

Time commenced: 6.00pm
Time finished: 7.56pm

PLANNING CONTROL COMMITTEE 3 JULY 2014

Present: Councillor Bolton (Chair)
Councillors Care, Carr, Harwood, M Holmes, Nawaz, Pegg and Wood

01/14 Apologies for Absence

Apologies for absence were received from Councillors Hickson, S Khan, Sandhu, Tittley and Turner.

02/14 Announcements from the Chair

The Chair reported that the planning tour date had been arranged for Thursday 4 September during the afternoon, it was requested that should Members have any requests for sites they'd like to visit they should make officers aware. It was also reported that the city walking tour was planned for Thursday 9 October in the early evening.

03/14 Late Items

There were no late items.

05/14 Declarations of Interest

Councillor Wood declared a disclosable pecuniary interest in application number DER/05/14/00682 – Cutting back of overhanging branches of Copper Beech tree protected by Tree Preservation Order at 103 Whitaker Road, Derby under minute number 10/14, and left the room prior to consideration of that application.

06/14 Minutes of the Meeting held on 15 May 2014

The minutes of the meeting held on 15 May 2014 were agreed as a correct record and signed by the Chair.

07/14 Minutes of the Meetings of the Conservation Area Advisory Committee held on 3 April 2014 and 8 May 2014

The minutes of the meetings of the Conservation Area Advisory Committee held on 3

April 2014 and 8 May 2014 were received and noted by the Committee.

08/14 Appeal Decisions

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

Resolved to note the report.

09/14 Section 106 Agreement, DER/08/12/01016 – Vacant Land East and South of Technograv Ltd, off Nottingham Road, Spondon

The Committee received a report of the Strategic Director of Neighbourhoods on the Section 106 Agreement at land east and south of Technograv Ltd, off Nottingham Road, Spondon. It was reported that outline planning permission was sought for residential development for the site. It was noted that the applicant / developer had requested that the required planning obligations for the development were reduced and on-site affordable housing waived due to the viability of the development in the current economic climate. The Committee noted that to enable the development of this site, it was proposed that the contributions of £7,000 per unit would be paid during the development but that the developer should enter into an agreement with the Council to pay further contributions at the end of the construction should this be shown to be viable.

Members raised concern that consideration hadn't been given to construction costs and the types of technology that could be available for construction. It was also noted that affordable housing was an important issue that still should be considered. The Committee suggested that officers negotiate further with the developer and an updated report be presented to the Members in due course.

Resolved to receive a further report to Committee following renegotiation with the developer.

10/14 Development Control Monthly Report

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

- (a) DER/04/14/00548 – Two storey side extension and single storey rear extension to dwelling house (garage, shower room, kitchen/sitting/dining room, bedroom and en-suite), formation of rooms in roof space (bedroom and en-suite) and addition of 600mm trellis on boundary wall – Amendment to previously approved planning permission code no. DER/10/12/01167 at 17 Colwyn Avenue, Derby

Two further letters objecting to the proposal raising concerns about the impact of the proposed side door and amenities enjoyed by the neighbouring properties were circulated to members at the meeting. Members requested that a condition be added to the permission to state that a trellis be installed before the development becomes occupied.

Mr Mahmood the applicant and Mr Rehman and Mr Simpson, as objectors to the application, addressed the Committee.

Resolved to grant planning permission in accordance with the recommendation and subject to the conditions as set out in the report with a condition to address members concerns regarding the trellis.

- (b) DER/01/14/00044 – Erection of two storey 74 bed care home (Use Class C2) including ancillary accommodation – variation of condition no.'s 2, 3, 4, 6, 7, 12, 15 and 17 previously approved planning permission DER/11/11/01322 AT East Midlands Nuffield Hospital, Rykneld Road, Littleover.

The officer reported that the site already had planning permission for a similar proposal and therefore the principle of the development had already been established. This application sought permission for amendments to the design of the building, which included alterations to its precise footprint, height and external appearance. It was noted that the relationship between the proposed building and nearby residents had been assessed and was considered to be acceptable and, whilst the development would involve the loss of trees on the site, they were not considered to be visually significant - and compensatory planting could be secured through condition. The officer stated that overall the revisions to the development were considered to be acceptable when assessed against national and local planning policies.

