The assessment dismisses any possible significant risks to nearby residents in respect of a 'theatrical fog' used in training exercises. Whilst I would accept this conclusion based on the information provided, I would note that the fog may still have the capacity to cause nuisance to neighbouring dwellings, particularly to residents using gardens during the summer months.
4. The assessment focusses on possible health impacts from 'live fire' training exercises, with respect to particulate exposure (PM₁₀ and PM_{2.5}). I would agree that this aspect is most relevant to human health considerations.
5. The report does not consider potential nuisance or amenity considerations.
6. Live test data obtained during a training exercise is used in the assessment to verify air pollution modelling. This is deemed a suitable approach.
7. The data obtained during the testing exercise was influenced by a number of confounding factors and appears to be hard to rely upon for any accurate predictions about particulate emissions.
8. Particulate levels were shown to be highest close to the source (on occasion exceeding the maximum level measured by the equipment), with a further peak at distance from the source where the smoke plume deposited towards ground level having initially risen due to high temperatures at source.
9. It was noted during the observations that the smoke plume fell, on occasion, within *"the proposed housing area beyond the northern boundary of the site"*.
10. The report concedes that *"the variations obtained in the physical measurement exercise due to the meteorological and other conditions that prevailed introduce a high degree of uncertainty in the modelling parameters"*.
11. The results of the modelling, although insufficiently verified, suggest that the contribution of particulates to the locality are likely to be insignificant in terms of overall PM₁₀. This is primarily due to the infrequent nature of fire training exercises, the model being based on an average of 3 hours of tests per week (two 1.5 hour sessions), over the course of a year. **Even in light of the uncertainties with the model, I am inclined to accept this conclusion based on the same reason.**

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Conclusions and Recommendations

Even in light of the uncertainties highlighted within the model and tests, I am inclined to accept the report's conclusions in respect of human health considerations from particulate contributions within the local area, based on the information put forward in the report, namely that **the health impact from the Fire Service's training activities is expected to be insignificant.**

The report however fails to consider the potential for smoke from the facility to cause nuisance or detriment the amenity of potential future residents within the proposed development. Given the observations noted during the tests and also considering the photos within Figure 2 at the end of the report, **I consider that some degree of detriment to the amenity of proposed residential dwellings from smoke/fog is foreseeable, particularly during the summer months when people are more likely to be using their gardens.**

The true extent of the impact from smoke will be dependent upon a number of factors, but primarily the regularity and duration of the training activities themselves, in conjunction with local meteorological conditions, particularly wind direction/speed.

I am not aware of any statutory guidance or standards which specify appropriate distances for residential dwellings from facilities such as this, in order to avoid nuisance.

It is important to note that there are already existing residential dwellings located in close proximity to the training centre to the northeast and on the opposite side of Kingsway (A5111) to the east. **I can confirm that this Department has no record of historical complaints regarding smoke nuisance from these existing residential dwellings.** Notably, these premises are probably more likely to be affected by smoke from normal prevailing wind patterns (which tend to run from a westerly/south-westerly direction) than the proposed dwellings being considered under this application.

It is difficult to say whether the absence of historical complaints is due to an actual absence of smoke nuisance or whether nuisance is in fact experienced by residents, but the decision has been made not to make formal complaint due to an inherent acceptance of the public importance of the activities of the Derbyshire Fire and Rescue Service. Some confidence could be raised by exploring these questions further.

I have no further comments to make at this time.

Environment Agency:

No further comments.

Derbyshire County Council Archaeology:

No further comments to make.

Police Architectural Liaison Officer:

No further comments to make following the reduction of 20 units.

Sport England:

Do not wish to make any further comments.

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Land Drainage:

No further comments providing the previously requested condition is attached.

Leisure Services:

No comments to make at this stage but would like to consider the reserve matters applications.

6. Relevant Policies: *Saved CDLPR policies*

GD1	Social Inclusion
GD2	Protection of the Environment
GD3	Flood Protection
GD4	Design and the Urban Environment
GD5	Amenity
GD7	Comprehensive Development
GD8	Infrastructure
R1	Regeneration Priorities
R4	Land at the Former Manor Kingsway Hospitals
H11	Affordable Housing
H12	Lifetime Homes
H13	Residential Development – General Criteria
S2	Retail Location Criteria
E2	Green Wedges
E4	Nature Conservation
E5	Biodiversity
E9	Trees
E10	Renewable Energy
E13	Contaminated Land
E17	Landscaping Schemes
E21	Archaeology
E23	Design
E24	Community Safety
L2	Public Open Space Standards
L3	Public Open Space Requirements in New Development
L10	Allotments
T1	Transport Implications of New Development
T4	Access, Parking and Servicing
T6	Provision for Pedestrians
T7	Provision for Cyclists
T8	Provision for Public Transport
T10	Access for Disabled People
T15	Protection of Footpaths, Cycleways and Routes for Horseriders

The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.

7. Officer Opinion:

Key Issues:

Red Edge Revision

The amendments to the application red edge will allow the outline planning application to maintain momentum whilst negotiations continue with third parties. The removal of the land currently occupied by the East Midlands Ambulance Service (EMAS) from the application site will allow the development to progress in accordance with their programme of works on further phases of the development site including the commencement of work on the infrastructure needed to support the development. These works include improvements and the construction of the sites access, the A38/A5111 roundabout and the cross road junction of Manor Road/Kingsway/Utttoxeter New Road.

The removal of the land currently occupied by EMAS will result in a reduction of the number dwellings from 600 to 580, the removal of some 20 units is not considered to be significant. The parameters plan and indicative masterplan have not been altered to reflect the changes to the red edge as it is envisaged, under policy GD7 Comprehensive Development, that the site will eventually incorporate the parcel of land removed.

The Section 106 Agreement for which Heads of Terms have been agreed will not be reduced to reflect this reduction in residential units and the site will still achieve 28% affordable housing.

Amenity and Air Quality

The Smoke Plume Assessment has been duly considered by the colleagues within Environmental Health and their full comments are set out above in Section 5 of this Report. They note that this assessment is a standalone assessment, considering only the Fire Service Training Facility and not the cumulative effects of the proposed development on Air Quality grounds.

In respect of the Smoke Plume Assessment, the Fire Service train with live fire and theatrical smoke which the assessment has considered, at length. Potential impacts on human health are dismissed as a result from theatrical smoke and where live fire is used the risk is not considered to be significant, in human health terms, due to the distance of residents, meteorological conditions such as wind speed and direction coupled with the duration and sporadic nature of the Fire Services training regime. The conclusions reached by colleagues in EH accept the conclusions of the submitted report and conclude that any impacts resulting from these two different land uses co-existing is likely to be insignificant in respect of human health impacts.

The impacts on general amenity and usage of outdoor space are more difficult to assess due to varying factors and impacts on individuals being largely subjective. Whilst the submitted assessment states any impacts are likely to be limited the comments from colleagues within EH confirm that there is likely to be some impact. The EH Section also notes that no formal complaints have been raised in respect of existing training at the site however that could also be due to residents accepting such disturbance from a Fire Service. Other impacting factors include weather such as humidity, wind speed and direction which are uncontrollable by any party. It is therefore accepted by EH colleagues that at

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some point there is likely to be an impact of smoke on the residential development of Manor Kingsway however I would be minded to conclude that this impact is unlikely to significantly or demonstrably outweigh the benefits of the proposal which include contributions to education, improvements to the public highway and the bringing forward of much needed housing to meet the Councils 5 year housing supply; and therefore accords with the National Planning Policy Framework and relevant policies of the City of Derby Local Plan Review.

There is no statutory distance or required buffer zone between such a facility and a residential property. However the indicative masterplan, Drawing No. 80216 sk_067 Revision O, which has evolved from the original submission, reinforces the applicant/developers commitment to provide such a buffer zone in accordance with the conclusions of the submitted Smoke Plume Assessment which states a buffer of 34 metres should be provided. The landscaping zone can be designed in during the reserve matters stage of that particular phase of the development and is further secured by the recommended condition set out below. It should also be noted that the submitted phasing plan identifies the land adjacent to the fire service as Phase 7 therefore development on this site is unlikely to come forward for at least 6 years, this has been confirmed by the applicant within their letter dated 29 April. The relationship between the proposed development and the Fire Service can be re-assessed at that time.

The applicant/developer has, following the submission of the Air Quality Assessment 2014, sought to address the original comments made by Environmental Health in 2009. The updated report concludes that the effects of potential emissions from the construction phase of the development are assessed as being negligible subject to mitigation, in a worst case scenario. In respect of the consideration of the report by EH officers they are content with the methodology used within the assessment as it contains a qualitative assessment of the construction phase. It also sets out suitable mitigation measures which should be secured through a suitably worded construction management plan condition.

The report also considers the operational phase of the development; again this is based on a worst case scenario. This approach to the assessment is considered by colleagues to be reasonable and in line with current guidance. The report considers the change in traffic flows and concludes that no existing modelled receptors within the AQMA are predicted to experience exceedances of the national AQO for NO₂. That being said, four residential development receptors are likely to exceed the AQO for NO₂. However in terms of an annual average no modelled proposed receptor locations are predicted to experience an exposure of nitrogen dioxide in exceedance of the AQO of 40µg/m³. Therefore in conclusion the effects of the development are considered to be within the range of 'small' to imperceptible; the significance of this is within the range of 'slight adverse' to 'negligible'. The assessment does reinforce that this is based on a worse case scenario and a number of assumptions have been made such as there being no reduction in background levels beyond 2010 and that there will be no improvement in the emission rates associated with traffic. Therefore I have to agree with the recommendations of my colleague in

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Environmental Health that whilst there may be an impact, albeit 'slightly adverse' it is a case of a balance of judgement. The proposal is not contrary to the City of Derby Local Plan Review and conforms with national guidance on Air Quality, namely the EPUK guidance which is considered to be more robust and considerably more up to date than the Council's Supplementary Planning Guidance 'Air Quality and New Development' dated October 2003.

Subject to the compliance with the recommended conditions in relation to a construction management plan and a suitable mitigation plan for air quality I see no reason to resist the proposal on air quality grounds.

Environmental Impact Assessment

The application has been re-screened under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and it is deemed that there are no significant environmental impacts arising from the proposed development that would warrant a full assessment. The issues relative to Air Quality, as set out above, are finely balanced in EIA terms however as any impact on the existing AQMA is deemed to be in the region of negligible or/and slight adverse and as such not significant it is therefore concluded that an Environmental Assessment is not required in this instance.

Summary

The revised red edge and additional information have been duly considered and consulted upon and there are no material considerations arising that would result in a different recommendation than to allow officers to continue work in collaboration with the Housing Communities Agency and Kier. Additional conditions have been recommended which take into consideration the comments made above.

8. Recommended decision and summary of reasons:

- A. To authorise** the Director of Planning and Property Services to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below and to authorise the Director of Legal and Democratic Services to enter into such an agreement.
- B. To authorise** the Director of Planning and Property Services to **grant permission** upon conclusion of the above Section 106 Agreement subject to no further material objections being received prior to the closing of the consultation period.

Summary of reasons:

The proposal has been considered against adopted City of Derby Local Plan Review policies, the supplementary planning document: Development of the Manor / Kingsway Hospital Site and all other material considerations as summarised at 6 above. It is considered that this proposal offers an appropriate redevelopment scheme for the site and it is considered that an appropriate design and layout of development can be achieved at the reserved matters stage. The access details that have been provided are considered acceptable to meet the needs of the proposed development and are acceptable in highway safety terms.

