

ITEM 4

Time commenced – 6.00pm

Time adjourned – 7.42pm

Time reconvened – 7.51pm

Time finished – 8.15pm

PLANNING CONTROL COMMITTEE

25 JANUARY 2007

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

104/06 Apologies for Absence

Apologies for absence were received from Councillors Care and Carr.

105/06 Late Items Introduced by the Chair

There were no late items.

106/06 Declarations of Interest

Councillor Bolton declared a personal prejudicial interest in item number DER/10/06/01768 as she was the Cabinet Member for Children and Young people and a Chaddesden ward councillor and she had been spoken about the application.

107/06 Minutes of the Meeting held on 23 November 2006

The minutes of the meeting held on 23 November 2006 were approved as a correct record and signed by the Chair.

108/06 Minutes of the Meeting of the Conservation Area Advisory Committee held on 2 November 2006

Resolved to receive the minutes of the Conservation Area Advisory Committee meeting held on 2 November 2006.

109/06 Development Control Performance – Delegated Powers

A report of the Assistant Director – Regeneration was considered detailing changes to the scheme of delegation relating to Section 106 Agreements.

Resolved to agree the proposed change to the Scheme of Delegation as outline in section 2.3 of the report.

110/06 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.

111/06 Applications dealt with under Building 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 November 2006 and 30 November 2006.

112/06 Briefing note on Planning Policy Statement 3: Housing

A report of the Assistant Director – Regeneration was considered regarding the briefing note on Planning Policy Statement 3: Housing.

Resolved to note the report.

113/06 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**

- | | |
|--------------------|--|
| 1. DER/10/06/01768 | Construction of artificial turf pitch (ATP), floodlighting and 3/5 metre high fencing. (Amendment to scheme given planning permission under Code No. DER/10/05/01800). Lees Brook Community School, Morley Road, Chaddesden. |
|--------------------|--|

Having declared a personal prejudicial interest, Councillor Bolton left the meeting during consideration of this item.

Resolved to grant permission under Regulation 3 with conditions as set out in the report.

- | | | |
|----|-----------------|---|
| 2. | DER/11/06/01868 | Residential development (one dwelling house).
Land at side of 55 Isleworth Drive/corner of
Marylebone Crescent, Mackworth |
|----|-----------------|---|

Mr Firth in objection to the application addressed the Committee.

Resolved to grant outline permission under provisions of Regulation 3 of the Town and Country Planning General Regulations 1992 with conditions as set out in the report.

- | | | |
|----|-----------------|---|
| 3. | DER/11/06/01817 | Felling one Lime and one Pine tree, protected
by TPO 1986 No. 36 (Blagreaves
Lane/Moorway Lane). 32 Blagreaves Lane,
Littleover. |
|----|-----------------|---|

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

- | | | |
|----|-----------------|--|
| 4. | DER/10/06/01754 | Felling of eight Sycamore trees, one Cherry
tree, one Thorn tree, one Norway Maple, reduce
Ash tree by 33%, dead wooding of Chestnut,
pruning of single low branch from each of two
Atlantic Cedars, clean Chestnut tree, removal of
three stems of Cypress trees, pruning of Oak
tree, cleaning of Birch tree and crown reducing
Oak tree by 25% protected by Tree
Preservation Order 1998 No. 187. 457 Burton
Road (The Grange Banqueting Suite). |
|----|-----------------|--|

Resolved to grant consent with conditions as set out in the report with additional conditions that exclude the works to or removal of trees where it is not considered that there would be sufficient arboricultural justification.

- | | | |
|----|-----------------|---|
| 5. | DER/10/06/01587 | Retention of side and rear elevation windows
and retention of lobby to rear of listed building.
50 Kedleston Road |
|----|-----------------|---|

Resolved to grant listed building consent with a condition as set out in the report.

- | | | |
|----|------------------------------------|--|
| 6. | DER/11/06/01802
DER/11/06/01803 | Alterations to the Roundhouse group, to form
college, with new linking building, freestanding
college building, day nursery, access, parking
and landscaping. Roundhouse Group,
Roundhouse Road. |
|----|------------------------------------|--|

It was reported that an additional report had been circulated.

