

Time commenced: 6.00pm
Time finished: 6.26pm

PLANNING CONTROL COMMITTEE 12 MARCH 2015

Present: Councillor Bolton (Chair)
Councillors Care, Carr, Harwood, Hickson, M Holmes, Nawaz,
Sandhu, Tittley, Turner and Wood

77/14 Apologies for Absence

Apologies for absence were received from Councillors Pegg and S Khan.

78/14 Late Items

There were no late items.

79/14 Declarations of Interest

There were no declarations of interest.

80/14 Minutes of the Meeting of the Conservation Area Advisory Committee held on 15 January 2015

The minutes of the meeting of the Conservation Area Advisory Committee held on 15 January 2015 were received and noted by the Committee.

81/14 Appeals Decisions

The Committee received a report of the Strategic Director of Neighbourhoods on the appeals decisions taken in the last month.

Resolved to note the decisions on the appeals taken.

82/14 Applications to be Considered

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

- (a) DER/08/14/01162—Single storey side extension, installation of shop front, ATM, alterations to service yard enclosure and associated external works at 432 Kedleston Road, Allestree (Raj Restaurant)

It was reported that this application proposed various alterations and extensions to the application property in connection with a proposed change of use of the building from a restaurant to a convenience store. The works included a new shopfront, a ramped access, an ATM, a trolley corral and the installation of mechanical plant to the rear of the building.

Officers advised that whilst the majority of the physical alterations to the building required planning permission, permission was not required for the change of use to Use Class A1 (retail) and that accordingly impacts of the change attributable solely to the potential increase in footfall to the building had very little weight.

Members were informed that the noise assessment had concluded that harm to the immediate neighbourhood would be limited.

In terms traffic issues, an amended site plan had been submitted showing alterations to the existing grass verge opposite the application which sought to improve the turning provision for delivery vehicles. Members were advised that the proposal would not displace any of the existing off-street parking at the site and the existing vehicle access could be used for servicing any future use without first having to apply for planning permission.

Mr Mullin, in support of the application, and Ms Flaming, in objection of the application, addressed the Committee.

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

- (b) DER/01/15/00039 – Variation of condition 2 of previously approved permission Code No. DER/05/09/00571 for the Construction and operation of Waste Treatment Facility, to amend the approved plans at land at former Tannery, Sinfin Lane, Derby

The officer reported that the application proposed a further nine changes to the approved scheme of which the most significant was the addition of two floors added to a section of the building raising the height of that element from 7m to 18m. Members were advised that overall in the context of the scale of the building it was of limited impact and considered acceptable. The other proposed changes were more minor. The changes as a whole had no direct environmental impacts to the original scheme requiring a reassessment of the environmental impact assessment undertaken with regard to the approved scheme.

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

83/14 Major Application Site Visits

The Committee were advised that there were five future major applications.

Resolved not to undertake site visits to the proposed sites in the report.

MINUTES END