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Conditions: (to be drafted specifically to allow a phased development)

1. Standard condition 01 (reserved matters) to be worded in respect of each phase of the development as detailed in the phasing plan:
 - (a) The layout, scale and appearance of the development;
 - (b) The landscaping of the site
2. Standard condition 02 (approval of reserved matters to allow a 10 year duration given the size of the site)
3. Standard condition 21 (Landscaping within 12 months (condition 1b))
4. Standard condition 19 (Means of enclosure)
5. Standard condition 51 (Service runs and trees)
6. Each reserve matters phase will require a an updated tree protection plan and measures for protection curing construction of that phase.
7. The development of the scheme shall be in accordance with the parameters plan.
8. Condition requiring car parking and servicing for each phase.
9. Each phase of the development shall provide details of the road layout pursuant to that phase.
10. There shall be no motor vehicle route (other than for emergency vehicles) through the site between the junction of the A38/A516/B5020 and improved site access / retail park junction on Kingsway.
11. No more than **100** dwellings shall be shall take direct motor vehicle access from the junction of the A38/A516/B5020 as detailed within the applicants email dated 29th May 2012.
12. The road layout that links to the improved junction at Kingsway shall take the form of a loop road with the link between the loop and Kingsway being as short as possible. The link shall be designed to avoid accidental blockage and no statutory undertakers equipment or drains shall be placed in the link. All elements of the design shall be agreed with the Local Planning Authority prior to any development commencing.
13. No part of the development shall be occupied or be brought into use until:
 - a. The A38/A5111 has been fully signalised in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority
 - b. The Toucan crossing located approximately 70m southeast of the Grand Canyon junction has been provided in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority.
 - c. The roundabout on Kingsway which provides access to the Kingsway retail park has been improved in accordance with details to be submitted to and approved in writing by the Local Planning Authority

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- d. The junction of the A5111 and A516 has been improved in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority
14. No part of the development shall be occupied or be brought into use until details of a pedestrian / cycling route between the site and the public highway have been submitted to and approved in writing by the Local Planning Authority. These routes shall be provided at the following locations;
 - (a) Parallel to the southern boundary of the Fire Station
 - (b) In a suitable location adjacent to the Albany Road signalised road crossing
15. Through all phases of the construction of the development and when the development is complete, access to the existing and retained uses on the Manor / Kingsway Hospital site shall be maintained at all times.
16. No part of the development hereby permitted shall be occupied until the proposed improvement to the A38/A5111 'Grand Canyon' junction broadly indicated in drawing A030618/61 has been completed to the satisfaction of the Local Planning Authority in conjunction with the Highways Agency.
17. The development hereby permitted shall proceed in accordance with the agreed Travel Plan for the site dated March 2014 unless otherwise agreed in writing by the Local Planning Authority in conjunction with the Highways Agency.
18. For each phase of the development, no development shall take place until the applicant or their successor in title has secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation (WSI) which shall be submitted to and approved in writing by the Local Planning Authority. The recording work shall be carried out by a suitably qualified and experienced contractor.
19. For each phase of the development, no development shall take place until the applicant or their successor in title has secured the implementation of a programme of archaeological evaluation and mitigation in accordance with a written scheme of investigation that shall be submitted to and agreed in writing by the Local Planning Authority. The work shall be carried out by a suitably qualified and experienced contractor.
20. For each phase of the development details of the measure for protecting the Bramble Brook shall be agreed in writing with the Local Planning Authority.
21. For each phase of the development a surface water drainage scheme for that part of the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before that part of the development

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is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

22. Prior to the development commencing on each development phase, the following components of a scheme to deal with the risks associated with contamination of that part of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
- (a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.
 - (b) A site investigation scheme, based on the findings identified in the risk assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
 - (e) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

23. If during the development of any phase, contamination not previously identified is found to be present at the site then no further development on that phase (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.
24. The construction of the dwellings, business and retail units shall have full regard to the need to reduce energy consumption and a scheme shall be submitted and approved in writing by the Local Planning Authority, to demonstrate what measures are proposed for each phase before that development is commenced. The approved scheme in each phase shall be implemented in its entirety before it is occupied.

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25. Each phase of the development shall include an updated tree survey and tree constraints plan which shall be submitted to and agreed in writing by Local Planning Authority. The submitted information shall provide evidence and justification for the difference between the previous parameters plan, drawing no. 3.100 and the revised parameters plan, drawing no. 80216 sk_048 revision c; as an increased number of trees are shown for removal.
26. The goods permitted to be sold from the retail development hereby approved shall include convenience goods only and shall include the following on an ancillary basis only:
 - Clothes
 - Footwear
 - Fibres and textiles for clothing
 - Toys, and sports goods and sportswear
 - Ornaments, silverware, china, glassware and giftware
 - Musical instruments
 - Books and recorded material
 - Stationery, artwork supplies and greetings cards
 - Jewellery, watches and clocks
 - Photographic and optical goods
 - Travel agencies and travel goods
 - DIY goods
 - Furniture, carpets
27. The gross floorspace of buildings which form part of the development for uses falling within Use Classes A1, A2 and A3 (retail) shall not exceed a limit of 500 square metres in total.
28. Prior to the commencement of development of each reserve matters phase a Sustainability Appraisal or Statement shall be submitted to and approved in writing by the Local Planning Authority. The appraisal/statement shall explore the need to reduce carbon and greenhouse emissions and the deliverance of a low carbon development providing a detailed justification for the use and dismissal of construction techniques and technologies.
29. Condition requiring the submission of suitable mitigation measures for Air Quality these should follow the principles of the 2014 Air Quality Assessment for each development phase.
30. Condition requiring the submission of a construction management plan for each phase of the development. This plan shall consider the recommendations made with in the submitted Air Quality Assessment dated 2014 for each development phase.
31. Any application for the approval of reserve matters which includes development adjoining the Kingsway Fire Station shall include a scheme for the provision and management of a buffer zone, of at least 34 metres separation, alongside the fire station boundary. The details of the buffer zone shall be submitted to and approved in writing by the Local Planning Authority.

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Reasons:

1. Standard reason E01
2. Standard reason E02
3. Standard reason E09 (policy E17)
4. Standard reason E09 (policy GD5)
5. Standard reason E32 (policy E9)
6. Standard reason E24 (policy E9)
7. To ensure that the future development of the site proceeds in accordance with the indicative scheme that is outlined in the application submission in the interests of securing a high standard of mixed use development across the whole of the site in accordance with the aims of saved policy R4 and the Development of the Manor / Kingsway hospital site supplementary planning document.
8. To ensure that an appropriate level of parking, servicing and manoeuvring space is provided as part of the development in the interests of minimising the danger, obstruction and inconvenience to users of the site and the highway in accordance with the aims of saved policy T4 of the adopted City of Derby Local Plan Review.
9. To ensure that the proposed road layout is designed to an appropriate standard and will produce a workable network of roads that will adequately serve future residents in the interests of minimising the danger, obstruction and inconvenience to users of the site and the highway and in accordance with saved policy T1 of the adopted City of Derby Local Plan Review.
10. To ensure that the proposed road layout is designed to an appropriate standard and will produce a workable network of roads that will adequately serve future residents in the interests of minimising the danger, obstruction and inconvenience to users of the site and the highway and in accordance with saved policy T1 of the adopted City of Derby Local Plan Review.
11. To ensure that the proposed road layout is designed to an appropriate standard and will produce a workable network of roads that will adequately serve future residents in the interests of minimising the danger, obstruction and inconvenience to users of the site and the highway and in accordance with saved policy T1 of the adopted City of Derby Local Plan Review.
12. To ensure that the proposed road layout is designed to an appropriate standard and will produce a workable network of roads that will adequately serve future residents in the interests of minimising the danger, obstruction and inconvenience to users of the site and the highway and in accordance with saved policy T1 of the adopted City of Derby Local Plan Review.
13. To ensure the safe and free flow of traffic on the highway and to assist public transport movements on the A516 in accordance with saved policies T1, T4 and T8 of the adopted City of Derby Local Plan Review.
14. To promote sustainable modes of travel and in accordance with saved policy T1 of the adopted City of Derby Local Plan Review.

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15. To ensure that the existing uses on the site are not prejudiced in the interests of minimising the danger, obstruction and inconvenience to users of the site and the highway and in accordance with saved policy T4 of the adopted City of Derby Local Plan Review.
16. To ensure that the A38 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highway Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety, in accordance with saved policy T1 of the adopted City of Derby Local Plan Review.
17. In order to minimise the use of the private car and promote the use of sustainable modes of transport in accordance with saved policy T1 of the adopted City of Derby Local Plan Review and guidance in Planning Policy Guidance Note 13: Transport.
18. To ensure suitable recording of any archaeological interest on the site in accordance with saved policy E21 of the adopted City of Derby Local Plan Review.
19. To protect any archaeological interest on or under the site and in accordance with saved policy E21 of the adopted City of Derby Local Plan Review.
20. To ensure satisfactory measures are put in place to protect Bramble Brook during construction works in the interests of protecting wildlife and the water environment and in accordance with saved policies GD3 and E5 of the adopted City of Derby Local Plan Review.
21. To prevent the increased risk of flooding, improve and protect water quality, improve habitat and ensure future maintenance of the surface water drainage system in accordance with saved policy GD3 of the adopted City of Derby Local Plan Review and PPS25: Development and Flood Risk.
22. To ensure satisfactory measures are put in place to protect controlled waters and in accordance with the aims of saved policy E13 of the adopted City of Derby Local Plan Review.
23. To ensure satisfactory measures are put in place to protect controlled waters and in accordance with the aims of saved policy E13 of the adopted City of Derby Local Plan Review.
24. There are opportunities to incorporate renewable energy features in the development, such as solar panels and/or wind turbines and include water conservation measures, which will help to reduce energy consumption, reducing pollution and waste and in accordance with saved policy E10 of the adopted City of Derby Local Plan Review.
25. In the interests of tree preservation and in accordance with saved policy E8, E9 and E17 of the adopted City of Derby Local Plan Review.
26. To ensure that the retail development provides convenience goods only which serve a local need and does not become an out of centre retail

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location in its own right as unrestricted retail use would be detrimental to the vitality and viability of the City Centre and District Shopping Centres which would be contrary to the aims and objectives outlined in saved policy S9 and of the Adopted city of Derby Local Plan Review.

27. To ensure that the retail uses fulfil a local need only and do not have an adverse impact on existing centres defined in the Shopping hierarchy which would be contrary to saved policy S1 of the adopted City of Derby Local Plan Review.
28. There are opportunities to incorporate renewable energy features in the development which will help to reduce energy consumption, reducing pollution and waste and in accordance with saved policy E10 of the adopted City of Derby Local Plan Review and the Supplementary Planning Document: Development of the Manor/Kingsway Hospital Site.
29. In the interests of public health and air quality.... E18
30. In the interests of public health and air quality.... E18
31. In the interests of preserving residential amenity.. policy GD5.

Informative Notes:

The applicants are advised to consider the advice provided by the Environment Agency in their letter dated 03 November 2008. The advice outlined in the letter should be taken into consideration when reserved matters proposals are being formulated and in the discharge of the conditions that are the subject of this outline planning permission.

The conditions outlined in this decision notice require works to be undertaken in the public highway, which is land subject to the provisions of the Highways Act 1980 (as amended) and over which you have no control. In order for these works to proceed, you are required to enter into an agreement under S278 of the Act. Please contact Robert Waite Tel 01332 641876 for details. The Highways Agency also requires you to enter into a suitable legal agreement to cover the design and construction of the works. You are advised to contact the RST Manager, Paul Bodimeade on 0121 687 2559 at an early stage to discuss the details of the highways agreement.

Derby City Council operates the Advanced Payments Code as set out in sections 219 to 225 Highways Act 1980 (as amended). You should be aware that it is an offence to build dwellings unless or until the street works costs have been deposited with the Highway Authority.

For details of the 6C's design guide and general construction advice please contact Robert Waite Tel 01332 641876.

The drainage scheme proposed for the site should provide a sustainable drainage strategy to include SUDS elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRIA SUDS Manual (C697).

Approved document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SUDS approach. Under Approved Document Part H the first option for surface water disposal

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Type: Outline

should be the use of SUDS, which encourage infiltration such as soakaways or infiltration trenches. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

The applicants are advised to consider the advice provided by the Environment Agency in their letter dated 03 November 2008 reference LT/2008/106384/02-L01.

The applicants are advised that work on the buildings, trees and hedgerows should commence to avoid the bird breeding season which extends from March to late August. If it is not possible, a check for nests should be undertaken by an experienced ecologist immediately before works start. If any nests are found, they must be protected from disturbance until all young have fledged. This is in accordance with the Wildlife and Countryside Act (1981 and as amended).

It is advised that if bats are discovered on site the relevant license issued under the Conservation (Natural Habitats &c.) Regulations 1994 shall be acquired and no development shall take place except in accordance with the agreed details therein.

The applicants are advised that the Local Planning Authority would not support the provision of a single retail unit on the site comprising a floorspace of 500 square metres. It is the Local Planning Authorities intention that the retail floorspace hereby approved shall be accommodated within a group of retail units as indicated in the Design and Access Statement provided in support of the application.