Resolved to grant planning permission in accordance with the reasons and subject to the conditions as set out in the report.

- (c) DER/02/14/00120 – Erection of dwelling house at land at 22 Hartshorne Road, Littleover.

Mr Bremmer objecting to the application addressed the Committee.

Resolved to grant planning permission in accordance with the reasons and subject to the conditions as set out in the report.

- (d) DER/07/13/00796& DER/12/13/01489 – Demolition of storage building and external wall and demolition of storage building and Demolition of storage building and external wall and erection of 8 apartments at 107 Markeaton Street, Derby.

The Officer reported that the buildings were not listed or on the local list but the site was within the Friar Gate Conservation Area., It was noted that the application was a resubmission following the refusal of planning permission last year for a larger redevelopment proposal. The proposal sought to redevelop the site to create 8

apartments and the design of the block fronting Markeaton Street has been amended during the course of the application to provide a scale and architectural style that takes greater reference from the Markeaton Street frontage.

Resolved to grant planning permission and conservation area consent in accordance with the reasons and subject to the conditions as set out in the report.

Having previously declared a disclosable pecuniary interest Councillor Wood was absent from the meeting throughout the consideration of the following matter:

- (e) DER/05/14/00682 – Cutting back of overhanging branches of Copper Beech tree protected by Tree Preservation Order at 103 Whitaker Road, Derby.

Resolved to grant consent for the reasons and subject to the conditions as set out in the report.

- (f) DER/04/14/00442 – Retention of first floor window and installation of ground floor window to front elevation at 3 North Street, Derby.

Resolved to grant planning permission in accordance with the reasons and subject to the conditions as set out in the report.

- (g) DER/10/13/01182 – Retention of conservatory and living room at Burley Lodge, Burley Hill, Allestree.

Resolved to grant listed building consent subject to the conditions as set out in the report.

- (h) DER/03/14/00390 – Erection of two garages at 42 and 44 Otter Street, Derby.

Resolved to grant planning permission in accordance with the reasons and subject to the conditions as set out in the report.

- (i) DER/12/13/01514& DER/12/13/01515 – Change of use of mill buildings from light industrial use (Use Class B1) to hospitality venue within West Mill (Use Class D2) and office accommodation within Long Mill (Use Class B1) & internal alterations in connection with change of use of mill buildings from light industrial use (Use Class B1) to hospitality venue within West Mill (Use Class D2) and office accommodation within Long Mill (Use Class B1) at Long Mill and West Mill, Darley Abbey Mills, Darley Abbey.

Mr Rose the applicant and Mr Nordemann and Mr Robertson, as objectors addressed the Committee.

- 1. Resolved to grant planning permission in accordance with the reasons and subject to the conditions as set out in the report, with additional condition to secure cycle parking for the hospitality venue.**

2. Resolved to grant listed building consent in accordance with the reasons and subject to the conditions as set out in the report.

- (j) DER/08/13/00957 – Erection of a retail foodstore (Use Class A1) and formation of car parking area and landscaping at Land at corner of Harvey Road / Coleman Street, Derby

The officer reported that full planning permission was sought to erect a foodstore on the site of which the proposal would create a single storey building served by car parking of nearly 100 spaces. It was noted that the site had a planning history that extended back some 20 years and accommodates application refusals and appeal dismissals for retail activity.

It was reported that an assessment had been carried out to address protected species on site. Members noted that the proposal would facilitate improvements to the Coleman Street / Harvey Road priority junction to create a signalised arrangement and other footway / cycle improvements were proposed to / across the site.

Resolved

- 1. 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;**
- 2. to authorise the Director of Planning and Property Services to grant permission subject to the reasons and conditions as set out in the report upon conclusion of the above Section 106 Agreement.**

11/14 Major Application Site Visits

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

Resolved not to undertake site visits to DER/05/14/00601 – Land off Lodge Lane, Willow Row and St Helens Street, Derby; DER/05/14/00624 – North East section of car park off Celanese Road, Spondon; DER/05/14/00634 – Land at former Bombardier, Locomotive Way, Pride Park, Derby; DER/05/14/00644 – Land South West of Belmore Way, Alvaston; and DER/05/14/00731 – Land west of 22 Longbridge Lane, Derby.

MINUTES END