

## **Applications to be Considered**

### **SUMMARY**

- 1.1 Attached at Appendix 1 are the applications requiring consideration by the Committee.

### **RECOMMENDATION**

- 2.1 To determine the applications as set out in Appendix 1.

### **REASONS FOR RECOMMENDATION**

- 3.1 The applications detailed in Appendix 1 require determination by the Committee under Part D of the Scheme of Delegations within the Council Constitution.

### **SUPPORTING INFORMATION**

- 4.1 As detailed in Appendix 1, including the implications of the proposals, representations, consultations, summary of policies most relevant and officers recommendations.

### **OTHER OPTIONS CONSIDERED**

- 5.1 To not consider the applications. This would mean that the Council is unable to determine these applications, which is not a viable option.

**This report has been approved by the following officers:**

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Estates/Property officer</b> <b>Service Director(s)</b> <b>Other(s)</b>	Ian Woodhead
<b>For more information contact:</b> <b>Background papers:</b> <b>List of appendices:</b>	Ian Woodhead Tel: 01332 642095 email: <a href="mailto:ian.woodhead@derby.gov.uk">ian.woodhead@derby.gov.uk</a> None Appendix 1 – Development Control Monthly Report

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**Planning Control Committee 11 January 2018**

Item No.	Page No.	Application No.	Address	Proposal	Recommendation
1	1 - 13	02/17/00137	Site of 159 and land at rear of 159 - 169 Baker Street, Alvaston.	Demolition of one dwelling house (159 Baker Street) and erection of twelve dwelling houses (use class C3).	<p><b>A. To authorise</b> the Director of Strategy 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.</p> <p><b>B. To authorise</b> the Director of Strategy Partnerships, Planning and Streetpride to <b>grant permission</b> upon conclusion of the above Section 106 Agreement.</p>
2	14 - 23	09/17/01235	17 Shardlow Road, Alvaston.	Change of use from a taxi hire business (Sui Generis use) to a hot food takeaway (use class A5) including installation of extraction /ventilation equipment and other external alterations.	<b>To grant</b> planning permission with conditions
3	24 - 30	09/17/01166	15 Uttoxeter Road, Mickleover.	Change of use from bank (use class A2) to a hot food takeaway (use class A5) including installation of extraction /ventilation equipment and alterations to include installation of a new shop front.	<b>To grant</b> planning permission with conditions
4	31 - 39	06/17/00836	Trees adjacent to 27 and 29 Whistlestop Close, Mickleover.	Various works to trees protected by Tree Preservation Order no. 172.	<b>To grant</b> TPO consent conditionally
5	40 - 46	07/17/00981	46 Station Road, Chellaston.	Felling of a Sycamore tree protected by Tree Preservation Order no. 422.	<b>To grant</b> TPO consent conditionally
6	47 - 54	08/17/01140	1st Floor, 22 High Street, Chellaston.	Change of use of first floor from residential (Use Class C3) to hairdressers and beauty salon (Sui Generis use).	<b>To grant</b> planning permission with conditions

## **Committee Report Item No: 1**

**Application No: DER/02/17/00137**

**Type: Full Planning Application**

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### **1. Application Details**

**1.1. Address:** 159 Baker Street and land to the rear of 159-169 Baker Street, Alvaston.

**1.2. Ward:** Alvaston

**1.3. Proposal:**

Demolition of dwelling (159 Baker Street) and erection of 12 dwelling houses (Use Class C3).

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/02/17/00137>

**Brief description**

This full application for residential development relates to a “backland” site to the rear of residential properties at 159 to 169 Baker Street in Alvaston. The land is former garden and rear curtilage to the dwellings on Baker Street, which have been subdivided and is currently vacant land which is overgrown with vegetation. There is a single former outbuilding to the rear of the site. The site is a roughly rectangular area of land which is situated between the detached houses on Baker Street and the smaller terraced properties on Thorndike Avenue.

The site lies within a residential area of Alvaston, which lies south of London Road and is characterised by a variety of traditional housing, dating from the Victorian period through to relatively recent housing development. There is a footpath route between Baker Street and Thorndike Avenue which runs alongside the western site boundary and adjacent to No.169 Baker Street.

The proposal is to demolish the existing dwelling and associated outbuildings at 159 Baker Street and erect two blocks of terraced dwellings on land to the rear of the properties at 159 to 169 Baker Street. The two storey dwellings would all be three bedroom units, with accommodation in the roof space. The terraced blocks would brick and render facades, tiled rooflines with pitched dormers and full height gable features to the front and rear elevations.

The residents parking would be in the form of a private parking court, to the fronts of the dwellings, interspersed with landscaping. Two parking spaces per dwelling are to be provided. A single gated access driveway is proposed to be served off Baker Street on the site of the existing dwelling at No.159. This would form the sole access to the housing development. A bin storage enclosure with a hipped roof would also be sited alongside the access for the use of the residents.

This site has an extensive planning history for residential development, although none of the permissions have been implemented. An outline permission was first granted in 2005 (DER/03/05/00517) for 21 apartments and a subsequent outline for 4 dwellings and 8 apartments was granted, with only landscaping reserved (DER/07/08/00984). A reserved matters scheme for the landscaping was submitted and approved in 2012, under ref: DER/11/11/01315. This scheme has not been implemented and the permissions have now lapsed.

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The application is accompanied by an Ecological assessment and Design and Access Statement.

### **2. Relevant Planning History:**

<b>Application No:</b>	11/11/01315	<b>Type:</b>	Reserved Matters
<b>Status:</b>	Granted conditionally	<b>Date:</b>	19/03/2012
<b>Description:</b>	Erection of 4 dwelling houses, 8 flats and demolition of dwelling house (approval of reserved matters under outline application DER/07/08/00984 - landscaping)		
<b>Application No:</b>	04/11/00397	<b>Type:</b>	Outline Planning Permission
<b>Status:</b>	Refused	<b>Date:</b>	06/02/2012
<b>Description:</b>	Residential development (4 dwelling houses and 8 flats) and demolition of dwelling house (extension of time limit of previously approved application Code No. DER/07/08/00984/PRI by a further three years)		
<b>Application No:</b>	07/08/00984	<b>Type:</b>	Outline Planning Permission
<b>Status:</b>	Granted conditionally	<b>Date:</b>	14/11/2008
<b>Description:</b>	Residential development (4 dwelling houses and 8 flats) and demolition of dwelling house		
<b>Application No:</b>	11/07/02103	<b>Type:</b>	Outline Planning Permission
<b>Status:</b>	Withdrawn Application	<b>Date:</b>	17/03/2008
<b>Description:</b>	Residential development (demolition of dwelling house and erection of 10 apartments and 4 dwelling houses)		
<b>Application No:</b>	03/05/00517	<b>Type:</b>	Outline Planning Permission
<b>Status:</b>	Granted conditionally	<b>Date:</b>	26/05/2005
<b>Description:</b>	Residential development		

### **3. Publicity:**

Neighbour Notification Letter – 18 letters

Site Notice

Statutory Press Advert

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

Nine objections have been received to date, to the application, including objections from Cllr Graves and Bayliss. One supporting comment has also been received. The main issues raised are as follows:

- The formation of the access would compromise right of access to adjacent dwelling at No.157 and require removal of gates.
- Bin store location could be environmental hazard.

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- Loss of privacy and security to neighbouring properties
- Out of character with the surrounding area
- Loss of vegetation and wildlife from the gardens
- Increased traffic leading to highway dangers on local roads. Already a rat run
- Too many new dwellings in the local area
- Over intensive development and high density
- Loss of diverse hedgerow should not be allowed
- "Garden grabbing" development contrary to Local Plan
- New access would form a cross roads on Baker Street and be a traffic hazard.

## **5. Consultations:**

### **5.1. Highways Development Control:**

According to the Design & Access Statement, similar development (albeit a different configuration) has historically be accepted by the Highway Authority. The site is fronted by a 2.2m wide footway and falls towards the highway. Visibility in either direction exceeds the advised minimums. The site benefits from a dropped crossing arrangement across the entire frontage. (The construction may need to be strengthened to cope with additional vehicular movements).

The proposals are to construct a 5m wide private drive (with a 2m wide "footpath") and 24 parking spaces. The private drive is gated 5.5m back from the back of the highway (with the gates opening inwards).

In principle, the proposals remain acceptable to the Highway Authority although there are a number of small changes which will be required (these can be dealt with by appropriate conditions).

The applicant shows a bin store labelled "max 25m from main carriageway"; scaling from the plan, this is located in excess of 25m from the highway footway. Due to the gated arrangement it is unlikely that refuse will be collected from within the site. The Highway Authority therefore recommends that a temporary refuse/recycling collection area be provided fronting the site (off the footway) ~ it is suggested that this is located in the area fronting the wall adjacent to number 157. This will be conditioned accordingly.

As previously stated, the site falls towards the public highway. It is an offence under the Highways Act to permit water to flow out from a site onto and across the highway. Therefore the applicant/developer will need to put measures into place to prevent this occurring. I note that the application form states that storm water will be dealt with by sustainable means. No details appear to be advanced within the application. The applicant/developer should note that soakaways are not permitted closer than 5.0m to the highway boundary. A suitable condition will be required in respect of site drainage.

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### Recommendation:

The Highway Authority has No Objections to the development, subject to the following suggested conditions to secure hard surfacing and surface water drainage on the driveway, provision of parking and turning areas, soakaways at least 5 metres from the highway, footway crossing to the access and siting of refuse/ recycling areas and inward opening gates.

### **5.2. Natural Environment (Tree Officer):**

To enable proper consideration a BS 5837: 2012 a Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement is required.

The survey should include trees and hedges adjacent to the site as well as trees within the site.

The RPA formula is misquoted on the plan Dwg No: 28. They calculate the RPA as 12 x girth. This is wrong; RPA is calculated at 4 x stem diameter.

I am concerned that, as part of the landscaping on Dwg: 28, they have selected 4 x *Fraxinus augustifolia* to plant on site. Although these trees are visually attractive (good autumn colour and nice texture) they are prone to weak branch unions with associated branch failures.

### **5.3. Derbyshire Wildlife Trust:**

#### Further comments (May 2017):

Further to our response to the above application on 25th May 2017, we have received an email from a member of the public who lives close to Baker Street highlighting the presence of hedgehog using local back gardens. Hedgehog is a Species of Principal Importance and as such we would recommend that the proposed development of the above site incorporates hedgehog holes in all the fence gravel boards to ensure that hedgehog can move between the gardens easily. These only need to measure 13cm by 13cm and gravel boards can now be purchased that already incorporate these holes. I hope that it is not too late to incorporate this recommendation into the design layout or to set as a planning condition. As we previously mentioned within our response we also still recommend that native planting is incorporated into the landscaping scheme rather than the non-native planting that is currently proposed.

#### Original comments:

It is understood that there are proposals to demolish a dwelling and construct twelve new dwelling houses. A number of ecological surveys have been undertaken by Whitcher Wildlife in January 2008, May 2011, October 2013 and most recently in June 2016.

The site comprises a dwelling house and associated garden with sheds. The dwelling is assessed as having negligible potential to support roosting bats. However, two bat droppings were identified in the roof space during the 2011 survey; however no further evidence has been identified in subsequent surveys.

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No evidence of badger was recorded and there are no ponds within the site or in the surrounding area. The garden vegetation is considered to offer suitable bird nesting habitat.

It is considered that there is adequate ecological information in support of this planning application. If the Council are minded to grant planning permission for the proposed development it is recommended that the following conditions are attached to the permission.

No removal of vegetation that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Given that two bat droppings were identified in 2011 but no further evidence of bats has been recorded since, the likelihood of roosting bats is considered to be very low. A precautionary method of working should be employed during the demolition of the property and this should include a licensed bat worker supervising the removal of the roof covering to ensure that in the unlikely event that any bats are present, that they are not harmed. A condition should be secured that states "Prior to the main demolition of 159 Baker Street the roof covering shall be removed by hand under the supervision of a licenced bat worker. In the event that a bat or evidence of bats is identified then work will cease and advice will be sought from Natural England."

Paragraph 109 of the NPPF states that "The planning system should contribute to and enhance the natural and local environment by ....minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity".

A condition should be secured that ensures the provision of bat roosting and bird nesting features in the new properties. This could state "Prior to the commencement of development, a bat and bird enhancement strategy shall be submitted to and approved in writing by the LPA. Such approved measures must be implemented in full and maintained thereafter".

From reviewing the proposed layout which provides details of the planting scheme it is recommended that the non-native species are removed and instead native tree and shrub species are selected to be of maximum biodiversity benefit. This should be reflected in a revised layout plan.

## **6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

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### Derby City Local Plan Part 1 - Core Strategy (2017)

- CP1a) Presumption in favour of Sustainable Development
- CP3 Placemaking Principles
- CP4 Character and Context
- CP6 Housing delivery
- CP16 Green Infrastructure
- CP19 Biodiversity
- CP23 Delivering a Sustainable Transport Network

### Saved CDLPR Policies

- GD5 Amenity
- H13 Residential Development (general criteria)
- E17 Landscaping schemes

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC%202016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf)

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

<http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR%2017.pdf>

An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

## **7. Officer Opinion:**

### **Key Issues:**

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

- 7.1. Residential Policy Context**
- 7.2. Design and Amenity**
- 7.3. Highways and Parking**
- 7.4. Environmental Impacts**

### **7.1. Residential Policy Context**

Full permission is sought for residential development of twelve dwellings on a “backland” garden site on Baker Street, Alvaston. The site comprises of 6 rear gardens of a row of residential properties, Nos. 159 – 169, which are a mix of detached houses. The rear gardens are currently very long and some are substantial



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in size. The land does not appear to have been used as garden to the properties for a long period of time and is over grown with vegetation. The site lies within an established residential area, which comprises a variety of traditional housing from the Victorian period to the 20<sup>th</sup> Century.

There have been previous planning permissions for residential development on this site, for both houses and apartments dating back to 2005. The most recent outline and reserved matters permissions (DER/04/11/00397 & DER/11/11/01315), granted in 2012 have now lapsed. Those schemes along with the current proposal involve the demolition of No.159 Baker Street, to form the access into the development site. The current scheme is for 12 terraced houses, arranged in two blocks with a parking court to the frontage and private rear gardens. The development would be served off a single private access drive from Baker Street which is proposed to be gated.

The principle of residential development on this former garden land has been established by the previous permitted history of housing schemes, most recently granted 5 years ago. It is therefore considered to be an acceptable location for new residential development, subject to compliance with the normal design and amenity criteria.

A new Local Plan has been adopted since the last permission was granted on this site for residential development. The Derby City Local Plan – Part 1 (DCLP) includes relevant policies CP3 and CP4 which are related to design and context. Saved Policies H13 and GD5 within the City of Derby Local Plan Review (CDLPR) are still relevant and set out the criteria for ensuring high quality urban design and safeguarding local amenity. The development should also be in line with the overarching guidance in the NPPF and the concept of sustainable development which runs through the framework.

### **7.2. Design and Amenity**

The proposed residential development would involve the demolition of a detached dwelling fronting Baker Street (No.159) to form the principal access to the site. The existing dwelling is an early 20<sup>th</sup> Century property with separate garage, which is part of a continuous row of differing house types, with a long narrow rear gardens. The dwelling is typical of the period and does not have any particular distinctiveness, which is worthy of retention.

The access road would serve a linear row of twelve terraced dwellings, to the rear of the existing properties at 161- 169 Baker Street. The dwellings would be formed in two blocks which are of similar traditional design. The development site is relatively flat, similar to the levels of the existing properties in the vicinity of the site, such that the relationship of the proposal to the adjacent dwellings would be at comparable floor levels.

The new buildings would be two storey with accommodation in the roof space and projecting gable features to book end each block. The elevational treatment is to be traditional in appearance, with conventional brick and pitch tiled roofline, small dormers in front and rear elevations and porch canopies. Each of the new dwellings would have small private rear gardens. The height of the dwellings to the ridge would be up to 8.5 metres (approx.). The overall height and scale of the proposed terraced

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dwellings appears to be comparable to that of the existing houses on Baker Street and on Thorndike Avenue, which lie to the south of the site. The traditional approach taken to the design and elevational treatment also reflects the character and form of other residential properties in the surrounding area.

Due to the siting and layout of the proposed housing to the rear of existing residential properties, the new dwellings would only be partially visible from the nearby streetscene of Baker Street and Thorndike Avenue. The terraced block to the western end of the site would also be viewed from the pedestrian route alongside the boundary of the site. In the context of the surrounding residential area and the density and scale of existing housing, I am satisfied that the proposal would not be unduly prominent or visually intrusive in the locality. The development would in my opinion, integrate successfully into the existing townscape, in terms of both its design and scale and meet the place making intentions and urban design aspirations of both Policies CP3 and CP4.

In terms of residential amenity, the main impacts of the development would be on the existing houses to the front and rear of the site on Baker Street and Thorndike Avenue. The length of the former gardens of the properties on Baker Street are extensive and are such that the site is sufficient depth to provide the required minimum distances for protecting privacy of neighbours. The proposed terrace of dwellings is to be arranged in a linear row which fronts onto the rear gardens of the properties on Baker Street. To the front of the new dwellings is a private parking court about 12 metres in depth from the shared boundary with 161- 169 Baker Street. The rear gardens of the Baker Street houses are between 20-30 metres long, bearing in mind that they have differing footprints. The distance between front principal windows of the new dwellings and the rear elevations of the existing houses would be around 30 to 40 metres depending on the footprint of the each house on Baker Street. On Thorndike Avenue, the terraced houses which back onto the development site have rear gardens which are about 13 to 16 metres in length. The proposed dwellings are to have 10 metre rear gardens, so the resulting distance between rear habitable room windows would be around 23 to 26 metres. The relationship of the development with both sets of existing dwellings would be in excess of the minimum standard normally required to maintain privacy. I am therefore satisfied that there would not be unreasonable overlooking of the existing properties, from the proposed housing, despite the concerns expressed by nearby residents. The proposal is therefore reasonable on amenity grounds and in line with the requirements of saved Policy GD5 of the CDLPR.

### **7.3. Highways and Parking**

The proposed housing would be served off a private access road from Baker Street and parking court to the front of the dwellings, with two parking spaces per unit. The access road is to be 4.8 metres width with a 2 metre footway on one side. It would have a gate fronting onto Baker Street. The design and layout of the access road is largely unchanged from the previous permitted housing schemes on the site.