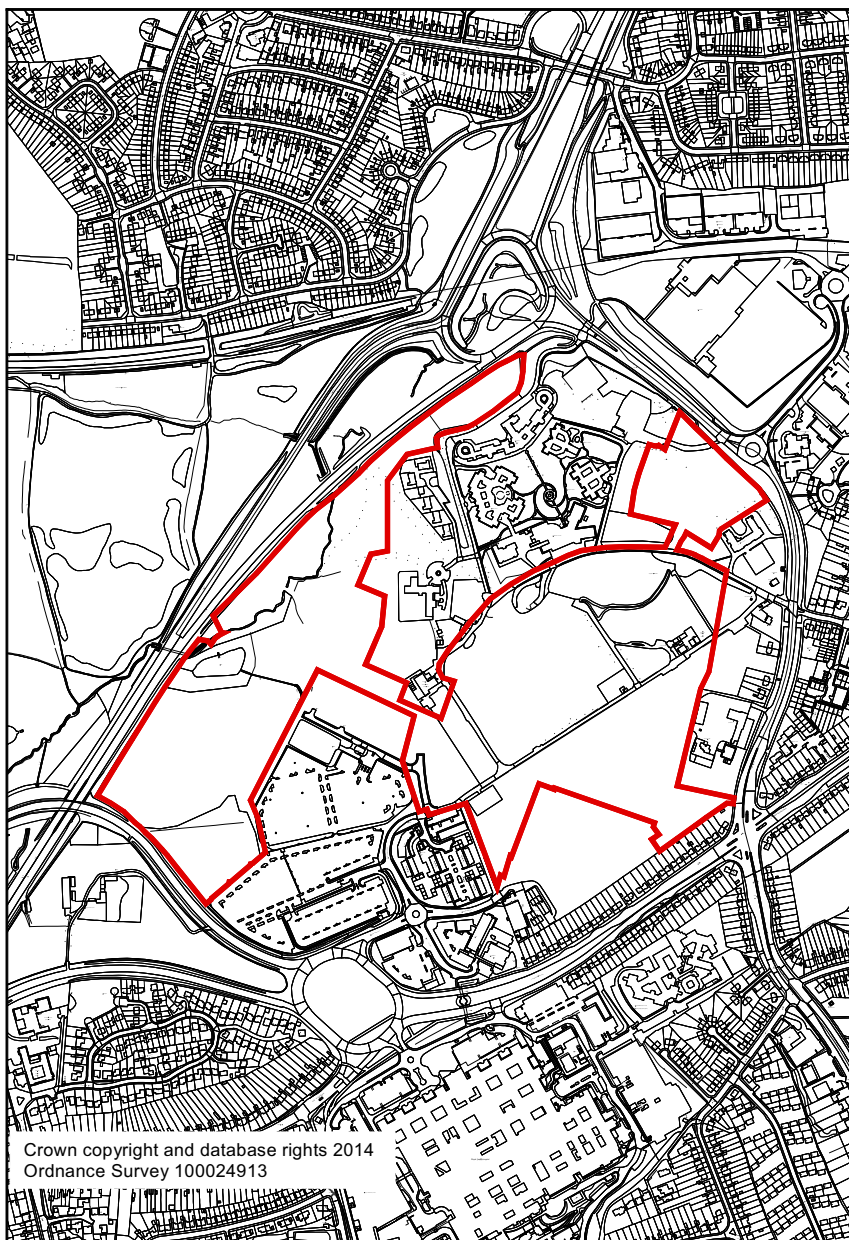
The applicant is advised, when applying to discharge condition no. 28 that the trees shown for retention are likely to be of a significant nature and therefore should be considered for retention; particularly, following the comments made by the Panel in respect of the mature trees and existing landscape which create a 'leafy and green character.

S106 requirements where appropriate:

The Heads of Terms have been agreed for this development and are largely on a per dwelling basis for community facilities, library facilities, lifetime homes (as a %), primary education & secondary education. The scheme continues to achieve 28% affordable housing, equating to 168 units. The level of open space remains the same as does the contribution towards highways.

Application timescale:

The deadline for this application has already expired.



Committee Report Item No: 2

Application No: DER/01/14/00014

Type: Full

1. Application Details

Address: 143 City Road, Chester Green, Derby

Ward: Darley

Proposal:

Installation of replacement windows and door

Further Details:

Web-link to application documents

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=95760>

This application relates to the installation of two replacement windows and a door within the front elevation of 143 City Road. The application property is a traditional Victorian mid-terrace dwelling situated within the Little Chester Conservation Area.

At present there are modern single glazed wooden windows, with small top hung opening lights in the elevation fronting City Road. The property has a painted wooden panelled door with a fanlight detail and glazing panels in the top half.

Planning permission is sought to replace the ground and first floor windows with timber double glazed units. However, rather than using the traditional sliding sash units, the applicant wishes to install casements with a larger top hung opening unit. The replacement door would be of timber construction with four panels.

The property is covered by an Article 4 Direction which covers alterations or replacement of doors within elevations fronting a highway.

2. Relevant Planning History:

No planning history

3. Publicity:

Neighbour Notification Letter - 5

Site Notice

Statutory Press Advert

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

4. Representations:

No third party comments have been received

5. Consultations:

CAAC:

The chair of CAAC, on behalf of committee, has objected to the design detail of the windows.

Committee Report Item No: 2

Application No: DER/01/14/00014

Type: Full

Built Environment:

The proposal shows a very large double glazed unit and no details on the glazing bar. I also suggest that more information to amend these details and clarify them is submitted.

The sectional details also seem to show that the unit is not rebated behind the brickwork – which is wholly incorrect. The sash box should be set behind and partially obscured by the aperture of the brickwork. I suggest a further drawing is submitted showing how the window fits within the aperture.

In this conservation area we have consistently asked for replacement timber vertical sliding sash windows (rebated behind bricks work, with integral glazing bars (not stuck on) and a 14mm double glazed unit. These vertical sliding sashes could have spiral balances instead of cords and weights which will reduce the costs involved.

Recommendation: - That negotiations take place to amend the details of this application in line with the above. I object to the application as the details are currently incorrect.

6. Relevant Policies: *Saved CDLPR policies*

GD4	Design and the Urban Environment
GD5	Amenity
E23	Design
E18	Conservation Areas
E29	World Heritage Site Buffer Zone

The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.

7. Officer Opinion:

Key Issues:

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

- Whether the proposals would preserve or enhance the character and appearance of the application property and the Little Chester Conservation Area

The application has been brought before the Planning Committee because of the objection on behalf of the Conservation Area Advisory Committee. The Chair considered that traditional vertical sliding sash windows would be the most appropriate replacements. The Conservation Officer also considers that the design of the windows could be improved. Negotiations with the applicant were duly entered asking for the requested amendments; however the applicant is unwilling to change the proposal due to cost implications.

In view of this an assessment must be made as to whether the proposed windows will *preserve* or *enhance* the character of the conservation area.

Committee Report Item No: 2

Application No: DER/01/14/00014

Type: Full

It is my opinion that the proposed replacement windows would actually enhance the character of the conservation area. Whilst I understand that replacement sliding sash windows would be the ideal solution, I consider that the proportions of the proposed casements would be an improvement over the current small top hung opening lights. Accordingly the proposed windows would enhance the visual appearance of the dwelling and thus the character of the surrounding conservation area. Saved policy E18 states that applications will be supported if they preserve or enhance the character of the conservation area and, in this case, it is considered that the proposed windows are an improvement on the existing windows. That is the crux of the issue, hence my recommendation.

Further details of the depth of the double glazed units, detail of the glazing bars and depth of the reveal have been requested, however, it is considered these details could be controlled through suitably worded conditions, to ensure the precise details of the replacement windows are acceptable.

No objections have been raised to the style of replacement door proposed, which has been amended from a 6 to 4 panelled design during the course of the application. It is considered that this element of the application would also be an enhancement.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions

Summary of reasons:

The proposal has been considered against The National Planning Policy Framework, the policies contained within the Adopted City of Derby Local Plan Review and all other material considerations as summarised above. Subject to compliance with the suggested conditions, it is considered that the proposed works would enhance the character of the dwelling and the character and appearance of the surrounding conservation area.

Conditions:

1. Standard 3 year time limit for the implementation of the works
2. Approved plans:
 - O.S. Site location plan
 - Window details by Tatlow Joinery (large drawing with setting out 1 of 3 and 2 of 3)
 - Amended 4 panel door detail by Tatlow Joinery (large drawing with setting out – 5 of 5)
 - Amended sectional door details at a scale of 1:1 (inside face and outside face prepared by Tatlow Joinery dated 10-03-14)
3. Condition controlling details of the depth of the double glazed units, depth of reveal and details of the glazing bars on the replacement windows
4. Condition controlling the use of timber and the colour finish of the door and windows

Reasons:

1. Standard time limit reason

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Type: Full

2. For the avoidance of doubt
3. To preserve the character of the conservation area....policy E18
4. To preserve the character of the conservation area....policy E18

Informative Notes:

None

S106 requirements where appropriate:

None required

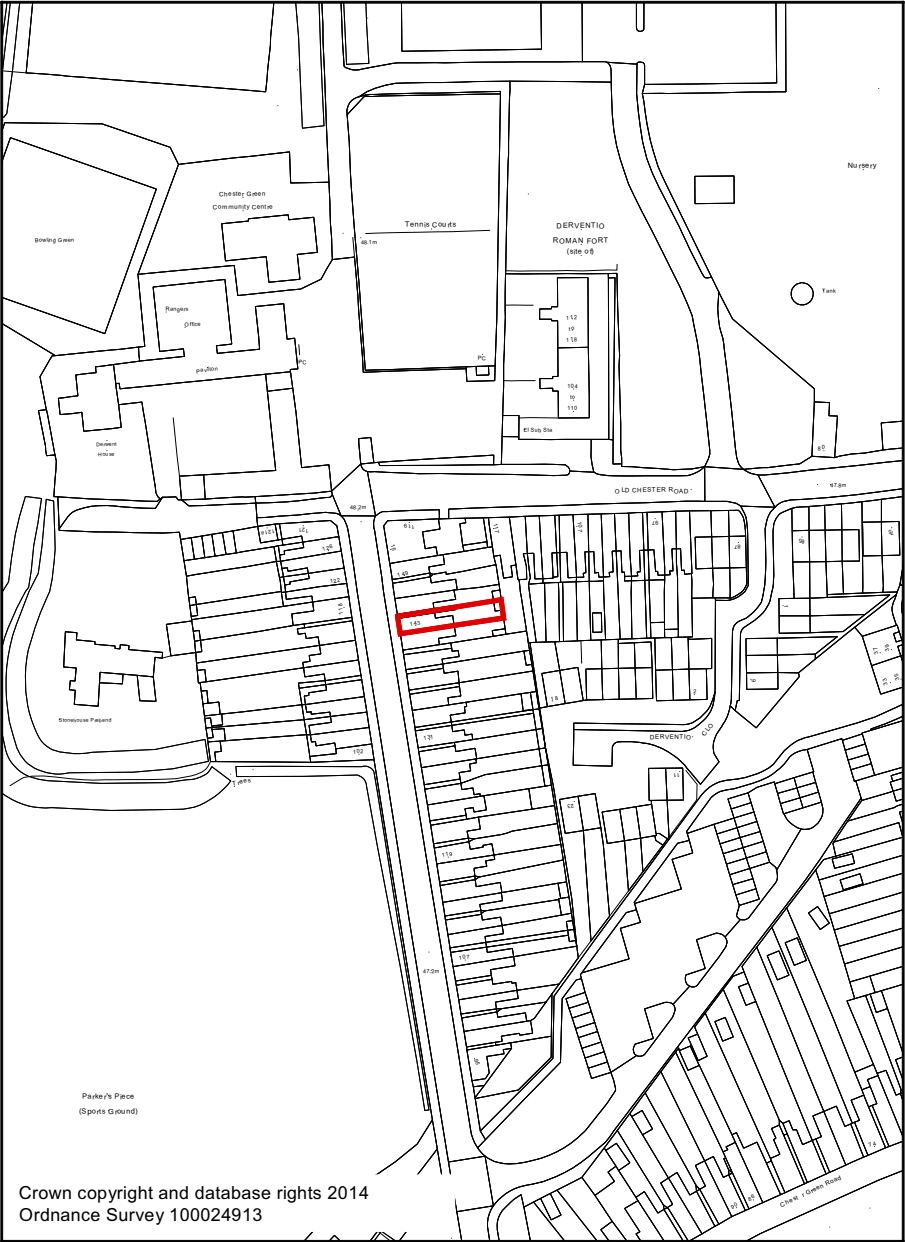
Application timescale:

The application expired on the 10th of March. It is to be heard at committee due to objections from the Chair of Conservation Area Advisory Committee.

