

Time commenced: 6.00pm
Time finished: 8.03pm

PLANNING CONTROL COMMITTEE 25 February 2016

Present: Councillor Khan (Chair)
Councillors Care, Froggatt, Harwood, M Holmes, Martin, Nawaz,
Tittley, West, Winter and Wood

In Attendance: Councillors Barker, Pegg, Repton and Whitby
James Bathurst – Senior Planning Technician
Sara Claxton – Development Control Team Leader
David Gartside – Head of Traffic and Transportation
Arran Knight – Senior Planning Officer
Steven Mason – Democratic Services Officer
Rachel Reid – Planning Officer
Stephen Teasdale – Solicitor
Ian Woodhead – Development Control Group Manager

55/15 Apologies for absence

Apologies for absence were received from Councillor Sandhu.

56/15 Late items

There were no late items.

57/15 Declarations of interest

Councillor Froggatt declared an interest, as a Mackworth Ward Councillor and resident, in planning application number 11/15/01463 and that she would withdraw during consideration of the matter.

58/15 Minutes of the meeting held on 14 January 2016

The minutes of the meetings held on 14 January 2016 were agreed as a correct record.

59/15 Minutes of the meeting of the Conservation Area Advisory Committee held on 10 December 2015

The minutes of the meeting of the Conservation Area Advisory Committee held on 10 December 2015 were received and noted by the Committee.

60/15 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.

61/15 Enforcement Report

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride on the current workload of the enforcement officer.

Resolved to note the report.

62/15 Development Control Performance (October – December 2015 Quarter)

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride on Development Control Performance (October – December 2015 Quarter).

Resolved to note the report.

63/15 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.

06/15/00809 – Oaklands, 103 Duffield Road, Derby

(Demolition of former coach house and outbuilding. Alterations and change of use of building from clinic (Use Class D1) to dwelling house (Use Class D3) and erection of nine dwelling houses with associated access)

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

Mr Millhouse, Planning Design Practice, acting on behalf of the applicant, addressed the Committee to make representations in favour of the application. Mr Wingfield and Mr Ofield addressed the Committee to make representations against the application. Councillor Repton, as Ward Member, addressed the Committee to make representations against the application.

Resolved to defer the matter to a future meeting to allow for a Member site visit to be undertaken.

12/15/01478 – Springfield Primary School, West Road, Spondon

(Formation of new pedestrian footpath along school playing field)

A Senior Planning Officer addressed the Committee. It was reported that the layout and section plan drawing had been amended to show a footpath gradient of 1:12. It was also reported that Sport England had requested an additional condition relating to the restoration of the playing field area.

Mr Blackwell, Headteacher, Springfield Primary School, addressed the Committee to make representations in favour of the application. Mr McKenna addressed the Committee to make representations against the application.

Resolved to grant planning permission with conditions as detailed in the report.

Councillor Froggatt left the room.

11/15/01463 – Public Open Space opposite Mackworth District Centre, Prince Charles Avenue, Mackworth

(Formation of 40 parking spaces, extension of existing footpath and ancillary works)

The Development Control Group Manager addressed the committee. It was reported that late representations had been received and had been circulated to Members of the Committee. It was also reported that on page 56 of the report the sixth line should read, 'forms an integral part'.

Councillors Whitby and Pegg, as Ward Members, addressed the Committee to make representations in favour of the application.

Resolved to reject the officer recommendation and grant planning permission with a standard time limit condition and a condition tying the development to the approved plans

Councillor Froggatt returned to the room.

09/14/01216 – Land at Brook Farm, north of Oregon Way, Chaddesden (access from Acorn Way)

(Residential development of up to 275 dwellings with associated infrastructure and public open space). The application was reported back to committee following the resolution at a previous meeting that members were minded to grant planning permission.

The Development Control Team Leader addressed the committee and introduced the item. Members were advised about the nature of the recommendation to agree the

recommended conditions and reasons and the scope of the section 106 agreement to accompany the planning permission.

Councillor Barker addressed the Committee to make representations against the application.

Resolved:

- 1. to authorise the Director of Strategic Partnerships, Planning and Streetpride to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below and to authorise the Director of Governance to enter into such an agreement; and**
- 2. to authorise the Director of Strategy Partnerships, Planning and Streetpride to grant permission upon conclusion of the above Section 106 Agreement.**

Under CP72, Councillors Harwood, M Holmes and Wood required their individual votes to be recorded against the motion.

01/16/00046 – 193 Rykneld Road, Littleover

(Extensions to dwelling house (bedroom, en-suite, walk in wardrobe and enlargement of kitchen/dining room, family room, lounge and storage room) formation of rooms in roof space (bedroom, ensuite and storage) and erection of detached double garage – amendment to previously approved planning permission to enlarge the side extension)

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

Resolved to grant planning permission with conditions as detailed in the report.

64/15 Major Site Visits

The committee was advised of future major applications.

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

- **12/15/01520 – Land to the north of Mansfield Road, Breadsall Hilltop; and**
- **12/15/01570 – Site of the Rose and Crown Pub and the St. Ralph Sherwin Centre, Swarkestone Road, Chellaston.**

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

- **11/15/01401 – 36 St. Peters Churchyard, Derby;**
- **12/15/01503 – Former 'Sixt Car Hire', Cathedral Road, Derby;**
- **12/15/01516 – Vacant Land, Uttoxeter New Road/Talbot Street, Derby (access off Uttoxeter New Road);**
- **01/16/00033 – Site of 37 Carlton Road, Derby;**

- **01/16/00043 – Site of 574 Burton Road, Littleover; and**
- **01/16/00087 – A52/Wyvern Junction, Derby.**

MINUTES END