

Time commenced: 6.00pm  
Time finished: 6.45pm

## PLANNING CONTROL COMMITTEE 11 October 2018

Present: Councillor Wood (Chair)  
Councillors Care, Evans, Froggatt, Hassall, McCristal, Nawaz,  
P Pegg, Potter, Rawson, West

In Attendance: Stephen Bate – Senior Planning Officer  
James Bathurst – Senior Planning Technician  
Sara Claxton – Development Control Team Leader  
Steven Mason – Democratic Services Officer  
Karl Suschitzky – Senior Environmental Health Officer  
Stephen Teasdale – Solicitor  
Chris Thorley – Traffic and Transport Engineer  
Ian Woodhead – Development Control Manager

### 26/18 Apologies for absence

Apologies were received from Councillors Harwood and S Khan.

### 27/18 Late items

It was reported that 2 further applications would be considered at 32/16 - Potential Future Site Visits.

### 28/18 Declarations of interest

Councillor West wished it to be noted that at 31/18 – Applications to be considered, planning application 04/17/00429 – site of former Cock N Bull PH, Sinfin Lane, Sinfin was within her Ward.

### 29/18 Minutes of the meeting held on 13 September 2018

The minutes of the meeting held on 13 September 2018 were agreed.

### 30/18 Appeal Decisions

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride summarising appeal decisions taken in the last month.

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

## 31/18 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.

### 07/18/01072 – 339 Duffield Road, Allestree (Shell Allestree)

(Demolition of the existing sales building and erection of a replacement single storey sales building)

The Senior Planning Officer addressed the Committee. Members noted that on page 6 of the report, Section 5.3, the Conservation Officer's comments should refer to Policy CP20 and not C20. Members also noted an extra condition to confirm the materials to be used.

Mr Steer and Councillor Webb, as Ward Member, addressed the Committee and made representations against the application.

**Resolved to grant planning permission for the reasons and subject to the conditions as set out in the report and the extra condition regarding materials as outlined at the meeting.**

### 04/17/00429 – Site of former Cock N Bull PH, Sinfin Lane, Sinfin

(Erection of an industrial unit with retail sales and car breaking (mixed use B2/A1/Sui Generis) and associated car parking)

The Development Control Team Leader addressed the Committee. It was reported that the following had been received and circulated to Members of the Committee:

1. Tree Protection Plan and updated Arboricultural Impact Assessment, submitted to reflect the amendments to the footprint of the unit.
2. Further comments from the Tree Preservation Order Officer, who raised no objections to the use of pile and beam foundations within the root protection areas of the trees, recommended conditions to secure method statements for the removal of tarmac and to agree details of tree protection and arboricultural monitoring during development.
3. Further comments from the Highways Officer, raising no objections to the submitted tracking layout, welcomed cycle parking and recommended setting the gates back within the site.

It was also reported that further verbal comments had been received from the Environmental Health Officer in relation to the change in the footprint of the building and a request for an update to the noise assessment.

Members noted that all the conditions set out in section 8 of the report would be amended to reflect the updated consultee comments.

Members agreed that the condition in relation to cycle parking be amended to include visitor cycle parking outside of the building.

**Resolved to grant planning permission for the reasons and subject to the conditions as set out in the report and the amended condition in relation to cycle parking as outlined at the meeting.**

## **32/18 Potential Future Site Visits**

The Committee was advised of future major applications.

**Resolved to undertake a site visit in relation the following planning applications and other sites:**

- **08/18/01325 – land at 163 Pastures Hill;**
- **12/17/01643 – The Fireplace Workshop; and**
- **The site of a proposed new retail shop and associated commercial buildings as part of a forthcoming application on part of the wider site covered under policy AC20 of the DCLP. Members had been made aware of the proposal following a public consultation event.**

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

- **08/18/01235 – land west of Kingsway Hospital and north of Northmead Drive, Derby;**
- **08/18/01270 – Hanson Building Products Ltd, Alfreton Road, Derby;**
- **08/18/01294 – Draka UK Industrial Cables Ltd, Alfreton Road, Derby (Eagle Park);**
- **08/18/01304 – site of and land at Kingsway Hospital, Kingsway, Derby;**
- **09/18/01335 – 18 Agard Street, Derby;**
- **09/18/01357 – Site of former Normanton Junior School, Grange Avenue, Derby; and**
- **09/18/01375 – Audrey House, 17 Vernon Street, Derby.**

MINUTES END