

Item 4

Time commenced – 6.00pm

Time finished – 9.15pm

PLANNING CONTROL COMMITTEE 14 DECEMBER 2006

Present: Councillor Baxter – Chair
Councillor Bolton, Care, Carr, Chera, S Khan, Poulter, Richards
and Wynn

97/06 Apologies for Absence

Apologies for absence were received from Councillors R Khan and Samra

98/06 Late Items Introduced by the Chair

There were no late items.

99/06 Declarations of Interest

Councillor Bolton declared a personal prejudicial interest in item number DER/1006/1562 as she was the Cabinet Member for Children and Young people.

Councillor Carr declared a personal prejudicial interest in item number DER/806/1360 as one of the objectors was a work colleague and well known to him.

100/06 Minutes of the Meeting held on 9 November 2006

The minutes of the meeting held on 9 November 2006 were approved as a correct record and signed by the Chair.

101/06 Applications dealt with under Building Regulations and Associated Legislation

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/1006/1562 Erection of Children's Centre together with associated fencing, play area, vehicular access and alterations to existing school building at land off Audrey Drive, Chaddesden (part of grounds of Cavendish Close Infants School, Wood Road).

Having declared a personal prejudicial interest, Councillor Bolton left the meeting during consideration of this item.

The views of the Police and Arboricultural Officer were reported.

Mr Sheppard and Councillor MacDonald in objection to the application and Mr Nizzer on behalf of the applicant addressed the Committee.

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

2. DER/906/1544 Pruning of 12 Lime trees, protected by TPO No. 288 (2001) at St Georges House, St Georges Close, Allestree

In the absence of the Councillor who requested that the matter be brought before the Committee it was agreed to delegate authority to Officers to determine the application.

3. DER/1106/1859 Demolition of existing dwelling and erection of 9 dwelling houses and access road (revised application) at site of 71 Weston Park Avenue, Chellaston.

It was noted that this item had been withdrawn from the agenda.

4. DER/1006/1594 Change of use from dwelling house to dual use as dwelling house and counselling rooms at 9 Sovereign Way, Oakwood.

Mr R Crowther, Mrs Seal and Councillor Smalley in objection to the application and Mrs Lambert the applicant addressed the Committee.

Resolved to refuse planning permission on the following grounds :
'In the opinion of the Local Planning Authority the hours of operation of the proposal , compounded by the restricted parking and turning facilities given the location of the dwelling to the rear of frontage properties, results in an unacceptable loss of amenity for nearby residents by virtue of the additional vehicle and pedestrian activity and general disturbance, particularly during the evening when occupiers of nearby residential properties would reasonably expect to benefit from the peaceful enjoyment of their homes. The proposal is accordingly contrary to adopted City of Derby Local Plan Review 2006 policies GD5, L11 and EP13.'

Agreed that Councillor Carr would represent the Committee at any appeal.

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| 5. | DER/806/1360 | Demolition of bungalow and erection of 2 storey dwelling including basement at 'Trelawney' 16 Parkfields Drive |
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Having declared a personal prejudicial interest, Councillor Carr left the meeting for consideration of this item.

Mr Carlier in objection to the application and Mr Glithero the applicant addressed the Committee.

It was reported that English Nature had no objections to the application and therefore there was no requirement for condition no.4

Resolved to grant planning permission with first 3 conditions as set out in the report.

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| 6. | DER/1006/0163 | Change of use from retail (Use Class A1) to hot food shop use Class A5 at 4-6 Scarborough Rise. |
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Resolved to grant planning permission with conditions as set out in the report.

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| 7. | DER/1006/1683 DER/1006/1683 | Formation of 18 apartments at Wyvern House, Railway Terrace. |
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The views of the Conservation Area Advisory Committee were reported.

