

Time commenced: 18:03
Time finished: 19:27

PLANNING CONTROL COMMITTEE 27 May 2021

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

In Attendance: James Bathurst – Senior Planning Technician
Paul Chamberlain – Group Manager – Traffic and
Transportation
Paul Clarke – Chief Planning Officer
Sara Claxton – Development Control Team Leader
Andrew Gibbard - Acting Group Manager - Traffic and
Transportation
Steven Mason – Democratic Services Officer
Rachel Reid – Senior Planning Officer
Stephen Teasdale – Solicitor
Ian Woodhead – Development Control Manager

01/21 Apologies for absence

Apologies were received from Councillors Hassall and A Pegg.

02/21 Late items

There were none.

It was noted that under item 8 of the Agenda that the application no 21/00305/FUL relating to 26 Arthur Street had been withdrawn from the agenda.

03/21 Declarations of interest

Councillor Potter wished it to be noted that in relation to application 21/00154/FUL – 46 Quarn Drive, Allestree, he had been involved with both the applicant and objectors but that he would approach the application with an open mind and no pre-determination.

04/21 Minutes of the meeting held on 15 April 2021

The minutes of the meeting held on 15 April 2021 were noted.

05/21 Minutes of the meeting of the Conservation Area Advisory Committee held on 4 March 2021

The minutes of the meeting of the Conservation Area Advisory Committee held on 4 March 2021 were noted.

06/21 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.

07/21 Development Control Performance – Quarter 4 (January – March 2021)

The Committee received a report of the Chief Planning Officer on Development Control Performance – Quarter 4 (January – March 2021).

Resolved to note the report.

08/21 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

(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 supporting information had been received from the applicant in response the Highways officer's comments and had been circulated to the Committee. Members noted that three further objections had been received from Mr and Mrs Burley and had been circulated to the Committee. It was also noted that a statement had been received from the applicant, who had been registered to speak but no longer wished to do so. The Development Control Team Leader read out the statement.

Councillor Potter proposed a site visit to assess impact on the neighbouring amenity which was seconded and voted on.

Resolved to agree that consideration of the application be deferred to allow a site visit to be undertaken.

20/00937/FUL – Land at Rykneld Road, Derby

(Erection of a 66 No. Bed Care Home for elderly people with associated parking, access and landscaping)

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

It was proposed to amend the conditions in the report relating to the construction management plan including a flood element and to provide that the access road should be completed pre-commencement rather than pre-occupation

Resolved:

A. To authorise the Director of Planning, Transportation and Engineering to negotiate the terms of a Section 106 Agreement to achieve the objectives as 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 construction management plan including a flood element and to provide that the access road should be completed pre-commencement) and for the reasons as set out in the report upon conclusion of the above Section 106 Agreement.

20/01247/FUL – Vacant Land Uttoxeter New Road/Talbot Street, Derby
(Access off Uttoxeter New Road)

(Erection of Food Store (Use Class E) with access, car parking, Landscaping and associated works)

The Chief Planning Officer addressed the Committee. It was reported that a letter from the applicant had been received and circulated to the Committee, confirming that the applicant was happy to provide a contribution through S106 for the Mickleover to Mackworth cycle route.

It was proposed that pedestrian and cycling circulation routes on the site should be reviewed and as appropriate secured by an additional condition.

Resolved:

A. To authorise the Director of Planning, Transportation and Engineering to negotiate the terms of a Section 106 Agreement to achieve the objectives as 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 (with as appropriate the additional condition(s) relating to the on site provision of pedestrian and cycling routes) and for the reasons as set out in the report upon conclusion of the above Section 106 Agreement.

09/21 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:

- **21/00204/FUL – Royal Derby Hospital, Uttoxeter Road, Derby;**
- **21/00441/VAR – Land to the south of Victory Road, Victory Park, Derby;**
- **21/00455/FUL – Units 17-22, Riverside Park, East Service Road, Derby;**
- **21/00460/FUL – Land south of Pioneer Way, and off Infinity Parkway, Sinfin;**
- **21/00571/FUL – 18 Agard Street, Derby;**
- **21/00585/FUL – Land south of Pioneer Way, Sinfin;**
- **21/00601/FUL – Land north of Infinity Parkway, Sinfin; and**
- **21/00708/VAR – Castleward including Siddals Road/Canal Street/John Street/Carrington Street/Copeland Street/New Street/Liversage Street/Derby.**

MINUTES END