

Time commenced: 18:01
Time finished: 19:48

PLANNING CONTROL COMMITTEE 15 July 2021

Present: Councillor S Khan
Councillors Bettany, Care, Carr, Hassall, Jennings, Nawaz,
T Pearce, Potter, Prosser, West

In Attendance: James Bathurst – Senior Planning Technician
Sara Claxton – Development Control Team Leader
Steven Mason – Democratic Services Officer
Laura Neale – Senior Planning Officer
Stephen Teasdale – Solicitor
Chris Thorley – Traffic and Transport Engineer
Ian Woodhead – Development Control Manager

10/21 Apologies for absence

Apologies were received from Councillor A Pegg.

11/21 Late items

There were none.

It was noted that under 16/21, application no 21/00305/FUL – 26 Arthur Street, Derby had been withdrawn.

12/21 Declarations of interest

There were none.

13/21 Minutes of the meeting held on 27 May 2021

The minutes of the meeting held on 27 May 2021 were agreed.

14/21 Minutes of the meeting of the Conservation Area Advisory Committee held on 22 April 2021

The minutes of the meeting of the Conservation Area Advisory Committee held on 22 April 2021 were noted.

15/21 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.

16/21 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.

21/00154/FUL – 46 Quarn Drive, Allestree, Derby

(Retention of change of use of part of dwelling house from domestic garage (Use Class C3) to hairdressing salon (Use Class E))

The Development Control Team Leader addressed the Committee. It was reported that further comments had been received from the Environmental Health Officer and circulated to the Committee. Members noted that the Environmental Health Officer raised no objections to the proposed salon use and concluded that the complaints relating to alleged noise and odour nuisance arising from the salon had not been substantiated with evidence. The Environmental Officer stated that in their opinion they would not expect significant harm to amenity from either noise or odour to occur and that refusal of the application on amenity grounds was not justified. It was also noted that the Environmental Health Officer recommended conditions for the restrictions on operating hours and in relation to customer capacity.

Ms Altaf, Mr Burley and Councillor Webb, as Ward Member, addressed the Committee and made representations against the application.

An extra informative note was proposed in relation to the Fire Exit.

Extra conditions were proposed in relation to the following:

- One operator
- Opening hours of 9.00am – 5.00pm and time slots to be used
- Waste management
- Off street parking for customers and residents
- DDA compliant entrance
- No other part of the dwelling to be used for the approved business
- Cycle parking provision
- Side window of garage to be obscured
- No adverts or signage without permission

Resolved to grant temporary planning permission for one year with the conditions and for the reasons as outlined in the report and subject to the extra conditions and informative note as outlined at the meeting.

21/00501/FUL - Garage Court, Paterson Avenue, Derby

(Erection of six apartments (Use Class C3) in a two storey block and associated groundworks)

The Development Control Team Leader addressed the Committee. It was reported that further Highways comments had been received and circulated to the Committee. Members noted that Highways had nothing further to add to previous observations. It was reported that a statement of objection had been received from Councillors Smale, Cooper and Pearce, as Ward Councillors and had been circulated to the Committee.

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

21/00367/ FUL – 25 Girton Way, Mickelover

(Change of use from dwelling house (Use Class C3) to care home (Use Class C2))

The Senior Planning Officer addressed the Committee and introduced the item.

Mrs Howe, Ms S Sunderland and Councillor Pattison, 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.

21/00646/FUL - Croft House, 51 Ashbourne Road, Derby

(Change of use from Business Centre (Use Class E) to school (Use Class F1))

The Development Control Manager addressed the Committee and introduced the item.

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

20/01663/FUL – Roebuck Court, Amy Street, Derby

(The reconfiguration of the internal layout to increase the number of flats from 13 to 17 of previously approved application 01/08/00005 (Erection Of 13 Flats and 2 Retail Units and associated car parking, amenity areas and ancillary storage facilities.) (Retrospective Application).)

The Senior Planning Officer addressed the Committee. It was reported that the description of the proposal should be amended to remove the reference to 'retention of' at the start, as it should be included at the end and in brackets. Members noted that internal photographs of the flats had been received and had been circulated to the Committee.

It was proposed to amend the conditions to provide for a waste management plan and a travel plan.

Resolved:

A. To authorise the Director of Planning, Transportation and Engineering to negotiate the terms of a Section 106 Agreement to achieve the objectives set out in the report and to authorise the Director of Legal, Procurement and Democratic Services and Monitoring Officer to enter into such an agreement.

B. To authorise the Director of Planning, Transportation and Engineering to grant permission subject to the conditions (as amended to provide for a waste management plan and a travel plan) and for the reasons as set out in the report upon conclusion of the above Section 106 Agreement.

20/00658/FUL - 7 Hill Top and Land at Rear of 7-12 Hill Top, Derby

(Demolition of Outbuildings. Erection of six bungalows (Use Class C3))

The Development Control Manager addressed the Committee. It was reported that at paragraph 8.3 of the report, an additional condition was required to carry out archaeological investigations in line with the advice of the archaeologist and that this would be a pre-commencement condition.

Resolved to grant planning permission with the conditions (as amended to provide for pre-commencement archaeological investigations) and for the reasons as outlined in the report.

17/21 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:

- 21/00596/FUL – Land at the rear and site of 62 Wye Street, Derby;
- 21/00959/FUL – 4 Bramble Street, Derby;
- 21/00844/FUL – Former Showcase Cinemas, Foresters Park Centre, Sinfin Lane; and
- 21/01033/VAR – Former Celanese Site, 1 Holme Lane, Spondon

MINUTES END