Resolved to authorise the Assistant Director – Regeneration to grant

planning permission in respect of DER/1106/1802 on the basis set out in the supplementary report, with conditions as set out in main report, but with deletion of condition 8.

Resolved that the City Council is minded to grant listed building consent in respect of DER/1106/1803 and to authorise the Assistant Director – Regeneration to proceed as in the main report

7. 11/06/01859 Demolition of existing dwelling and erection of 9 dwelling houses and access road. Site of 71 Weston Park Avenue, Chellaston.

Mr Carrier and Mr Bailey and Councillor Tittley in objection to the application and Mr N Crowther on behalf of the applicant addressed the Committee.

Resolved to defer the application to a future meeting to allow concerns raised by the Crime Prevention Design Advisor to be resolved.

Councillor S Khan arrived during the consideration of the following item.

8. DER/11/06/01816 Extension to dwelling house (garage, cloaks, bathroom, sitting room, three bedrooms, shower room, WC, en-suite and enlargement of dining room and kitchen) – Amendment to previously approved application DER/03/06/00510. 30 Albany Road

It was reported that amended plans had been received.

Mr Cole in objection to the application addressed the Committee.

Resolved to grant planning permission with conditions as set out in the report, with additional conditions relating to obscure glazing and no extra windows in the side elevation.

9. DER/10/06/01628 Conversion of dwelling house into two flats. 16 Wade Avenue, Littleover

Mr Smith in objection to the application and Mr Stone on behalf of the applicant addressed the Committee.

Resolved to grant unconditional planning permission.

10. DER/11/06/01687 Erection of a bungalow. Land adjacent to 9 The Hollow, Mickleover

Mr Kinsey and Councillor Hird in objection to the application and Mr White the applicant addressed the Committee.

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

11. DER/04/05/00684 Erection of two dwellings. Land adjacent to 151 Warner Street.

Resolved to grant planning permission with conditions as set out in the report with an additional condition regarding amended plans.

- | | | |
|-----|----------------------------------|--|
| 12. | DER/10/06/1079
DER/10/06/1710 | Extension to bar (first floor terrace and staircase with lightwell, demolition of roof at the rear and installation of shop front, and internal alterations to relocate the toilets from the ground floor to the first floor. Extensions to bar (first floor terrace and staircase) listed building consent application. 19-20 Friar Gate. |
|-----|----------------------------------|--|

It was reported that amended plans had been received.

DER/10/06/1079

Resolved to grant planning permission with conditions as set out in the report, and an additional condition regarding amended plans, subject to no adverse representations being received by 13 February 2007.

DER/10/06/1710

Resolved to grant listed building consent with conditions as set out in the report subject to no adverse representation being received by 13 February 2007.

- | | | |
|-----|----------------|--|
| 13. | DER/12/06/1965 | Change of use from offices and storage to Bed and Breakfast (use class C1). 7-9 Vincent Street |
|-----|----------------|--|

It was reported that additional plans had been received.

Resolved to grant planning permission with conditions as set out in the report with an additional condition relating to amended plans, subject to no adverse representations being received by 30 January 2007.

114/06 Enforcement

Unauthorised rear extension at 5 Becher Street, Normanton.

Resolved to authorise the commencement of enforcement action, subject to the Director of Corporate and Adult Social Services bring satisfied with the evidence.

115/06 Appeals

Code No	Proposal	Location	Decision
DER/03/06/0376	Extension to dwelling house (garden room, bedroom, bathroom and enlargement of room and bedroom)	54 Swanmore Road	Dismissed

116/06 Committee Site Visits at 30 Albany Road and site of 71 Weston Park Avenue

Resolved to note the attendance at the site visits, and Councillor Chera's apologies for the two visits.

117/06 Consideration of major application site visits

Resolved to consider any major site visits that may be required before the meeting on 22 February 2007.

DER/1106/1841 – Site of 59 Blagreaves Lane

DER/1206/2025 – Site of 574 Burton Road and car park off Middleton Avenue

MINUTES END