

Time commenced - 6.00 pm
Time finished - 7.50 pm

PLANNING CONTROL COMMITTEE 8 DECEMBER 2005

Present: Councillor Baxter – Chair
Councillors Bolton, Care, Carr, Chera, Liversedge, Travis and Wynn

113/05 Apologies for Absence

Apologies for absence were received from Councillors Khan and Samra.

114/05 Late Items Introduced by the Chair

There were no late items.

115/05 Declarations of Interest

There were no declarations of interest.

116/05 Minutes of the Meeting held on 10 November 2005

The minutes of the meeting held on 10 November 2005 were approved as a correct record and signed by the Chair.

117/05 Planning and Advertisement Applications

Resolved to note the applications for Planning Permission determined by the Assistant Director – Development 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 – Development'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/1005/1683 - Change of use from factory and warehousing to business/general industry and storage/distribution. Pennine Health Care, Pontefract Street.

Mr Benson in support of the application addressed the Committee.

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

2. DER/905/1574 - Erection of library and alterations to existing car park. Site of 12 Vicarage Road, Mickleover, (Vicarage Road Family Centre)

It was reported that one late letter of representation had been circulated.

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

Councillor Travis left the meeting after consideration of the above item.

3. DER/1005/1685 - Conversion of garage/store building to dwelling house. 8 and 9 Hartington Mews, Hartington Street.

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

4. DER/905/1562 - Installation of uPVC windows. Flat 7, Strutts Park House, Chevin Road.

Resolved to grant permission.

5. DER/805/1399 - Erection of 4 retail units, 17 apartments and extensions to existing travel shop. Land at corner of Uttoxeter Road and Limes Avenue, Mickleover.

It was reported that an additional letter of representation had been circulated.

Resolved

1. to authorise the Assistant Director – Development to negotiate the terms of a Section 106 Agreement to provide contributions to off site highway works, public open space requirements and mobility housing and to authorise the Director of Corporate Services to enter into such an Agreement
 2. to authorise the Assistant Director – Development to grant planning permission on the conclusion of the Agreement, with conditions as set out in the report.
6. DER/1005/1662 - Residential development (12 apartments and 2 dwelling houses). Land west of 101 and 105 Station Road, Chellaston.

It was reported that four additional letters of representation had been circulated.

It was reported that amended plans had been received 29 November 2005.

Mr Parker and Mr Lakin in objection to application addressed the Committee.

Resolved

1. to authorise the Assistant Director – Development to negotiate the

terms of a Section 106 Agreement to provide public open space and mobility housing and to authorise the Director of Corporate Services to enter into such an agreement.

- 2. to authorise the Assistant Director – Development to grant planning permission on the conclusion of the Agreement, with conditions as set out in the report.**
- 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.**
- 4. to consider refusal of the application, in consultation with the Chair, if the applicant fails to sign the Section 106 Agreement by the expiry of the 13 week target period – 5 January 2006.**
7. DER/905/1537 - Demolition of existing dwelling houses and erection of 12 apartments. Site of 181 and 185 Station Road, Mickleover.

This item was withdrawn from the agenda and would be heard at a future meeting.

8. DER/1005/1684 - The retention of site accommodation compound for a temporary period of 18 months. Car Park of the former Sturgess School site, Markeaton Street.

It was reported that one late letter of objection had been received.

Resolved

- 1. to grant permission with conditions as set out in the report, subject to amendments to condition 1 to allow 16 months of use instead of 18 and condition 5 to read ‘The external lighting shall not be switched on, except for intruder-activated security lights, before 7.30am.....’**
- 2. to request the Chair write to the applicant regarding the unauthorised development on the site.**
9. DER/1005/1695 - Erection of 29 dwelling houses and 12 apartments and access road. Site of 514 Stenson Road.

Mrs Foster in objection and Ms Evans, on behalf of the applicant, addressed the Committee.

Resolved

- 1. to authorise the assistant Director – Development to negotiate the terms of a Section 106 Agreement to provide affordable housing, off site public open space, mobility housing and improvements to the Stenson Road highway corridor and to authorise the Director of Corporate Services to enter into such an Agreement**

2. to authorise the Assistant Director – Development to grant permission on the conclusion of the Agreement, with conditions as set out in the report
 3. to consider refusal of the application, in consultation with the Chair, if the applicant fails to sign the Section 106 Agreement by the expiry of the 13 week target period – 11 January 2006
 4. 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.
10. DER/405/552 - Residential development. Land at Station Road, Spondon.

Resolved

1. to authorise the Director of Corporate Services to conclude the Section 106 Agreement on the basis of terms set out in the report and to authorise the Assistant Director – Development to issue outline planning permission subject to the conditions set out in the report.
11. DER/905/1412 & - Erection of hotel and residential development.
Land and buildings north east of Exeter Street.
DER/805/1413 Residential development

Resolved to refuse both applications for the reasons as set out in the report.

118/05 Appeals

Code No	Proposal	Location	Decision
DER/605/969	Erection of 16 apartments	Land at Pastures Hill, Littleover	Dismissed
DER/405/594	Installation of seven uplighters	9 Strand	Dismissed

119/05 Prior Notifications

12. DER/1005/1746 - Installation of a 15.0m telecommunications monopole and equipment cabinets. Harvey Road, Alvaston.

Agreed that the City Council does not wish to control the details of siting and appearance, subject to amendments seeking the installation to be parallel to the footway rather than parallel to the kerb.

120/05 Major Site Visits

Resolved to visit the following site before the 26 January 2006 meeting of the Planning Control Committee:

- **235 Village Street**

MINUTES END