

Time commenced: 18:03  
Time finished: 19:31

## PLANNING CONTROL COMMITTEE 15 February 2024

Present: Councillor Pearce (Chair)  
Councillors Bolton, Bonser, Care, M Holmes, Nawaz, Onuoha,  
Prosser, Rawson

In Attendance:

James Bathurst – Senior Planning Technician  
Paul Clarke – Chief Planning Officer  
Rory Hillman – Planning Officer  
Sara Hodgkinson – Development Control Team Leader  
Sara John – Senior Planning Officer  
Steven Mason – Democratic Services Officer  
Karl Suschitzky – Senior Environmental Health Officer  
Stephen Teasdale – Solicitor  
Chris Thorley – Traffic and Transportation Engineer

### 54/23 Apologies for absence

Apologies were received from Councillors Evans, Hassall and Morgan-McGeehan.

### 55/23 Late items

There were none.

### 56/23 Declarations of interest

There were none.

### 57/23 Minutes of the meeting held on 14 December 2023

The minutes of the meeting held on 14 December 2023 were agreed as a correct record.

## 58/23 Minutes of the Meeting of the Conservation and Heritage Advisory Committee held on 30 November 2023

The minutes of the meeting of the Conservation and Heritage Advisory Committee held on 30 November 2023 were noted.

## 59/23 Appeal Decisions

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.**

## 60/23 Development Control Performance – Quarter 3 (Oct. – Dec. 2023)

The Committee received a report of the Chief Planning Officer on Development Control Performance – Quarter 3 (Oct. - Dec. 2023).

**Resolved to note the report.**

## 61/23 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.

### 22/01798/FUL – Workshop, 2 North Street, Derby

(Demolition of workshop. Erection of a four bedroom (four occupant) house in multiple occupation (Use Class C4))

The Senior Planning Officer addressed the Committee. It was reported that a late revised plan had been received and included the addition of timber painted windows and doors and had been circulated to the Committee. Members noted that comments had been received from Housing Standards and had been circulated to the Committee.

**Resolved to grant planning permission subject to agreeing a revised internal plan with the Chair and Vice Chair which sought to address the comments of Housing Standards, for the reasons and with the conditions as outlined in the report with an additional note to the applicant regarding the possible use of solar PV panels on the rear roof slope.**

### 23/01699/VAR - 67 Church Lane, Darley Abbey

(Variation of condition 4 to amend the approved opening hours of previously approved planning permission 23/00597/FUL - Change of use from Framery

(Use Class E) to café, deli and bar (Sui Generis use). Installation of a new shopfront, blocking up of a doorway and installation of new windows and replacement windows, installation of roof lanterns and an extraction flue.)

The Planning Officer addressed the Committee. It was reported that five additional objections had been received and had been circulated to the Committee. Members noted that a letter of support had been received from the applicant and had been circulated to the Committee.

Ms Watson, Mr Smith and Councillor Martin, as Ward Member, addressed the Committee and made representations against the application.

A condition was proposed limiting the operation of the permission to a temporary 12-month period starting from the commencement of the operation of the extended opening hours as approved by this permission to enable the impact of the extended operating hours to be assessed.

**Resolved to grant planning permission for the reasons and with the conditions as outlined in the report, and subject to condition limiting the operation of the permission to a temporary 12-month period starting from the commencement of the operation of the extended opening hours as approved by this permission.**

21/00906/FUL - Site Of 87 Morley Road, Chaddesden

(Demolition of existing dwelling house and erection of four dwelling houses (Use Class C3))

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

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

23/01226/FUL - 31 Mount Carmel Street, Derby

(Change of use from a six bedroom (six occupant) house in multiple occupation (Use Class C4) to a seven bedroom (eight occupant) house in multiple occupation (Sui Generis))

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

An additional condition was proposed in relation to a waste management plan.

**Resolved to grant planning permission for the reasons and with the conditions as outlined in the report, and subject to an additional condition in relation to a waste management plan.**

## 62/23 Potential Future Site Visits

**Resolved not to undertake a site visit in relation to the following applications:**

- **23/01665/RES - Former Celanese Site, Holme Lane, Spondon;**
- **23/01698/VAR - Derby College, The Roundhouse, Roundhouse Road, Pride Park, Derby;**
- **23/01676/FUL - Derbyshire Constabulary, Cotton Lane, Derby; and**
- **24/00097/VAR - St Benedict Catholic Voluntary Academy, Duffield Road, Derby.**

MINUTES END