

ITEM 4

Time commenced - 6.00 pm

Time finished - 7.43 pm

PLANNING CONTROL COMMITTEE 26 OCTOBER 2006

Present: Councillor Baxter – Chair
Councillors Bolton, Chera, R Khan, S Khan, Samra,
Richards and Wynn

71/06 Apologies for Absence

Apologies for absence were received from Councillor Care and Poulter.

72/06 Late Items Introduced by the Chair

There were no late items.

73/06 Declarations of Interest

Councillor Samra declared a personal and prejudicial interest in item number DER/806/1288 as the objector was a friend of his. He left the room during discussion of this item.

74/06 Minutes of the Meeting held on 28 September 2006

The minutes of the meeting held on 28 September 2006 were approved as a correct record and signed by the Chair.

75/06 Minutes of the Meeting of the Conservation Area Advisory Committee held on 14 September 2006

Resolved to receive the minutes of the Conservation Area Advisory Committee meeting held on 14 September 2006.

76/06 Enforcement Action: Monthly Update

A report of the Assistant Director – Regeneration was considered giving details of enforcement action authorised in the last year.

Resolved to note the report.

77/06 Applications dealt with under Buildings Regulations and Associated Legislation

Resolved to note the report of the Assistant Director – Regeneration

setting out the summary of applications determined under Building Regulations and Associated Legislation during the period of 1 September 2006 and 30 September 2006.

78/06 Planning and Advertisement Applications

Resolved to note the applications for Planning Permission determined by the Assistant Director – Regeneration under delegated powers and detailed in Section E (Delegated) of the report and the applications detailed in Section B1 of the report be dealt with in accordance with the Assistant Director – Regeneration's, recommendations or as determined by the Committee as follows:

a) Applications Recommended for Approval or that no objections be raised by the Council subject to any conditions set out in the report and

b) Applications determined by the Committee

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| 1. | DER/806/1355 | Retention of extension to dwelling house (rear dormer). and erection of conservatory 45A Gravel Pit Lane, Spondon |
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It was reported that an additional letter of representation had been received.

Mr Adams in objection to the application and Mr Richards on behalf of the applicant addressed the Committee.

Resolved to grant planning permission with conditions as set out in the report subject to an extra condition regarding materials.

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| 2. | DER/806/1352 | Conversion of barn to residential use to form ancillary accommodation to 4 Grove Court. Land to the rear of 4 Grove Court, Edward Street. |
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Resolved to grant planning permission with conditions as set out in the report.

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| 3. | DER/906/1454 | Demolition of existing flats and erection of 9 apartments. Site of 25 Chapel Street. |
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It was reported that three additional letters of representation had been received

Resolved to grant planning permission with conditions as set out in the report with 7 additional conditions regarding floor plans, contamination and air quality, noise survey, archaeological watching brief , a security strategy , managing and maintaining the cobbled street and covered cycle parking.

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| 4. | DER/806/1237 | Erection of 42 dwelling houses and access |
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road. Land off Goodsmoor Road, Sinfin

Resolved:

1. to authorise the Assistant Director - Regeneration to negotiate the terms of a Section 106 Agreement to provide contributions to incidental open space, lifetime homes, affordable housing and highway contributions and to authorise the Director of Corporate and Adult Social Services to enter into such an agreement.
2. to authorise the Assistant Director – Regeneration to grant planning permission on the completion of the above agreement, subject to conditions as set out in the report subject to five additional conditions relating to exclusion of specific windows, enhanced acoustic performance windows, specification of the acoustic performance windows, contamination, closure of existing vehicular access points
3. to remind the applicants of their responsibilities under the Wildlife and Countryside Act 1981 and the Conservation Regulations 1994 in respect of the presence on the site of any protected species such as bats.
4. to give consideration in consultation with the Chair, to refusing the application of the applicants fail to sign the Section 106 Agreement by the expiry of the 13 week target period (21 November 2006).
5. DER/406/696 Demolition of existing dwelling and erection of 8 apartments. Site of 141 Station Road, Mickleover.

It was reported that additional objections had been received regarding the amended schemes.

Mr Mills and Mr Rawal in objection to the application addressed the committee.

Resolved to refuse planning permission on the grounds of inadequate car parking provision.

6. DER/806/1288 Residential development together with associated works. Site of Elmhurst, Lonsdale Place.

Mr Giacobbe and Mr Jackson in objection to the application and Mr Wood on behalf of the applicant addressed the committee.

Resolved:

1. to authorise the Assistant Director - Regeneration to negotiate the terms of a Section 106 Agreement to provide contributions to lifetime homes, public open space provision and transport corridor improvements and to authorise the Director of Corporate and Adult Social Services to enter into such an agreement subject to no additional representations being received.

2. to delegate to the Assistant Director – Regeneration, in consultation with the Chair and Vice Chair, the consideration of additional representations, should they be received and in view of those representations, the decision as to whether those further representations should be considered by the Planning Control Committee at a future meeting.
3. to authorise the Assistant Director – Regeneration to grant planning permission on the completion of the above agreement, subject to conditions as set out in the report.
4. to give consideration in consultation with the Chair, to refusing the application of the applicants fail to sign the Section 106 Agreement by the expiry of the 13 week target period (9 November 2006).

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| 7. DER/906/1438 | Variation of condition 2 of planning permission no DER/703/1250 to extend the use of the recycling plant to August 2010. Land off Northmead Drive, site of disused allotments. |
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Resolved to grant planning permission with conditions as set out in the report.

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| 8. DER/806/1325 | Demolition of dwelling and erection of 4 dwelling houses. Site off 44 Middleton Avenue, Littleover. |
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Resolved to grant planning permission with conditions as set out in the report and subject to an extra condition relating to amended site layout plans

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| 9. DER/506/831 | Extension to dwelling house (garage, showing, lobby, 2 bedrooms and enlargement of kitchen) and formation of rooms in roof space (bedroom and bathroom). 115 Palmerston Street. |
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It was reported that an additional letter of representation had been received.

Mr Hartropp in objection to the application addressed the committee.

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

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| 10. DER/606/931 | Residential Development. Car park adjacent to Mackworth United Reform Church, Cricklewood Road/Enfield Road. |
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Resolved to grant outline planning permission with conditions as set out in the report.

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| 11. DER/806/1299 | Erection of primary school and provision of car parking. Land at former Village |
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Community School and adjoining 34
Kitchener Avenue.

Resolved to grant planning permission with conditions as set out in the report subject to two extra conditions regarding amended plans and the formalisation of play ground areas on-site

79/06 Consideration of Major Site Visits.

Resolved to visit the following sites before the 23 November 2006 meeting of the Planning Control Committee:

DER/906/1498 – Site of 76-78 Osmaston Road

80/06 Site Visit: Former Village Community School
Site, Village Street, Normanton

Resolved to note the attendance at the site visit

MINUTES END