

Time commenced – 6.00pm

Time finished – 7.00pm

PLANNING CONTROL COMMITTEE

31 JANUARY 2008

Present: Councillor Wood – Chair
Councillors Ahern, Baxter, Bolton, Care, Carr, R Khan, S Khan
and Willoughby

117/07 Apologies for Absence

An apology for absence was received from Councillor Banwait.

118/07 Late Items Introduced by the Chair

There were no late items.

119/07 Declarations of Interest

Councillor Care and Councillor Carr both declared a personal and prejudicial interest in Tree Preservation Order 2007 No. 492. The tree in question was clearly visible from the living room of Councillor Care's father. The site was very close to Councillor Carr's house and the objector Dr Edworthy was known to him. Both Members agreed to leave the Council Chamber for the duration of the item.

120/07 Minutes of the Meeting held on 13 December 2007

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

121/07 Minutes of the Meeting of the Conservation Area Advisory Committee on 6 December 2007

Resolved to receive the minutes of the Conservation Area Advisory Committee held on 6 December 2007.

122/07 Tree Preservation Orders

Two reports of the Assistant Director – Regeneration were considered which sought approval for the following:

- 1) Confirmation of Tree Preservation Order Number 492 (42 Middleton Avenue, Littleover)
- 2) Confirmation of Tree Preservation Order Number 503 (2 Chain Lane)

Having declared a personal and prejudicial interest, Councillors Care and Carr left the Chamber for the duration of Item 1: Confirmation of Tree Preservation order Number 492 (42 Middleton Drive, Littleover). It was reported that ten late letters in objection to the proposal had been received. Councillor Allen addressed the Committee in support of Tree Preservation Order 492.

Resolved

- 1) to confirm the Tree Preservation Order 2007 Number 492 (42 Middleton Avenue, Littleover)**
- 2) to confirm the Tree Preservation Order 2007 Number 503 (2 Chain Lane)**

123/07 Planning and Advertisement Applications

Resolved to note the applications for Planning Permission determined by the Assistant Director – Regeneration under delegated powers and detailed in Section E (Delegated) of the report and the applications detailed in Section B1 of the report be dealt with in accordance with the Assistant Director – Regeneration's, recommendations or as determined by the Committee as follows:

- a) Applications Recommended for Approval or that no objections be raised by the Council subject to any conditions set out in the report and**
- b) Applications determined by the Committee**

1. DER/09/07/01735 & DER/09/07/01736
Demolition of boiler house / stores and erection of eight flats, Leylands Estate, Broadway.

DER09/07/01735: Resolved to grant planning permission with a condition set out in the report.

DER09/07/01736: Resolved to grant planning permission with conditions set out in the report.

2. DER/11/07/02055
Change of use from one dwelling to two flats, 7 Coriander Gardens, Littleover

Resolved to grant planning permission.

3. DER/08/07/01538

Change of use from retail (use class A1) to restaurant (use class A3), 495 Burton Road, Littleover.

Mr Lowndes in objection to the proposal addressed the committee.

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

4. DER/11/07/02094

Erection of 28 apartments and 20 dwelling houses, former allotments, north of Ashbourne Road.

Resolved:

- A) to authorise the Assistant Director – Regeneration to negotiate the terms of a Section 106 Agreement to achieve the objectives set out in 11.5 and to authorise the Director of Corporate Services to enter into such an agreement.**
- B) to grant planning permission on the conclusion of the above agreement, subject to conditions set out in the report on the successful completion of the Section 106 Agreement.**
- C) that if the applicant fails to sign the Section 106 Agreement by the expiry of the 13-week target period (21 February 2008) consideration to be given in consultation with the Chair, to refuse the application.**

With additional conditions regarding retention of trees adjoining walls and the access road. Together with delegated authority to seek internal/improved cycle parking provision

5. DER/10/07/02027

Change of use from retail (use class A1) to financial and professional services (use class A2), Unit 11, Oakwood District Centre, Danebridge Crescent, Oakwood.

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

124/07 Consideration of major application site visits

11/07/02123 - Reservoir site and 120 Huntley Avenue, Spondon.

Resolved to visit this site.

MINUTES END