

ITEM 4a

Time commenced – 6.00pm

Time finished – 8.00pm

PLANNING CONTROL COMMITTEE 18 NOVEMBER 2010

Present: Councillor Wood (Chair)
Councillors Bolton, Carr, Grimadell, Harwood, Hickson (arrived late), S Khan, Richards and Shanker.

In attendance: Councillors Holmes and Radford

74/10 Apologies for Absence

No apologies for absence were received.

75/10 Late Items Introduced by the Chair

There were no late items.

76/10 Declarations of Interest

There were no declarations of interest.

77/10 Confirmation of the minutes of the meeting held on 23 September 2010

The minutes of the meeting held on 23 September 2010 were agreed as a correct record and signed by the Chair.

78/10 To receive the minutes of the meetings of the Conservation Area Advisory Committee held on 30 September and 28 October 2010

The minutes of the Conservation Area Advisory Committee meetings held on 23 September and 28 October 2010 were received and noted by the Committee.

79/10 Applications dealt with under Building Regulations and associated legislation

The Committee considered a report from the Director of Planning and Transportation on Applications dealt with under Building Regulations and Associated Legislation. Appendix 2 gave details of the decisions taken.

Resolved to note the decisions taken in the last month.

80/10 Enforcement Report: Monthly Report

The Committee considered a report from Director of Planning and Transportation on enforcement action. The report gave brief details of enforcement actions authorised in the last month.

Resolved to note the enforcement action taken in the last month.

81/10 Development Control Performance – Quarterly Report; July – September 2010

The Committee considered a report from the Director of Planning and Transportation on the Development Management team's performance from July – September 2010. This report gave statistical details of the team's performance on planning applications and decisions during the periods July – September 2010.

Resolved to note the report.

82/10 Adoption of the 3 Cities and Counties Partnership (6Cs) Highway Design Guidance

The Committee considered a report from the Director of Planning and Transportation informing Members of the newly adopted 6cs highway design guide. The guide was adopted by the Director of Planning and Transportation under delegated powers as set out in Part 3 of the Constitution.

Resolved to note the 3 Cities and Counties Partnership (6cs) Highway Design Guide.

83/10 Appeals Decisions Report

The Committee considered a report from the Director of Planning and Transportation on planning appeal decisions. The attached appendix gave details of the decisions taken.

Resolved to note the decisions on appeals taken in the last month.

84/10 Development Control Monthly Report

The Committee considered a report on planning applications to be determined by the Committee, and the applications determined of the Director of Planning and Transportation under delegated powers.

1. DER/09/10/01152

Erection of dwelling and detached garage at land at rear of 19 Penny Long Lane, Derby

The comments of the Council's Arboricultural Officer were reported at the meeting.

Mr Singleton addressed the Committee in support of the proposal. Councillor Radford, Mr Faulkner and Mr Barnard addressed the Committee in objection to the proposal.

Resolved to grant planning permission with the conditions contained in the report.

2. DER/08/10/00997

Alterations to dwelling and erection of one dwelling with associated means of access at land at 146 Chaddesden Lane, Chaddesden

An additional condition requiring details of the proposed elevation treatment to the reinstated end gable prior to works commencing was proposed by the Planning Officer.

Mr James addressed the Committee in support of the proposal. Mr Spencer addressed the Committee in objection to the proposal.

It was moved by Councillor Bolton, and seconded, that this application should be deferred pending a site visit.

The motion was put to the meeting and lost. This motion was defeated with the casting vote of the Chair.

It was moved by the Chair, that this application should be granted outline planning permission with the additional condition proposed by officers.

The motion was put to the meeting and lost.

Resolved to refuse outline planning permission.

Reasons

In the opinion of the Local Planning Authority, the proposed dwelling would be visually intrusive and out of character with the existing streetscene along Chaddesden Lane. Moreover, the proposal fails to satisfactorily demonstrate that a vehicle access can be accommodated without having an adverse impact upon the nearby locally listed building, 146 Chaddesden Lane, and highway safety within the locality. Accordingly, the proposal is considered to be contrary to saved policies GD4, E19, E23, H13 and T4 of the adopted City of Derby Local Plan Review.

Councillor Grimadell was nominated to represent the Council on any future appeal.

Councillor Hickson joined the meeting after the debate ended on the above item.

3 . DER/10/10/01191

Erection of dwelling house at land at the rear of 7 St Peters Road, Chellaston

It was reported that 31 additional letters of objection had been received. Officers stated that the informative note in section 11.5 of the report should relate to condition 9. The comments of Severn Trent Water were reported to the Committee and proposed to be included as an informative note.

Councillor Holmes and Mr Bailey addressed the Committee in objection to the proposal.

Resolved to grant planning permission with the conditions contained in the report and the additional informative note relating to the protection of public sewer on the site.

4. DER/08/10/01043

Erection of bungalow at land at the rear of 62 Station Road, Chellaston (access off David's Close)

It was reported that an additional letter of objection had been received. The comments of Severn Trent Water were reported to the Committee and proposed to be included as an informative note.

Councillor Holmes and Mr Bailey addressed the Committee in objection to the proposal.

Resolved to grant planning permission with the conditions contained in the report and the additional informative note relating to the protection of public sewer on the site.

5. DER/09/10/01110

Variation of condition one of a previously approved permission DER/01/08/00089 to allow use of griddle on premises at 59 Merchant Street

The Chair stated that the Member who had originally submitted an objection to this application had since withdrawn their objection therefore determination of planning permission could be delegated back to officers.

Resolved to delegate determination of the report to the Director of Planning and Transportation.

6. DER/07/10/00945

Residential development (house in multiple occupation) at workshop premises, corner of Renals Street and Avondale Road

The comments of the Derbyshire Wildlife Trust and the Police Liaison Officer were reported to the Committee.

Resolved to grant outline planning permission with the conditions contained in the report.

7. DER/08/10/01046

Refurbishment, alteration and extension to Council House to provide enclosed internal courtyard, new council chamber, one-stop shop, extended office space, glazed public and staff entrances. Alterations to car park and formation of steps and access ramp to public entrance at the Council House, Corporation Street

It was reported that this application was not a full application as suggested in the report but was considered a regulation three application because it had been submitted by the Council.

It was reported that seven additional letters of objection had been received.

Resolved to grant planning permission with the conditions contained in the report

85/10 Consideration of major application site visits

The Committee was advised that there were six future major application site visits to report.

Resolved to visit the proposed major application site at 14 Arlington Road, Derby.

MINUTES END