Committee Report Item No: 2

Application No: DER/01/14/00014

Type: Full



Committee Report Item No:3

Application No: DER/01/14/00048

Type: Variation of
condition (Sec 73)

4. Representations:

Seven letters of comment and objection have been received to the application. The main issues raised are as follows:

- The garage/ outbuilding would be sited too close to the protected Oak tree and would damage the roots of the tree.
- The location of the building would harm ability of the tree to obtain water and cause chemical leakage to the tree.
- The building may damage the potential future growth of the tree.
- The garage would be impossible to use (for vehicles)
- The siting of the building would result in insufficient turning area for vehicles.

5. Consultations:

Highways DC:

The application site has permission to form a vehicular access onto Broadway, which is a Classified Road, to serve the erection of a new dwelling.

There are on-street parking restrictions, double yellow lines, pay and display bays and a bus stop clearway on Broadway. The site is also in proximity to cycle routes.

It is proposed to locate the storage building to the front of the property and also proposed to provide parking and turning in this area. No significant highway implications therefore no objections.

Environmental Services (Trees):

If appropriate methods are followed it can be acceptable to construct within the root protection area, therefore I would have no objection to the proposal if appropriate construction methods are employed.

The recommendations as per the Arboricultural report should be followed (section 4 of the report). Furthermore a method statement should be submitted and approved as 'fit for purpose' prior to commencement of construction/ground works.

It would be advantageous if the proposed construction and associated works were overseen by an Arboriculturist.

Details of the pile and beam should be submitted as should the non-dig hard surfaces within the RPA.

A Tree Protection Plan should also be supplied and agreed in line 5.5 of BS 5837:2012.

Actual mitigation measures to improve the soil environment should be agreed 5.3 (b) BS 5837:2012.

6. Relevant Policies:*Saved CDLPR policies*

- | | |
|-----|--|
| GD4 | Design and the Urban Environment |
| GD5 | Amenity |
| H13 | Residential development (general criteria) |
| E9 | Trees |
| E23 | Design |

Committee Report Item No:3

Application No: DER/01/14/00048

**Type: Variation of
condition (Sec 73)**

T4 Access and Servicing

The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.

7. Officer Opinion:

Key Issues:

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

- Design and Amenity
- Highway implications
- Impact on Protected tree

The proposal seeks to vary the approved scheme to erect a dwelling on the application site and form access onto Broadway, by including the erection of a detached outbuilding on the front of the plot. The proposal was originally submitted as a single garage and was amended to a storage outbuilding during the course of the application following concerns raised by the Highways Officer. These concerns related to the size of the garage being substandard and the access distance from the front of the dwelling to the garage door being insufficient to manoeuvre a vehicle. The proposed building is to be sited approx. 5 metres from the dwelling. Whilst the description of the building has been amended, the submitted plans have not been altered and as such the proposed building would have a garage style door.

Design and Amenity

The proposed out building would be of a simple, domestic appearance and of modest proportions. It would have a pitched roofline and use materials to match the new dwelling on the site. The built form would tie in successfully with the appearance and scale of the approved dwelling and be in keeping with the character of the new dwelling and the local streetscene. The design and scale of the building is similar to the existing garage at the property to the east of the site, which is 193 Broadway. There are also two detached double garages to the front of plots at 181 and 185 Broadway. The proposed outbuilding would not be an obtrusive feature in this streetscape and be in keeping with the general character of the surrounding residential area in accordance with Policies GD4 and E23.

The location of the proposed building would be to the front of the curtilage of the property and of a relatively modest scale, such that it would not have an adverse impact on the amenities and privacy of the neighbouring residents. I am satisfied that the proposal would not cause significant detriment to residential amenity in the local area, in line with Policy GD5.

Committee Report Item No:3

Application No: DER/01/14/00048

Type: Variation of
condition (Sec 73)

1. Application Details

Address: Land to rear of 21 Penny Long Lane (fronting onto Broadway)

Ward: Darley

Proposal:

Variation of condition 1 of previously approved permission DER/10/12/01313 to include erection of a detached outbuilding

Further Details:

Web-link to application documents:

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=95798>

This application seeks a variation of condition 1 of a reserved matters approval for the erection of a single two storey dwelling in part of the rear garden of 21 Penny Long Lane, which was granted in February 2013. Condition 1 gives approval to specified plans, which were submitted with the application. The approved development does not include the erection of a detached garage or outbuilding to the front of the dwelling. The approved dwelling is currently under construction.

The proposal is to site a detached storage building towards the front boundary of the plot, where it fronts onto Broadway. The building would be sited on part of the front curtilage, which is identified as a hard standing parking area on the approved plans. The proposed building was originally submitted in the application as a detached garage, although it has now been amended to an out building for the purposes of storage. This was following objections raised by the Highways Development Control Officer.

The proposed detached building would measure approximately 3 metres x 6 metres in area and 3.7 metres high with a pitched roofline. It would have a garage door to the north elevation.

The building is to be positioned within the root protection area of an Oak tree on the adjacent property, which is covered by a Tree Preservation Order. The foundation of the building would utilise a pile and beam method of construction to safeguard the roots of the nearby tree.

2. Relevant Planning History:

DER/10/12/01313 – Approval of reserved matters for the erection of a dwelling house, Granted – February 2013

DER/03/11/00298 – Outline application for erection of a dwelling house, Granted – July 2011

3. Publicity:

Neighbour Notification Letter - 23

Site Notice - Yes

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

Committee Report Item No:3

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**Type: Variation of
condition (Sec 73)**

Highway Implications

The description of the proposed development has been altered, such that consideration is now for an outbuilding for storage purposes but not for storage of a vehicle.

The Highways Officer has not raised objection to the proposed outbuilding on the basis that there is still parking and turning area provided at the front of the property. There is clearly a requirement for vehicles to enter and leave the property in a forward direction onto Broadway and this can be accommodated on the site, even with the proposed building in place. There are not considered to be any adverse highway safety implications arising from this proposal and as such it accords with Policy T4.

Impact on Protected Tree

The proposed building would be sited in close proximity to a protected Oak tree on the adjacent residential plot to the west of the site (now identified as 189 Broadway). The Oak tree is a prominent and large tree, although not yet at full size. It sits close to the boundary with the application site and overhangs part of the front curtilage of the plot.

The building footprint is to be located wholly within the root protection area (RPA) of the Oak tree, which has a diameter of 9 metres from the tree's trunk. The construction of buildings into the RPA of a tree is often unacceptable due to the likely damage to the roots of the tree, leading to its decline. However, for small structures, such as garages and outbuildings, a special method of constructing the foundations, using mini piles and a suspended concrete beam is recognised by arboriculturalists as being an appropriate means of construction, which would protect the tree roots and allow its long term retention.

An Arboricultural Survey and Method Statement have been submitted for this proposal, prepared by a suitably qualified arboricultural consultant. This recommends the pile and beam method of foundation be used for this building, due to its intrusion into the RPA of the tree. The comments of the Arboricultural Officer will be reported to the meeting, although I understand that the proposed method of foundation is an acceptable means of safeguarding the health of the tree, from the impact of building within its RPA.

I note the concerns of third parties about water take up and chemical leakage. However, the footprint of the building would encroach on a relatively small part of the RPA. These are not significant issues which are likely to cause harm to the tree in the long term.

Subject to the method of construction of the building being controlled by an appropriate planning condition and the use of the suitable tree protection measures, I am satisfied that the Oak tree would not be adversely affected by the development and as such the proposal would comply with the requirements of Policy E9.

8. Recommended decision and summary of reasons:

To grant permission for variation of condition with conditions.

Conditions:

1. To approved specified plans (to include the detached outbuilding)

Committee Report Item No:3

Application No: DER/01/14/00048

**Type: Variation of
condition (Sec 73)**

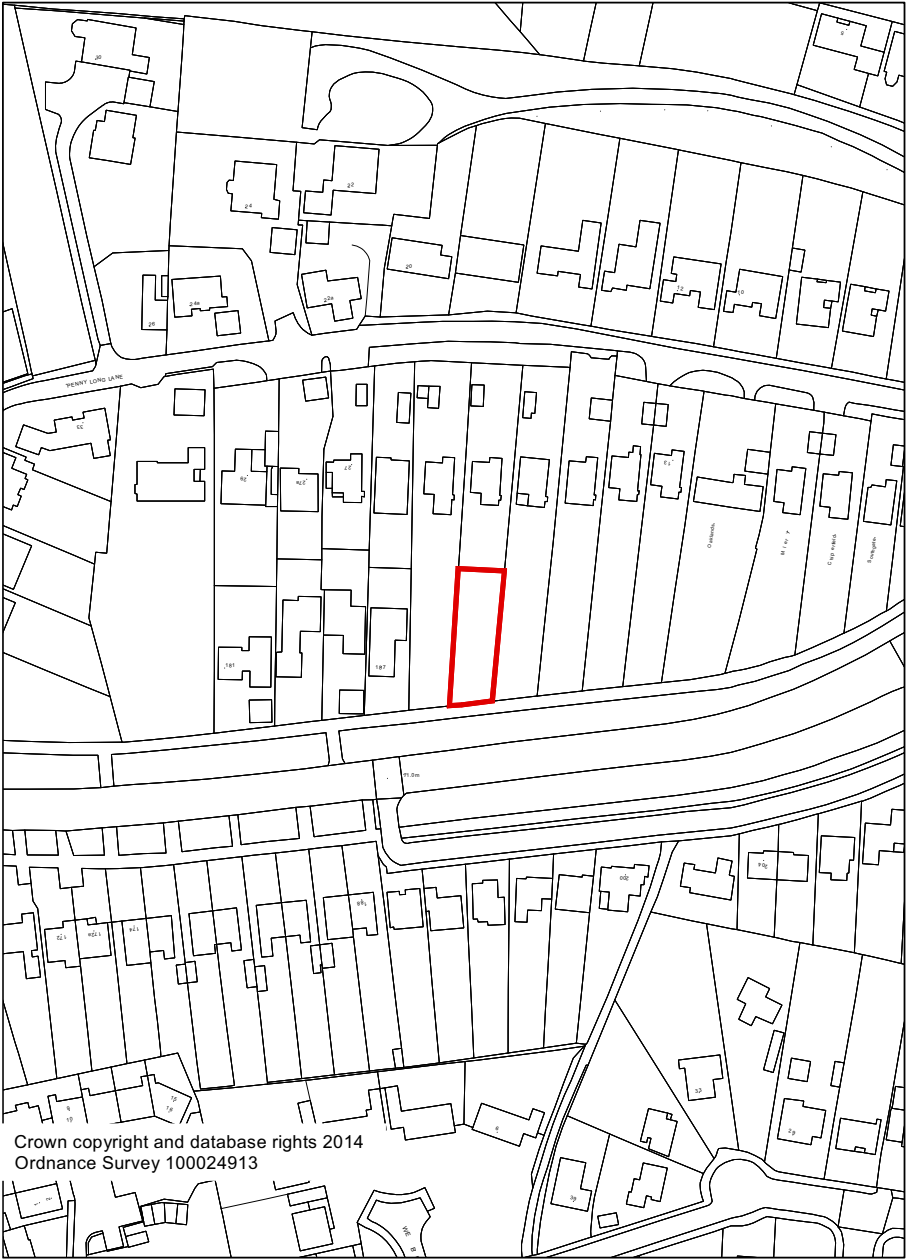
2. To secure details of external materials for use in development.
3. Tree protection in accordance with submitted Arboricultural Survey and Method Statement and BS5837:2012.
4. Details submitted under Condition 3 to include specific method statement for construction of the building including foundation details and no-dig construction around the building as recommended in Arboricultural Survey report (December 2013) and development shall be implemented in accordance with submitted scheme.
5. Access onto Broadway to be formed with provision for 2 metres x 2 metres pedestrian visibility splay.
6. The first floor window opening of west elevation of dwelling facing adjacent 23 Penny Long Lane to be in obscure glazing.
7. The out building approved to be used solely in association with the domestic enjoyment of the dwelling and not for use for parking of motor vehicles, with exception of motorcycles.

Reasons:

1. For avoidance of doubt.
2. To ensure satisfactory development of site in interests of visual amenity – Policies GD4 & E23
3. To protect trees and other vegetation on and adjoining the site – Policy E9
4. To protect trees and other vegetation on and adjoining the site – Policy E9
5. In the interests of traffic and pedestrian safety – Policy T4
6. To protect the privacy and amenities of the nearby residential properties – Policy GD5.
7. For avoidance of doubt and to protect amenities of nearby dwellings and in the interests of traffic safety – Policies GD5 & T4.

Application timescale:

The target date for determination of the application expired on 24 April 2014 and is brought to committee due to number of objections.



Committee Report Item No:4

Application No: DER/02/14/00191

Type: Works to tree
under TPO

1. Application Details

Address: Willow Lodge, 9 Thorndon Close, Mickleover.

