

Time commenced: 18:00
Time finished: 19:08

PLANNING CONTROL COMMITTEE 15 December 2022

Present: Councillor S Khan (Chair)
Councillors Care, Jennings, Nawaz, Potter, Prosser, Rawson,
West

In Attendance: James Bathurst – Senior Planning Technician
Paul Clarke – Chief Planning Officer
Sara Hodgkinson - Development Control Team Leader
Steven Mason – Democratic Services Officer
Stephen Teasdale – Solicitor
Chris Thorley – Traffic and Transportation Engineer
Ian Woodhead – Development Control Manager

46/22 Apologies for absence

Apologies were received from Councillors Carr, M Holmes, T Pearce

47/22 Late items

There were none.

48/22 Declarations of interest

There were none.

49/22 Minutes of the meeting held on 17 November 2022

The minutes of the meeting held on 17 November 2022 were agreed, subject to the following amendment.

That Chris Thorley, Traffic and Transportation Engineer, was present and not Andy Gibbard.

50/22 Minutes of the meeting of the Conservation and Heritage Advisory Committee held on 13 October 2022.

The minutes of the meeting held on 13 October 2022 were noted.

51/22 Appeal Decisions

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.

52/22 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.

22/00675/FUL - 3 Enfield Road, Derby

(Change of use from dwelling house (Use Class C3) to residential care home (Use Class C2) together with retention of single storey front and side extensions (porch and kitchen/dining area))

The development Control Manager addressed the Committee. Members noted that the report did not specifically state that Councillor Pandey had commented on the proposal, although the substance of his comments were summarised along with the others received.

Councillor Whitby and Councillor Pandey, as Ward Members, addressed the Committee and made representations against the application.

Additional conditions were proposed to secure a travel plan for staff and confirmation/provisions of sound insulation for the party wall with the adjoining neighbour, given members' concerns about noise/disturbance.

Resolved to grant planning permission with the conditions and for the reasons as outlined in the report and subject to the additional conditions in relation to the travel plan for staff and sound insulation for the party wall.

22/00598/FUL - 20 Welney Close, Derby

(Extensions to dwelling house)

Application withdrawn from the agenda before the meeting.

20/01337/FUL – 16-17 Friar Gate, Derby

(Change of use from restaurant (Use Class E) and erection of a two storey extension to form five apartments (Use Class C3) and one apartment in multiple occupation (Use Class C4))

The Development Control Team Leader addressed the Committee. It was reported that a supporting statement had been received from the agent, Lathams, and had been circulated to the Committee. Members noted that a

statement had been received from one of the objectors, Rebecca Cadman-Jones, owner of property adjoined to 16-17 Friar Gate. This was read out to the Committee.

Ms. Harvey addressed the Committee and made representations against the application.

Application deferred to allow for the architect to consider the concerns surrounding the site intensity and overall impact of the proposed extension in the rear yard.

20/01338/LBA – 16-17 Friar Gate, Derby

(Change of use from restaurant (Use Class E) and erection of a two storey extension to form five apartments (Use Class C3) and one apartment in multiple occupation (Use Class C4) and associated internal alterations)

Application deferred to allow for the architect to consider the concerns surrounding the site intensity and overall impact of the proposed extension in the rear yard.

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 Development Control Manager addressed the Committee and introduced the item.

An additional condition was proposed to secure improved cycle parking and an informative note was proposed in relation to exterior lighting.

Resolved to grant planning permission for the reasons and for the conditions as outlined in the report and subject to the additional condition to secure improved cycle parking and an informative note in relation to exterior lighting.

53/22 Potential Future Site Visits

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

- **22/01732/RES - Castleward Boulevard / Liversage Street / John Street / New Street / Canal Street, Derby**
- **22/01772/FUL - Site of former Derbyshire Royal Infirmary, London Road, Derby**

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

- **22/01685/FUL - Land off Infinity Parkway, Derby**
- **22/01771/OUT - Land on the Northwest side of Rykneld Road, Littleover**
- **22/01809/FUL - Eagle Market, Morledge and Castle and Falcon PH, East Street, Derby**

MINUTES END