

Time commenced: 18:00  
Time finished: 20:15

## PLANNING CONTROL COMMITTEE 6 October 2022

Present: Councillor S Khan (Chair)  
Councillors Care, Carr, M Holmes, Jennings, Nawaz, Rawson,  
West

In Attendance: James Bathurst – Senior Planning Technician  
Paul Clarke – Chief Planning Officer  
Sara Hodgkinson – Development Control Team Leader  
Arran Knight – Senior Planning Officer  
Steven Mason – Democratic Services Officer  
Andy Shervill – Tree Preservation Officer  
Karl Suschitzky – Senior Environmental Health Officer  
Stephen Teasdale – Solicitor  
Ian Woodhead – Development Control Manager

### 29/22 Apologies for absence

Apologies were received from Councillors T Pearce, Potter and Prosser.

### 30/22 Late items

There were none.

### 31/22 Declarations of interest

There were none.

### 32/22 Minutes of the meeting held on 8 September 2022

The minutes of the meeting held on 8 September 2022 were agreed.

### 33/22 Minutes of the meeting of the Conservation and Heritage Advisory Committee held on 7 July 2022.

The minutes of the meeting held on 7 July 2022 were noted.

## 34/22 Appeals

The Committee received a report of the Chief Planning Officer summarising appeal decisions taken in the last month.

**Resolved to note the decisions on appeals taken.**

## 35/22 Applications to be Considered

The Committee considered a report from the Chief Planning Officer on planning applications which were to be determined by the Committee.

### 22/00459/FUL – 78 Carlton Road Derby

(Change of use from dwelling house (Use Class C3) to a six bedroom (eight occupant) house in multiple occupation (Sui Generis Use))

The Development Control Team Leader addressed the Committee. It was reported that a later objection had been received from Councillors Bonser and Hezelgrave which had been circulated to the Committee.

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

### 21/01718/FUL - Littleover Manor 453 Burton Road Derby

(Demolition of existing dwelling. Erection of seven dwelling houses Use Class C3))

The Development Control Team Leader addressed the Committee and introduced the item.

Mr de Sousa Pleixoto and Mr Goy addressed the Committee and made representations against the application.

An additional condition was proposed to secure finished floor levels.

**Resolved to grant planning permission for the reasons and with the conditions as set out in the report and subject to the additional condition to secure finished floor levels.**

### 22/00674/VAR - Site Of 79 Rykneld Road Littleover Derby

(Demolition of existing Retail Building. Erection of a two storey building for use as a Dental Clinic (Use Class D1) at ground floor and Retail (Use Class A1) or Financial and Professional Services (Use Class A2) at first floor level - Variation of conditions 2, 4 and 5 of previously approved planning permission 06/18/00822)

**The application was withdrawn before the meeting.**

22/01075/FUL - 23 Chaddesden Park Road

(Change of use from dwelling house (Use Class C3) to a residential children's home for up to four children (Use Class C2))

The Development Control Manager addressed the Committee. It was reported that a proposed site layout had been submitted, which included three parking spaces at the front of the property, which had been circulated to the Committee.

Mr Singh and Mr Brydon, applicants, addressed the Committee. Ms Roe and Mrs Brown addressed the Committee and made representations against the application.

An additional condition was proposed to secure improved cycle parking.

**Resolved to grant planning permission for the reasons and with the conditions as set out in the report and subject to the additional condition to secure improved cycle parking.**

22/00792/FUL - Land at St Peters Churchyard St Peters Churchyard Derby

(Use of the land as an outdoor street food market including erection of 12 market stalls, seating area and associated ancillary structures, decking and ramps)

The Development Control Manager addressed the Committee. It was reported that the Conservation and Heritage Advisory Committee had raised no objection to the application. Members noted that a representation had been received which consisted of updated archaeology comments and the agent's response and had been circulated to the Committee. It was also noted that a letter of support had been received which had been circulated to the Committee.

Mr Wardle, Burton Abbey Developments, and Mr Phipps, Lathams, addressed the Committee.

**Resolved to defer the application to allow for a site visit to be undertaken.**

22/00793/LBA - Land At St Peters Churchyard St Peters Churchyard Derby

(Insertion of access into boundary wall)

**Resolved to defer the application to allow for a site visit to be undertaken.**

22/00861/FUL - 38 Prince George Drive Derby

(Change of use from Dwelling (Use Class C3) to residential care home (Use Class C2))

The Senior Planning officer addressed the Committee and introduced the item.

The agent Jim Malkin, JMI Planning, addressed the Committee. Mr Fryatt addressed the Committee and made representations against the application.

**Resolved to defer the application to allow for a committee site visit and for further information to be sought in relation to parking issues.**

22/00603/FUL - 31 Mount Carmel Street Derby

(Change of use from dwelling house (Use Class C3) to a seven bedroom (seven occupant) house in multiple occupation (Sui Generis))

The Senior Planning Officer addressed the Committee and introduced the item.

**Resolved:**

- 1. to reject the officer recommendation and refuse planning permission; and**
- 2. to nominate Councillor West to represent the Committee at any future appeal.**

**Reasons for Refusal**

In the opinion of the Local Planning Authority, the proposal would have a detrimental impact on the character of the immediate area and the residential amenities enjoyed by existing neighbours; in terms of increased activities, associated disturbance and the over-intensification of the use of this dwelling house.

The proposal would also serve to increase pressure on existing on street parking levels on surrounding highways which would also, as a result, detrimentally impact on neighbouring amenities.

For these reasons, the proposal is contrary to saved policy GD5 of the adopted City of Derby Local Plan Review and the over-arching guidance in the National Planning Policy Framework which seeks to protect the amenities of individuals who are affected by the development of land and buildings.

## 36/22 Potential Future Site Visits

**Resolved to undertake a site visit in relation to the following applications:**

**22/01236/FUL - Allestree Firs Woodlands Road, Allestree;  
22/01237/FUL - Land to Rear of 25 and 26 Charnwood Street, Derby;  
22/01231/OUT - Convent of Mercy Beechwood Park Drive, Derby; and  
22/01456/FUL - 10-14 St Helens Street Derby.**

**Resolved not to undertake a site visit in relation to the following applications:**

**22/00989/FUL - 84 - 88 Wiltshire Road Derby;  
22/01060/FUL - St Marys Catholic Voluntary Academy and Nursery  
Broadway Derby;  
22/01150/RES - Derby Triangle Wyvern Way, Derby;  
22/01263/VAR - Unit 7 Kingsway Retail Park, Derby;  
22/01085/FUL - Duke Of Clarence 87 Mansfield Road Derby;  
22/01364/FUL - Progressive Buildings, 25 - 33 Babington Lane, Derby;  
and  
22/01365/VAR - Kingsway Hospital, Kingsway.**

MINUTES END