Ward: Mickleover

Proposal:

Felling of Willow tree protected by Tree Preservation Order No.250

Further Details:

Web-link to application documents –

<http://eplanning.derby.gov.uk/acolnet/planningpages02/acolnetcgi.gov?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=95952>

Willow Lodge is a detached property situated on the east side of Thorndon Close, Mickleover. This large plot is set to the north of a grassed area between Thorndon Close and Roughton Close to the east.

The property has a close boarded fence of approximately 2 metres in height running along its southern boundary facing the grassed area. The Willow tree that is the subject of this application is located near to this boundary. A footpath runs to the south of the boundary. The footpath runs from the top of Roughton Close in a north easterly direction.

The tree is a large Willow tree that has had work undertaken in the past including consent for the installation of a brace. It is a prominent tree in a location which generally has a good covering of trees which collectively contribute to the overall amenity of the area.

2. Relevant Planning History:

DER/10/11/01284 – Crown lift by 3 metres, deadwood and thin by 25% and installation of cable brace to Willow tree and other works to Lime tree. Granted Conditionally January 2012, subject to works being in compliance with requirements of BS 3998:2010 'Tree Work – Recommendations.'

3. Publicity:

Site Notice

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

4. Representations:

A comment has been made by Mickleover House Management company raising no objection to the work and 4 objections have been made including one from Woodville, Swadlincote. The main points in the objections are:

- The tree removal should be a last resort when all other options exhausted.
- It provides a screen.
- Mickleover is losing its character and wildlife, this and other trees have been heavily pruned at this property.
- Smaller trees and shrubs have been cut down.

Committee Report Item No:4

Application No: DER/02/14/00191

Type: Works to tree
under TPO

- Felling will spoil the area; other trees have been pruned and removed. The owners will be destroying an old tree.
- The tree should not be removed just because the owners don't like it.

5. Consultations:

Environmental Services (Trees):

The specialist advice of the arborist is as follows:

- The tree does have a split and an included union in the lower stem where the trunk has separated.
- There were three areas of dead bark/dysfunctional cambium running down the lower stem.
- Areas of the lower stem were identified as being hollow when sounded with a nylon mallet and a metal probe.
- There were numerous unoccluded pruning wounds with evidence of localised decay pockets.
- There were two unidentified fungal brackets in the upper crown which is indicative of a tree showing signs of decline.
- The above information on the trees condition significantly reduces the trees safe useful life expectancy.
- A significant crown reduction would not appropriate in this instance.

Given the above points we would not object to the trees removal subject to an appropriate condition for a replacement.

6. Relevant Policies: *Saved CDLPR policies*

E9 Trees

The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.

7. Officer Opinion:

Key Issues:

In this case the following issue is considered to be the main material consideration which is dealt with in this section.

- The amenity value this tree provides to the area and the health of the tree.

The objections to the felling of this Willow tree are largely concerns about the loss of another tree in the area and that felling the tree should be a last resort. Although this is a significant tree in the local street scene, it appears from the Councils Arboricultural Officers comments, in section 5 of this report, that there are a number of health and structural problems with this tree. A previous consent for bracing the

Committee Report Item No:4

Application No: DER/02/14/00191

**Type: Works to tree
under TPO**

tree, granted in 2012 appears to have been an attempt to prolong the useful life of the tree.

I consider that, given the specialist advice provided by the Arboricultural Officer, consent to fell this tree should be given. However, a condition requiring a suitable replacement tree to be planted should be attached to the consent.

8. Recommended decision and summary of reasons:

To grant consent with conditions.

Conditions:

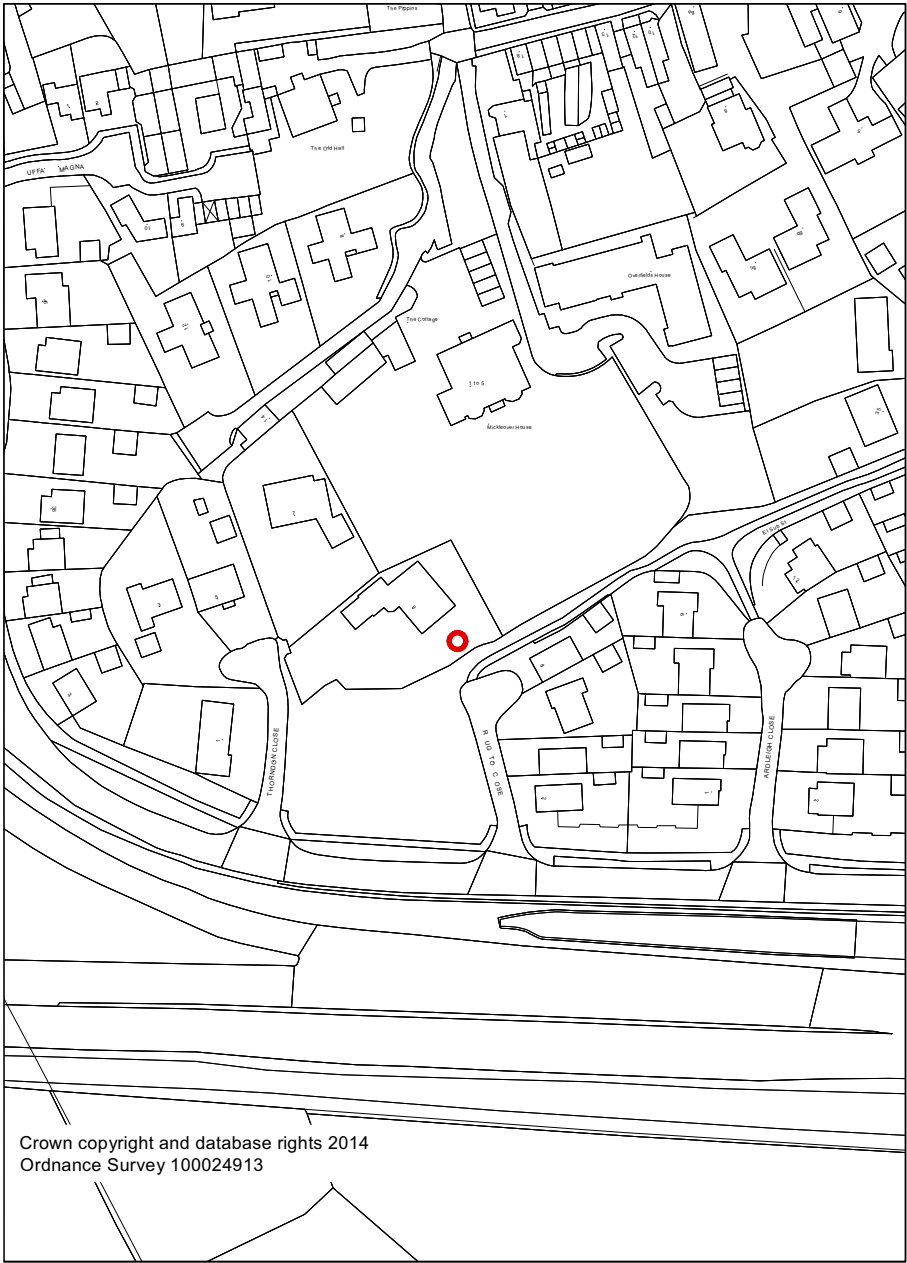
1. Standard condition to require planting of a replacement tree.
2. Standard condition to require maintenance of replacement tree.

Reasons:

1. In the interest of visual amenity and avoidance of doubt.
2. In the interest of visual amenity and avoidance of doubt.

Application timescale:

The application target date has expired as a result of the need to report the item to committee.





