

Time commenced: 6:00pm
Time finished: 6:35pm

PLANNING CONTROL COMMITTEE 7 July 2016

Present: Councillor Khan (Chair)
Councillors Anderson, Care, Froggatt, Harwood, Hassall,
M Holmes, Nawaz, Pegg, West, Wood

In Attendance: James Bathurst – Senior Planning Technician
Paul Clarke – Head of Planning
Sara Claxton – Development Control Team Leader
Jackie Waring – Democratic Services Officer
Fiona Brown – Senior Environmental Health Officer
Stephen Teasdale - Solicitor
Paul Chamberlain – Development Control Group Manager

10/16 Apologies for absence

Apologies were received from Cllr Sandhu

11/16 Late items

There were no late items.

12/16 Declarations of interest

Councillor Care in relation to application DER/07/15/00961 stated that whilst she had no personnel interest in the matter that she wanted it to be noted that her father resided in the near vicinity of the application site however that she had no knowledge of her father's views on the matter and that she would be approaching the application with a completely open mind.

13/16 Minutes of the meeting held on 26 May 2016

The minutes of the meetings held on 26 May 2016 were agreed as a correct record, subject to amending the resolution relating to application DER/12/14/01678 to read as follows:

"Resolved in respect of 12/14/01678:

- 1. to authorise the Director of Strategy Partnerships, Planning and Streetpride to negotiate the terms of a Section 106 Agreement to achieve***

the objectives set out in the report and to authorise the Director of Governance to enter into such an agreement;

- 2. to authorise the Director of Strategic Partnerships, Planning and Streetpride to grant outline permission upon conclusion of the above Section 106 Agreement for the reasons set out in the report subject to the conditions outlined in the report with the amendments to conditions 3 and 18 proposed by the officer; and amendments to condition 4 to require the public open space in application 12/14/01677 be provided before **more than** 50% of the houses are commenced."***

14/16 Minutes of the Meeting of the Conservation Area Advisory Committee held on 28 April 2016

The minutes of the meeting of the Conservation Area Advisory Committee held on 28 April 2016 were received and noted by the Committee.

15/16 Appeal decisions

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride summarising appeal decisions taken since the committee's last meeting.

Resolved to note the decisions on appeals taken.

16/16 Enforcement Report

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride summarising the current workload of the Enforcement Officer.

Resolved to note the report

17/16 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.

07/15/00961 – 566A Burton Road, Littleover

Change of use of ground floor from Dental Surgery (use class D1) to Micropub (use class A4)

The Head of Planning addressed the Committee. A total of 11 objection letters and an objection petition with 22 signatures on it had been received. Member's deliberations included discussions around local residents concerns on increased noise and parking issues. The Committee also discussed the possibility of having a 2 year approval but decided against this.

Resolved to grant planning permission with conditions and for the reasons as detailed in the report and with an additional condition to secure details of the bin store and 2 parking spaces on-site.

09/15/01196–1 Vivian Street, Chester Green, Derby

Demolition of the single storey toilet block and assembly/pool room. Change of use of public house (use class A4) to four apartments (use class C3) and erection of two mews apartments (use class C3).

The Development Control Team Leader addressed the Committee. An additional objection was reported from a local resident, following reconsultation on the amended plans. Members deliberations included discussions on the space for car parking and issues of the garage doors opening on to public land.

Resolved to grant planning permission with conditions and for the reasons as detailed in the report subject to an amendment to condition 15 to secure the garage doors as roller shutter or sliding doors.

04/16/00456–Portland Hotel, 603 London Road

Change of use of first floor from function room to two flats (use class C3)

The Head of Planning addressed the Committee.

Cllr Bayliss attended the meeting to address the Committee and raise concerns on work already completed, which he felt was not in keeping with the Victorian building. Cllr Bayliss also highlighted concerns on parking problems for residents.

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

18/16 Major Site Visits

The committee was advised of future major applications.

Resolved not to undertake any site visits.

MINUTES END