

Time commenced: 18:02  
Time finished: 19:47

## PLANNING CONTROL COMMITTEE 18 November 2021

Present: Councillor S Khan  
Councillors Bettany, Care, Carr, M Holmes, Jennings, Nawaz,  
Pegg, Potter, Prosser, West

In Attendance: Stephen Bate – Senior Planning Officer  
James Bathurst – Senior Planning Technician  
Steven Mason – Democratic Services Officer  
Rachel Reid – Senior Planning Officer  
Stephen Teasdale – Solicitor  
Ian Woodhead – Development Control Manager

### 36/21 Apologies for absence

Apologies were received from Councillor T Pearce.

### 37/21 Late items

There were none.

### 38/21 Declarations of interest

Councillor M Holmes wished it to be noted that application 21/01555/FUL - 148 Western Road Mickleover Derby was in his Ward but that he would approach it with an open mind.

Councillor Nawaz wished it to be noted that application 21/01559/FUL - 27 Charnwood Street Derby was in his Ward but that he would approach it with an open mind.

Councillor Jennings wished it to be noted that application 04/13/00351 - Land North of Snelsmoor Lane Chellaston Derby was in his Ward but that he would approach it with an open mind.

### 39/21 Minutes of the meeting held on 7 October 2021

The minutes of the meeting held on 7 October 2021 were agreed.

## 40/21 Minutes of the meeting of the Conservation Area Advisory Committee held on 2 September 2021

The minutes of the meeting of the Conservation Area Advisory Committee held on 2 September 2021 were noted.

## 41/21 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.**

## 42/21 Development Control Performance – Quarter 2 (July – September 2021)

The Committee received a report of the Chief Planning Officer on Development Control Performance – Quarter 2 (July - September 2021).

**Resolved to note the report.**

## 43/21 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.

### 21/01438/FUL - 116 Borrowfield Road Derby

(Two storey side extension and single storey side and rear extensions to dwelling house to create annex with additional bedroom over)

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

### 21/00561/FUL - 27 Richmond Avenue Derby

(Single storey front/side extension to dwelling (veranda and enlargement of bedroom))

The Development Control Manager addressed the Committee. It was reported that a further letter of objection had been received from Mr and Mrs Savage and had been circulated to the Committee.

Mr Savage and Councillor Skelton, as Ward Councillor, addressed the Committee and made representations against the application.

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

#### 04/13/00351 - Land North of Snelsmoor Lane Chellaston Derby

(OUTLINE PLANNING APPLICATION - for up to 800 dwellings (Class C3) with all matters reserved except access; access to be fixed off Snelsmoor Lane and Field Lane, a sustainable drainage system of attenuation ponds/swales, new primary school (Class D1) with playing field, alongside open space including creation of country park (including footpath/cycleways, wildflower meadows, public orchard etc.) and Green Infrastructure network. FULL PLANNING APPLICATION - for 245 dwellings (Class C3) including site roads, Infrastructure, landscaping, attenuation ponds and play areas.)

The Senior Planning Officers addressed the Committee. It was reported that a letter from the applicant, Bellway Homes, had been received and circulated to the Committee. It was also reported that a letter of representation had been received from Rollitts LLP, on behalf of the adjacent landowner and had been circulated to the Committee. Members noted that a statement had been received from Christopher Young QC, on behalf of Bellway Homes, and had been circulated to the Committee. It was also noted that a statement of Public Sector Equality Duty (PSED) had been circulated to the Committee.

Mr Chambers-Kirk and Mr Gilbert of Rollitts LLP, representing the adjacent landowner, addressed the Committee and made representations against the application. Mr Hawley, Barrister with No. 5 Chambers, on behalf of Bellway Homes, addressed the Committee.

#### **Resolved to ratify the Committee's previous resolution:**

**A. To authorise the Director of Planning, Transportation and Engineering to negotiate the terms of a Section 106 Agreement to achieve the objectives set out in the report 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, Transportation and Engineering to grant permission subject to the condition and for the reasons as set out in the report upon conclusion of the above Section 106 Agreement.**

#### 21/01559/FUL - 27 Charnwood Street Derby

(Change of use from social club to 'hub building' to carry out various support services (Sui Generis) together with alterations to include installation of replacement front gate and new front door to infill existing porch area)

The Senior Planning Officer addressed the Committee. It was reported that changes were proposed for two conditions relating to emergency sleepover and opening hours.

It was proposed that amendments be made to conditions, in relation to secure cycle parking, incidental cycle parking and rear landscaping.

**Resolved to grant planning permission with the conditions and for the reasons as outlined in the report and subject to amendments to conditions, in relation to secure cycle parking, incidental cycle parking and rear landscaping.**

21/01555/FUL - 148 Western Road Mickleover Derby

(Change of use from dwelling house (Use Class C3) to a seven bedroom house in multiple occupation (Sui Generis))

The Development Control Manager addressed the Committee. It was report that supplementary comments had been received from the applicant and circulated to the Committee.

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

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

## **44/21      Potential Future Site Visits**

The Committee was advised of future major applications.

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

- **21/01626/FUL - Land at former Rolls Royce Works, Cotton Lane, Derby;**
- **21/01675/VAR - Ravensdale Infant and Nursery School, Devonshire Drive, Mickleover Derby;**
- **21/01688/FUL - Land between railway line and Derby Distribution Centre, Goodsmoor Road Sinfin;**
- **21/01764/VAR - Site of and land at Kingsway Hospital, Kingsway Derby;**
- **21/00880/OUT - 145 Walbrook Road Derby;**
- **21/01740/FUL - Site of Former Derbyshire Royal Infirmary, London Road Derby; and**
- **21/01827/FUL - Site of former Cock N Bull, Sinfin Lane Sinfin Derby.**

MINUTES END