Derby City Council

Delegated Decisions Made Between 01/04/14 and 30/04/14

Application No	Application Type	Location	Proposal	Decision	Decision Date
01/13/00112/PRI	Full Planning Permission	38 Moyne Gardens, Chellaston, Derby, DE73 1UE	Change of use from office (Use Class A2) to residential (Use Class C3)	Granted Conditionally	28/04/2014
02/13/00200/PRI	Full Planning Permission	Site of 78 Nottingham Road, Spondon, Derby DE21 7NL (Spondon Engineering)	Erection of 10 dwelling houses and 4 apartments	Granted Conditionally	29/04/2014
05/13/00565/PRI	Full Planning Permission	28 Humbleton Drive, Derby, DE22 4AT	Two storey and single storey rear extensions to hot food takeaway (dining room and storage) and installation of shop front and roller shutters	Granted Conditionally	11/04/2014
08/13/00973/PRI	Full Planning Permission	42 & 44 Quarn Gardens, Quarn Street, Derby, DE1 3HJ	Alterations to flats including installation of windows and new roof design to single storey rear extension	Granted Conditionally	09/04/2014
09/13/01139/PRI	Full Planning Permission	Redwood Junior & Infant School, Redwood Road, Sinfen, Derby, DE24 9PG	Alterations to land levels, landscaping and installation of play equipment	Granted Conditionally	16/04/2014
10/13/01159/PRI	Full Planning Permission	29 Dean Close, Littleover, Derby, DE23 7EF	Two storey extension to dwelling house (study, bedroom and enlargement of kitchen and bedroom)	Granted Conditionally	22/04/2014
10/13/01188/PRI	Full Planning Permission	21 Hamilton Road, Derby, DE23 6RU	Extensions to dwelling house (lounge, kitchen, dining room, 3 bedrooms, en-suite bathroom, utility room , hall and front canopy)	Granted Conditionally	15/04/2014
10/13/01212/PRI	Full Planning Permission	Land west of 22 Longbridge Lane, Derby	Erection of factory	Granted Conditionally	29/04/2014
10/13/01225/PRI	Listed Building Consent -alterations	27 Wardwick, Derby, DE1 1HA	Display of a halo illuminated fascia sign	Granted Conditionally	16/04/2014
10/13/01227/PRI	Full Planning Permission	157 Blagreaves Lane, Littleover, Derby, DE23 7PY	Single storey rear extension to dwelling house (lounge) and retention of 2.1 m high gates	Granted Conditionally	29/04/2014
10/13/01246/PRI	Full Planning Permission	25 Wellesley Avenue, Sunnyhill, Derby, DE23 7GQ	First floor side and rear extension to dwelling house (2 bedrooms and en-suite) and installation of bay window to the front elevation	Granted Conditionally	10/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
10/13/01252/PRI	Full Planning Permission	317 Duffield Road, Derby, DE22 2DF	Formation of vehicular access	Granted Conditionally	03/04/2014
10/13/01254/PRI	Full Planning Permission	Land between 92-102 Pear Tree Street, Derby, DE23 8PN	Erection of detached dwelling house	Granted Conditionally	30/04/2014
10/13/01259/PRI	Full Planning Permission	Unit 4, Great Northern Road, Derby (Land and building on east side of Metal Works, Great Northern Road,)	Change of use from scrap metal recycling (use Class B2) to car breakers yard (sui generis use)	Granted Conditionally	09/04/2014
11/13/01267/PRI	Full Planning Permission	61-63 Nottingham Road, Derby, DE1 3QT (including former Liversage Arms PH)	Alterations and enlargement of Public House (Use Class A4) and retail unit (Use Class A1) to form 6 apartments (Use Class C3) and demolition of outbuildings	Granted Conditionally	10/04/2014
11/13/01298/PRI	Full Planning Permission	Grampian Primary School, Grampian Way, Sinfen, Derby, DE24 9LU	Extension to car park to create an additional 17 spaces and erection of outdoor shelter	Granted Conditionally	10/04/2014
11/13/01301/PRI	Full Planning Permission	2c Weirfield Road, Darley Abbey, Derby, DE22 1DH	Two storey extension to dwelling house (study, shower room, 2 bedrooms and enlargement of lounge, bedroom and bathroom)	Granted Conditionally	09/04/2014
11/13/01314/PRI	Full Planning Permission	Land at Meachers Global Logistics, East Service Road, Raynesway, Spondon, DE21 7BF	Erection of warehouse unit	Granted Conditionally	29/04/2014
11/13/01325/PRI	Works to Trees under TPO	129 Derby Road, Chellaston, Derby, DE73 1SB (Orchard Private Day Nursery)	Crown lift to 2.5 metres and crown reduce by 1 metre of trees protected by Tree Preservation Order No 260	Granted Conditionally	09/04/2014
11/13/01355/PRI	Full Planning Permission	163 Cameron Road, Derby, DE23 8RU	Two storey rear and single storey side extension to dwelling house (cloakroom, kitchen/diner and bedroom) and increase in roof height of existing outbuilding	Granted Conditionally	09/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
11/13/01362/PRI	Full Planning Permission	96 Carlton Road, Derby, DE23 6HD	Erection of side and rear extensions to dwelling house (utility room, w.c, garage, 2 bedrooms, 2 en-suites , bathroom and enlargement of kitchen and living area) and alteration to bay window.	Granted Conditionally	09/04/2014
11/13/01376/PRI	Full Planning Permission	Severn House, 18 Alfreton Road, Derby, DE21 4AA	Change of use from Training Centre (Use Class D1) to Nursery (Use Class D1) and installation of safety surfacing	Granted Conditionally	16/04/2014
11/13/01381/PRI	Full Application - Article 4	116-138 (evens), 142,148-158, (evens),162-166 (evens) Church Street and 1-11 (odd) West Road,. Spondon, Derby	Installation of replacement windows to various properties within Spondon Conservation Area	Granted Conditionally	28/04/2014
12/13/01414/	Full Planning Permission	167 Station Road, Mickleover, Derby, DE3 5FJ	Erection of 1.8m high front boundary wall and gates	Refuse Planning Permission	09/04/2014
12/13/01427/PRI	Full Planning Permission	58 Nevinson Avenue, Sunnyhill, Derby, DE23 7GW	Formation of rooms in roof space (bedroom and side and rear dormers)	Granted Conditionally	10/04/2014
12/13/01445/PRI	Works to Trees under TPO	Derby Independent Grammar School For Boys, Rykneld Road, Littleover, Derby, DE23 7BH	Removal of 2 branches of Birch tree, trimming of Thorn tree, removal of overhanging branches of 2 Sycamore Trees and trimming of additional Sycamore Tree, all to property boundary, of trees protected by Tree Preservation Order No.78	Granted Conditionally	09/04/2014
12/13/01448/PRI	Full Planning Permission	22 Rutland Drive, Mickleover, Derby, DE3 5FW	Single storey extensions to bungalow (porch, bedroom, showroom, conservatory and garage)	Granted Conditionally	28/04/2014
12/13/01466/PRI	Full Planning Permission	Cherry Bank, Old Hall Road, Littleover, Derby, DE23 6GG	Single storey and first floor extensions to dwelling house (porch, en-suite, 2 bedrooms, dressing room and enlargement of dining room) and raising ridge height to form rooms in roof space (2 bedrooms and shower room) - amendments to previously approved planning permission Code No. DER/04/13/00451/PRI	Granted Conditionally	16/04/2014
12/13/01491/PRI	Full Planning Permission	Kelvin House,Railway Technical Centre, London Road, Derby, DE24 8UP	Change of use of first floor from offices to tribunal court (Use Class D1) and installation of replacement windows	Granted Conditionally	10/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
12/13/01512/PRI	Full Planning Permission	58 Lockington Close, Chellaston, Derby, DE73 1XD	Two storey extension to dwelling house (lounge, office, bedroom and en-suite) and erection of shed	Granted Conditionally	16/04/2014
12/13/01513/	Variation/Waive of condition(s)	Nightingale Macmillan Continuing Care Unit, 117A London Road, Derby, DE1 2QS	Redevelopment of Nightingale House and change of use to Use Classes B1/D1 (business/non-residential institution), demolition of 5 dwellings and erection of 13 residential units. (Variation of conditions 3, 4 and 5 of previously approved application Code No. DER/04/12/00520 to enable external materials, boundary and landscaping details to be submitted before development of the 13 residential units is commenced, rather than before the whole development is commenced	Granted Conditionally	11/04/2014
01/14/00003/PRI	Full Planning Permission	36 Riddings, Allestree, Derby, DE22 2GB	Two storey extension to dwelling house (dining area, utility room, 2 bedrooms, bathroom, en-suite and enlargement of kitchen and hall), erection of garage and formation of raised patio area	Granted Conditionally	09/04/2014
01/14/00007/DCC	Full Planning Permission	Highway verge on Vermont Drive, Chaddesden, Derby, DE216UU	Formation of 4 parking bays	Granted Conditionally	16/04/2014
01/14/00012/PRI	Full Planning Permission	4 Clipstone Gardens, Oakwood, Derby, DE21 2HD	Two storey side extension and single storey rear extension to dwelling house (two bedrooms, en-suite and enlargement of lounge and dining room)	Granted Conditionally	10/04/2014
01/14/00016/DCC	Local Council own development Reg 3	Highway verge on Evanston Gardens, Chaddesden, Derby, DE21 6RE	Installation of 5 parking bays	Granted Conditionally	16/04/2014
01/14/00027/PRI	Full Planning Permission	2 Mill Hill Road, Derby, DE23 6SF	Replacement of brickwork, render and 21 windows	Granted Conditionally	17/04/2014
01/14/00031/PRI	Full Planning Permission	10 Back Sitwell Street, Derby, DE1 2JX (rear of 52 Osmaston Road)	Installation of gates and alterations to access	Granted Conditionally	16/04/2014
01/14/00032/PRI	Full Planning Permission	52 Sadler Gate, Derby, DE1 3NQ (The Old Bell Public House)	Retention of change of use of shop (Use Class A1) to tea rooms (Use Class A3) and installation of replacement rear fire door	Granted Conditionally	10/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
01/14/00033/PRI	Listed Building Consent -alterations	52 Sadler Gate, Derby, DE1 3NQ (The Old Bell Inn)	Retention of alterations to form tea rooms (replacement rear fire door)	Granted Conditionally	10/04/2014
01/14/00038/PRI	Works to Trees under TPO	Convent Of The Holy Name, Morley Road, Oakwood, Derby, DE21	Various works to trees protected by Tree Preservation Order No 225	Granted Conditionally	09/04/2014
01/14/00040/DCC	Local Council own development Reg 3	Spondon Village Hall, Sitwell Street, Spondon, Derby, DE21 7FG	Relocation of 5 existing parking spaces and formation of 2 additional parking spaces	Granted Conditionally	16/04/2014
01/14/00045/PRI	Full Planning Permission	34 Amber Road, Allestree, Derby, DE22 2QA	First floor rear extension to dwelling house (bedroom and enlargement of bedroom)	Granted Conditionally	09/04/2014
01/14/00052/PRI	Full Planning Permission	132 Sancroft Road, Spondon, Derby, DE21 7ES	Demolition of garage. Two storey side extension and single storey rear extensions to dwelling house (garage, w.c., lobby, utility room, bedroom and enlargement of kitchen)	Granted Conditionally	10/04/2014
01/14/00061/PRI	Advertisement consent	The Co-operative food, Ashbourne Road, Derby, DE22 3AF	Display of 1 externally illuminated fascia sign, 1 externally illuminated mitred fascia sign and 1 externally illuminated totem sign	Granted Conditionally	16/04/2014
01/14/00068/PRI	Full Planning Permission	76 Dale Road, Spondon, Derby, DE21 7DF	Two storey side and rear extensions, with formation of rooms in loft space, including single storey rear extension and conservatory	Granted Conditionally	10/04/2014
01/14/00069/PRI	Full Application - Article 4	29 Marcus Street, Derby, DE1 3SE	Installation of 3 replacement windows to front elevation	Granted Conditionally	09/04/2014
01/14/00070/PRI	Works to Trees under TPO	Norfolk Gardens, Beech Drive, Derby, DE22 1AJ	Crown reduction by 2.5-3m and deadwood of Lime tree protected by Tree Preservation Order No 39	Granted Conditionally	15/04/2014
01/14/00071/PRI	Full Planning Permission	5 Grafham Close, Chellaston, Derby, DE73 1XJ	First floor side extension to dwelling house (bedroom)	Refuse Planning Permission	09/04/2014
01/14/00075/PRI	Works to Trees under TPO	Mount Carmel Residential Home, 310 Highfields Park Drive, Derby, DE22 1BW	Removal of branches and crown lifting to 5 metres of Turkey Oak tree protected by Tree Preservation Order 308	Granted Conditionally	15/04/2014
01/14/00081/PRI	Works to Trees under TPO	9 Armscote Close, Oakwood, Derby, DE21 2QF	Crown thin by 20%, crown clean and pruning of broken branches of Oak tree protected by Tree Preservation Order No.31	Granted Conditionally	15/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
01/14/00083/PRI	Full Planning Permission	1 Fairisle Close, Oakwood, Derby, DE21 2SJ	Extensions to dwelling house (family room, en-suite and enlargement of porch and kitchen), first floor extension to garage (games room and dormers).	Refuse Planning Permission	22/04/2014
01/14/00085/PRI	Full Planning Permission	46 Mostyn Avenue, Derby, DE23 6HW	Two storey side extension and single storey rear and front extensions to dwelling house (sitting room, shower room, 2 bedrooms, en-suite, porch and enlargement of kitchen/dining room)	Granted Conditionally	09/04/2014
01/14/00086/PRI	Full Planning Permission	21 Sinfin Moor Lane, Chellaston, Derby, DE73 1SQ	Two storey side and single storey rear extensions to dwelling house (sitting room, porch, utility room, w.c., 2 bedrooms and enlargement of kitchen/dining room)	Granted Conditionally	17/04/2014
01/14/00087/PRI	Full Planning Permission	231-233 Uttoxeter New Road, Derby, DE22 3LJ	Change of use of part of unit from retail (Use Class A1) to Hot Food Take-Away (Use Class A5) and installation of shop fronts	Refuse Planning Permission	09/04/2014
01/14/00098/PRI	Works to Trees under TPO	39 Highfield Road, Derby, DE22 1GX	Crown reduction by 3 metres, crown raise to 4m and branch removal to give clearance of telephone wires of Cedar tree protected by Tree Preservation Order No 258	Granted Conditionally	09/04/2014
01/14/00102/PRI	Works to Trees under TPO	8 St. Georges Close, Allestree, Derby, DE22 1JH	Branch removal of four Lime Trees protected by Tree Preservation Order No.288	Refuse Planning Permission	09/04/2014
01/14/00106/PRI	Works to Trees under TPO	113 Whitaker Road, Derby, DE23 6AQ	Crown lifting to 6m of Western Red Cedar protected by Tree Preservation Order No 280	Granted Conditionally	09/04/2014
01/14/00107/PRI	Works to Trees under TPO	The Hollies, 1 New Road, Darley Abbey, Derby, DE22 1DR	Remove branches of Beech tree protected by Tree Preservation Order No. 289	Granted Conditionally	15/04/2014
01/14/00108/PRI	Full Planning Permission	3 Bath Road, Mickleover, Derby, DE3 5BW	Extensions to bungalow (kitchen/dining/sitting room, en-suite and enlargement of bedroom) and formation of room in roof space	Refuse Planning Permission	09/04/2014
01/14/00113/PRI	Full Planning Permission	179 Lower Dale Road, Derby, DE23 6XB	Single storey rear extension to dwelling house (dining room, bedroom and shower room)	Granted Conditionally	30/04/2014
02/14/00118/PRI	Full Planning Permission	Milner House, Watson Street, Derby, DE1 3PJ	Demolition of 4 garages and erection of 2 storey 8 bed accommodation for use as house in multiple occupation (Sui Generis Use)	Granted Conditionally	10/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
02/14/00122/PRI	Full Planning Permission	25 Woodlands Lane, Chellaston, Derby, DE73 1UP	Two storey side extension to dwelling house (kitchen, utility room, 2 bedrooms and shower room)	Granted Conditionally	28/04/2014
02/14/00124/DCC	Advertisement consent	Lighting columns on Raynesway, Derby	Display of banners on various lighting columns	Granted Conditionally	09/04/2014
02/14/00127/PRI	Full Planning Permission	15 Church Lane, Darley Abbey, Derby, DE22 1EX	Two storey rear extension to dwelling house (store, utility room and enlargement of bedroom), installation of extended pitched roof to existing extension, reinstatement of access staircase to garden level and erection of 2.4m high fence	Granted Conditionally	09/04/2014
02/14/00128/PRI	Prior Notification	4 & 5 Trinity Terrace, 109 London Road, Derby, DE1 2QS	Change of use from offices (use class B1) to 9 flats (use class C3) on first and second floors	Granted	09/04/2014
02/14/00130/PRI	Full Planning Permission	26 Humbleton Drive, Derby, DE22 4AT	Change of use of ground floor from information centre to retail (Use Class A1) and residential on first floor (Use Class C3)	Granted Conditionally	29/04/2014
02/14/00131/PRI	Full Planning Permission	106 Prince Charles Avenue, Mackworth, Derby, DE22 4FL	Single storey front extension to dwelling house (porch)	Granted Conditionally	16/04/2014
02/14/00132/PRI	Full Planning Permission	1 Beeley Close, Allestree, Derby, DE22 2PY	Single storey side and rear extensions to bungalow (bedroom, bathroom, study and sun room) raising of existing roof height and erection of detached garage and 2.4 metre high boundary wall	Granted Conditionally	09/04/2014
02/14/00135/PRI	Full Planning Permission	194 Mansfield Road, Derby, DE1 3RB	Change of use from retail (Use Class A1) to Tattoo Parlour (Sui Generis Use)	Granted Conditionally	10/04/2014
02/14/00136/PRI	Works to Trees under TPO	Tree rear of 5 Binscombe Lane, Oakwood, Derby, DE21	Branch removal, lateral reduction by one metre and deadwooding of Sycamore tree protected by Tree Preservation Order No 477	Granted Conditionally	15/04/2014
02/14/00140/	Full Planning Permission	4 Pastures Avenue, Littleover, Derby, DE23 7BE	First floor extension to dwelling (4 bedrooms and bathroom) together with erection of gable pitched roof and installation of 2 dormer windows to front elevation	Granted Conditionally	17/04/2014
02/14/00141/PRI	Certificate of Lawfulness Proposed Use	16 Hobart Close, Mickleover, Derby, DE3 5LJ	Single storey side extension to dwelling house (w.c, utility room and enlargement of kitchen)	Granted	08/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
02/14/00143/PRI	Advertisement consent	Land in front of 4 Shardow Road, Alvaston, Derby DE24 0JH	Erection of community notice board	Granted Conditionally	09/04/2014
02/14/00148/PRI	Full Planning Permission	Ashleigh Coach House, Ashleigh Drive, Chellaston, Derby, DE73 1RG	Two storey side extension to dwelling house (double garage, bedroom, en-suite and balcony)	Granted Conditionally	09/04/2014
02/14/00151/PRI	Full Planning Permission	12 Harvest Way, Oakwood, Derby, DE21 2XB	Erection of detached garage	Refuse Planning Permission	15/04/2014
02/14/00152/PRI	Advertisement consent	8 St. James Street, Derby, DE1 1RL (Leeds Building Society)	Display of externally illuminated fascia sign and projecting sign	Granted Conditionally	10/04/2014
02/14/00154/PRI	Certificate of Lawfulness Proposed Use	70A Oaklands Avenue, Littleover, Derby, DE23 7QH	Single storey rear extension to dwelling house (Kitchen/Dining room)	Granted	14/04/2014
02/14/00155/PRI	Full Planning Permission	8 Hailsham Close, Mickleover, Derby, DE3 5PE	Single storey front and two storey side extension to dwelling house (porch, garage, bedroom and bathroom)	Refuse Planning Permission	22/04/2014
02/14/00161/PRI	Full Planning Permission	45 Crompton Street, Derby, DE1 1NX	Change of use from residential (Use Class C3) to House in Multiple Occupation (Sui Generis Use)	Granted Conditionally	08/04/2014
02/14/00165/PRI	Full Planning Permission	6 Whiteway, Darley Abbey, Derby, DE22 2BU	Single storey rear extension to dwelling (lounge, kitchen and bedroom)	Granted Conditionally	10/04/2014
02/14/00167/PRI	Full Planning Permission	278-280 Normanton Road, Derby, DE23 6WD	Installation of shop front	Granted Conditionally	08/04/2014
02/14/00168/PRI	Advertisement consent	278-280 Normanton Road, Derby, DE23 6WD	Display of 1 internally illuminated fascia sign, 1 internally illuminated projecting sign and 1 hoarding	Granted Conditionally	08/04/2014
02/14/00169/PRI	Works to Trees under TPO	76 Dale Road, Spondon, Derby, DE21 7DF	Reduction by 2 metres and crown lift to 4 metres of 1 Oak tree and 1 metre reduction of lower limbs of 1 Oak tree protected by Tree Preservation Order No 89	Granted Conditionally	15/04/2014
02/14/00170/PRI	Full Planning Permission	278-280 Normanton Road, Derby, DE23 6WD	Installation of three satellite dishes, 1 antenna and erection of 3 replacement air conditioning units to the rear	Granted Conditionally	08/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
02/14/00175/PRI	Full Planning Permission	35 Sinfin Moor Lane, Chellaston, Derby, DE73 1SQ	First floor extension to dwelling house (bedroom)	Granted Conditionally	08/04/2014
02/14/00176/PRI	Local Council own development Reg 3	245 Porter Road, Derby, DE23 6RG	Single storey rear extension to dwelling house (lobby and shower room)	Granted Conditionally	08/04/2014
02/14/00181/PRI	Full Planning Permission	15 Allestree Lane, Derby, DE22 2HQ	Single storey extension to dwelling house (lounge/dining room and bathroom)	Granted Conditionally	09/04/2014
02/14/00182/PRI	Full Planning Permission	8 Frederick Avenue, Alvaston, Derby, DE24 0AH	Extensions to dwelling house (conservatory and bedroom)	Granted Conditionally	08/04/2014
02/14/00183/PRI	Full Planning Permission	47 South Avenue, Chellaston, Derby, DE73 1RS	Two storey side extension to dwelling house (study, dining room, bedroom and enlargement of bedroom)	Granted Conditionally	15/04/2014
02/14/00188/PRI	Full Planning Permission	33 East Street, Derby, DE1 2AL (Cheltenham and Gloucester)	Installation of ATM	Granted Conditionally	10/04/2014
02/14/00189/PRI	Advertisement consent	33 East Street, Derby, DE1 2AL (Cheltenham and Gloucester)	Display of internally illuminated ATM sign	Granted Conditionally	10/04/2014
02/14/00190/PRI	Full Planning Permission	7 Orlando Court, Chellaston, Derby, DE73 5BJ	Two storey side extension to dwelling house (family room, bedroom, bathroom and landing) and formation of room in roof space (bedroom)	Granted Conditionally	29/04/2014
02/14/00194/PRI	Full Planning Permission	203 Derby Road, Chellaston, Derby, DE73 1SE	Two storey and single storey side extension to dwelling house (utility room, w.c, bedroom, en-suite bathroom and enlargement of kitchen)	Granted Conditionally	09/04/2014
02/14/00196/DCC	Advertisement consent	Lighting columns on Curzon Street, Derby	Display of banners on various lighting columns	Granted Conditionally	09/04/2014
02/14/00197/DCC	Advertisement consent	Lighting columns on Abbey Street, Derby	Display of banners on various lighting columns	Granted Conditionally	10/04/2014
02/14/00201/DCC	Advertisement consent	Lighting columns on Garden Street, Derby	Display of banners on various lighting columns	Granted Conditionally	10/04/2014
02/14/00202/DCC	Advertisement consent	Lighting columns on Derwent Street, Derby	Display of banners on various lighting columns	Granted Conditionally	10/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
02/14/00203/DCC	Advertisement consent	Lighting columns on Normanton Road, Derby	Display of banners on various lighting columns	Granted Conditionally	15/04/2014
02/14/00204/DCC	Advertisement consent	Lighting columns on London Road, Derby	Display of banners on various lighting columns	Granted Conditionally	15/04/2014
02/14/00205/DCC	Advertisement consent	Lighting columns on Stores Road, Derby	Display of banners on various lighting columns	Granted Conditionally	15/04/2014
02/14/00209/DCC	Advertisement consent	Highway verge, south side of Ashbourne Road, Derby	Display of non illuminated double-sided post signs	Granted Conditionally	24/04/2014
02/14/00210/DCC	Advertisement consent	Highway verge, Sir Frank Whittle Road, Derby (adjacent Derbyshire County Cricket Ground)	Display of non illuminated post sign	Granted Conditionally	23/04/2014
02/14/00211/DCC	Advertisement consent	Highway verge adjacent to Fields Farm, Duffield Road, Derby	Display of non illuminated double-sided post signs	Granted Conditionally	24/04/2014
02/14/00214/DCC	Advertisement consent	Highway verge adjacent to Cattle Market, Chequers Road, Derby	Display of non illuminated post sign	Granted Conditionally	24/04/2014
02/14/00215/DCC	Advertisement consent	Highway verge adjacent to Chellaston Road, Derby	Display of non illuminated post sign	Granted Conditionally	24/04/2014
02/14/00216/DCC	Advertisement consent	Highway verge adjacent to Travelodge, Derwent Parade, Derby	Display of non illuminated post sign	Granted Conditionally	24/04/2014
02/14/00217/DCC	Advertisement consent	Highway verge, Shardlow Road, Alvaston, Derby	Display of non illuminated double-sided post signs	Granted Conditionally	24/04/2014
02/14/00218/DCC	Advertisement consent	Highway verge, Grampian Way, Sinfin, Derby	Display of non illuminated double-sided post signs	Granted Conditionally	24/04/2014
02/14/00219/DCC	Advertisement consent	Highway verge adjacent to Littleover Community School, Pastures Hill, Littleover, Derby	Display of non illuminated double-sided post signs	Granted Conditionally	24/04/2014