The Highways Officer has not raised any issues with the principle of the proposed access and parking arrangement. There are also no concerns raised about the potential traffic generation arising from the development, which is likely to be low for

this number of houses. The Officer is seeking some further details of the bin storage arrangement, to ensure that the refuse collection is accessible from the highway. A bin store is currently proposed alongside the private access road, although means of access from the highway will need to be confirmed. These details can appropriately be dealt with via a planning condition. Other highway design requirements have also been requested by means of suitable planning conditions. The proposal is therefore considered to be in accordance with the transport requirements of Policy CP23 of the DCLP.

#### **7.4. Environmental Impacts**

The proposed development would involve the demolition of the existing dwelling and associated outbuilding, as well as the removal of vegetation on the site. In order to assess the potential impacts on any protected species and habitat within the site, an ecological report has been undertaken and submitted with the application. Derbyshire Wildlife Trust has considered the findings of the report and is satisfied with the conclusions. I note that some evidence of bats was found during the survey and therefore the Trust recommends a condition to ensure works to demolish the dwelling (No.159) are carried out under supervision of a qualified bat worker. This can be controlled via a suitable planning condition. They do not recommend any further survey work and suggest conditions be attached to provide biodiversity enhancement measures as part of the development in addition to the bat protection. Subject to these conditions I am satisfied that the proposal would accord with the ecological intentions of Policy CP19 of the DCLP.

There are a small number of trees on the site and this group in the south east corner are to be retained in the rear gardens of two of the plots. The Tree Officer has considered the tree implications and does not raise any specific concerns about the impacts on trees, although he has requested that further arboricultural assessment and tree protection details are submitted to fully assess the implications on the trees within and adjacent to the site. Bearing in mind that the trees on the site currently have limited public amenity value and the previous permitted schemes for housing on the site, I am satisfied that the tree implications can appropriately be dealt with in this case by means of suitable planning conditions. I am also mindful that the proposal includes a landscaping scheme for the car parking court and access road, which has tree and shrub planting. This provides opportunity to enhance the landscape value of the site, by introducing new planting into the amenity areas. Whilst tree species are indicated on the layout drawing, the inclusion of native planting is desirable and can be secured through the inclusion of a landscaping condition. Overall, I am satisfied that the proposal would make provision for retention of existing trees and introduce new planting through a suitable landscaping scheme, in line with the intentions of Policy CP16 of the DCLP.

**8. Recommended decision and summary of reasons:**

**8.1. Recommendation:**

- A. **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 below and to authorise the Director of Governance to enter into such an agreement.
- B. **To authorise** the Director of Strategy Partnerships, Planning and Streetpride to **grant permission** upon conclusion of the above Section 106 Agreement.

**8.2. Summary of reasons:**

The proposal is an acceptable form of residential development in this established residential area, in terms of its design, layout, scale, landscaping and access arrangement. The development would not have an unreasonable effect on residential amenity or on highway safety and would safeguard other environmental interests, including protected species and trees.

**8.3. Conditions:**

- 1. Standard condition ( 3 year permission)
- 2. Standard condition (Approved plans)
- 3. Standard condition (Details of external materials to be agreed)
- 4. Standard condition (Details of boundary treatment to be agreed)
- 5. Standard condition (Details of landscaping scheme to be agreed, notwithstanding scheme submitted with application, to include native tree and shrub planting and hard surfaced areas)
- 6. Standard condition (Implementation and maintenance of landscaping scheme submitted under condition 5)
- 7. Arboricultural Implications Assessment and Method Statement to be submitted for trees and hedges to be retained on the site and implemented in accordance with agreed details.
- 8. Tree protection scheme to be submitted for trees and hedges to be retained and agreed in accordance with BS 5837:2012 and implemented before development commences.
- 9. All drives and parking areas to be surfaced in hard bound material a minimum 5 metres from the highway and drained with provision to prevent discharge of surface water onto public highway.
- 10. Parking and turning areas to be provided before development is brought into use.
- 11. Any soakaway to be located at least 5 metres from the highway boundary.
- 12. Vehicle dropped crossing to be made available for use at access before development is brought into use.

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13. A suitable refuse and recycling area is to be provided to rear of highway boundary before development is brought into use.
14. Any gates at access point shall open inwards only and set back 5.5 metres from the highway boundary.
15. Removal of roof of 159 Baker Street to be under supervision of licenced bat worker.
16. Details of a wildlife enhancement strategy to be submitted and agreed to include bird and bat nesting features and hedgehog holes in boundaries.

### **8.4. Reasons:**

1. Statutory time limit.
2. For avoidance of doubt.
3. To ensure satisfactory appearance of the development.
4. To ensure satisfactory appearance of the development.
5. To ensure a satisfactory appearance of the development in interests of visual amenity
6. To ensure a satisfactory appearance of the development in interests of visual amenity
7. To ensure the protection of trees on and around the site
8. To ensure protection of trees before and during construction
9. To prevent discharge of surface water onto highway in interest of highway safety.
10. To ensure provision of parking and turning on site and prevent obstruction of highway.
11. In interests of highway safety
12. In interests of highway safety
13. To ensure benefits for residents of the refuse/ recycling scheme.
14. In interests of highway safety
15. To safeguard protected species on the site
16. To enhance biodiversity on the site and in interests of visual amenity.

### **8.5. Informative Notes:**

#### **Notes To Applicant**

- N1. The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code.

Correspondence with Highway Authority should be addressed to:

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HighwaysDevelopmentControl@derby.gov.uk

- N2. The development makes it necessary to improve a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact StreetPride at Derby City Council to apply for a vehicle access under Section 184 of the Highways Act 1980 (as amended) to arrange for these works to be carried out. Contact [maintenance.highways@derby.gov.uk](mailto:maintenance.highways@derby.gov.uk) tel 03332 006981
- N3. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.
- N4. The consent granted will result in the construction of new buildings which need naming and numbering. To ensure that any new addresses are allocated in plenty of time, it is important that the developer or owner should contact [traffic.management@derby.gov.uk](mailto:traffic.management@derby.gov.uk) with the number of the approved planning application and plans clearly showing plot numbers, location in relation to existing land and property and the placement of front doors or primary access on each plot.

### **Wildlife Impacts:**

No removal of vegetation that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

### **8.6. S106 requirements where appropriate:**

The agreed Heads of Terms are as follows:

- Off-site Incidental Open Space
- Off-site Public Realm
- Improvements to A6/ London Road Transport corridor towards cycling and pedestrian facilities and public transport.

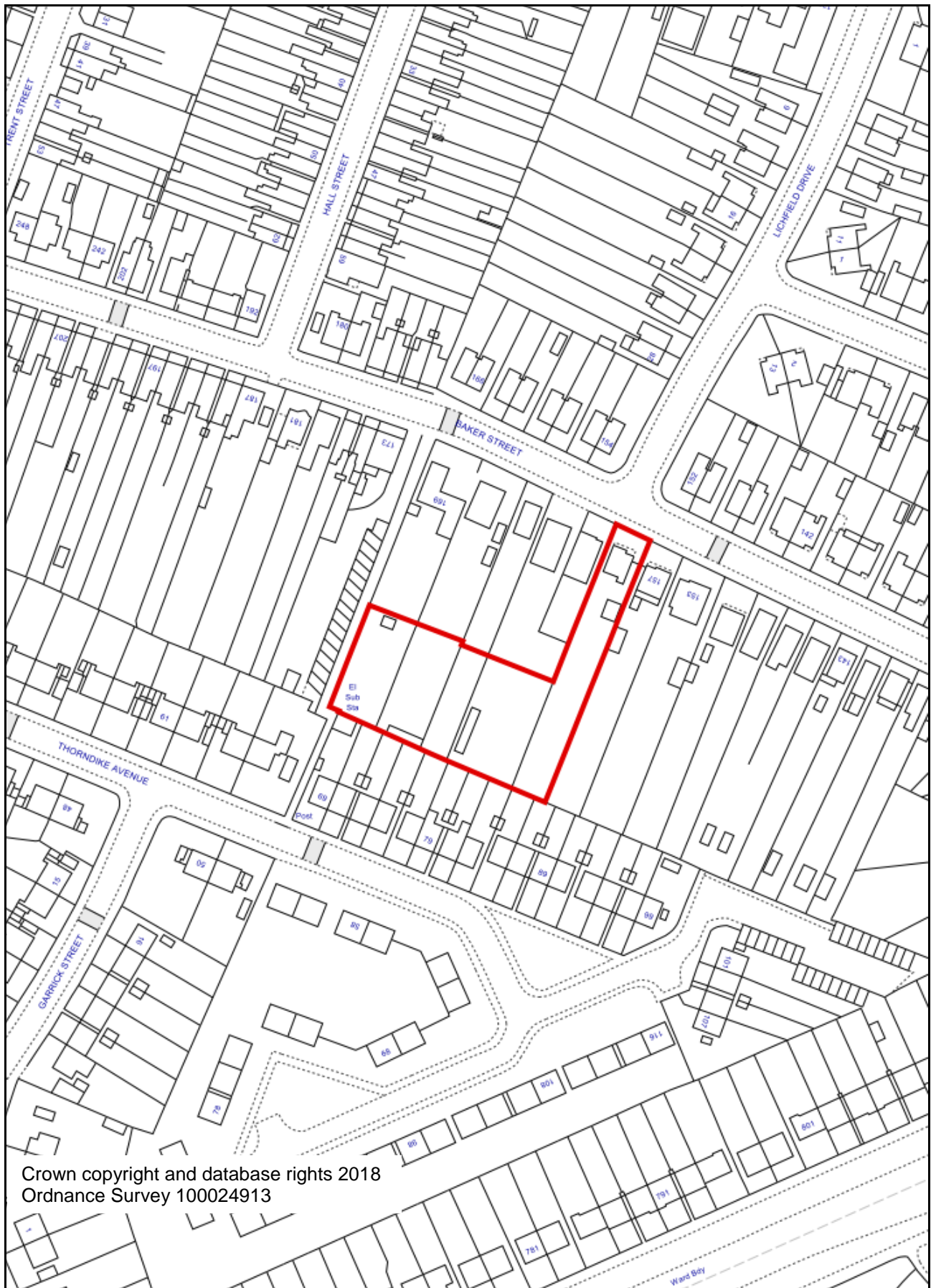
### **8.7. Application timescale:**

An extension of time for a decision has been agreed with the applicant until the 1 February 2018.

**Committee Report Item No: 1**

**Application No: DER/02/17/00137**

**Type: Full Planning  
Application**





## **Committee Report Item No: 2**

**Application No: DER/09/17/01235**

**Type: Full Planning Application**

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### **1. Application Details**

**1.1. Address:** 17 Shardlow Road, Alvaston

**1.2. Ward:** Alvaston

**1.3. Proposal:**

Change of use from a taxi hire business (sui generis use) to a hot food takeaway (use class A5) including installation of extraction/ventilation equipment and other external alterations.

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01235>

**Brief description**

Full planning permission is sought for the change of use of no. 17 Shardlow Road from a taxi hire business (sui generis) to a hot food takeaway (use class A5). The application also seeks permission for external alterations to the shop front and the installation of extraction/ventilation equipment to the rear of the property. Amended plans, (Revision C) have been received during the life of the application which relocates the condenser unit from the roof of the single storey element to the rear elevation. The application seeks permission to operate between the hours of 11.00 am and midnight Monday to Sunday.

The existing shopfront would be altered to accommodate the new store and the alterations would include the installation of aluminium frames allowing for two large square window panes and an entrance door. The ventilation/extraction equipment includes the insertion of two extract grilles and the installation of an air conditioning unit on the single storey extension to the rear of the building. The extract duct, measuring 500mm diameter, would run externally and horizontally upon the roof of the single storey structure, and would be 5.6m in length. Carbon filters would be installed within the extract duct. An externally mounted thermostat controlled compressor unit would be positioned to the lower rear of the building measuring 1m by 400mm. An air grille would be situated upon the rear wall of the rear single storey structure. A full specification document of the extraction and ventilation system is provided within the submission. Other alterations to the building include the removal of windows in the single storey element on the rear and side elevation.

The application site is located on the western side of Shardlow Road within the Alvaston District Centre. The unit was previously occupied by a taxi hire business however has been vacant for a period of time. The unit is located within a terraced block of 10 two storey units; one of which is vacant and the rest comprising a Post Office, Boots Chemist, Cycle Shop, Betting Shop, Charity and other retail units with ancillary storage and residential at first floor. Communal parking is located to the frontage of the units and a garage forecourt is located to the rear however these are outside of the application site. To the rear of the application unit is a yard and store.. Other residential properties are located on Beech Avenue, some 32 metres from the rear elevation of the application property to the closest residential property on Beech Avenue.



## **Committee Report Item No: 2**

**Application No: DER/09/17/01235**

**Type: Full**

### **2. Relevant Planning History:**

<b>Application No:</b>	DER/03/15/00397	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Refused	<b>Date:</b>	31/07/2015
<b>Description:</b>	Change of use from a taxi hire business (Sui Generis use) to a hot food takeaway (Use Class A5), installation of shop front, extraction/ventilation equipment and external alterations		

<b>Application No:</b>	DER/03/13/00235	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	25/06/2013
<b>Description:</b>	Change of use from offices (Use Class A2) to a taxi hire service (Sui Generis)		

<b>Application No:</b>	DER/02/13/00145	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	25/06/2013
<b>Description:</b>	Change of use from offices (Use Class A2) to a hot food takeaway (Use Class A5)		

### **3. Publicity:**

Neighbour Notification Letters sent to 2 neighbouring properties as part of the initial consultation (sent 26/09/2017) and a further 19 neighbour notification letters were sent as part of the second consultation (sent 25/10/2017).

Site Notice displayed on street light column erected 29/09/2017

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

A total of 17 objections have been received. Councillor Bayliss and Councillor Graves have also submitted objections. The main points raised include:

- Commonly referred to as 'Take away City'
- No-where in Alvaston precinct is acceptable
- The District Centre has reached saturation point with hot food premises
- Negative impact on health
- Increase in litter
- Impact on car parking spaces
- It would lead to increased noise and smells for nearby residential properties
- Affects the viability of the Centre and impacts nearby retail units
- Other uses more appropriate
- Too many A5 uses already
- Attract antisocial behaviour
- Already a Domino's pizza in Alvaston

## **Committee Report Item No: 2**

**Application No: DER/09/17/01235**

**Type: Full**

- 
- Dead frontage during normal shopping hours

### **Councillor Bayliss:**

I note that this time the arguments are that particular row of shops does not contain a hot food shop and they can only count 9 in the district centre. There are 73 retail locations that cover the district centre from the round house at one end and the Blue Peter island. Of these 15 serve hot food to take away:

- |  |  |
|--|--|
| 1. Pegg Sues café                          | 9. Li Fish Bar   |
| 2. Wonderful Kitchen                       | 10. Dixey Chicken  |
| 3. Steve's Fish Bar & Diner                | 11. Blue Peter <i>(especially now it has its pizza oven granted A4 Drinking establishment)</i> |
| 4. Wokaholic                               | 12. The Café on Eden Street  |
| 5. Alvaston Kebabs                         | 13. Pizza Place next to Corals   |
| 6. Imperial Dragon                         | 14. Mrs B's Café   |
| 7. Gillys Griddle                          | 15. Spice Hut  |
| 8. Birds <i>(granted an A1 Retail Use)</i> |  |

That is 20.5% of the units even if we take out the three cafes that gives 16.4%. The addition of a sixteenth such establishment is unacceptable and the effect on the trading environment is that up to 20% of the units can be closed during day time trading and that we have to draw the line somewhere. The proliferation of take aways has changed the trading nature of the district centre and has not complimented traders wishing to trade in normal daylight hours. Please refer this to the Planning committee please and I would wish to speak.

### **Councillor Graves:**

- Over concentration of hot - food takeaways in the area,
- The provision of another takeaway would result in the loss of space for A1 retail,
- Opening hours of takeaway would create dead frontage during the day,
- Increased noise, traffic, pollution, litter and odour,
- Health issues of fast food,
- Affect the viability of Alvaston District Centre,
- Introduction of another A5 unit will impact on nearby retail units,
- District centre has reached saturation in regards hot food shops, any more will negatively affect the viability of the centre,
- Further hot food shops give an appearance of a closed shopping centre during the day,
- Increase in litter, traffic, impact on car parking spaces.

**5. Consultations:**

**5.1. Highways Development Control:**

To the frontage of the units there is approximately 21 parking bays, which restricts parking to a maximum of 30 minutes, other than for disabled parking spaces. This restriction is in place to allow for a good turnover of short stay parking for visitors wishing to use the shops within the District Centre. I don't believe that this proposal will present any problems regarding parking, congestion or safety as many of its customers will be arriving at off peak times. Recommendation: This proposal creates no significant highway implications and therefore there are no objections.

**5.2. Environmental Services (Health – Pollution):**

I refer to the report submitted in support of the above planning application/consent: *Acoustic report for proposed mechanical services equipment to be installed to serve Domino's Pizza at 17 Shardlow Road, Alvaston, Derby, DE24 0JG*. Ref. 15089-003, dated October 2017. Authored by Philip Acoustics Ltd. The report discusses the proposed change of use in terms of the noise-making equipment that will be installed as part of the development. A BS4142 assessment is made of the cumulative effect of various mechanical plant pieces serving the proposed takeaway. Comments are also made on equipment vibration. The assessment is made with regards to the closest residential receptor – a flat above the proposed development. Representative background noise was determined to be 42dBLA90 from 11am to 12 midnight (being the time all plant would be active); and 37dBLA90 post midnight (during which only the condenser would be active). The report calculates the effect of **specified plant, with specified acoustic measures** on the nearest receptor. The BS4142 rating levels are derived as being 40dBA (all equipment) and 32dBA (condenser only), showing both levels to be below the representative background values, and therefore indicative of a low impact.

To prevent the passage of vibration into structurally linked properties; isolation measures are also detailed for all plant.

Conclusions and Recommendations Given the above, I would recommend the following pre-commencement condition(s): Given the proximity to residential properties, and the potential for noise disturbance, measures designed to control and/or minimise breakout noise and vibration from the proposed development shall be incorporated into the construction. These measures shall be based upon the findings, recommendations and specified measures of the submitted noise assessment report (Philip Acoustics Ltd ref. 15089- 003, October 2017). These measures should ensure that vibration is minimised, and that the highest permissible rating level at the closest dwelling does not exceed the values presented in that report. A post-installation verification report shall be submitted for approval prior to occupation of the development.

