

Time commenced: 18:00  
Time finished: 19:19

## PLANNING CONTROL COMMITTEE 13 July 2023

Present: Councillor Pearce (Chair)  
Councillors Bolton, Care, Evans, Hassall, M Holmes,  
Morgan-McGeehan, Nawaz, Onuoha, Rawson

In Attendance: James Bathurst – Senior Planning Technician  
Paul Clarke – Chief Planning Officer  
Andy Gibbard - Group Manager – Planning, Transportation  
and Engineering  
Sara Hodgkinson - Development Control Team Leader  
Sara John – Senior Planning Officer  
Steven Mason – Democratic Services Officer  
Laura Neale – Major Projects Officer  
Karl Suschitzky – Senior Environmental Health Officer  
Stephen Teasdale – Solicitor  
Chris Thorley – Traffic and Transportation Engineer  
Lucy Withers – Specialist Air Quality Technical Officer  
Ian Woodhead – Development Control Manager

### 12/23 Apologies for absence

Apologies were received from Councillors Bonser and Prosser

### 13/23 Late items

There were none.

### 14/23 Declarations of interest

There were none.

### 15/23 Minutes of the meeting held on 1 June 2023

The minutes of the meeting held on 1 June 2023 were agreed.

### 16/23 Minutes of the Meeting of the Conservation and Heritage Advisory Committee held on 13 April 2023

The minutes of the meeting of the Conservation and Heritage Advisory  
Committee held on 13 April 2023 were noted.

## 17/23 Appeal Decisions

The Committee received a report of the Chief Planning Officer summarising appeal decisions taken in the last month.

It was reported that at the bottom of page 4 of the report, Application 22/00838/ADV location should read 9&10 Albion Street and not 9 London Road.

**Resolved to note the decisions on appeals taken.**

## 18/23 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.

### 23/00249/FUL – Day Centre 41 - 43 Brentford Drive Derby

(Demolition of existing day care centre. Erection of six dwelling houses (Use Class C3))

The Development Control Team Leader addressed the Committee. It was reported that a revised site layout plan had been received, which amended layout of the parking spaces and access ramp. Members noted that comments had been received from Derbyshire Wildlife Trust and Derbyshire Swift Conservation Project and that these had been circulated to the Committee.

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

Extra conditions were proposed in relation to land levels and floor levels for the approved buildings.

**Resolved to grant planning permission for the reasons and with the conditions as outlined in the report and subject to the extra conditions in relation to land levels and overall height of the buildings.**

### 22/01685/OUT – Land off Infinity Parkway, Derby

(Outline permission with all matters reserved for a business park including employment uses in Classes B8 (storage and distribution use), B2/E(g)(iii) (general industrial and light industrial use), E(g)(ii) (research and development use), E(g)(i) (Office use) and C1 (hotel) together with a public house and 'drive thru' café. Provision of supporting infrastructure including: roads,

foot/cycle paths, drainage works, landscaping, wildlife enhancement measures and related engineering works including watercourse improvements and movement of materials)

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

**Resolved:**

**A. To authorise the Director of Planning, Transport and Engineering to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below 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, Transport and Engineering to grant permission upon conclusion of the above Section 106 Agreement.**

22/01809/FUL – Eagle Market, Morledge And Castle And Falcon PH East Street Derby

(Part demolition of existing Eagle Market building and full demolition of public house, allowing for change of use of the retained part of the Eagle Market from Retail (Class E) to indoor gokarting, drinking establishment, family entertainment, amusement centre (Use Class E/ Sui Generis). Installation of a new building façade alongside associated access, parking, servicing area and landscaping.)

The Development Control Manager addressed the Committee. It was reported that an email had been circulated to the Committee, from the applicant, regarding its commitment to renewable energy.

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

20/00899/CAD – Assembly Rooms Market Place Derby

(Demolition of the Assembly Rooms and adjacent multi-storey car park.)

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

**Resolved to note the report.**

## 19/23 Potential Future Site Visits

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

- **23/00680/RES - St Modwen Park Andressey Way Derby;**
- **23/00721/FUL - Site of former Knoll 241 Village Street Derby;**
- **23/00755/OUT - Land at Lees Brook Community School, Morley Road Chaddesden;**

- **23/00768/FUL - Queens Hall 125 London Road Derby;**
- **23/00817/OUT - Rolls Royce Plc Raynesway;**
- **23/00841/FUL - Site of former Britannia Court Duke Street Derby;**
- **23/00869/FUL - Unit 9 Downing Road Derby;**
- **23/00880/FUL - Derby High School Hillsway Littleover;**
- **23/00826/FULPSI - St Benedict Catholic Voluntary Academy Duffield Road Derby; and**
- **23/00889/FUL - Derby College The Roundhouse, Roundhouse Road Derby.**

MINUTES END