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02/14/00221/PRI	Prior Notification	23 Fairfax Road, Derby, DE23 6RX	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 3.06m) to dwelling house	Refuse Planning Permission	01/04/2014
02/14/00227/PRI	Full Planning Permission	12 Buttermere Drive, Allestree, Derby, DE22 2SN	First floor extension to dwelling house (bedroom and shower room)	Refuse Planning Permission	23/04/2014
02/14/00232/PRI	Full Planning Permission	54 Watson Street, Derby, DE1 3SJ	Two storey and single storey extensions to rear of dwelling house (kitchen, living room, bedroom and en-suite) including alterations and removal of the existing shop front with replacement windows	Granted Conditionally	25/04/2014
02/14/00234/PRI	Full Planning Permission	6 Wigmore Close, Mickleover, Derby, DE3 5QW	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	08/04/2014
02/14/00237/PRI	Full Planning Permission	193 Station Road, Mickleover, Derby, DE3 5FG	Single storey extension to dwelling house (utility room, study and enlargement of kitchen)	Granted Conditionally	16/04/2014
02/14/00238/	Full Planning Permission	1B East Avenue, Mickleover, Derby, DE3 5FR	Infilling and installation of doors to existing double car port to form utility room, store room and garage	Granted Conditionally	10/04/2014
02/14/00241/PRI	Full Planning Permission	4 Wentworth Close, Mickleover, Derby, DE3 5YE	Erection of acoustic boundary fence	Granted Conditionally	30/04/2014
02/14/00244/	Full Planning Permission	Homelands, Lime Lane, Oakwood, Derby, DE21 4RF	Two storey rear extension to dwelling house (family room, kitchen, utility room and two bedrooms), installation of front dormer window and erection of detached garage	Granted Conditionally	29/04/2014
02/14/00245/PRI	Prior Notification	79 Becher Street, Derby, DE23 8NP	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3.15m, height to eaves 2.84m) to dwelling house	Approval Not required	09/04/2014
02/14/00246/DCC	Advertisement consent	Land at Road Traffic Island, The Pentagon, Derby	Display of two non illuminated free standing advertising board signs.	Granted Conditionally	24/04/2014
02/14/00247/	Works to Trees under TPO	Linden, Potter Street, Spondon, Derby, DE21 7LH	Crown reduction by 3 metres of Sycamore tree, 2 Horse Chestnut trees, 2 Beech trees and a row of Lime trees protected by Tree Preservation Order No. 362	Granted Conditionally	15/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
02/14/00248/PRI	Full Planning Permission	3 Golf Close, Littleover, Derby, DE23 4TL	First floor side extension to dwelling house (2 bedrooms and bathroom)	Granted Conditionally	29/04/2014
02/14/00250/PRI	Full Planning Permission	57 Uttoxeter Road, Mickleover, Derby, DE3 5GF	Erection of detached double garage	Refuse Planning Permission	24/04/2014
02/14/00254/PRI	Full Planning Permission	8 Belvedere Close, Mickleover, Derby, DE3 5RW	Single storey front extension to dwelling (porch/w.c) and installation of pitched roof together with formation of rooms in roof space (2 bedrooms, bathroom and storage space)	Refuse Planning Permission	09/04/2014
02/14/00255/PRI	Prior Notification	Exchange Buildings, 6, Exchange Street, Derby, DE1 2DU	Change of use from office (use class B1) on first floor to apartment (use class C3)	Granted	17/04/2014
02/14/00256/PRI	Full Planning Permission	41 Cameron Road, Derby, DE23 8RT (Universal Auto Services)	Change of use from car vehicle repairs workshop (use class B2) and extension to form M.O.T. Testing Facility (Sui Generis Use)	Granted Conditionally	09/04/2014
02/14/00258/PRI	Full Planning Permission	1 Woodcroft, Littleover, Derby, DE23 7DR	Two storey side and single storey front extensions to dwelling house (porch, living room, 2 bedrooms and enlargement of garage)	Granted Conditionally	22/04/2014
02/14/00260/PRI	Works to Trees in a Conservation Area	21 Marcus Street, Derby, DE1 3SE	Felling of Pear Tree within Little Chester Conservation Area	Raise No Objection	10/04/2014
02/14/00262/	Full Planning Permission	Railway Vehicle Engineering Ltd, Vehicles Workshop, London Road, Derby, DE24 8UP	Erection of spray paint booth, air extract ducting together with revised track layout	Granted Conditionally	29/04/2014
02/14/00269/PRI	Full Planning Permission	114 Western Road, Mickleover, Derby, DE3 5GR	Alterations to various windows and doors and formation of entrance area (lobby, reception/waiting room and office) together with installation of access ramp	Granted Conditionally	09/04/2014
02/14/00273/PRI	Full Planning Permission	27 Rowsley Avenue, Derby, DE23 6JZ	Erection of store	Granted Conditionally	09/04/2014
02/14/00274/PRI	Prior Notification	27 Crich Avenue, Littleover, Derby, DE23 6ET	Single storey rear extension (projecting beyond the rear wall of the original house by 3.5m, maximum height 3.6m, height to eaves 2.4m) to dwelling house	Approval Not required	08/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
02/14/00275/PRI	Full Planning Permission	77 Fairway Crescent, Allestree, Derby, DE22 2PB	Erection of detached garage	Granted Conditionally	24/04/2014
02/14/00276/PRI	Full Planning Permission	118 Ashbourne Road, Derby, DE22 3AG (G and B News)	Extension to retail unit (retail space, kitchen and w.c.) and extension to first floor living accommodation (kitchen and bathroom) and erection of external staircase	Granted Conditionally	16/04/2014
02/14/00278/PRI	Full Planning Permission	10 Eaton Avenue, Allestree, Derby, DE22 2EZ	Two storey side extension to dwelling house (garage, study, bedroom and en-suite)	Granted Conditionally	22/04/2014
02/14/00281/PRI	Full Planning Permission	27 Crich Avenue, Littleover, Derby, DE23 6ET	Erection of detached garage	Granted Conditionally	09/04/2014
02/14/00284/PRI	Full Planning Permission	49 Bank View Road, Derby, DE22 1EL	Extension to dwelling house (porch and bay window) and installation of pitched roof to ground floor projection	Granted Conditionally	17/04/2014
02/14/00285/PRI	Certificate of Lawfulness Proposed Use	49 Bank View Road, Derby, DE22 1EL	Single storey rear extension to dwelling house (additional living space)	Granted	15/04/2014
02/14/00287/PRI	Full Planning Permission	1a Liston Drive, Derby, DE22 1AS	Single storey front and rear extensions to dwelling (living room, studio and porch)	Granted Conditionally	23/04/2014
03/14/00289/PRI	Full Planning Permission	15 Kings Croft, Allestree, Derby, DE22 2FP	Single storey extension to dwelling house (utility room and enlargement of kitchen and living room)	Granted Conditionally	10/04/2014
03/14/00290/PRI	Full Planning Permission	22 Rowsley Avenue, Derby, DE23 6JY	Single storey rear extension to dwelling house	Granted Conditionally	22/04/2014
03/14/00291/PRI	Full Planning Permission	495 Nottingham Road, Derby, DE21 6NA	Change of use of ground floor from retail (Use Class A1) to financial and professional services (Use Class A2)	Granted Conditionally	28/04/2014
03/14/00292/PRI	Full Planning Permission	209 Rykneld Road, Littleover, Derby, DE23 7AL	Extension to dwelling (garage, store, utility room, lobby, enlargement of lounge, bedroom and hall), formation of rooms in roof space (5 bedrooms, bathroom, 2 en-suites and dressing room) and erection of boundary wall	Granted Conditionally	28/04/2014
03/14/00293/PRI	Full Planning Permission	37 Hillsway, Chellaston, Derby, DE73 1RN	Extension to chalet bungalow (side dormer)	Granted Conditionally	09/04/2014
02/14/00294/PRI	Full Planning Permission	11 Millbank Close, Derby, DE22 4HJ	Single storey side extension to dwelling house (lobby and bathroom)	Granted Conditionally	09/04/2014