**6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

**Derby City Local Plan Part 1 - Core Strategy (2017)**

CP3	Placemaking Principles
CP4	Character and Context
CP5	Regeneration of Communities
CP12	Centres
CP15	Food, drink and the Evening Economy
CP23	Delivering a Sustainable Transport Network

**Saved CDLPR Policies**

GD5	Amenity
T10	Access for Disabled People

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC%202016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf)

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

<http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR%2017.pdf>

An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

**7. Officer Opinion:**

**Key Issues:**

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

**7.1.** Viability and viability of the Alvaston District Centre

**7.2.** Highway implications

**7.3.** Impacts on residential amenity

**7.4.** Planning Balance

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**7.1. Vitality and Viability of the Alvaston District Centre**

The site of the proposal is in a District Centre primary frontage. Policies CP12 and CP15 are particularly relevant to this application. The proposal is for a change of use from one non-retail use to another and as such would not have any effect on the retail function of the Centre. With regards to food and drink uses within this centre, the situation has not shown any particular change from when a directly comparable application was made in relation to this unit in 2015. I have noted there are a number of anchor stores that continue to retain the primary retail function of the district centre including the Co-op, Tesco Express and Iceland along with a number of high street chains including Boots, Birds and Hallmark.

The applicant's agent has, as part of the application, submitted a survey of the centre that indicates that of the 69 units 41 (59%) are in A1 use, 1 (1.5%) A3, 1 (1.5%) A4 and 9 (13%) in A5 use. These are comparable to the most recent Council survey undertaken, albeit in January 2017, of 38 (55%), 2 (2%) 1 (1%) and 9 (13%) respectively. The proposal would lead to the number of A5 uses increasing to 10 (14.5%). Other District Centres show a range of 10-15 % A5 uses within the centre as a whole and so this level would not necessarily be out of the ordinary.

Within the parade of 10 units on Shardlow Road, in which the application site sits, the existing uses currently comprise of 1 vacant unit (the application site), 8 units in A1 shop use and a single A2 bookmakers. Even if this A5 uses is implemented, the proportion of non- A1 uses, across the whole centre would still be less than 50% of the total. The existing mix of retail and complementary uses serving a local need suggests there is an intrinsic vitality to the Centre. On this basis the vitality and viability of the District Centre would not be lost through the removal of a shopping function, since the unit is currently in a sui generis use. The implementation of the proposed use would not have any impact upon the proportion of units in non - A1 use as the existing use is a taxi office (sui generis use), which is already outside the A1 use class. Therefore there is no loss or gain of A1 in the District Centre.

Overall, Alvaston District Centre remains in a healthy state and I am satisfied that the proposed A5 use for 17 Shardlow Road, would not undermine the vitality and viability of the Centre. The proposal would not in my opinion lead to an over concentration of hot food and drink uses along this parade area within the District Centre and the provisions of Policies CP12 and CP15 on this occasion would be satisfactorily met.

**7.2 Highway Implications**

In terms of parking and servicing issues, currently there are 21 off-street car parking bays to the front of the parade of units, all of which restrict parking to a maximum of 30 minutes. It must be noted, that within peak times the car parking spaces are heavily utilised however the flow of traffic movements is controlled by parking restrictions. Some third parties have commented that the proposed change of use would add to parking congestion in the parking bays to the front of the units, but there is little evidence this proposed development would create/or add to significant parking demands. The Highways Officer has not raised any objection to the proposed change of use of the taxi office to a hot food use on the basis that this proposal has no adverse highway safety or parking implications. The proposed use is therefore considered to accord with the requirement of Policy CP23.

### **7.3 Impacts on Residential Amenity**

There is residential accommodation directly above the proposed hot food takeaway and as such there is a potential for noise disturbance to future residents. In accordance with Environmental Health comments, a noise survey has been submitted and reviewed. The report discusses the proposed change of use in terms of the noise-making equipment that will be installed as part of the development. A British Standard 4142 assessment is made of the cumulative effect of various mechanical plant pieces serving the proposed takeaway. Comments are also made on equipment vibration. The assessment is made with regards to the closest residential receptor – a flat above the proposed development. Beyond the site boundary are rear garden areas serving dwellings along Beech Avenue. The furthest rear part of the application property to the nearest garden (No.7 Beech Avenue) is approximately 15m and approximately 32m to the dwelling of No.7. A car park area separates the application site to the rear amenity garden space of those properties along Beech Avenue.

This proposal is likely to offer an intensification of the late night activity on a more regular basis, which is likely to result in some loss of amenity for those neighbouring residents beyond what they experience now. The proposal would also introduce a further source of cooking smells into the locality. Although the impact of cooking smells can be reduced by the use of efficient odour control extraction and ventilation equipment, there is usually a persistent level of background odour associated with hot food A5 uses that can be unpleasant and persistent for neighbouring occupiers. In this case, the proximity of the neighbouring residential properties No's 5 to 11 Beech Avenue windows and rear private amenity area could potentially be adversely effected by the transmission of odours. Likewise, the residential properties at first floor level above the application property would be closely situated to the proposed ventilation duct system. Yet I note from my site visit that there are no other ventilation extract systems upon any of the buildings along this parade. So, the proposed equipment would not lead to a proliferation as to be significantly harmful in amenity terms. The distance of approximately 30 - 32m between the proposed extraction duct and rear windows of No.5, 7 and 9 Beech Avenue is reasonable in this instance. Generally, the co-existence of residential properties in proximity to the commercial units along this part of Alvaston District Centre is long established and an existing situation. Indeed, Members will note from the site history that a hot food takeaway use was approved here in 2013.

Environmental Health comment on the suitability of the ventilation equipment and state that 'the assessment and calculations are suitable for the proposed development, and demonstrate that the development is acceptable in acoustic terms. Moreover, Environmental Health have not raised any concerns in regard to the impact of the hot food use on resident's living conditions. The layout and siting of the ventilation/extraction flue and equipment is considered to be acceptable and would be an adequate distance from the first floor flat and rear aspects of Beech Avenue properties to minimise any disturbance from odours, noise and smells. As such this would address the requirements of Policy GD5.

I note the recommended conditions from Environmental Health and consider that these can be consolidated into one condition under condition 4, as set out in Section 8 of this report.

**7.4. Planning Balance**

I have duly considered the objections made elected members and third parties and understand their concerns with regards the concentration of hot food takeaways in the Alvaston District Centre. I appreciate these concerns, however on balance it is not felt that the acceptance of this change of use would lead to an overconcentration of A5 uses. Furthermore, as the unit is currently in use as taxi hire business which is a sui generis use there would be no actual loss of A1 (retail). Given the activity within the district centre I would conclude that the district centre is in a healthy state and there is no policy objection to such a change.

There are no concerns with regards to noise, impacts on residential amenity and highway safety.

The proposal has been considered against The National Planning Policy Framework, the policies contained within the Adopted City of Derby Local Plan Review and the City of Derby Local Plan and all other material considerations as summarised above. I see no reason to resist the change of use of no. 17 Shardlow Road from a taxi hire business to a hot food takeaway. The proposal is considered to be comply with relevant planning policy and subject to compliance with conditions is an acceptable form of development.

**8. Recommended decision and summary of reasons:**

**8.1. Recommendation:**

**To grant** planning permission with conditions.

**8.2. Summary of reasons:**

The proposal has been considered against the following Adopted City of Derby Local Plan Review policies, the National Planning Policy Framework where appropriate and all other material considerations. The proposed change of use of no. 17 Shardlow Road from Sui Generis to A5 is considered to be acceptable given the sites location in the main District Centre in a length of properties with various uses, none of which are A5. Furthermore the proposal is considered to be acceptable in terms of highway safety, amenity and policy terms and broadly accords with the relevant saved policies and of the City of Derby Local Plan Review and adopted Core Strategy Part 1.

**8.3. Conditions:**

1. Standard condition 03 (three year time limit)
2. Standard condition 100 (approved plans)
3. Unique condition 1 (details of sound insulation measures)

**8.4. Reasons:**

1. Standard reason E56 (time limit reason)
2. Standard reason E04 (avoidance of doubt)
3. Standard reason E07 (residential amenity)

**Committee Report Item No: 2**

**Application No: DER/09/17/01235**

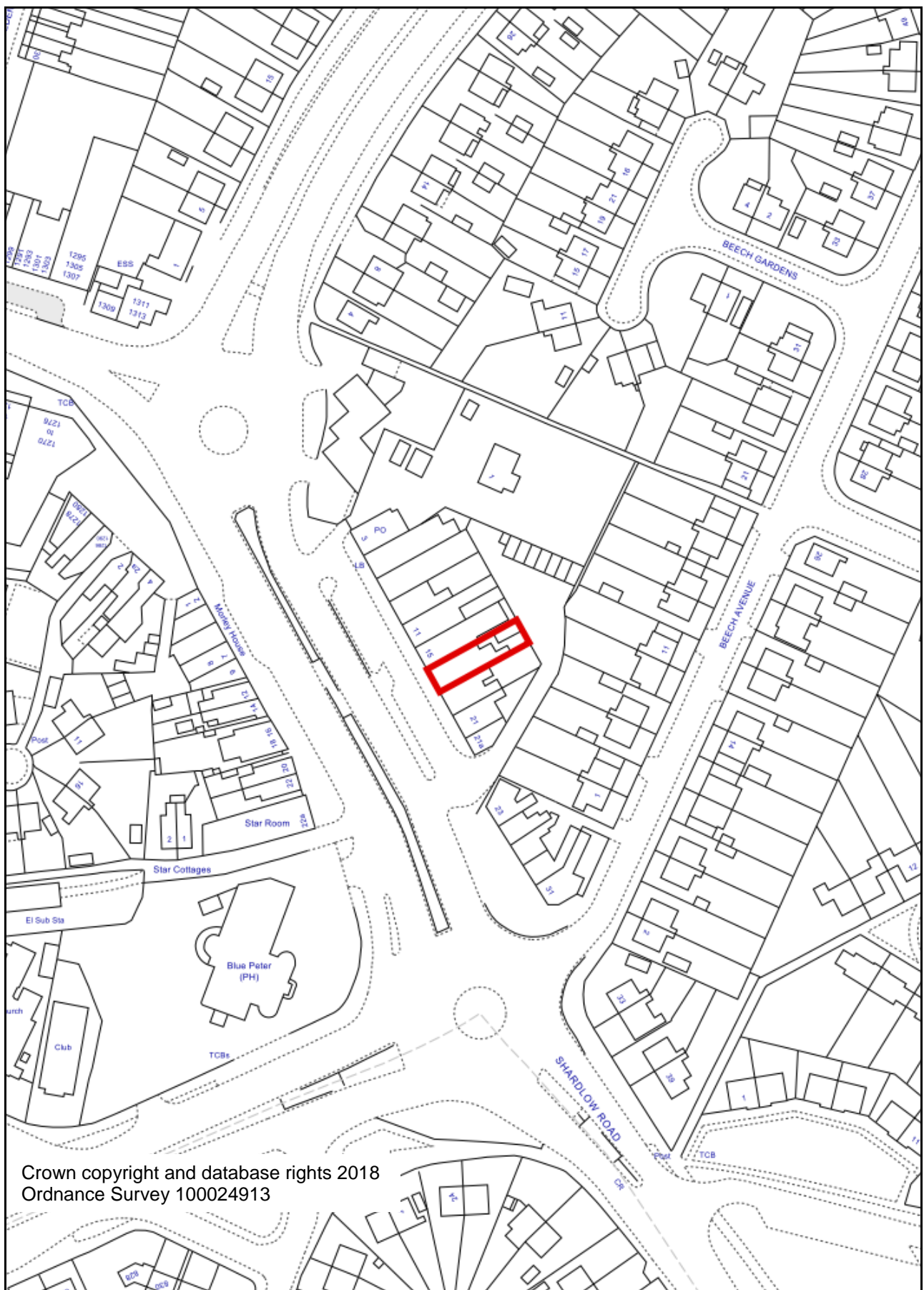
**Type: Full**

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**8.5. Application timescale:**

The application 8 week target date was 20 November 2017 and is brought before committee due to Councillor objections and the number of third party representations. The Local Planning Authority has sought to agree an extension of time with the applicant until 19<sup>th</sup> January 2018. An update will be given at committee in respect of the extension of time.





## **Committee Report Item No: 3**

**Application No:** DER/09/17/01166

**Type:** Full Planning Application

### **1. Application Details**

**1.1. Address:** 15 Uttoxeter Road, Mickleover

**1.2. Ward:** Mickleover

**1.3. Proposal:**

Change of use from bank (Use Class A2) to a hot food takeaway (Use Class A5).  
Installation of extraction/ventilation equipment and other minor external alterations.

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/09/17/01166>

**Brief description**

Planning permission is sought to change the use of this vacant building from a bank to a hot food takeaway and to install new extraction/ventilation equipment. The property is located within the designated Mickleover District Centre. It is a detached, flat roof building situated to the side of a terraced row of shops including a hot food takeaway, a takeaway/restaurant, a Post Office, a bakery, a furniture shop, bank, optician and a charity shop. Limes Court flats lie to the rear of the building. Local land levels are uneven, sloping downwards in a south easterly direction so that the flats are at a lower level than the application site. The site includes a small parking area to the side of the building, accessed from Limes Avenue. There is a small grassed area to the front of the building. Access to the building is via two shallow steps or a ramp.

The building has windows on all sides. The north eastern side elevation faces the side of the Ocean Fresh take away/restaurant which accommodates a number of flues/extraction equipment. Limes Court has a number of windows overlooking the site.

### **2. Relevant Planning History:**

<b>Application No:</b>	07/15/00883	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	28/08/2015
<b>Description:</b>	Installation of ATM		
<b>Application No:</b>	05/11/00623	<b>Type:</b>	Advertisement Consent
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	22/07/2011
<b>Description:</b>	Display of 2 internally illuminated fascia signs and various non illuminated signs		
<b>Application No:</b>	05/98/00553	<b>Type:</b>	Full Application - Article 4
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	19/06/1998
<b>Description:</b>	Provision of new external ramped and stepped access to bank		
<b>Application No:</b>	10/97/01274	<b>Type:</b>	Advertisement Consent
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	14/11/1997
<b>Description:</b>	Display of 2 internally illuminated fascia signs and 1 name plate		

### **Committee Report Item No: 3**

**Application No: DER/09/17/01166**

**Type: Full Planning  
Application**

<b>Application No:</b>	10/93/1355	<b>Type:</b>	Advertisement Consent
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	23/11/1993
<b>Description:</b>	Display of various internally illuminated signage		
<b>Application No:</b>	06/89/01043	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Granted	<b>Date:</b>	13/02/1978
<b>Description:</b>	Installation of ATM		
<b>Application No:</b>	10/82/01112	<b>Type:</b>	Advertisement Consent
<b>Decision:</b>	Granted	<b>Date:</b>	25/10/1982
<b>Description:</b>	Display of internally illuminated fascia sign		
<b>Application No:</b>	01/78/00036	<b>Type:</b>	Advertisement Consent
<b>Decision:</b>	Granted	<b>Date:</b>	13/02/1978
<b>Description:</b>	1 Projecting Sign		

### **3. Publicity:**

Neighbour Notification Letter

Site Notice

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

17 Objections received. Objections can be summarised as follows:

- The proposal involves the loss of a bank
- It would encourage anti-social behaviour, with particularly negative impacts for local elderly residents
- The Council should be sorting out the vacant site across Limes Avenue
- Residential properties above the shops in The Parade would be inconvenienced by noise levels from late night deliveries, particularly since no other units offer a delivery service and the other takeaways close at 11pm.
- Parking would be chaotic
- Delivery vehicles would add to traffic problems
- There is no need for additional hot food takeaways
- The area already endures anti-social behaviour with youths congregating
- There is already a Domino's pizza that will deliver to Mickleover.
- Inadequate parking for residents
- The smell from the chip shop is unpleasant and this would add to the problem
- The take away would detract from the community feel of the area
- Litter problems would increase

## **Committee Report Item No: 3**

**Application No: DER/09/17/01166**

**Type: Full Planning Application**

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- The use would detract from the vitality of the centre during the daytime
- Noise pollution would increase
- Risk of crime increasing
- A different type of shop would be better, for example a Wilkinson's
- The introduction of new extractors/ventilation would be an eyesore
- An independent retail outlet would be preferable

### **5. Consultations:**

#### **5.1. Highways Development Control:**

The following comments are made in relation to drawing 13254-PL-006 and 13254-PL-002 unless otherwise stated. The application is to change the use of a property from a bank to a hot food take away. There are three parking spaces within the existing property layout which will remain in use for staff, delivery vehicles and customers. The location forms part of the District Centre in Mickleover, where there are parking spaces available on the parade; however these are intended to serve all of the businesses and are very intensively used during the day. The unrestricted areas of Limes Avenue are already in high demand by local residents. The road and parade parking should not be considered essential to the proposal as they do not form part of the footprint of the property and can be subject to change.

Representation has been made by members of the community, many of which have raised concerns about the increase in parking pressure. The change of use will result in an increase in the demand for parking in the area; however, the peak demand is likely to be in the evening when other businesses in the area are closed.

There are existing parking restrictions on Uttoxeter Road and Limes Avenue, where enforcement action can be taken if appropriate. These restrictions would discourage takeaway customers from blocking the junction and access with inconsiderate parking. The additional parking pressure may cause an inconvenience, but with the existing restrictions in place, the change of use does not present a significant risk to highways safety.

Should planning permission be granted, I would recommend the following condition:

No part of the development hereby permitted shall be brought into use until the cycle and motorcycle parking layout as indicated on drawing 13254-PL-002 has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles and motorcycles.

#### **Reason**

In the interests of Highway safety.

#### **5.2. Environmental Services (Health – Pollution):**

I have no comments to offer other than that the construction and building works need to comply with DCC policy

Construction work is inevitably noisy, but we may be able to deal with nuisance from construction and demolition sites.

## **Committee Report Item No: 3**

**Application No: DER/09/17/01166**

**Type: Full Planning Application**

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Generally, noisy construction operations should be restricted to the following hours:

- Monday to Friday: 7.30am to 6.00pm
- Saturday: 8.00am to 1.00pm
- No noisy work on Sundays and Bank Holidays.

