

Time commenced: 18:00  
Time finished: 19:39  
Held Remotely - Via Skype

## PLANNING CONTROL COMMITTEE 11 February 2021

Present: Councillor S Khan  
Councillors Bettany, Care, Carr, Hassall, Nawaz, McCristal,  
Pearce, P Pegg, West

In Attendance: James Bathurst – Senior Planning Technician  
Paul Chamberlain – Group Manager – Traffic and  
Transportation  
Sara Claxton – Development Control Team Leader  
Andrew Gibbard - Acting Group Manager - Traffic and  
Transportation  
Sara John – Senior Planning Officer  
Steven Mason – Democratic Services Officer  
Stephen Teasdale – Solicitor  
Karl Suschitzky - Senior Environmental Health Officer  
Chris Thorley – Traffic and Transport Engineer  
Nick Tolley – Project Engineer  
Ian Woodhead – Development Control Manager

### 43/20 Apologies for absence

There were none.

### 44/20 Late items

There were none.

### 45/20 Declarations of interest

Councillor West wished it to be noted that in relation to 19/00417/FUL – Infinity Park Way, Derby, the planning application was within her Ward.

### 46/20 Minutes of the meeting held on 7 January 2021

The minutes of the meeting held on 7 January 2021 were agreed as a correct record.

## 47/20 Minutes of the meeting of the Conservation Area Advisory Committee held on 3 December 2020

The minutes of the meeting of the Conservation Area Advisory Committee held on 3 December 2020 were noted.

## 48/20 Appeal Decision

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.**

## 49/20 Development Control Performance – Quarter 3 (October – December 2020)

The Committee received a report of the Chief Planning Officer on Development Control Performance – Quarter 3 (October - December 2020).

**Resolved to note the report.**

## 50/20 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.

### 20/00983/FUL – 5 Davids Close, Derby

(Single storey rear extension to dwelling (2 bedrooms and 2 en-suites).)

The Development Group Manager addressed the Committee. It was reported that the following supplementary informative note had been circulated to the Committee:

‘Depending on how the approved accommodation is occupied, the building may be subject to the provisions of the Housing Act 2004 relating to houses in multiple occupation. More information can be found on the government’s website at <https://www.gov.uk/renting-out-a-property/houses-in-multiple-occupation-hmo>.’

Councillor Ingall, as Ward Member, addressed the Committee and made representations against the application.

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

#### 20/00385/VAR – Land North West of Mansfield Road, Breadsall Hilltop, Derby

(Residential development (up to 230 dwellings) and associated works including means of access - variation of condition 4 and removal of condition 20 of previously approved planning permission. DER/12/15/01520 in respect of tree protection measures and to dispense with the need to provide a footway/cycle route connection to the Great Northern Greenway.)

The Development Control Team leader addressed the Committee. It was reported that further comments had been received from Breadsall Parish Council that stated that if condition 20 was removed then S106 monies should be secured to upgrade the adjacent footpath to Breadsall and supported the retention of tree protection measures until construction ended. Members noted that there was a typing error at section 7.2 of the report and that the last paragraph should read, 'This footpath is a public right of way which is not being closed and does NOT form any part of the proposals to be provided under condition 20.' It was reported that Highways Officer comments had been received that stated that the developer had offered a cycle path, in relation to the Greenway, that they could no longer deliver.

Mr Thatcher, representing Derby Cycling Group, addressed the Committee and made representations against the application.

**Resolved to grant planning permission with the conditions and for the reasons as outlined in the report and subject to the addition of an extra condition in relation to existing paths in the development and exits points to be made cycling ready and additional S106 financial contributions for formation of new cycleway links to the Greenway.**

#### 19/00417/FUL – Infinity Park Way, Derby

(Development of a road junction and connecting link road with associated works.)

The Senior Planning Officer addressed the Committee. It was reported that on page 90 of the report, the second line of the second paragraph should say that the road alignment had been moved to the 'east' of the green wedge and not the 'west' as stated.

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

## 51/20 Potential Future Site Visits

The Committee was advised of future major applications.

**Resolved not to undertake site visits in relation to the following planning applications:**

- 20/01601/VAR – Site of 36 Agard Street, Derby;
- 20/01646/OUT – Former Celanese Site, 1 Holme Lane, Spondon;
- 20/01663/FUL – Roebuck Court, Amy Street, Derby;

- **21/00039/RES – Land South of Watton Close and East of Deep Dale Lane Sinfen;**
- **21/00064/FUL – Land adjacent to the Old Hall, Burton Road, Littleover, Derby;**
- **21/00076/VAR – Derby Food Waste Anaerobic Digester Plant, Megaloughton Lane, Spondon; and**
- **21/00117/VAR – Bramble House, Kingsway Hospital, Kingsway.**

MINUTES END