Resolved:

- 1. to authorise the Assistant Director – Regeneration to negotiate the terms of a section 106 Agreement to provide open space, lifetime homes, highways contribution to improvement to public transport, cycling and pedestrian facilities and to secure future development potential of the southern part of Wyvern House**
- 2. To authorise the Director of Corporate and Adult Services to enter into the Section 106 Agreement.**
- 3. to authorise the Assistant Director – Regeneration to grant planning permission on the conclusion of the above Agreement with conditions as set out in report except with a variation to condition 6 clarifying the alterations required to the vehicular access and an additional condition relating to the details of any new / replacement windows.**
- 4. to give consideration to refusing the application, in consultation with the Chair, if the applicants fail to sign the S106 Agreement by the expiry of the 13 week target period (13 January 2007).**
- 5. to negotiate the removal of the link bridge to Amber House through a**

condition or revised plans.

8. DER/1006/1619 Erection of 24 dwellings and access road at land fronting St Benedicts School, Duffield Road.

Mrs Evans in objection to the application addressed the Committee.

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

9. DER/806/1333 Erection of fence at 339 Duffield Road/Church Walk (Shell Garage) Allestree

It was noted that this item had been withdrawn from the Agenda.

- 10 DER/106/1685 Change of use from offices to hot food takeaway (Use Class A5) at 568 Burton Road.

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

11. DER/1006/1816 Extension to dwelling house (garage, cloaks, bathroom, sitting room, 3 bedrooms, shower room, wc, en-suite and enlargement of dining room and kitchen) – amendment to previously approved application DER/306/510 at 30 Albany Road.

Mr Cole in objection to the application addressed the Committee.

It was reported that 3 late letters of objection had been received.

Agreed to defer consideration of this item to hold a visit to the site.

12. DER/706/1164 Change of use of part of public house to hot food shop (A5) and car park to beer car at 1242-1246 London Road, Alvaston.

Mr Bayliss and Mr Clark in objection to the application and Mr Henshaw the applicant addressed the Committee.

Resolved to grant planning permission with conditions as set out in the report with an addition to condition 3 relating to ensuring satisfactory light levels for the CCTV. The Committee raised concerns about the potential noise nuisance from the beer garden.

13. DER/706/1161 Residential development at site of 63-65 and rear of 61 Nottingham Road, Spondon.

Mrs Forsyth and Mrs Ballington in objection to the application and Mr Church on

behalf of the applicant addressed the Committee.

Resolved to grant planning permission with conditions as set out in the report with an additional condition to secure adequate amenity space to the rear of number 61.

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| 14. DER/1006/1567 | Erection of screen for public information at land adjacent to Tourist Information Office, Market Place. |
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At this point Councillor Bolton took the Chair. Councillors Baxter and Wynn left the meeting at this point.

Ms Temple in objection to the application and Mr Melliush on behalf of the applicant addressed the Committee.

Resolved to planning permissions with conditions as set out in the report with an additional condition relating to the detailing of the locations of the loud speakers.

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| 15. DER/1106/1802 | Alterations to the Roundhouse Complex to form college, with new linking building, freestanding college building, day nursery, access, parking and landscaping at Roundhouse Complex, Roundhouse Road. |
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The responses from English Heritages and the Conservation Area Advisory Committee were reported.

Resolved

- 1. to note the report, to endorse welcome of the scheme and both the requirements and suggested areas of compromise in the conclusions set out in the report.**
- 2. To instruct officers to continue negotiations on both applications with a view to the matter being considered more fully at the meeting to be held on 25 January 2007.**

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| 16. DER/1106/1803 | Demolition of parts of former railway workshops and alterations to retained buildings at Roundhouse Complex, Roundhouse Road. |
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Resolved:

- 1. To note the report, to endorse welcome of the scheme and both the requirements and suggested areas of compromise in the conclusions set out in the report.**
- 2. To instruct officers to continue negotiations on both applications with a view to the matter being considered more fully at the meeting to be held on 25 January 2007.**

APPEAL DECISIONS

Resolved to note the report.

102/06 Site Visit: 63-65 and Rear of 61 Nottingham Road, Spondon and Roundhouse, Roundhouse Road, Derby

Resolved to note the attendance at the site visits.

103/06 Consideration of major application site visits

Resolved to consider any major site visits that may be required before the meeting on 8 February 2007.

DER/11/06/01859 - Weston Park Ave, Chellaston
DER/11/06/01816 – 30 Albany Road

MINUTES END