### **6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

#### **Derby City Local Plan Part 1 - Core Strategy (2017)**

- CP1. Presumption in Favour of Sustainable Development
- CP2 Responding to Climate Change
- CP12 Centres
- CP15 Food, Drink and the Evening Economy
- CP23 Delivering a Sustainable Transport Network

#### **Saved CDLPR Policies**

- GD5 Amenity
- T10 Access for Disabled People

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy ADOPTED DEC%202016 V3 WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy%20ADOPTED%20DEC%202016%20V3%20WEB.pdf)

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An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

**7. Officer Opinion:**

**Key Issues:**

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

**7.1.** Impact upon the designated shopping centre

**7.2.** Impact upon the residential amenities

**7.3.** Impact upon highways access and parking

**7.1. Impact upon the designated shopping centre**

The centre has a diverse range of retail and service units and whilst it does already accommodate hot food uses, the addition of one more would not undermine the vitality and viability of the centre. The use would bring a vacant unit back into use and would be compatible with the scale, character and function of the centre. As such, I consider that the proposal would be acceptable in terms of the requirements of policy CP12 of the City of Derby Local Plan- Part 1

**7.2. Impact upon residential amenities**

The proposal would introduce a new hot food use near to local residential properties, particularly those in Lime Court. However, the use would be within a district centre and adjacent to an existing hot food-take away. In view of comments from Environmental Health, I do not think that the impact in terms of noise and smells would be unacceptable. I am also satisfied that there would not be any unacceptable impacts in terms of loss of light or privacy. The development does not proposed substantial external changes and as such there would not be overbearing effects of massing.

**7.3. Impact upon highways access and parking**

The proposal is acceptable in meeting the requirements of CP23. It would be in a sustainable location and would be supported by suitable parking arrangements. Existing parking restrictions within the area would prevent the use from causing disruption to the highway.

**8. Recommended decision and summary of reasons:**

**8.1. Recommendation:**

**To grant** planning permission with conditions.

**8.2. Summary of reasons:**

In the opinion of the Local Planning Authority the proposal is an entirely reasonable use in this District Centre location and there should be no unduly detrimental impacts in terms of overall shop frontage composition, residential amenity or local highway terms.

**Committee Report Item No: 3**

**Application No: DER/09/17/01166**

**Type: Full Planning  
Application**

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**8.3. Conditions:**

1. Standard condition 03 – Time limit
2. Standard condition 04 – Approved plans
3. No part of the development hereby permitted shall be brought into use until the cycle and motorcycle parking layout as indicated on drawing 13254-PL-002 has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles and motorcycles.

**8.4. Reasons:**

1. Standard reason E56 – Time limit reason
2. Standard reason 034 – Avoidance of doubt
3. Standard reason E19 – highway safety

**8.5. Informative Notes:**

Noisy construction operations should be restricted to the following hours:

- Monday to Friday: 7.30am to 6.00pm
- Saturday: 8.00am to 1.00pm
- No noisy work on Sundays and Bank Holidays.

**8.6. Application timescale:**

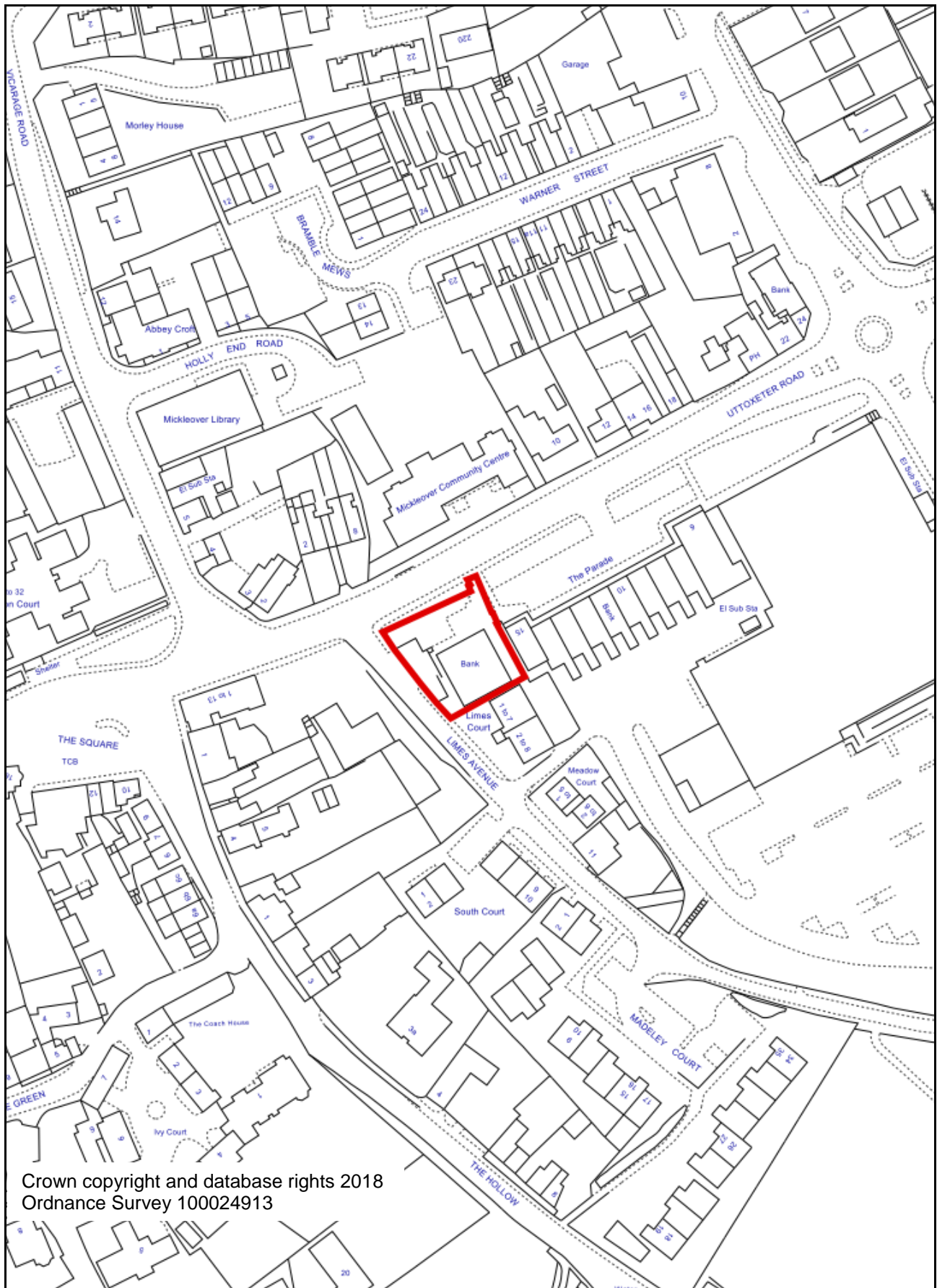
Time period extended until January 18th 2018, to accommodate committee schedule



**Committee Report Item No: 3**

**Application No: DER/09/17/01166**

**Type: Full Planning Application**



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## **Committee Report Item No: 4**

**Application No:** DER/06/17/00836

**Type:** Works to Trees  
Under a TPO

### **1. Application Details**

**1.1. Address:** Trees adjacent to 27 and 29 Whistlestop Close, Mickleover.

**1.2. Ward:** Mickleover

**1.3. Proposal:**

Various works to trees protected by Tree Preservation Order no. 172, which include:

- Tree no.4 Ash tree – crown reduce by 3m cut back branches that are near property
- Tree no.5 Sycamore tree – fell
- Tree no 6.Ash tree – crown reduction of 2m cut back branches over garage /playroom
- Tree no 7.Poplar – Crown reduce by 3.5m
- Tree no 10. – Crown reduce by 2m cut branches leaning over garage/playroom
- Tree no 13, 14, 15 Ash – crown reduce by 2m and cut branches leaning over cars and where children play

The submitted plan is not an accurate representation of actual tree locations and does not correlate with the proposed tree works schedule.

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/06/17/00836>

**Brief description**

The application seeks permission to prune numerous trees and to fell a single tree within the woodland type TPO at the southern end of Whistlestop Close.

### **2. Relevant Planning History:**

<b>Application No:</b>	10/15/01329	<b>Type:</b>	REF
<b>Decision:</b>	Dismissed	<b>Date:</b>	03/11/2016
<b>Description:</b>	Felling of various trees and removal of branch from an Ash tree protected by Tree Preservation Order No.172		

<b>Application No:</b>	10/15/01329	<b>Type:</b>	Works to Trees under TPO
<b>Decision:</b>	Dismissed	<b>Date:</b>	02/03/2016
<b>Description:</b>	Felling of various trees and removal of branch from an Ash tree protected by Tree Preservation Order No.172		

<b>Application No:</b>	02/15/00155	<b>Type:</b>	Works to Trees under TPO
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	25/03/2015
<b>Description:</b>			

<b>Application No:</b>	10/14/01505	<b>Type:</b>	Works to Trees under TPO
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	29/01/2015
<b>Description:</b>	Works to various trees protected by Tree Preservation Order No.172		

## **Committee Report Item No: 4**

**Application No: DER/06/17/00836**

**Type: Works to Trees  
Under a TPO**

<b>Application No:</b>	07/14/00969	<b>Type:</b>	Works to Trees under TPO
<b>Decision:</b>	Refused	<b>Date:</b>	11/09/2014
<b>Description:</b>	Removal of self-set Ash & Sycamore trees and pollarding to 8m of two Poplar trees protected by Tree Preservation Order No.172		
<b>Application No:</b>	04/14/00588	<b>Type:</b>	Works to Trees under TPO
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	Data corrupted
<b>Description:</b>	Felling of various trees protected by Tree Preservation Order No 172 at Land adjacent to 15 Whistlestop Close, Mickleover		
<b>Application No:</b>	02/08/00218	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	09/06/2008
<b>Description:</b>	Extension to dwelling house (enlargement of sitting room)		
<b>Application No:</b>	10/00/01328	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	29/03/2001
<b>Description:</b>	Erection of 20 dwelling houses and formation of access		
<b>Application No:</b>	06/00/00671	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Refused	<b>Date:</b>	05/10/2000
<b>Description:</b>	Erection of 24 dwelling houses		
<b>Application No:</b>	12/98/01450	<b>Type:</b>	Outline Planning Permission
<b>Decision:</b>	Granted	<b>Date:</b>	07/12/1999
<b>Description:</b>	Demolition of existing factory, erection of 24 dwelling houses and formation of vehicular access		

### **3. Publicity:**

Site Notice (x2)

Statutory Press Advert

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

Nine representations have been received and consist of one comment, one in favour and seven against.

- Cllr Holmes requested that the application was brought before the Planning Control Committee.

The objections can be viewed in the web-link and the reasons include:

- Loss of habitat/wildlife
- The trees are a natural sound barrier
- The trees offer privacy
- The trees provide welcome greenery.

## **Committee Report Item No: 4**

**Application No: DER/06/17/00836**

**Type: Works to Trees  
Under a TPO**

- The applicant wants to improve light levels to their property
- The previous dismissed appeal is relevant
- The proposed works are against DCC Tree Management Policy

As there was only one comment in favour of the application I have included the whole comment and is recorded as 'I fully support any work needed to maintain and preserve the trees under this preservation order.'

Most of the trees in this area are dying due to neglect and are in need of professional arboricultural management.

The crowning and cutting back of any branches only help the life of these trees and their environment.'

### **5. Consultations:**

None applicable.

### **6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

#### **Derby City Local Plan Part 1 - Core Strategy (2017)**

CP16 Green Infrastructure

CP19 Biodiversity

#### **Saved CDLPR Policies**

GD5 Amenity

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy ADOPTED DEC%202016 V3 WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy%20ADOPTED%20DEC%202016%20V3%20WEB.pdf)

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

<http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR%202017.pdf>

An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

**7. Officer Opinion:**

**Key Issues:**

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

**7.1. Loss of visual amenity**

**7.2. Proposed works not in line with Derby City Councils Tree Management Policy**

**7.3. Previous dismissed appeal is relevant**

**7.1. Loss of visual amenity**

The proposed pruning (subject to conditions) will not significantly reduce the visual public amenity that the woodland provides. The majority of the woodland will be left intact and will continue to provide amenity value. All the trees that are to be pruned are suppressed and, with the exception of T5 and T7, are growing towards/over the building or the drive. Whilst some reduction in the canopy will result in a slight loss of amenity the works are, in my opinion, acceptable to allow a suitable juxtaposition between the trees and the built environment. Moreover the part of the woodland that is to be pruned is mostly seen from the end of Whistlestop Close which has no through route for vehicles or pedestrians and has limited visitors. The Sycamore tree is in poor condition and its removal is acceptable on the grounds of health and safety. A replacement tree should be planted to provide future amenity value. The applicant should be advised to consider planting an alternative tree to the Sycamore. A Field Maple would be a good alternative tree to plant as they support a greater diversity of wildlife than Sycamore trees.

**7.2 Proposed works not in line with Derby City Councils Tree Management Policy**

Arboriculture is the management of trees (usually ornamental) in the urban environment primarily for their amenity value. One cannot expect all trees to be retained in the urban environment without some sort of management especially when trees are close to property, utilities or highways. The fact is trees can block light, do shed leaves and detritus, can be overbearing and can cause damage to property. The key is to manage the trees to lessen their negative impacts whilst retaining their many benefits when appropriate.

The Derby City Council Tree Management Policy is in place to give guidance on how we manage council owned trees. This is to make sure we comply with our duty of care, to effectively allocate our limited resources on managing our trees and to manage our trees in line with good arboricultural practice. Our limited resources means that we have to prioritise health and safety issues and we usually do not consider requests for pruning that benefits an individual. However a private individual, if they felt inclined to, could prune a tree to benefit themselves without the restrictions of our tree management policy (subject to getting the appropriate permission if required). Indeed where trees are not protected by a TPO people are entitled to prune back overhanging vegetation back to their boundary (as long as it does not destroy the tree) and without complying with our tree management policy.

## **Committee Report Item No: 4**

**Application No: DER/06/17/00836**

**Type: Works to Trees**  
**Under a TPO**

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### **7.2. Previous dismissed appeal is relevant**

For information the below text is from the Appeal Decision in relation to DER/10/15/01329:

1. The appeal is dismissed.

#### **Main Issues**

2. The main issues are the effect of the proposed works on the character and appearance of the area and whether sufficient justification has been demonstrated for those works.

#### **Reasons**

3. Turning to the first issue, the woodland covers a narrow strip of land that runs between Fairbourne Drive and Whistlestop Close. The dwellings nearest to the proposed works are Nos 27, 29 and 31 Whistlestop Close which is a small cul-de-sac. Part of the woodland has been converted to provide additional garden space for No 29. The woodland is on an embankment which rises to the south towards the significantly higher ground on which Fairbourne Drive is situated.
4. The woodland can be seen from many vantage points along the aforementioned roads and forms an extensive and visually prominent natural green space between these strongly suburbanised residential areas. It provides a pleasing sylvan backdrop that contrasts markedly with the built form and highly ordered environs of these flanking areas.
5. The proposed works would further erode the naturalistic form of the woodland by creating a highly managed appearance that would be more akin to a parkland or wooded garden. This would add to the harm that has already been caused by the encroachment of the garden associated with No 29. Consequently, the proposed works would result in considerable harm to the character and appearance of the area.
6. I now turn to the justification for the proposed works. Bearing in mind the amenity value of the woodland, any reasons given to justify any works need to be convincing. With the exception of two trees (Nos 18 and 21) I have no evidence before me to suggest that any tree is in poor health or suffering from pests, disease or decay. This was confirmed by my own observations during the site visit.
7. My observations also indicated that the alleged poor health of the above trees is equivocal given that their crowns were in full leaf at the time of my visit. I accept the presence of deadwood in one of the aforementioned trees. However, this is not unusual in a woodland setting and was not disproportionate in its extent. Overall, I saw nothing to suggest that any of the specified trees were unstable or dangerous or that they would not live for many more years.
8. The presence of elongated poles and a sub-canopy of what has been referred to as 'suppressed' trees are, in my view, common features in any semi-natural, amenity woodland. The presence of ivy on the trees is also not unusual under such circumstances. Despite these facts, the appellant is of the opinion that the woodland requires active management.

## **Committee Report Item No: 4**

**Application No: DER/06/17/00836**

**Type: Works to Trees**  
**Under a TPO**

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9. I acknowledge the presence of a number of non-native species but did not find that the woodland lacked structure or was atypical in its wider species composition. I observed that whilst the field layer was dominated by ivy, other species were nevertheless present. In any event, ivy is a commonly encountered species across a range of semi-natural woodland types in my experience. I also observed an, albeit sparse, shrub layer as well as extensive regeneration and a varied age structure suggestive of a naturally functioning woodland in little need of the level of intervention that has been proposed.
  10. A balancing exercise must be undertaken in relation to any application that affects protected trees. Consequently, the essential need for any trees to be removed or modified must be weighed against the resultant loss of visual amenity to the wider area. In this case I am satisfied that there is insufficient evidence before me to justify the removal of the protected trees and the other specified works.

### **Other Matter**

11. I note that the appellant refers to shading and objections from the residents of Fairbourne Drive on the appeal form. Whilst I have taken the views of local residents into account at the application stage I am unable to consider the appellant's additional claim. This is because the nature of a fast track appeal is such that only information that was submitted at the application stage falls to be considered.

### **Conclusion**

12. For the above reasons and having regard to all other matters raised, I conclude that the works would result in significant harm to the naturalistic, sylvan character of the area and that insufficient justification has been provided. I therefore find that the appeal should be dismissed.

### **End of appeal text**

It should be noted that the application we refused and which the Planning Inspectorate subsequently upheld was for the removal of sixteen trees (one was already permitted to be removed) and is a different 'beast' to this application to prune seven trees and fell one tree.

In my professional opinion and judgement the scale and impact of the two separate applications are very different and in my opinion the applicant has sought to achieve the balancing act as referred to in the Planning Inspector's decision (point 10) and as such the proposed works are reasonable with the exception to the reduction of the Poplar tree.

The Poplar should not be permitted to be pruned – there are no reported defects to this tree and it is not overhanging the property. Reducing this tree would create a cyclic pruning regime which would need to be carried out on 3-5 year cycle. If not carried out there would be an increased risk of branch failures at the pruning points which could lead to an increased pressure to remove the tree. As the tree canopy extends higher than the surrounding woodland a reduction of 3.5m would also reduce the amenity value that the tree provides.

## **Committee Report Item No: 4**

**Application No: DER/06/17/00836**

**Type: Works to Trees  
Under a TPO**

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### **8. Recommended decision and summary of reasons:**

#### **8.1. Recommendation:**

To grant consent with conditions.

#### **8.2. Summary of reasons:**

The application has been professionally assessed and the proposed works are both reasonable and acceptable in arboricultural and tree management terms in this location. As it is difficult to plot trees in a woodland setting with a high degree of accuracy it should be conditioned that a site meeting will be carried out prior to pruning and that trees to be pruned shall be identified and marked on site. These trees will be restricted to only the trees that are overhanging the property/drive.

