

Time commenced: 6.02pm
Time finished: 8:14pm

PLANNING CONTROL COMMITTEE 12 January 2017

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

In Attendance: James Bathurst – Senior Planning Technician
Paul Chamberlain – Development Control Group Manager
Sara Claxton – Development Control Team Leader
Steven Mason – Democratic Services Officer
Julia Stewart – Senior Planning Officer
Karl Suschitzky – Senior Environmental Health Officer
Stephen Teasdale - Solicitor
Ian Woodhead – Development Control Group Manager

55/16 Apologies for absence

Apologies were received from Councillor Hassell.

56/16 Late items

There were no late items.

57/16 Declarations of interest

Councillors Froggatt and Pegg declared that whilst they did not have a pecuniary interest in planning application number 10/16/01255 they wanted it to be noted that the land was situated in the Ward that they represented but had no direct involvement or interest in the application and would be approaching consideration of the matter with a completely open mind.

58/16 Minutes of the meeting held on 24 November 2016

The minutes of the meeting held on 24 November 2016 were agreed as a correct record.

59/16 Minutes of the Meeting of the Conservation Area Advisory Committee Held on 20 October 2016

The minutes of the meeting of the Conservation Area Advisory Committee held on 20 October 2016 were noted.

60/16 Appeal Decisions

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

Resolved to note the decisions on appeals taken.

61/16 Enforcement Report

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

Resolved to note the level of complaints dealt with by the officer.

62/16 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.

07/16/00886 – Chellaston Academy, Swarkestone Road, Chellaston

(Removal of condition 9 of previously approved planning permission Code No. DER/05/15/00578 (waste collection facilities) and relocation of bin storage area)

The Development Control Group Manager reported that three late representations had been received and had been circulated to the Committee.

Steve Ellis, Chellaston Academy, as the applicant, addressed the Committee. Mr Turner and Councillor Ingall, as Ward Member, addressed the Committee and made representations against the application.

Resolved:

- 1. to reject the officer recommendation and refuse planning permission in the form as to remove condition 9 of the previously approved planning permission Code No. DER/05/15/00578, as the Committee was not satisfied that the proposed amendment to the layout and relocation of the bin storage area would satisfactorily address the concerns and reasons for imposing Condition 9 of the original planning permission; and**
- 2. to nominate Councillor M Holmes to represent the Committee at any future appeal.**

03/16/00330 – North Lees Centre, 63A Duffield Road, Derby

(Demolition of existing building on site and erection of building to create six apartments (use class C3))

The Development Control Team Leader reported that an addendum to the report had been circulated to the Committee, to clarify officers advice on the appraisal of heritage impacts of the development as detailed at page 8, paragraph 3 of the report, and advised that the summary of reasons recommended at page 11 in the report should be amended to read as follows:

Summary of Reasons:

In the opinion of the Local Planning Authority the demolition of the existing building on site and erection of residential development would amount to a satisfactory form of development and high quality living environment in the Strutts Park Conservation Area and World Heritage Site buffer zone and would not result in any identifiable harm to the conservation area or heritage assets. The scale, form and design of the building would respect the special character of the historic environment and the Duffield street scene. The layout and form of the apartments would not have a significant adverse impact on the amenities and privacy of nearby residential properties on Queen Mary Court. The mature trees around the site would be satisfactorily retained within the development and protected, by the retention of a similar building footprint and tree protection measures/method statements to be secured by condition.”

Mr Wingfield, Mr Alexander and Councillor Repton, as Ward Member, addressed the Committee and made representations against the application.

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

07/16/00891 – Garage block adjacent to 200 Porter Road, Derby

(Demolition of garages. Residential development (three dwellings))

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

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

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

01/16/00033 – Site of 37 Carlton Road, Derby

(Demolition of bungalow and outbuildings and erection of nine apartments and one dwelling house)

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

Mr Aslam, Mr Taylor and Councillor Afzal, as Ward Member, addressed the Committee and made representations against the application.

Resolved:

- 1. to reject the officer recommendation and refuse planning permission, as in the opinion of the local planning authority the proposal, by virtue of its layout and scale, would constitute inappropriate over-development of this prominent corner site and would be detrimental to the established layout of the area. The proposed highways alterations would also contribute to significantly reduced on-street parking for existing dwellings. As such, the proposal is contrary to saved policies GD4, GD5, H13, E23 and T4 of the adopted City of Derby Local Plan Review; and**
- 2. to nominate Councillor West to represent the Committee at any future appeal.**

10/16/01255 – Land at the side of 18 Birdcage Walk, Mackworth

(Erection of a dwelling house (use class C3))

The Development Control Team Leader addressed the Committee. It was reported that with reference to the impact upon residential amenities on page 50 of the report, a new condition would be added to restrict the addition of new windows on the rear elevation facing 64 Isleworth Drive.

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

Resolved to grant planning permission for the reasons and with the conditions as outlined in the report with the amendments to condition 6 (landscape planting and maintenance) as proposed by the officer and additional conditions in relation to the restriction of additional windows and the formation of a dropped and taper kerb crossing at the access.

63/16 Major Site Visits

The committee was advised of future major applications.

Resolved to undertake a site visit in relation to the following planning applications:

- **12/16/01447 – Land at Hackwood Farm, Radbourne Lane, Mickleover; and**
- **12/16/01448 – land at Hackwood Farm, Radbourne Lane, Mickleover.**

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

- **10/16/01291 – Land at the rear of St. Peters House, Gower Street, Derby (Fronting St. Peters Churchyard);**

- **11/16/01363 – Former Derby City Council Social Services Office, Perth Street, Chaddesden; and**
- **11/16/01404 – Infinity Park Way, Chellaston (Formerly Holmleigh Way).**

MINUTES END