

Time commenced: 6.00pm  
Time finished: 6.48pm

## PLANNING CONTROL COMMITTEE 17 APRIL 2014

Present: Councillor Bolton (Chair)  
Councillors Bailey, Carr, Harwood, Hickson, S Khan, Naitta, Nawaz,  
Pegg, Turner Wood

In Attendance: Councillor Poulter

### 107/13 Apologies for Absence

Apologies for absence were received from Councillors J Khan and Sandhu.

### 108/13 Announcements from the Chair

The Chair reported that Members of the Committee had previously requested to see the materials to be used for the Premier Inn on Full Street. Members noted that the materials were on display in the Council Chamber.

### 109/13 Late Items

There were no late items.

### 110/13 Declarations of Interest

Councillor Harwood wished it to be noted that in relation to application number DER/05/13/00572 (Site of Asterdale Leisure Centre, Borrowash Road, Spondon, Derby), under minute number 114/13, he had formerly been the Chairman of the Central Midlands Football League but no longer had a connection to it.

Councillor Pegg wished it to be noted that in relation to application number DER/08/13/00984 (Land between 12 and 14 Seymour Close, Derby), under minute number 114/13, the property was within his ward.

### 111/13 Minutes of the Meeting Held on 13 March 2014

The minutes of the meeting held on 13 March 2014 were agreed as a correct record and signed by the Chair subject to the following amendment.

That in relation to application number DER/10/13/01236 (1-50 Keys Street, 1-20 Alice Street and 6-10 Robert Street, Derby), under minute number 105/13, Councillor Harwood addressed the Committee as a Member of the Board of Trustees of the

Liversage Trust and not as a resident.

## 112/13 Minutes of the Meeting of the Conservation Area Advisory Committee Held on 16 January 2014

The minutes of the meeting of the Conservation Area Advisory Committee held on 16 January 2014 were received and noted by the Committee.

## 113/13 Appeal Decisions

The Committee received a report of the Strategic Director of Neighbourhoods on the appeal decisions taken in the last month.

**Resolved to note the report.**

## 114/13 Development Control Monthly Report

The Committee considered a report from the Strategic Director of Neighbourhoods on planning applications which were to be determined by the Committee, together with applications determined by the Strategic Director of Neighbourhoods under delegated powers.

- (a) DER/08/13/00984 – Demolition of garages and erection of 4 dwelling houses and formation of landscaping and vehicular accesses on land between 12 and 14 Seymour Close, Derby.

The Development Control Manager reported that as the application involved the demolition of garages in a residential setting, the inclusion of a further condition was recommended to ensure that a construction management plan be submitted prior to the commencement of any development.

Members noted that an extra informative note was recommended to ensure the installation of sprinklers.

Mr Lynch addressed the Committee in objection to the application.

**Resolved:**

- 1. to grant planning permission in accordance with the recommendation and with conditions as set out in the report; and**
- 2. to agree the extra condition and informative note as outlined by the Development Control Manager.**

- (b) DER/05/13/00572 – Demolition of leisure centre, erection of offices (Use Class B1), erection of changing rooms and alterations to access and car parking, formation of vehicular access and formation of associated servicing and landscaping on the site of Asterdale Leisure Centre, Borrowash Road, Spondon, Derby.

The Development Control Team Leader reported that the application had recently been advertised as a departure, as it was development in the Green Belt and a departure from the local plan. Members noted that it had originally been advertised as a major application only. It was further reported that the 21 day publicity period for the advertisement would expire on 24 April and that if Members resolved to grant permission, with Members agreement, any further substantive adverse comments which were received would be referred to Chair/Vice Chair before the application was referred to National Planning Casework Unit (NPCU).

Members noted that an amended red-edged site plan had been circulated before the meeting which was the revised red edge and replaced the one shown in the report.