#### **8.3. Conditions:**

1. Any Bough agreed to be removed or shortened shall be cut back to a suitable point such as a branch collar or suitably positioned secondary branch and the branch collar shall be left intact.
2. Trees to be pruned will identified on site by the applicant or their agent and the Natural Environment's Arboricultural Officer prior to the commencement of works and shall be restricted to only the trees that overhang the property/drive.
3. All tree works shall be carried out in accordance with the guidance and recommendations detailed within British Standards 3998:2010 'Tree Work - Recommendations'
4. The tree to be felled shall be replaced in accordance with details which shall have been approved in writing by the Local Planning Authority within 3 months of the felling of the tree. The date of the felling shall be notified to the Local Planning Authority and the replacement tree(s) shall be planted during the first planting season or within 12 months, whichever is the sooner, following the felling of the tree.
5. The work authorised shall be carried out within 2 years of the date of this consent unless the Local Planning Authority has agreed a written variation.

#### **8.4. Reasons:**

1. In the interests of visual amenity and tree health and for the avoidance of doubt.
2. In the interests of visual amenity and tree health and for the avoidance of doubt.
3. In the interests of visual amenity and tree health and for the avoidance of doubt.
4. In the interests of visual amenity and for the avoidance of doubt.
5. Beyond that period the health and visual appearance of the tree would need to be reassessed.

**Committee Report Item No: 4**

**Application No: DER/06/17/00836**

**Type: Works to Trees  
**Under a TPO****

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**8.5. Informative Notes:**

The applicant should consider planting a different species of the tree to replace the Sycamore tree that has been approved to be removed. A suggest alternative is a Field Maple (*Acer campestre*).

**8.6. S106 requirements where appropriate:**

Not applicable

**8.7. Application timescale:**

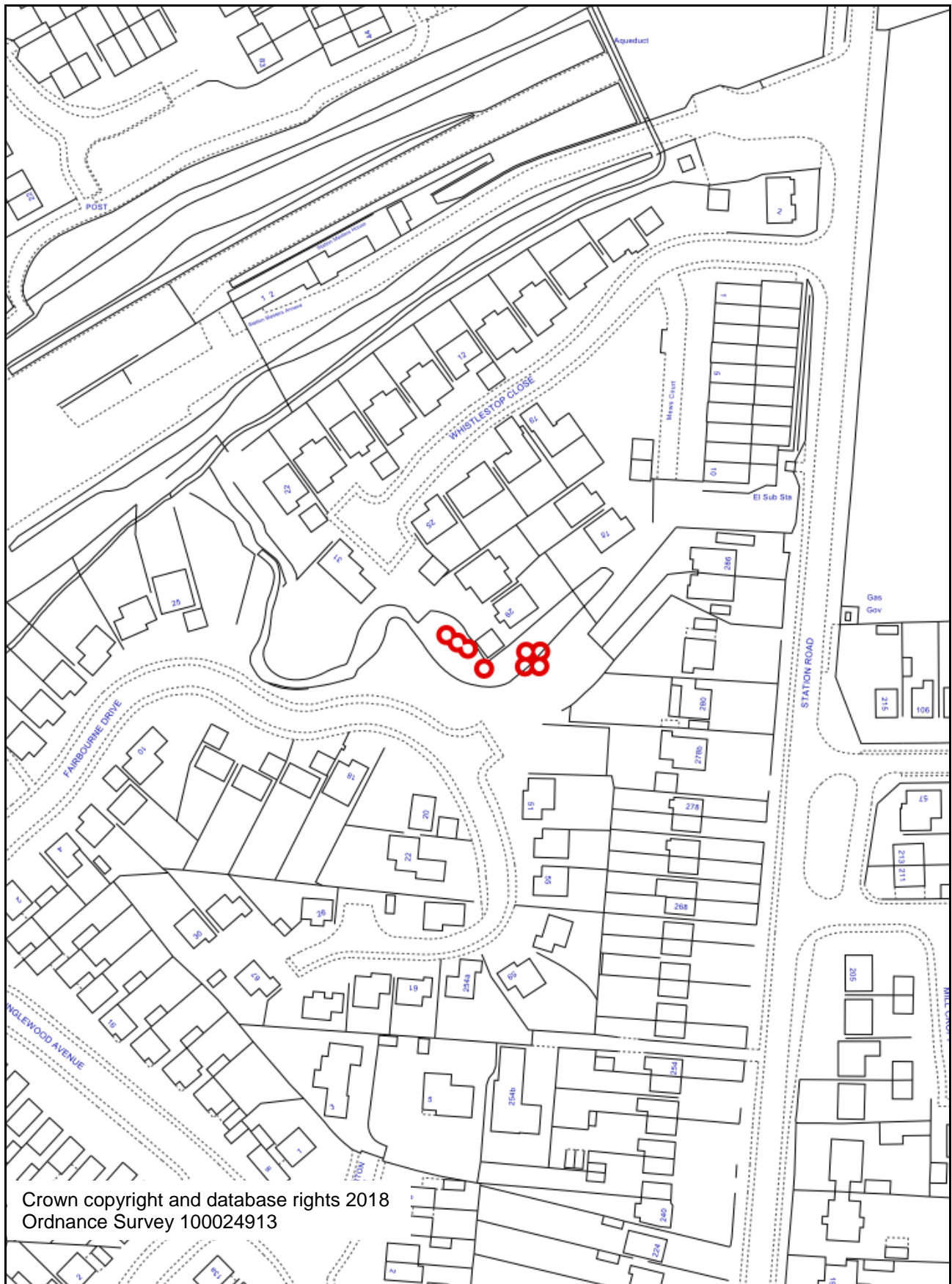
The statutory start date of the application was 07/07/2017. The expiry date was 01/09/2017.



**Committee Report Item No: 4**

**Application No: DER/06/17/00836**

**Type: Works to Trees**  
**Under a TPO**



## **Committee Report Item No: 5**

**Application No:** DER/07/17/00981

**Type:** Works to Trees  
Under a TPO

### **1. Application Details**

**1.1. Address:** 46 Station Road, Chellaston.

**1.2. Ward:** Chellaston

**1.3. Proposal:**

Felling of Sycamore tree protected by Tree Preservation Order no. 422

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/07/17/00981>

#### **Brief description**

The proposal is to fell the Sycamore tree growing in the rear garden of 46 Station Road, Chellaston. The tree is located adjacent to the north boundary with Lea Farm Close. The tree is protected by an area type TPO that was placed on land to the rear of 26-60 Station Road. The TPO was made as a holding exercise as it was considered that numerous trees were under threat from being felled to facilitate potential rear garden development. Individual trees were not identified within the TPO.

### **2. Relevant Planning History:**

<b>Application No:</b>	01/17/00118	<b>Type:</b>	Works to Trees under TPO
<b>Decision:</b>	Refused	<b>Date:</b>	20/03/2017
<b>Description:</b>	Felling of a Sycamore tree protected by Tree Preservation Order No. 422		

<b>Application No:</b>	02/16/00240	<b>Type:</b>	Works to Trees under TPO
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	19/05/2016
<b>Description:</b>	Various works to trees protected by Tree Preservation Order No. 422		

<b>Application No:</b>	05/15/00619	<b>Type:</b>	Works to Trees under TPO
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	16/07/2015
<b>Description:</b>	Felling of two Leylandii trees protected by Tree Preservation Order No. 422		

<b>Application No:</b>	01/11/00047	<b>Type:</b>	Works to Trees under TPO
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	30/03/2011
<b>Description:</b>	Felling of 6 Leylandii trees protected by Tree Preservation Order 2005 No.422 (26 to 60 Station Road, Chellaston)		

<b>Application No:</b>	07/07/01400	<b>Type:</b>	Works to Trees under TPO
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	20/09/2007
<b>Description:</b>	FELLING OF ONE CONIFER AND VARIOUS WORKS TO TREES UNDER TREE PRESERVATION ORDER 2005 NO. 422 (26 TO 60 STATION ROAD, CHELLASTON, DERBY)		

## **Committee Report Item No: 5**

**Application No: DER/07/17/00981**

**Type: Works to Trees  
Under a TPO**

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### **3. Publicity:**

Site Notice

Statutory Press Advert

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

Two Objections have been received; one from Councillor Ingall who asked for the application to be referred to the Planning Control Committee and one from the Chellaston Neighbourhood Planning Forum (See Consultation 5.1).

- Councillor Ingalls objection is recorded as:

*'Please note my objection to the above planning application. This is identical to planning application 01/17/00118 which was refused under delegated powers.*

*My objections are the same as last time. I do not understand why the applicant does not just trim this tree down. My opinion is that this is all a ploy to remove all the trees so residents will sell there land to a developer who will build houses in there back gardens.*

*Please refer this case to planning control committee and note my request to speak'.*

For information the Councillor Ingalls objection to the previous application (01/17/00118) is recorded as *'After looking at this I wish to object to the tree being felled.*

*It does not produce excessive shading to any house.*

*Please refer to the planning control committee and note my request to speak'.*

### **5. Consultations:**

#### **5.1. The Chellaston Neighbourhood Planning Forum:**

The Chellaston Neighbourhood Planning Forum (CNPF), a statutory consultee, wishes to comment on this application as the location falls within the Chellaston Village Neighbourhood Planning Area.

Permission was previously sought to fell this sycamore tree earlier this year (Ref.: DER/01/17/00118) and our conclusion at that time was that there were no reasonable grounds to justify the tree's removal, but that the CNPF would not oppose very careful pruning of the tree subject to the recommendations of a professional arboriculturist, as long as such work did not detract significantly from the visual amenity of the tree. Permission to carry out this work was subsequently refused.

In the new application, no new evidence is presented to support the application so our conclusions are unchanged and our previous recommendations stand'.

**6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

**Derby City Local Plan Part 1 - Core Strategy (2017)**

CP16 Green Infrastructure  
CP19 Biodiversity

**Saved CDLPR Policies**

GD5 Amenity

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy ADOPTED DEC%202016 V3 WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy%20ADOPTED%20DEC%202016%20V3%20WEB.pdf)

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An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

**7. Officer Opinion:**

**Key Issues:**

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

- 7.1. It is a ploy to remove all the trees so residents can sell their land to a developer who will build houses in their back gardens.
- 7.2. Justification for the removal of the tree.
- 7.3. The tree could be managed by careful pruning.
- 7.4. An application to remove the tree was previously refused.

## **Committee Report Item No: 5**

**Application No: DER/07/17/00981**

**Type: Works to Trees**  
**Under a TPO**

### **7.1. It is all a ploy to remove all the trees so residents will sell their land to a developer who will build houses in their back gardens.**

The applicant is a resident of 16 Lea Farm Close whose property is dominated by the tree and as far as I am aware has no financial interest in any potential development in the back gardens of Station Road and as such I see no financial incentive for them to remove the tree. Indeed initially the agent put the tree owner as the applicant. This was a surprise to the tree owner as they had not consented to being the applicant and was not aware that the application to remove the tree was submitted. Previously a discussion had taken place with the resident at 16 Lea Farm Close and the tree owner with regards to the tree removal. The tree owner confirmed that if the resident of 16 Lea Farm Close wanted to remove the tree they could remove, subject to getting the appropriate permission from the Local Planning Authority.

### **7.2. Justification for the removal of the tree**

The agent's justification is recorded as *'The tree completely dominates the houses 16 & 14 Lee Farm Close, leaving them in shade for much of the day and having to cope with large quantities of slippery leaves in the autumn. The tree is part of a group which offer some amenity value. The removal of this tree at the far end of the group which is obscured by houses will not be a significant loss to the street scene, but will make a significant difference to the residents on Lee Farm Close. The tree is not fully mature and the issues are only going to increase in the future.'*

The tree is approximately 12 metres tall with a crown radial spread of 5 metres. Part of the canopy extends over the applicants garden and branches are approximately 3-4m away from the building. The tree is located to the southeast of 16 Lea Farm Close and as such when the tree is in leaf it casts considerable shade for much of the afternoon and evening.

When considering tree works applications and as per advice given in the **"Guidance – Tree Preservation Orders and trees in Conservation Areas"** I have considered the amenity value of the tree. The tree was assessed using our Amenity Evaluation Rating for TPOs form. This gives the tree an amenity evaluation score based on the size of the tree, its life expectancy, its form, its visibility, other trees in the area, suitability to area, future amenity, tree influence (current and future) and added factors such as screening an unpleasant view or whether it is considerably good for wildlife. The bench mark score for inclusion within a TPO is **15 points**. In this case the tree scored **14 points** and as such it has not accrued sufficient amenity value (or has the potential to accrue sufficient amenity value) to justify a TPO. Its low score is in part due to its life expectancy of less than 40 years, its average form (it is twin stemmed and has a wet rot pocket at the base of the tree) and its influence on inhabited buildings.

The guidance goes on to say that in general terms the higher the amenity value of a tree and the greater negative impact of the proposed works on amenity the stronger the reasons which are needed before consent is given. However, if the amenity value is lower and the impact is likely to be negligible, it may be appropriate to grant consent even if the authority believes there is no particular arboricultural need for the work. In this case the tree has limited public amenity value and the presence of other trees in the area means that its removal would not have a significant effect on the

## **Committee Report Item No: 5**

**Application No: DER/07/17/00981**

**Type: Works to Trees**  
**Under a TPO**

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overall amenity of the area. This coupled with the shading that the residents experience means that their justification for the tree removal is sufficient to grant consent.

### **7.3. The tree could be managed by careful pruning**

Tree pruning can and is employed to reduce the shading effect that trees have. A crown reduction of 2 metres would increase light levels. However this would have to be done on a 3-5 year cycle to maintain light levels and to reduce the risk of branch failures at the pruning locations. In my opinion this maintenance regime would put an unreasonable burden on the applicant taking into account the trees low amenity score. If the tree had greater amenity value then pruning would be a justifiable management option but as the tree has limited amenity value and has not accrued sufficient amenity value to warrant protection with an individual TPO, then pruning should not be considered as the only way of managing the tree and removal of the tree is justified.

### **7.4 An application to remove the tree was previously refused.**

The previous application to fell the tree (ref: DER/01/17/00118) was refused on 20/03/2017. The reason for refusal was stated as follows: 'In the opinion of the local planning authority there is no arboricultural justification included with the application to justify the felling of this protected tree which provides significant public visual amenity value to the immediate area. Therefore, for this reason, the proposal is unacceptable and contrary to policies CP16 and CP19 of the adopted Derby City Local Plan Part 1: Core Strategy.'

I acknowledge that the reason for the felling of the tree is the same in this current application as in the one we refused. In the refused application we stated that the tree provides significant public visual amenity. This opinion was given prior to a professionally qualified Tree Officer being in post to provide arboricultural advice. The Tree Officer has considered the current application and is suitably qualified and experienced in arboricultural matters to assess the amenity value of the tree and to apply the relevant TPO legislation and guidance.

Looking at the current proposal to fell the tree I consider the tree has not accrued sufficient amenity value to justify an individual TPO being made and that the removal of the tree is acceptable and justified. There is a duty to plant a replacement tree. It would be unwise to replace the tree with another Sycamore as the shading issue will re-occur (albeit in many years to come). I suggest that a more upright fastigate tree should be selected as a replacement tree. The planting of a replacement tree should be conditioned

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### **8. Recommended decision and summary of reasons:**

#### **8.1. Recommendation:**

**To grant TPO Consent with conditions.**

#### **8.2. Summary of reasons:**

In my professional opinion the tree has not accrued or has the potential to accrue sufficient amenity value to justify refusing this application.

#### **8.3. Conditions:**

1. The tree to be felled shall be replaced in accordance with details which shall have been approved in writing by the Local Planning Authority within 3 months of the felling of the tree. The date of the felling shall be notified to the Local Planning Authority and the replacement tree shall be planted during the first planting season or within 12 months, whichever is the sooner, following the felling of the tree.
2. The work authorised shall be carried out within 2 years of the date of this consent unless the Local Planning Authority has agreed a written variation.

#### **8.4. Reasons:**

1. In the interests of visual amenity and for the avoidance of doubt.
2. Beyond that period the health and visual appearance of the tree would need to be reassessed.

#### **8.5. Informative Notes:**

The applicant should consider planting a different species of the tree to replace the Sycamore tree that has been approved to be removed. A suggested alternative is a Field Maple 'Streetwise' (*Acer campestre* 'Streetwise'), Fastigate Hornbeam (*Carpinus betulus* 'fastigiata') or Cypress Oak (*Quercus robur* 'fastigiata') all of which have a more upright form.

#### **8.6. Application timescale:**

The application determination date was on 19/09/2017 and is brought to committee at the request of a Ward Councillor.



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## **Committee Report Item No: 6**

**Application No:** DER/08/17/01140

**Type:** Full Planning Application

### **1. Application Details**

**1.1. Address:** 1<sup>st</sup> Floor, 22 High Street, Chellaston.

**1.2. Ward:** Chellaston

**1.3. Proposal:**

Change of use of first floor from residential (use class C3) to hairdressers and beauty salon (sui generis use).

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/08/17/01140>

This full planning application seeks planning permission to change the use of the first floor of no. 22 High Street, Chellaston from residential (use class C3) to a hairdressers and beauty salon (Sui Generis use). The application seeks to reconfigure the internal layout of the first floor to form a hairdressing area with 2 beauty treatment rooms. The proposal would be accessed via a pedestrian door on the ground floor fronting High Street.

The application site is located within the first floor of a two storey property. The ground floor does not form part of this application but for reference the Local Planning Authority has granted planning permission to convert the ground floor from retail to a combined retail and hot food takeaway, under code no. DER/07/16/00919..

The application does not benefit from any outdoor space for car parking however the application site is located within the Chellaston District Centre which does benefit from surface car parking adjacent to the library, behind the Co-op and in front of those shops on Derby Road. The application site is also located within a walkable distance from a high number of residential properties and is located in close proximity to a number of bus stops. As stated the application site is located within the Chellaston District Centre which comprises of a number of retail units and public houses.

The application site is located at the junction of High Street and Barley Croft. To the north of the application is the Lawns Hotel and R&R's Sports Bar and Lounge. To the south and east of the application site are a number of residential properties and to the west is the surface car park to the rear of the Co-op building which is located at the junction of High Street/Derby Road/Swarkestone Road.

### **2. Relevant Planning History:**

<b>Application No:</b>	DER/05/17/00639	<b>Type:</b>	Variation of Condition(s)
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	26/07/2017
<b>Description:</b>	Change of use from retail (use class A1) to combined use retail (Use Class A1 and hot food takeaway (use class A5) including alterations to the fenestration, installation of a new shop front and a single storey rear extension - variation of condition 2 of previously approved planning permission No. DER/07/16/00919 to amend the approved plans.		