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03/14/00297/PRI	Works to Trees under TPO	Village Primary School, 155 Village Street, Derby, DE23 8DF	Various works to trees protected by Tree Preservation Order No 395	Granted Conditionally	16/04/2014
03/14/00298/PRI	Works to Trees under TPO	Land at side of 10 Mews Court Mickleover, Derby	Various works to trees protected by Tree Preservation Order No 172	Granted Conditionally	16/04/2014
03/14/00299/PRI	Works to Trees in a Conservation Area	Land between River Derwent and, Darley Abbey Mills, Darley Abbey, Derby	Various works to trees within Darley Abbey Conservation Area	Raise No Objection	15/04/2014
03/14/00300/PRI	Full Planning Permission	160 Swarkestone Road, Chellaston, Derby, DE73 1UD	Single storey front and rear extensions to dwelling (porch, enlargement of bedroom and sitting room)	Granted Conditionally	22/04/2014
03/14/00301/PRI	Full Planning Permission	12 West Park Road, Derby, DE22 1GG	Two storey side extension to dwelling house (dining room, garage, 2 bedrooms and bathroom)	Granted Conditionally	30/04/2014
03/14/00302/PRI	Full Planning Permission	175 Portreath Drive, Allestree, Derby, DE22 2SB	Single storey front and rear extensions to dwelling (sitting room and enlargement of entrance lobby)	Granted Conditionally	23/04/2014
03/14/00305/PRI	Certificate of Lawfulness Proposed Use	17 Muswell Road, Derby, DE22 4HP	Single storey rear extension to dwelling house (garden room)	Granted	29/04/2014
03/14/00309/PRI	Works to Trees in a Conservation Area	15 Crompton Street, Derby, DE1 1NY	Crown lift, crown thin by 10% and remove deadwood of Ash tree within the Green Lane and St.Peter's Street Conservation Area	Raise No Objection	15/04/2014
03/14/00310/PRI	Works to Trees under TPO	73 Grove Street, Derby, DE23 8EL	Felling of Maple tree protected by Tree Preservation Order No.419	Granted Conditionally	16/04/2014
03/14/00312/PRI	Full Planning Permission	76 Moor End, Spondon, Derby, DE21 7EE	Two storey side extension and single storey front extension to dwelling house (garage, playroom, 2 bedrooms and porch)	Granted Conditionally	30/04/2014
02/14/00313/	Works to Trees in a Conservation Area	Friary Hotel, Friar Gate, Derby, DE1 1FG	Crown reduction by 1m of Yew tree and height reduction by 2m of Conifer trees within Friar Gate Conservation Area	Raise No Objection	16/04/2014
03/14/00314/PRI	Full Planning Permission	68 Valley Road, Littleover, Derby, DE23 6HS	Formation of rooms in roof space (bedroom and en-suite bathroom) together with installation of rear dormer	Refuse Planning Permission	28/04/2014
03/14/00316/PRI	Works to Trees in a Conservation Area	52 Otter Street, Derby, DE1 3FB	Reduction by 3m of Hazel tree, felling of Conifer tree and pruning of Apple tree within Strutts Park Conservation Area	Raise No Objection	16/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
03/14/00340/PRI	Prior Notification	6 Woodlands Road, Allestree, Derby, DE22 2HE	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.5m, height to eaves 2.4m) to dwelling house	Approval Not required	09/04/2014
03/14/00352/PRI	Works to Trees under TPO	108 Chain Lane, Littleover, Derby, DE23 7EB	Felling of Cherry tree protected by Tree Preservation Order No 322	Granted	16/04/2014
03/14/00353/PRI	Works to Trees in a Conservation Area	128 Duffield Road, Derby, DE22 1BG	Felling of Conifer and pruning of Damson trees within the Strutts Park Conservation Area	Raise No Objection	16/04/2014
03/14/00354/PRI	Prior Notification	40 Hampstead Drive, Derby, DE22 4GP	Single storey rear extension (projecting beyond the rear wall of the original house by 3.5m, maximum height 3.22m, height to eaves 2.15m) to dwelling house	Approval Not required	09/04/2014
03/14/00358/PRI	Full Planning Permission	19 Riddings, Allestree, Derby, DE22 2GD	Single storey front extension to dwelling house (enlargement of hall)	Granted Conditionally	16/04/2014
03/14/00360/PRI	Full Planning Permission	18 Edale Avenue, Mickleover, Derby, DE3 5FY	Single and two storey side extensions to dwelling house (sitting room, kitchen, dining room, garage, bedroom and en-suite bathroom)	Granted Conditionally	22/04/2014
03/14/00362/PRI	Full Planning Permission	9 Datchet Close, Littleover, Derby, DE23 7SQ	Two storey extension to dwelling house (porch, two bedrooms, en-suite, garage and enlargement of lounge)	Granted Conditionally	29/04/2014
03/14/00364/PRI	Full Planning Permission	32 Spinney Road, Chaddesden, Derby, DE21 6HW	First floor rear extension to dwelling house (two bedrooms)	Granted Conditionally	10/04/2014
03/14/00367/PRI	Works to Trees under TPO	19 Gisborne Crescent, Allestree, Derby, DE22 2FJ	Felling of Cedar tree and Lime tree both protected by Tree Preservation Order No 541	Granted Conditionally	16/04/2014
03/14/00369/PRI	Full Planning Permission	4 Troon Close, Littleover, Derby, DE23 7UA	Extensions to dwelling house (kitchen/dining room, garage, 2 bedrooms and 2 en-suites), installation of front bay windows and formation of room in roof space	Granted Conditionally	16/04/2014
03/14/00371/PRI	Full Planning Permission	4 Scarsdale Avenue, Allestree, Derby, DE22 2JZ	Single storey rear extension (family room, utility room and cloakroom)	Granted Conditionally	28/04/2014
03/14/00389/PRI	Works to Trees in a Conservation Area	162 & 164 Duffield Road, Derby, DE22 1BH	Various works to trees within Strutts Park Conservation Area	Raise No Objection	22/04/2014

Application No	Application Type	Location	Proposal	Decision	Decision Date
03/14/00407/PRI	Full Planning Permission	7 Tasman Close, Mickleover, Derby, DE3 5LF	Single storey side and rear extensions to dwelling (kitchen, study, bedroom)	Granted Conditionally	30/04/2014
03/14/00412/PRI	Works to Trees in a Conservation Area	Haye Leigh, 174 Duffield Road, Derby, DE22 1BH	Pollarding of Ash and two Lime trees and removal of Conifer Hedge within Strutts Park Conservation Area	Raise No Objection	16/04/2014
03/14/00419/PRI	Prior Notification	455 Osmaston Park Road, Derby, DE24 8DB	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3m, height to eaves 3m) to dwelling house	Approval Not required	22/04/2014
03/14/00425/PRI	Prior Notification	7 Smalley Drive, Oakwood, Derby, DE21 2SF	Single storey rear extension (projecting beyond the rear wall of the original house by 3.8m, maximum height 3.2m, height to eaves 2.17m) to dwelling house	Approval Not required	22/04/2014
03/14/00432/PRI	Prior Notification	10 Ilford Road, Derby, DE22 4FT	Single storey rear extension (projecting beyond the rear wall of the original house by 3.7m, maximum height 3.6m, height to eaves 2.1m) to dwelling house	Approval Not required	22/04/2014
04/14/00443/PRI	Variation/Waive of condition(s)	Joseph Wright Centre, Cathedral Road, Derby, DE1	Extension to College on four floors to enlarge teaching space and ancillary accommodation - Variation of condition 1 of previously approved permission Code No. DER/12/13/01459 to amend the approved plans	Granted Conditionally	29/04/2014
04/14/00452/PRI	Prior Notification	35 Strathmore Avenue, Alvaston, Derby, DE24 0FW	Single storey rear extension (projecting beyond the rear wall of the original house by 3.25m, maximum height 3.6m, height to eaves 2.7m) to dwelling house	Approval Not required	28/04/2014
04/14/00584/PRI	Prior Notification	26 Elms Avenue, Littleover, Derby, DE23 6FG	Single storey rear extension (projecting beyond the rear wall of the original house by 1.6m, maximum height 3.5m, height to eaves 2.8m) to dwelling house	Invalid - Finally Disposed of	30/04/2014

Total Number of Delegated Decisions made during this period: 177