It was reported that Derbyshire Wildlife Trust comments on the ecological appraisal had been received and circulated to Members and that the main point they raised was in relation to potential bat activity in the buildings. It was further reported that they recommended an additional bat activity survey to be undertaken during the May to August active season, before determination of the application. Members noted the amendment to recommendation A. in the report, to require a further bat survey to be undertaken and following submission of results to refer the application to NPCU.

It was reported that final revisions to site layout plans and elevations for proposed changing rooms, had been received in response to Sport England's recommendations which were to increase the footprint of the new changing room block, clarify pedestrian routes to the sports pitches on the plan and alter the layout of the sports club's car park to replace grasscrete parking with hard surfaced spaces, thereby reducing loss of playing field.

Members noted that final comments had been received from Sport England which stated that the latest revisions to the plans addressed the points raised in their previous comments and that previous objections to the proposed layout had therefore been satisfied. It was reported that Sport England also wished to see the wording of the planning conditions and Section 106 Agreement Heads of Terms.

It was reported that further comments had been received from the Head of Leisure Facilities which stated that, in principle, revisions to the scheme provided better segregation of sports uses and the office development and the potential to further improve configuration of the site to improve car parking, changing facilities and the operation of the site. It was further reported that the Head of Leisure Facilities also stated that the Section 106 Agreement should secure an appropriate charging regime for the sports clubs and a site plan to define the area of lease to the sports clubs.

Members noted that the final wording of the conditions in the report and the terms of the Section 106 Agreement would be completed before the application was referred to the NPCU.

It was reported that a further objection had been received in response to recent revisions to the layout of the proposals, which raised concerns about the retention of sports use on the site, the need for shared parking with the offices and the impact on the privacy of neighbouring residents.

It was further reported that a letter had been circulated to Members from Pauline Latham MP which made comments about the commencement of the approved change of use and extension permission and the need to ensure the conditions and Section 106 Agreement to provide security for the sports clubs on the site.

Councillor Poulter, as a Ward Member, addressed the Committee in objection to the application.

**Resolved:**

- 1. subject to the receipt of no further representations before the end of the publicity period to refer the application and all supporting information to the National Planning Casework Unit (NPCU) as development in the Green Belt being a departure from the adopted Local Plan;**
- 2. subject to the application not being called in by the NPCU for determination by the Secretary of State to authorise the Director of Planning and Property Services to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below and to authorise the Director of Planning and Property Services to enter into such an agreement; and**
- 3. to authorise the Director of Planning and Property Services to grant permission upon conclusion of the above Section 106 Agreement subject for the reasons and subject to the conditions as set out in the report together with a further condition securing access to the sporting facilities during construction.**

(c) DER/09/13/01133 – Erection of 4 dwellings and formation of 14 parking spaces on land adjacent to 3 and 16 Alum Close, Alvaston (Site of garages and car park).

The Development Control Manager reported that as the application involved the demolition of garages in a residential setting, the inclusion of a further condition was recommended to ensure that a construction management plan be submitted prior to the commencement of any development.

Members noted that an extra informative note was recommended to ensure the installation of sprinklers.

The development Control Manager clarified the following, which was omitted from the site plan attached to the report:

- Five additional car parking spaces to serve existing residents located off Branksome Avenue.

**Resolved:**

- 1. to grant planning permission in accordance with the recommendation and with the conditions as set out in the report; and**
- 2. to agree the extra condition and informative note as outlined by the Development Control Manager.**

## 115/13 Major Application Site Visits

The committee was advised that there were four future major applications.

**Resolved not to undertake a site visit in relation to planning applications DER/03/14/00307 (site of Mackworth College buildings, Prince Charles Avenue, Mackworth), DER/03/14/00296 (Land at Phoenix Street/Stuart Street, Derby (Site of former Greenwood Court)), DER/02/14/00239 (Plot L, Fernhook Avenue, Derby Commercial Park, Derby) and DER/03/14/00373 (Bath Street Mills, Bath Street, Derby).**

MINUTES END