## **Committee Report Item No: 6**

**Application No: DER/08/17/01140**

**Type: Full Application**

<b>Application No:</b>	DER/07/16/00919	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	28/09/2016
<b>Description:</b>	Change of use from retail (use class A1) to combined use retail (Use Class A1 and hot food takeaway (use class A5) including alterations to the fenestration, installation of a new shop front and a single storey rear extension.		
<b>Application No:</b>	DER/01/08/00098	<b>Type:</b>	Advertisement consent
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	16/05/2008
<b>Description:</b>	Display of internally illuminated projecting sign		
<b>Application No:</b>	DER/02/04/00200	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Granted	<b>Date:</b>	29/04/2004
<b>Description:</b>	Change of use from shop (class A1) to financial and professional services (use class A2)		
<b>Application No:</b>	DER/03/03/00519	<b>Type:</b>	Full Planning Permission
<b>Decision:</b>	Granted conditionally	<b>Date:</b>	20/05/2003
<b>Description:</b>	Extension to shop (store and enlargement of retail area) and extension to dwelling (porch, conservatory and bedroom)		

### **3. Publicity:**

Neighbour Notification Letters sent to 22 properties as part of the initial consultation (sent 05/09/2017) and sent to 39 residents as part of the second consultation (sent 29/09/2017)

Site Notice erected 12/09/2017

*This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.*

### **4. Representations:**

The application has attracted 21 letters of representation, 20 against the proposal including an objection from Councillors Grimadell and 1 representation in favour of the proposal from Councillor Marshall. The application has also attracted a petition which has been signed by 52 objectors. The representations are summarised as follows:

#### Objections

- Insufficient car parking,
- Hairdressers and Beauty Salon not required as there are already a number in the area,
- Increased traffic and congestion in an already busy location,
- Impact on pedestrian safety,
- Lack of wheelchair access,
- There are already similar facilities within close proximity of the application site,

## **Committee Report Item No: 6**

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**Type: Full Application**

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- The proposal would remove a possible residential property when there is a need to provide more housing,
  - The proposal would have a negative impact on the viability and vitality of the district centre,
  - Would prefer an alternative use such as a bakery, tea rooms, book shop, sports shop etc.

### **In Support**

We should be supporting and encouraging new businesses to the area. The parking issue will be no different from when the bookmakers were there, and it is always better to have premises occupied than lying empty.

## **5. Consultations:**

### **5.1. Highways Development Control:**

I note that the red edge of the plan does not extend to include the front curtilage, and no vehicle or cycle parking is proposed.

I note that a number of representations have been made in respect of the application on the LPA's planning portal.

Whilst the proposals will inevitably result in an increase in vehicular trips over those which would be anticipated in respect of the existing use, it remains the view of the Highway Authority that the proposals would not be likely to have a severe impact upon the surrounding highway network.

Para 32 of the National Planning Policy Framework advises that "*development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*".

The application site is in a sustainable location, adjacent to a local centre, and is well served by local transport links and nearby off-road parking.

Therefore there are no highway objections.

### **5.2. Chellaston Neighbourhood Planning Forum:**

The Chellaston Neighbourhood Planning Forum (CNPF), a statutory consultee, wishes to comment on this application as the location falls within the Chellaston Village neighbourhood Planning Area.

The CNPF considers that the Chellaston District Centre is already well served by hairdressers as there are two others within yards of the proposed location. The applicant is not showing any provision for parking at the site and this is already very limited in the public car-park whilst other parking is on private land. Also, High Street is not suitable for any more on-street parking. The applicant also states that it is not possible to install disabled access.

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**6. Relevant Policies:**

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

**Derby City Local Plan Part 1 - Core Strategy (2017)**

- CP1(a) Presumption in Favour of Sustainable Development
- CP2 Responding to Climate Change
- CP12 Centres
- CP23 Delivering a Sustainable Transport Network

**Saved CDLPR Policies**

- GD5 Amenity
- T10 Disabled Access

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy\\_ADOPTED\\_DEC%202016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf)

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

<http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR%2017.pdf>

An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

*Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.*

**7. Officer Opinion:**

**Key Issues:**

- 7.1. Principle of Change of Use
- 7.2. Highway Implications
- 7.3. Residential Amenity
- 7.4. Planning Balance

**7.1. Principle of Change of Use**

The application site is located within the District Centre of Chellaston and therefore policy CP12 applies. Policy CP12 'Centres' seeks to ensure the vitality, viability and competitiveness of defined centres. In respect of district centres the council will support proposals that:

## **Committee Report Item No: 6**

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1. Meet local shopping and service needs while supporting the vitality and viability of the centre. Uses which would undermine this objective, either as a result of loss of retail function or through the impact on the character or environment of the centre, will be resisted
  2. Help to combat long term and persistent vacancy. Applicants may be required to submit appropriate evidence which demonstrates that the unit has been marketed for retail uses for a reasonable period of time and/or is no longer suitable for shopping uses
  3. Encourage competition and consumer choice
  4. Help to maintain vibrant and coherent shop frontages
  5. Respect, and are compatible with, the scale, role, character and function of the centre and would not have an unacceptable impact on the vitality and viability of other centres in the hierarchy
  6. Help secure physical improvements to the centre, particularly where they will help to create high quality spaces that are accessible by all modes of transport. At the time of the most recent survey the Centre appeared to be in a generally healthy state with a range of uses. The proposal is for a use that is to be expected in such a location, would not lead to the loss of retail function and is in line with the scale, role, character and function of the centre.

At the time of the most recent survey the Chellaston District Centre appeared to be in a generally healthy state with a range of uses. I have no reason to consider this has changed, particularly when carrying out the site visit the centre has no vacant units except the ground floor of no. 22 High street which is currently being renovated.

The proposal is for a use that is to be expected in such a district centre location and would not lead to the loss of a retail function as the application site is currently not in use as a retail unit. Therefore I am satisfied that the proposal is in line with the scale, role, character and function of the district centre and would not undermine its vitality or viability. In policy terms there are no objections to the proposal.

### **7.2. Highway Implications**

A large number of the objections received have cited lack of car parking, increased traffic and increased congestion as their reasons for objecting to this planning application. These comments have been duly considered by the Highway Authority, whose comments are set out in Section 5 of this report. The Highway Authority has raised no objections to the proposed change of use.

As detailed above the application is located within a district centre which already benefits from off street parking and access to regular bus service which connections to the wider area of Chellaston. The application site is also in a walkable distance from a large number of residential properties. I would therefore consider that this is highly sustainable location and therefore providing no car parking would be acceptable in this instance. Furthermore, it would be unreasonable to refuse planning permission on the basis of increased congestion, increased traffic and lack of car parking.

**7.3. Residential Amenity**

The application site is within close proximity of a number of residential properties on Barley Croft and High Street. I note that the objections received haven't raised concerns with regards to impact on residential amenity. Given the location of the application site and proposed use I am satisfied that there will be no detrimental impact arising as a direct result of the proposal that would affect the residential amenity of those surrounding properties in respect of noise or overlooking.

**7.4. Planning Balance**

In light of the above I see no reason to resist the proposed development as the proposal is broadly compliant with the relevant planning policies as set out in Section 6 of this report. I consider that there are no highway implications arising as a direct result of this proposed change of use that would warrant refusal of the application and there are no residential amenity impacts. Overall I would consider that the proposal would complement the existing Chellaston District Centre and would not have a detrimental impact on the centre's vitality or viability.

**8. Recommended decision and summary of reasons:**

**8.1. Recommendation:**

**To grant** planning permission with conditions.

**8.2. Summary of reasons:**

The change of use of the first floor of no. 22 High Street from residential (use class C3) to hairdressers and beauty salon (sui generis use) is considered to be acceptable and broadly compliant with the relevant planning policies as set out within the City of Derby Local Plan Review, Derby City Local Plan, Part 1 and National Planning Policy Framework. The proposal is considered to be acceptable in terms of residential amenity and is unlikely to have a significant impact on the highway network.

**8.3. Conditions:**

1. Standard condition 100 (Approved Plans)
2. Standard condition 03 (Time Limit)
3. Non - Standard condition – Hours of working

**8.4. Reasons:**

1. Standard reason E04
2. Standard reason E56
3. Standard reason E14

**8.5. Application timescale:**

The application is brought before committee following the receipt of an objection from an elected Member and 20 objections. The statutory target date for the decision was

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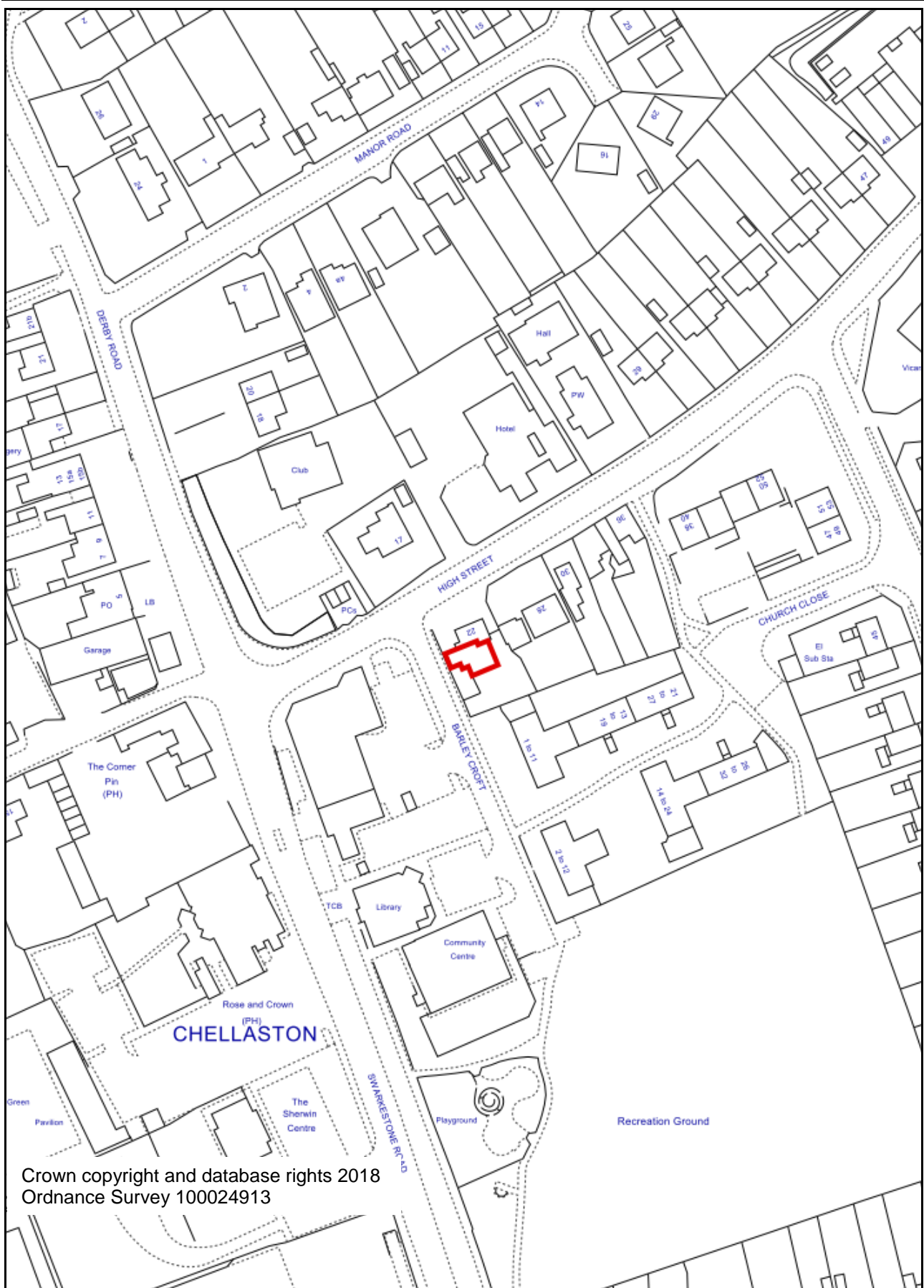
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24/11/2017. The Local Planning Authority has requested an extension of time from the applicant until 19<sup>th</sup> January 2018. An update will be provided at Committee in respect of the extension of time.

