

Time Commenced: 6.00pm
Time Finished: 7.25pm

PLANNING CONTROL COMMITTEE
11 January 2018

Present: Councillor S Khan (Chair)
Councillors Care, Froggatt, Harwood, Hassall, Pegg, Potter,
Sandhu, Shanker, West and Wood

In Attendance: James Bathurst – Senior Planning Technician
Sara Claxton – Development Control Team Leader
Jody Shelton – Democratic Services Officer
Karl Suschitzky – Senior Environmental Health Officer
Stephen Teasdale – Solicitor
Ian Woodhead – Development Control Group Manager
Chris Thorley – Traffic and Transport Engineer
Andrew Shervill – Arboricultural Officer

43/17 Apologies for absence

Apologies for absence were received from Councillor Evans.

44/17 Late items

There were no late items.

45/17 Declarations of interest

There were no declarations of interest.

46/17 Minutes of the meeting held on 23 November 2017

The minutes of the meeting held on 23 November 2017 were agreed as a correct record.

47/17 Minutes of the meeting of the Conservation Area
Advisory Committee

The minutes of the meeting of the Conversation Area Advisory Committee held on 19 October 2017 were noted.

48/17 Applications to be considered

The Committee considered a report from the Director of Strategic Partnerships, Planning and Streetpride on planning applications which were to be determined by the Committee.

02/17/00137 - Site of 159 and land at rear of 159-169 Baker Street, Alvaston (Demolition of one dwelling house (159 Baker Street) and erection of 12 dwelling houses (Class C3)

The Development Control Team leader addressed the Committee and introduced the item.

Councillor Graves, as Ward Member, addressed the Committee and made representation against the application.

Resolved to:

- 1. To authorise the Director of Strategy Partnerships, Planning and Streetpride, to negotiate the terms of a Section 106 Agreement to achieve the objectives as set in the report and to authorise the Director of Governance to enter into such an agreement.**
- 2. To authorise the Director of Strategy Partnerships, Planning and Streetpride to grant permission upon conclusion of the above 106 Agreement for the reasons and subject to the conditions outlined in the report and subject to an additional condition requiring the provision of cycle parking and with an informative note requesting the provision of letter boxes to be provided at the main entrance of the development.**

09/17/01235 - 17 Shardlow Road, Alvaston
(Change of use from a taxi hire business (Sui Generis use) to a hot food takeaway (use class A5) including installation of extraction/ventilation equipment and other external alterations

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

Addressing the committee were Councillor Graves, as Ward Member, making representations against the application, Mr Sykes, Pegasus Planning Group, on behalf of the applicant, and Mr Spray, as an objector.

Resolved to grant planning permission for the reasons and subject to the conditions outlined in the report and subject to an additional condition restricting hours of operation as the Director of Strategic Partnerships, Planning and Streetpride in consultation with the Chair and Vice-Chair considers appropriate and with an informative note requesting the provision of litter bins.

09/17/01166 - 15 Uttoxeter Road, Mickleover

(Change of use from bank (use Class A2) to a hot food takeaway (use Class A5) including installation of extraction/ventilation equipment and alterations to include installation of a new shop front.

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

Resolved to grant planning permission for the reasons and subject to the conditions outlined in the report and subject to an additional condition restricting hours of operation as the Director of Strategic Partnerships, Planning and Streetpride in consultation with the Chair and Vice-Chair considers appropriate.

06/17/00836 - Trees adjacent to 27 and 29 Whistlestop Close, Mickleover
(Various works to trees protected by Tree Preservation Order No 172)

The Development Control Group Manager addressed the Committee and introduced the item. It was noted as an amendment to the report that a statutory site notice had been posted, but there had been no press advert.

Addressing the Committee were Councillor M Holmes, as Ward Member, making representations against the application. Mr Murfin the applicant and Mr Richards, as an objector.

Resolved to grant TPO consent for the reasons and with the conditions as outlined in the report but with an added condition to exclude consent for works to the Poplar tree.

07/17/00981 - 46 Station Road, Chellaston
(Felling of a Sycamore tree protected by Tree Preservation Order No. 422)

The Development Control Group Manager addressed the Committee and introduced the item. It was noted that a statutory site notice had been posted, but there had been no press advert.

Councillor Ingall, as Ward Member, addressed the Committee and made representations against the application.

Resolved to grant TPO consent for the reasons and with the conditions as outlined in the report.

08/17/01140 - 1st floor, 22 High Street, Chellaston
(Change of use of first floor from residential (use Class C3) to hairdressers and beauty salon (Sui Generis use)

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

Councillor Marshall, as Ward Member, addressed the Committee in support of the application.

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

49/17 Major Site Visits

The Committee was advised of future major applications.

Resolved not to undertake site visits in relation to the following planning applications:

- **11/17/01417 – Pride Park Stadium, Two storey extension to stadium to create a food court/fan zone together with independent restaurants, bars and associated facilities;**
- **11/17/01432 – Former Rolls Royce Works, Nightingale Road, Derby, Erection of 398 dwellings with associated car parking and landscaping together with refurbishment of 5 existing dwellings;**
- **11/17/01446 – Site of 36 Agard Street, Derby, Erection of an 8 storey building of 77 flats and associated car parking;**
- **11/17/01481 – Site of the Moorways Sports Centre, Moor Lane, Allenton, Demolition of store. Erection of a leisure centre (use class D2) including a 50m swimming pool, fitness suite, studios and other complementary uses with associated parking, access drainage and landscaping provisions;**
- **11/17/01482 – The Riverside Centre, Riverside Court, Pride Park, Derby, Under previously approved application Code No. DER/02/00/00207 Condition 4 – To amend the car parking provision and travel plan details;**
- **11/17/01495 – Precision Casting Facility, Rolls Royce Plc, Wilmore Road, Sinfyn, External alterations including the installation of new cladding, roof handrails, an air conditioning unit, CCTV cameras together with the erection of a 2.4m high fence, eight 6m high CCTV towers and two pairs of 1m high beam towers;**
- **11/17/01522 – Our City Our River, Approval of appearance, access and landscaping, Under Outline Permission Code No. DER/02/15/00210 in respect of St. Mary's Gauging Station;**
- **12/17/01577 – Site of Former Fitness Centre, Carrington Street, Derby, Erection of 54 dwellings (use class C3) and associated parking and ancillary works;**
- **12/17/01589 – Land at Hackwood Farm, Radbourne Lane, Mickleover, Approval of appearance, layout and scale for 115 dwellings Under Outline Permission Code No. DER/06/15/00846 in respect of Residential development (up to 370 dwellings), retail units, open space and associated infrastructure;**
- **12/17/01643 – The Fireplace Workshop Ltd, Wyvern Way, Chaddesden, Demolition of retail unit. Erection of retail units (use class A1) with ancillary cafe, restaurant (use class A3/A5) with 'drive thru' facility and landscaping, revised parking, access and associated works;**

- **12/17/01658 – Our City Our River, Approval of appearance, access and landscaping Under Outline Permission Code No. DER/02/15/00210 in respect of the Aida Bliss site;**
- **09/17/01215 – Land at Mackworth Park, Greenwich Drive South, Mackworth (between Greenwich Drive South and Varsity Grange development), Construction of a multi user path;**

MINUTES END