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**Type: Full Application**





## Derby City Council

Delegated decisions made between 01/11/2017 and 31/12/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
01/17/00027/PRI	Full Planning Permission	Land north of Snelsmoor Lane, Chellaston, Derby	Alterations to drainage provision	Granted Conditionally	24/11/2017
01/17/00087/PRI	Works to Trees under TPO	Gatekeepers Cottage, Mickleover Manor, Mickleover, Derby, DE3 0SH	Felling of a Sycamore tree protected by Tree Preservation Order no. 305	Granted Conditionally	18/12/2017
02/17/00136/PRI	Listed Building Consent - alterations	36 Sadler Gate, Derby, DE1 3NR	Redecoration of the external facade and the installation of a new dumb waiter lift from the second floor kitchen to the first and ground floor dining areas	Granted Conditionally	23/11/2017
02/17/00138/PRI	Advertisement consent	36 Sadler Gate, Derby, DE1 3NR	Display of various signage	Granted Conditionally	27/11/2017
03/17/00383/PRI	Full Planning Permission	592 Burton Road, Littleover, Derby	Erection of a dwelling house (use class C3) and an outbuilding (workshop)	Granted Conditionally	18/12/2017
03/17/00389/PRI	Full Planning Permission	7-9 Uttoxeter Old Road, Derby (Derby Convenience Store)	Installation of an ATM	Refuse Planning Permission	09/11/2017
03/17/00390/PRI	Advertisement consent	7-9 Uttoxeter Old Road, Derby (Derby Convenience Store)	Display of an internally illuminated ATM surround and internally illuminated ATM sign	Refuse Planning Permission	08/11/2017
04/17/00424/PRI	Outline Planning Permission	Land at the rear of 21 Dale Road, Spondon, Derby (access off Moor End)	Residential development (two dwellings)	Granted Conditionally	28/11/2017
04/17/00441/PRI	Full Planning Permission	Land adjacent to 25 Wade Avenue, Littleover, Derby, DE23 6BG	Erection of one dwelling house (use class C3)	Granted Conditionally	17/11/2017
04/17/00497/PRI	Full Planning Permission	Rolls Royce Marine, Raynesway, Derby, DE21 7BE	Erection of an extension to the Primary Component Operations Factory (use class B2), construction of a four-storey ancillary office building, permanent re-provision of the Purple Car Park (265 car parking spaces), provision of 200 additional car parking spaces and installation of lighting and landscaping	Granted Conditionally	03/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
04/17/00557/PRI	Full Planning Permission	Site of former 'Ramarena', Raynesway, Spondon, Derby, DE21 7BB	Demolition of sports hall building and change of use of vacant land to open storage (use class B8)	Refuse Planning Permission	08/12/2017
05/17/00575/PRI	Reserved Matters	Site of Lindenwood, 39 Penny Long Lane, Derby, DE22 1AX	Demolition of dwelling house. Residential development (three dwellings) - approval of reserved matters of appearance, scale and landscaping under outline permission Code no. DER/06/15/00842	Granted Conditionally	01/12/2017
05/17/00641/PRI	Listed Building Consent - alterations	The Hollies, New Road, Darley Abbey, Derby, DE22 1DR	Alterations to existing garage to form a carport and garden store and erection of a summer house	Granted Conditionally	28/11/2017
05/17/00677/PRI	Full Planning Permission	Rear gardens of 136 - 148 Swarkestone Road, Chellaston, Derby, DE73 1UD	Substitution of house type of plot 16 on previously approved planning permission Code No. DER/03/12/00359	Granted Conditionally	13/12/2017
05/17/00687/PRI	Variation/Waive of condition(s)	Tanglewood Mill, Coke Street, Derby, DE1 1NE	Conversion of Mill to 22 flats and 5 workstations (Extension of time period for previously approved planning permission Code No. DER/10/06/01679 by a further three years) - variation of condition 1 of previously approved planning permission Code No. DER/04/10/00433 to allow all 22 flats to have two bedrooms and internal and external alterations to include removal of the lift, relocation of the stairs, change in roof pitch to include an increase in the height to create habitable floor space, raising of the eaves and ridge levels, changes to door and window positions and the addition of roof lights	Granted	05/12/2017
05/17/00734/PRI	Works to Trees under TPO	25 Wood Road, Spondon, Derby	Crown lift to 5m of the branches of an Ash and an Oak tree that overhang 25 Dove Meadow protected by Tree Preservation Order no. 514	Granted Conditionally	21/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/17/00773/PRI	Full Planning Permission	27 Scarsdale Avenue, Allestree, Derby	Two storey rear extension together with alterations to the roof to include raising of the existing roof height, installation of new roof over existing garage and formation of a rear gable to form a first floor (two bedrooms, bathroom and living room)	Granted Conditionally	14/11/2017
06/17/00775/PRI	Full Planning Permission	Land at the side of 1 Windley Crescent, Darley Abbey, Derby, DE22 1BZ	Erection of a dwelling house (use class C3)	Granted Conditionally	06/12/2017
06/17/00808/PRI	Full Planning Permission	Industrial Museum, 32 Full Street, Derby, DE1 3AF	Demolition of existing extension. Extensions to museum (entrance hall, cafe, kitchen, toilets, retail area and plant room)	Granted Conditionally	23/11/2017
06/17/00809/PRI	L B C alterations and demolition	Industrial Museum, 32 Full Street, Derby, DE1 3AF	Demolition of existing extension. Alterations and extensions to museum (entrance hall, cafe, kitchen, toilets, retail area and plant room) together with internal refurbishment and repairs	Granted Conditionally	23/11/2017
06/17/00820/PRI	Full Planning Permission	Land adjacent 10 and 17 New Road, Darley Abbey, Derby	Erection of a dwelling house (use class C3)	Refuse Planning Permission	01/12/2017
06/17/00841/PRI	Full Planning Permission	368 Uttoxeter Road, Mickleover, Derby	Two storey side and rear extensions and conversion of dwelling house to form two flats (use class C3)	Granted Conditionally	27/11/2017
06/17/00843/PRI	Full Planning Permission	20 Leopold Street, Derby, DE1 2HF	Change of use from retail (use class A1) to hot food takeaway (use class A5) and installation of an extraction flue	Granted Conditionally	06/12/2017
06/17/00856/PRI	Full Planning Permission	39 Parkstone Court, Mickleover, Derby, DE3 5RJ	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	15/11/2017
07/17/00893/PRI	Full Planning Permission	700 Osmaston Road, Derby, DE24 8GT	Change of use from dwelling house (use class C3) to a house in multiple occupation (sui generis use)	Granted Conditionally	06/12/2017
07/17/00898/PRI	Full Planning Permission	The Hollies, New Road, Darley Abbey, Derby, DE22 1DR	Alterations to existing garage to form a carport and garden store and erection of a summer house	Granted Conditionally	28/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/17/00902/PRI	Full Planning Permission	151 Rykneld Road, Littleover, Derby, DE23 7AL	Single storey side and rear extensions to dwelling house (family room, utility room, shower room and enlargement of kitchen)	Granted Conditionally	02/11/2017
07/17/00903/PRI	Full Planning Permission	5 Foremark Avenue, Derby, DE23 6JQ	First floor side extension to dwelling house (bathroom and enlargement of bedroom) and installation of a pitched roof to the existing single storey rear projection	Granted Conditionally	03/11/2017
07/17/00911/PRI	Works to Trees under TPO	1 The Plantation, Littleover, Derby	Crown reduction by one metre to one side of an Oak Tree protected by Tree Preservation Order No. 37	Granted Conditionally	22/11/2017
07/17/00922/PRI	Full Planning Permission	8 Western Road, Mickleover, Derby, DE3 5GN	Two storey side and rear extension to dwelling house (kitchen/family room, bedroom, en-suite and dressing room)	Granted Conditionally	14/11/2017
07/17/00928/PRI	Full Planning Permission	Site of 102 Mayfield Road, Chaddesden, Derby	Demolition of dwelling. Erection of five dwelling houses and one bungalow (use class C3)	Granted Conditionally	12/12/2017
07/17/00937/PRI	Full Planning Permission	35 Cameron Road, Derby, DE23 8RT	Two storey rear extension to dwelling house (lounge, kitchen, wet room and bedroom)	Granted Conditionally	02/11/2017
07/17/00949/PRI	Full Planning Permission	75 Stenson Road, Derby, DE23 7JF	Single storey extension to storeroom (store/garage)	Granted Conditionally	08/12/2017
07/17/00959/PRI	Full Planning Permission	33 Park Road, Spondon, Derby	Part removal of front boundary wall. Erection of a detached garage, installation of a new roof to an existing front extension and formation of hardstanding	Granted Conditionally	22/12/2017
07/17/00990/PRI	Full Planning Permission	19 Abbey Lane, Darley Abbey, Derby	First floor front and single storey side extensions to dwelling house (bedroom and utility room) and installation of a new window to the first floor side (south) elevation	Granted Conditionally	20/11/2017
07/17/00996/PRI	Full Planning Permission	3 Maple Drive, Alvaston, Derby	Two storey side and single storey rear extensions to dwelling house (snug/day room, utility room, w.c., bedroom, laundry room and kitchen/dining area) and formation of a raised deck area	Granted Conditionally	06/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/17/01004/PRI	Full Planning Permission	24 Corn Market and 1-2 Albert Street, Derby	Change of use from retail and pawnbrokers/cheque cashing (sui generis use) to restaurant/cafe (use class A3)	Granted Conditionally	16/11/2017
08/17/01023/PRI	Full Planning Permission	191 Rykneld Road, Littleover, Derby	Erection of a detached garage	Granted Conditionally	05/12/2017
08/17/01026/PRI	Full Planning Permission	137 Pastures Hill, Littleover, Derby	Two storey side and two storey and single storey rear extensions to dwelling house (garden room, wetroom, kitchen, three bedrooms, two en-suites and enlargement of kitchen), erection of a detached garage and enlargement of a vehicular access	Granted Conditionally	24/11/2017
08/17/01031/PRI	Full Planning Permission	76 Wild Street, Derby	Two storey rear extension to dwelling house (bathroom and enlargement of bedroom)	Granted Conditionally	11/12/2017
08/17/01033/PRI	Full Planning Permission	9 Edale Close, Allestree, Derby	Enlargement of the front dormer window	Granted Conditionally	21/11/2017
08/17/01038/PRI	Reserved Matters	Land at Hackwood Farm, Radbourne Lane, Mickleover, Derby (access from Starflower Way)	Residential development (up to 370 dwellings), retail units, open space and associated infrastructure - approval of reserved matters under previously approved Outline permission Code No. DER/08/15/00846	Granted Conditionally	30/11/2017
08/17/01041/DCC	Local Council own development Reg 3	Murray Park Community School, Murray Road, Mickleover, Derby,	Demolition of blocks B, D and K and redundant chimney. Erection of two storey 15 classroom building, cycle rack, garages and minibus compound together with internal alterations and reconfiguration of access road	Granted Conditionally	07/12/2017
08/17/01047/PRI	Full Planning Permission	57 Locko Road, Spondon, Derby	Single storey rear extension (sun room) to dwelling house	Granted Conditionally	14/11/2017
08/17/01050/PRI	Full Planning Permission	Wm Morrison Supermarkets Plc, Wheatcroft Way, Derby	Change of use of part of car park to a hand car wash (sui generis use) including the erection of a canopy and a cabin	Granted Conditionally	05/12/2017
08/17/01051/PRI	Advertisement consent	Wm Morrison Supermarkets Plc, Wheatcroft Way, Derby	Display of various signage	Granted Conditionally	05/12/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/17/01061/PRI	Full Planning Permission	38 Madison Avenue, Chaddesden, Derby	Installation of a dormer to the rear elevation and installation of a pitched roof to the existing flat roofed side projection	Granted Conditionally	28/11/2017
08/17/01072/PRI	Full Planning Permission	16 Derwent Avenue, Allestree, Derby	Single storey rear extension to dwelling house (garden room) and erection of patio railings	Granted Conditionally	15/11/2017
08/17/01073/PRI	Full Planning Permission	366 Duffield Road, Derby	Single storey rear and side extensions to dwelling house (kitchen/dining room, garage and utility room) and formation of raised patio area	Granted Conditionally	22/12/2017
08/17/01074/PRI	Full Planning Permission	84a Allestree Lane, Derby	Change of use from beauty salon (Sui Generis use) to chiropody clinic (Use Class D1)	Granted Conditionally	13/12/2017
08/17/01080/PRI	Advertisement consent	Unit 1B, Derby Commercial Park, Fernhook Avenue, Derby (C.H. Robinson)	Display of one internally illuminated fascia sign	Granted Conditionally	28/11/2017
08/17/01082/PRI	Full Planning Permission	38 Quarn Drive, Allestree, Derby	Single storey side and rear extensions to dwelling (garage/store, lounge and dining area) and alterations to the existing bay windows to the front elevation	Granted Conditionally	06/12/2017
08/17/01085/PRI	Full Planning Permission	30 Highfield Road, Derby	Installation of a replacement front door	Granted Conditionally	22/11/2017
08/17/01088/PRI	Full Planning Permission	16 Tamar Avenue, Allestree, Derby	Two storey side and rear and single storey rear extensions to dwelling house together with installation of a new front dormer window (garage, utility, workshop, two bedrooms and bathroom)	Granted Conditionally	06/12/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/17/01099/	Variation/Waive of condition(s)	Derby Triangle, Wyvern Way, Derby	Enabling Infrastructure Works prior to change of use of existing undeveloped land to open space including flood alleviation conveyance corridor, top soil stripping and earthworks re-modelling within the wider outline planning application site for mixed use employment development - Variation of condition Nos 1,4, 5, 6 and 7 of previously approved planning permission Code No. DER/05/15/00698	Granted Conditionally	01/12/2017
08/17/01105/PRI	Full Planning Permission	Chester Court, Langley Road, Spondon, Derby	Change of use of managers accommodation to sheltered accommodation - one bedsit and one flat (use class C3)	Granted Conditionally	07/11/2017
08/17/01111/PRI	Works to Trees in a Conservation Area	51 Ashbourne Road, Derby	Crown raise to give 5m clearance of the road and 2.5m of the footpath, reduction to the side branch width by 2m and the height by 5m of a Sycamore tree, felling of a Sycamore tree and an Ash tree within the Friar Gate Conservation Area	Raise No Objection	17/11/2017
08/17/01112/PRI	Full Planning Permission	Rolls Royce Plc, Wilmore Road, Derby, DE24 9BD	Erection of an indoor aero engine testing facility and associated works including car parking	Granted Conditionally	17/11/2017
08/17/01113/PRI	Full Planning Permission	15 Kingsley Road, Allestree, Derby	Single storey rear and side extension to dwelling (utility room, boiler room, en-suite, enlargement of kitchen/diner and enlargement of lounge) installation of rear dormer to form rooms within the roofspace (three bedrooms, bathroom and two en-suites)	Granted Conditionally	28/11/2017
08/17/01114/PRI	Full Planning Permission	32 Hilltop, Oakwood, Derby, DE21 4FX	Single storey front extension to dwelling house (w.c, porch & enlargement of kitchen) and erection of 1.35m high boundary wall and gates	Granted Conditionally	20/11/2017
08/17/01117/PRI	Full Planning Permission	Land adjacent 10 and 17 New Road, Darley Abbey, Derby, DE22	Erection of dwelling house (use class C3)	Refuse Planning Permission	01/12/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/17/01121/PRI	Full Planning Permission	10 Madeley Street, Derby, DE23 8EX	Single storey rear extension (enlargement of shower room)	Granted Conditionally	07/11/2017
08/17/01124/PRI	Full Planning Permission	2 Rydal Close, Allestree, Derby, DE22 2SL	Single storey side and rear extensions to dwelling (living/dining room, bedroom, dressing room & ensuite)	Granted Conditionally	02/11/2017
08/17/01125/PRI	Full Planning Permission	494 Nottingham Road, Derby	Installation of new shopfront and alterations to front elevation	Granted Conditionally	07/11/2017
08/17/01126/PRI	Advertisement consent	494 Nottingham Road, Derby	Display of one non-illuminated fascia sign and one internally illuminated roof sign	Granted Conditionally	07/11/2017
08/17/01129/PRI	Full Application - disabled People	23 Reginald Street, Derby, DE23 8FR	Single storey rear extension to dwelling house (shower room)	Granted Conditionally	21/11/2017
08/17/01131/PRI	Full Application - disabled People	47 Douglas Street, Derby, DE23 8LH	Single storey rear extension to dwelling house (shower room)	Granted Conditionally	08/11/2017
08/17/01132/PRI	Full Planning Permission	10 Provident Street, Derby, DE23 6WS	Single storey rear extension to dwelling house (wet room)	Granted Conditionally	08/11/2017
09/17/01144/PRI	Full Planning Permission	Childrens and Young Peoples Centre, 345 Sinfin Lane, Sinfin, Derby, DE24 9SF	Installation of replacement windows and doors	Granted Conditionally	01/11/2017
09/17/01145/PRI	Full Planning Permission	Derwent Youth Community Centre, Monmouth Street, Derby	Installation of replacement windows	Granted Conditionally	01/11/2017
09/17/01147/PRI	Full Planning Permission	First Floor, 3-4 Iron Gate, Derby	Change of use from offices to escape room (use class D2)	Granted Conditionally	24/11/2017
09/17/01150/PRI	Works to Trees under TPO	Land at Cherry Plum Close, off Ingleby Avenue, Derby	Crown lift to 4.5 metres and removal of epicormic growth and deadwood of two Lime Trees protected by Tree Preservation Order No.544	Granted Conditionally	02/11/2017
09/17/01153/PRI	Full Planning Permission	111 -113 Pear Tree Road, Derby (Famous Shop)	Retention of the installation of an ATM	Granted Conditionally	03/11/2017
09/17/01155/PRI	Full Planning Permission	5-7 Park Farm Centre, Park Farm Drive, Allestree, Derby	Change of use from retail (use class A1) to restaurant (use class A3) and installation of fume extraction ductwork	Granted Conditionally	01/11/2017



Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/17/01157/PRI	Full Planning Permission	66 Chadwick Avenue, Allenton, Derby	Single storey side and rear extensions to dwelling (bedroom, bathroom and enlargement of kitchen/dining area), installation of render, erection of a detached garage and formation of a new vehicular access to Boulton Lane - amendments to previously approved planning permission DER/09/16/01159 to include an en-suite extension and installation of a feature gable to the front elevation	Granted Conditionally	07/11/2017
09/17/01159/PRI	Full Planning Permission	81 Park Grove, Derby	Single storey side and rear extensions to dwelling house (enlargement of kitchen)	Granted Conditionally	01/11/2017
09/17/01162/PRI	Works to Trees under TPO	6 Farley Road, Derby	Crown reduction by 3m of an Ash tree protected by Tree Preservation Order No. 279	Granted Conditionally	08/12/2017
09/17/01164/PRI	Full Planning Permission	87 Farnsworth Road, Mickleover, Derby	Single storey side extension to dwelling house (shower room and play room) - amendments to previously approved planning application Code No. DER/09/16/01109	Granted Conditionally	13/12/2017
09/17/01167/PRI	Full Planning Permission	18 Pritchett Drive, Littleover, Derby	Two storey side extension to dwelling house (family room, utility area, shower room, two bedrooms and en-suite)	Granted Conditionally	02/11/2017
09/17/01168/PRI	Advertisement consent	Unit 4, Bradshaw Retail Park, London Road, Derby	Display of three internally illuminated fascia signs and one internally illuminated projecting sign	Granted Conditionally	16/11/2017
09/17/01169/PRI	Full Planning Permission	Unit 4, Bradshaw Retail Park, London Road, Derby	Installation of an air ventilation louvre to the front elevation	Granted Conditionally	01/11/2017
09/17/01171/PRI	Full Planning Permission	185 Station Road, Mickleover, Derby	Side extension to dwelling house (garage and kitchen) and enlargement of the roof space to form an additional bedroom and en-suites)	Granted Conditionally	21/12/2017
09/17/01172/PRI	Works to Trees under TPO	3 Longshaw Gardens, Alvaston, Derby	Crown reduction by 1m of two trees to be carried out on a 3 year cycle for a period of 10 years - protected by Tree Preservation Order no. 334	Granted Conditionally	20/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/17/01173/PRI	Full Planning Permission	Land adjacent to 26 Queensway, Derby	Erection of two storey dwelling with associated access - amendments to previously approved planning permission Code No. DER/09/15/01219 to alter the house design	Granted Conditionally	16/11/2017
09/17/01175/PRI	Full Planning Permission	210 Uttoxeter Old Road, Derby	Change of use from residential (use class C3) to a non-residential institution (use class D1)	Granted Conditionally	01/11/2017
09/17/01176/PRI	Full Planning Permission	252 Derby Road, Chaddesden, Derby	First floor rear extension to dwelling house (bedroom) and installation of a new window to the side elevation	Granted Conditionally	22/11/2017
09/17/01177/PRI	Certificate of Lawfulness Proposed Use	11 Highfield Lane, Chaddesden, Derby	Single storey rear extension to dwelling	Granted	02/11/2017
09/17/01178/PRI	Full Planning Permission	51 Breedon Hill Road, Derby	Two storey and single storey rear extensions to dwelling house (kitchen/dining area and en-suite)	Granted Conditionally	27/11/2017
09/17/01179/PRI	Full Planning Permission	180-182 Pear Tree Road, Derby	Erection of an outbuilding (store rooms)	Granted Conditionally	09/11/2017
09/17/01181/PRI	Full Planning Permission	33 Colwyn Avenue, Derby	Single storey side and rear extensions to dwelling house (shower room, living space and kitchen)	Granted Conditionally	08/11/2017
09/17/01182/PRI	Works to Trees under TPO	16 Foxglove Drive, Oakwood, Derby	Removal of lower limb, crown clean and crown reduction to one side by 1.5 metres of a Pine tree protected by Tree Preservation Order No. 247	Granted Conditionally	06/11/2017
09/17/01188/PRI	Certificate of Lawfulness Proposed Use	77 Fellow Lands Way, Chellaston, Derby	Single storey rear extension to dwelling house	Granted	07/11/2017
09/17/01189/PRI	Variation/Waive of condition(s)	Disused land adjacent 1 - 5 Railway Cottages, Sinfin Lane, Sinfin, Derby	Variation of condition 2 of previously approved application Code No. DER/05/17/00631 and previously approved application Code No. DER06/15/00788 to amend the form and quantity of the landscape bund.	Granted Conditionally	13/12/2017
09/17/01190/PRI	Full Planning Permission	31 Dewchurch Drive, Sunnyhill, Derby	Erection of a free standing external fireplace	Granted Conditionally	22/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/17/01191/PRI	Full Planning Permission	Sainsbury's Supermarket, Wyvern Way, Chaddesden, Derby	Installation of new fire escape doors to the side elevation	Granted Conditionally	09/11/2017
09/17/01192/PRI	Full Planning Permission	Land adjacent 10 and 17 New Road, Darley Abbey, Derby (opposite junction with The Hill)	Erection of a dwelling house (use class C3)	Refuse Planning Permission	01/11/2017
09/17/01193/PRI	Works to Trees under TPO	305 Burton Road, Derby	Cutting back of branches to give 3m clearance from the building and crown lift to 6m of a Copper Beech tree and cutting back of branches to give clearance of the neighbouring property and reduce crown by 1.5m on east side and crown lift to 5m of an Ash tree protected by Tree Preservation Order No's. 278 and 279	Granted Conditionally	09/11/2017
09/17/01195/PRI	Full Planning Permission	387 Osmaston Park Road, Derby	Two storey side extension and single storey rear extensions to dwelling house (/study, three bedrooms and enlargement of kitchen)	Granted Conditionally	27/11/2017
09/17/01196/PRI	Works to Trees under TPO	7 Porters Lane, Oakwood, Derby	Felling of a Sycamore Tree protected by Tree Preservation Order no. 11	Refuse Planning Permission	17/11/2017
09/17/01199/PRI	Full Planning Permission	Car Dealership, Sir Frank Whittle Road, Derby (Bristol Street Motors)	Erection of a vehicular wash bay unit	Granted Conditionally	08/12/2017
09/17/01200/PRI	Full Planning Permission	Mickleover Community Centre, Uttoxeter Road, Mickleover, Derby	Installation of replacement windows	Granted Conditionally	05/12/2017
09/17/01201/PRI	Works to Trees under TPO	1 Kingswood Place, Littleover, Derby	Crown clean, deadwood, removal of epicormic growth and crown lift by 2 metres and 3 metres of two Plane trees protected by Tree Preservation Order No. 284	Granted Conditionally	20/11/2017
09/17/01202/PRI	Full Planning Permission	3 Datchet Close, Littleover, Derby	First floor side and single storey rear extensions to dwelling house (conservatory, bedroom, bathroom and office)	Granted Conditionally	27/11/2017
09/17/01204/PRI	Works to Trees under TPO	Trees at Laverstoke Court, Peet Street, Derby	Crown reduction by 2-3m of Oak, Holly and Yew trees protected by Tree Preservation Order No. 204	Granted Conditionally	16/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/17/01210/PRI	Full Planning Permission	79 Derwent Avenue, Allestree, Derby	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	05/12/2017
09/17/01212/PRI	Full Planning Permission	56 Ford Lane, Allestree, Derby	Two storey extension to dwelling house (garage, utility, workshop, bedroom and en-suite)	Granted Conditionally	15/11/2017
09/17/01213/PRI	Full Planning Permission	301 Duffield Road, Derby	Single storey rear extension to dwelling house (dining area), alterations to land levels to enlarge the patio area and replacement of first floor flat roof with a pitched roof	Granted Conditionally	19/12/2017
09/17/01214/PRI	Full Planning Permission	79 Littleover Lane, Derby	Erection of a dwelling (use class C3)	Refuse Planning Permission	28/11/2017
09/17/01216/PRI	Full Planning Permission	3 Swarkestone Road, Chellaston, Derby (Co-op)	Sub-division of existing retail unit to create an additional retail unit (use class A1), alterations to the shop fronts and re-location of an ATM	Granted Conditionally	05/12/2017
09/17/01217/PRI	Full Planning Permission	52 Windley Crescent, Darley Abbey, Derby	Single storey extension to dwelling house (enlargement of kitchen)	Granted Conditionally	04/12/2017
09/17/01219/PRI	Full Planning Permission	47 Muirfield Drive, Mickleover, Derby	Single storey rear extension to dwelling house (enlargement of kitchen)	Granted Conditionally	21/11/2017
09/17/01220/PRI	Full Planning Permission	Hollybrook Medical Centre, Hollybrook Way, Littleover, Derby	First floor and single storey extensions to medical centre (entrance, clinical rooms and future expansion space)	Granted Conditionally	16/11/2017
09/17/01222/PRI	Advertisement consent	Sainsbury's Supermarket, Wyvern Way, Chaddesden, Derby	Display of various signage	Granted Conditionally	10/11/2017
09/17/01223/PRI	Certificate of Lawfulness Proposed Use	Unit 5 Park Farm Centre, Park Farm Drive, Allestree, Derby	Change of use of first floor from storage/office space to residential (use class C3)	Granted	17/11/2017
09/17/01224/PRI	Listed Building Consent - alterations	24 Corn Market & 1-2 Albert Street, Derby	Alterations in association with the change of use from retail and pawnbrokers/cheque cashing (sui generis use) to restaurant/cafe (use class A3)	Granted Conditionally	16/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/17/01225/PRI	Full Planning Permission	22 Menin Road, Allestree, Derby	Single storey front extension to dwelling house (bay window)	Granted Conditionally	16/11/2017
09/17/01226/PRI	Advertisement consent	96 Wood Road, Chaddesden, Derby (One Stop Shop)	Display of various signage	Granted Conditionally	27/11/2017
09/17/01228/PRI	Works to Trees in a Conservation Area	65B Friar Gate, Derby	Crown lift to 5 metres and crown clean of a tree within the Friar Gate Conservation Area	Raise No Objection	02/11/2017
09/17/01229/PRI	Advertisement consent	624 Osmaston Road, Derby (Pizza Hut)	Display of one internally illuminated fascia sign	Granted Conditionally	20/11/2017
09/17/01230/PRI	Full Planning Permission	17 Princes Drive, Littleover, Derby	Formation of rooms in the roof space (bedroom, en-suite and dressing room) to include the installation of a rear dormer and enlargement of the roof	Refuse Planning Permission	20/11/2017
09/17/01231/PRI	Works to Trees in a Conservation Area	40 Arthur Street, Derby	Felling of two Sycamore trees within the Strutts Park Conservation Area	Raise No Objection	17/11/2017
09/17/01232/PRI	Full Planning Permission	5 Ordish Avenue, Chaddesden, Derby	Single storey side extension to dwelling house (garage and store) - amendments to previously approved planning permission code no. DER/03/17/00323 to increase the roof height	Refuse Planning Permission	16/11/2017
09/17/01233/PRI	Prior Approval - Householder	140 Dairyhouse Road, Derby	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.8m, height to eaves 2.8m) to dwelling house	Prior Approval Not required	02/11/2017
09/17/01234/PRI	Works to Trees in a Conservation Area	36 Park Road, Spondon, Derby	Crown reduction by 1.5m in height and laterally by 1m of a Cherry tree and felling of Yew, Holly and Conifer trees within the Spondon Conservation Area	Raise No Objection	17/11/2017
09/17/01241/PRI	Full Planning Permission	8-9 Sadler Gate, Derby	Installation of an extraction flue	Granted Conditionally	04/12/2017
09/17/01247/PRI	Prior Approval - Householder	29 Vancouver Avenue, Spondon, Derby	Single storey rear extension (projecting beyond the rear wall of the original house by 5.9m, maximum height 3.9m, height to eaves 2.8m) to dwelling house	Prior Approval Approved	28/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
09/17/01249/PRI	Works to Trees under TPO	8 Old Chester Road, Derby	Various works to trees protected by Tree Preservation Order No. 365	Granted Conditionally	22/11/2017
09/17/01252/PRI	Full Planning Permission	30 Thirlmere Avenue, Allestree, Derby	Enlargement of roof and installation of a rear dormer to form rooms in the roof space (three bedrooms and bathroom) and side and rear extensions to dwelling (covered way and kitchen)	Granted Conditionally	23/11/2017
09/17/01253/PRI	Works to Trees under TPO	32-34 Ashbourne Road, Derby	Crown reduction by 7m and removal of deadwood of a Weeping Willow tree protected by Tree Preservation Order no. 539	Refuse Planning Permission	13/12/2017
09/17/01254/PRI	Full Planning Permission	35 Upper Bainbrigge Street, Derby	Single storey rear extension to dwelling house (shower room)	Granted Conditionally	23/11/2017
09/17/01255/PRI	Full Planning Permission	48 Brentford Drive, Derby	Retention of single storey front and side extensions to dwelling house (porch, hallway and w.c.)	Granted Conditionally	23/11/2017
09/17/01258/PRI	Full Planning Permission	629 London Road, Derby, DE24 8UQ	Change of use to six bedroom, 10 person House in Multiple Occupation (Sui Generis use) together with erection of rear extension	Granted Conditionally	21/12/2017
10/17/01260/PRI	Full Planning Permission	27 Birchover Way, Allestree, Derby	Two storey and single storey rear and single storey side extensions to dwelling house (dining/kitchen, utility room, w.c. and two bedrooms)	Granted Conditionally	13/12/2017
10/17/01261/PRI	Full Planning Permission	Unit 4, The Oakwood District Centre, Danebridge Crescent, Oakwood, Derby	Installation of replacement air conditioning and 8 No. external condensers	Withdrawn Application	27/12/2017
10/17/01262/PRI	Advertisement consent	Unit 4, The Oakwood District Centre, Danebridge Crescent, Oakwood, Derby,	Display of internally illuminated fascia and projecting sign	Granted Conditionally	27/11/2017
10/17/01264/PRI	Certificate of Lawfulness Proposed Use	2 Wheathill Grove, Littleover, Derby	Erection of single storey rear extension (family room)	Granted	28/11/2017
10/17/01265/PRI	Works to Trees under TPO	Trees on land rear of 1, 3 and 7 Cascade Grove, Littleover, Derby	Various works to trees protected by Tree Preservation Order No. 333	Granted Conditionally	30/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/17/01266/PRI	Works to Trees under TPO	14 Lucerne Road, Oakwood, Derby, DE21 2XF	Felling of Ash Tree Protected by Tree Preservation Order No. 268	Granted	23/11/2017
10/17/01271/PRI	Advertisement consent	Meteor Centre, Mansfield Road, Derby	Display of various signage	Granted Conditionally	28/11/2017
10/17/01272/PRI	Full Planning Permission	3 Oval Court, Littleover, Derby	Extensions to dwelling house (sitting room, covered area and enlargement of two bedrooms)	Granted Conditionally	06/12/2017
10/17/01281/PRI	Works to Trees under TPO	211 Morley Road, Oakwood, Derby	Crown raise to 5m of an Oak tree protected by Tree Preservation Order No 109	Granted Conditionally	28/11/2017
10/17/01282/PRI	Full Planning Permission	2 Rowsley Avenue, Littleover, Derby	Two storey and single storey side and first floor rear extensions to dwelling house (garage and three bedrooms with en-suites)	Granted Conditionally	18/12/2017
10/17/01283/PRI	Full Planning Permission	32 Princes Drive, Littleover, Derby	Two storey and single storey front, side and rear extensions to dwelling house (garage, wet room, utility room, bathroom, three bedrooms and enlargement of kitchen and lounge) - amendments to previously approved application Code No. DER/03/16/00317 to omit the porch, set-back and alter the depth of the side extension and replace the french doors to the rear extension with a window	Granted Conditionally	27/11/2017
10/17/01284/PRI	Full Planning Permission	265 Station Road, Mickleover, Derby	Two storey side extension to dwelling house (garage, store, two bedrooms and en-suite)	Refuse Planning Permission	27/11/2017
10/17/01286/PRI	Full Planning Permission	41 Slater Avenue, Derby	Two storey side and two storey and single storey rear extensions to dwelling house (study/snug, utility, kitchen, breakfast room, two bedrooms and bathroom), formation of parking area and removal of branches and deadwood of an Oak tree protected by Tree Preservation Order no. 553	Granted Conditionally	01/12/2017
10/17/01288/PRI	Advertisement consent	3 Pride Place, Pride Park, Derby (HSBC)	Display of various signage	Granted Conditionally	05/12/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/17/01292/PRI	Full Planning Permission	Units 9-11 Albion Street, Derby	Installation of 13 condensor units and 2 air handling units with associated pipe / duct work	Granted Conditionally	06/12/2017
10/17/01295/PRI	Certificate of Lawfulness Proposed Use	Moorbridge Riding Stables, Aston Lane, Chellaston, Derby, DE73 6TT	Siting of a mobile home to be used as an annexe for ancillary accommodation to the main dwelling	Refuse Planning Permission	05/12/2017
10/17/01297/PRI	Full Planning Permission	736 Osmaston Road, Derby	Change of use of ground floor from retail (use class A1) to taxi booking office (Sui Generis use)	Granted Conditionally	06/12/2017
10/17/01301/PRI	Full Planning Permission	129 Station Road, Mickleover, Derby	Single storey side extension to dwelling house, incorporating the existing garage (garage and play room)	Granted Conditionally	30/11/2017
10/17/01304/PRI	Prior Approval - Householder	61 Pear Tree Crescent, Derby	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 3m) to dwelling house	Prior Approval Not required	28/11/2017
10/17/01307/PRI	Full Planning Permission	28 Rykneld Way, Littleover, Derby	Two storey side and first floor rear extensions to dwelling house (hobby room, w.c., utility room and three bedrooms)	Granted Conditionally	29/11/2017
10/17/01310/PRI	Variation/Waive of condition(s)	Draka UK Industrial Cables Ltd, Alfreton Road, Derby	Extensions and alterations to existing units and erection of 19 new units - variation of condition 3 of previously approved planning permission Code No. DER/06/16/00693 to include use class B8 (storage and distribution) in the approved uses	Granted Conditionally	13/12/2017
10/17/01311/PRI	Full Planning Permission	145 Manor Road, Derby	Change of use from office to one dwelling house (use class C3) together with two storey front and rear extensions, erection of a detached outbuilding (garage and ancillary living accommodation) and enlargement of vehicular access	Refuse Planning Permission	08/12/2017
10/17/01314/PRI	Full Planning Permission	21 Chapel Side, Spondon, Derby, DE21 7JQ	Retention of the installation of an ATM	Granted Conditionally	13/12/2017



Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/17/01315/PRI	Advertisement consent	21 Chapel Side, Spondon, Derby (Your Local)	Retention of the installation of an internally illuminated ATM surround and sign	Granted Conditionally	13/12/2017
10/17/01316/PRI	Full Planning Permission	Land at the rear of 545 Burton Road, Littleover, Derby (access off Thornhill Road)	Demolition of garages. Erection of a dwelling house (use class C3)	Granted Conditionally	07/12/2017
10/17/01318/PRI	Works to Trees under TPO	2 Stowmarket Drive, Derby	Crown reduction of the lateral limbs close to 4 Stowmarket Drive by 1.5-2m and removal of deadwood of a Beech tree protected by Tree Preservation Order no.129	Granted Conditionally	08/12/2017
10/17/01323/PRI	Works to Trees under TPO	20 Radbourne Gate, Mickleover, Derby	Crown reduction by 4m of an Ash tree and a Sycamore tree protected by Tree Preservation Order no. 221	Granted Conditionally	07/12/2017
10/17/01324/PRI	Full Planning Permission	308 Uttoxeter Road, Mickleover, Derby	Two storey side and single storey rear extensions to dwelling (dining/kitchen, utility room, w.c.,bathroom and enlargement of bedroom)	Granted Conditionally	06/12/2017
10/17/01325/PRI	Works to Trees under TPO	St. Katherines Court, Bass Street, Derby	Various works to trees protected by Tree Preservation Order No. 133	Granted Conditionally	06/12/2017
10/17/01327/PRI	Works to Trees under TPO	The Orchards, 317 Burton Road, Derby	Various works to trees protected by Tree Preservation Order No 208	Granted Conditionally	08/12/2017
10/17/01328/PRI	Works to Trees under TPO	100 and 102 Chain Lane, Littleover, Derby	Various works to trees protected by Tree Preservation Order no. 322	Granted Conditionally	11/12/2017
10/17/01330/PRI	Full Planning Permission	47 Arlington Road, Derby	Front and rear extensions to dwelling (garage, kitchen, utility, dining room , bedroom and en-suite) and installation of front and rear dormers to form rooms in the roof space (four bedrooms, bathroom and en-suites)	Refuse Planning Permission	12/12/2017
10/17/01331/PRI	Full Application - disabled People	The Poplars, 93 Arthur Street, Derby	Erection of railings to front boundary	Granted Conditionally	13/12/2017
10/17/01332/PRI	Full Planning Permission	6 Sydney Close, Mickleover, Derby	Two storey side and single storey front extensions to dwelling house (porch, utility room,garage, bedroom, en-suite, dressing room and enlargement of kitchen)	Granted Conditionally	12/12/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/17/01333/PRI	Full Planning Permission	2 Devas Gardens, Spondon, Derby	Two storey and single storey side extensions to dwelling house (lounge, family room, garage and two bedrooms)	Granted Conditionally	08/12/2017
10/17/01334/PRI	Non-material amendment	235 Portland Street, Derby	Two storey side and single storey rear extensions to dwelling house (two halls, dressing room and bedroom/sitting room) erection of garden store and a canopy to the front elevation - Non-material amendment to previously approved permission DER/08/16/00971 to amend the position of the bedroom/sitting room window	Granted	13/12/2017
10/17/01336/PRI	Works to Trees in a Conservation Area	St. Christophers Court, Ashbourne Road, Derby	Cutting back of branches by 1.5m, to be carried out to a height of 6m (approx) to give clearance of the access drive of two London Plane trees within the Friar Gate Conservation Area	Raise No Objection	28/11/2017
10/17/01338/PRI	Prior Approval - Householder	34 Breedon Avenue, Littleover, Derby, DE23 7LR	Single storey rear extension (projecting beyond the rear wall of the original house by 5.8m, maximum height 3.6m, height to eaves 2.4m) to dwelling house	Prior Approval Not required	28/11/2017
10/17/01340/PRI	Works to Trees under TPO	West Park Community School, West Road, Spondon, Derby	Felling of a Horse Chestnut tree and an Atlantic Cedar tree protected by Tree Preservation Order no. 479	Refuse Planning Permission	11/12/2017
10/17/01341/PRI	Works to Trees under TPO	193 Broadway, Derby	Reduction in height to be carried out as and when required for a ten year period of a Willow tree protected by Tree Preservation order No. 462	Granted Conditionally	12/12/2017
10/17/01343/PRI	Works to Trees under TPO	2 Lindford Close, Oakwood, Derby	Crown lift to give 5m clearance of the road and 3-4m clearance of the pavement, crown reduction and crown thinning by 10-15% of an Ash tree protected by Tree Preservation Order no. 11	Granted Conditionally	14/12/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/17/01345/PRI	Full Planning Permission	3 Church Lane, Darley Abbey, Derby	Two storey side and single storey rear extensions to dwelling house (utility, kitchen, bedroom, bathroom and enlargement of dining area) and erection of a boundary fence	Granted Conditionally	19/12/2017
10/17/01346/PRI	Works to Trees under TPO	1 Firs Crescent, Allestree, Derby	Reduce height to 14 metres and radial branch spread to 5 metres of an Oak tree protected by Tree Preservation Order no. 445	Granted Conditionally	18/12/2017
10/17/01351/PRI	Works to Trees in a Conservation Area	168 Duffield Road, Derby	Felling of Pine tree and height reduction to 2.4m of Conifer trees within the Strutts Park Conservation Area	Raise No Objection	18/12/2017
10/17/01353/PRI	Works to Trees under TPO	26 Northacre Road, Oakwood, Derby	Felling of a Pine tree, felling of a Sycamore tree and crown lift of an Oak tree to 2m protected by Tree Preservation Order no. 31	Granted Conditionally	14/12/2017
10/17/01354/PRI	Full Planning Permission	3 Lyndhurst Grove, Chaddesden, Derby	Retention of the erection of an outbuilding with a verandah (garden room)	Granted Conditionally	13/12/2017
10/17/01355/PRI	Works to Trees under TPO	Lonsdale Hall, Lonsdale Place, Derby	Cutting back of the lower limbs of a Lime tree, crown lift to 3m of a Maple tree and a Beech tree protected by Tree Preservation Order no. 68	Granted Conditionally	19/12/2017
10/17/01356/PRI	Works to Trees under TPO	Endwood, Victor Avenue, Derby	Felling of a Corsican Pine tree and crown reduction by 2.5m of a Copper Beech tree protected by Tree Preservation Order no. 259	Granted Conditionally	18/12/2017
10/17/01357/PRI	Advertisement consent	Market Place, Derby	Display of non illuminated advertisement signs for temporary period	Granted Conditionally	28/11/2017
10/17/01361/PRI	Demolition-Prior Notification	Veolia, 971A London Road, Derby	Demolition of a waste transfer station	Raise No Objection	15/11/2017
10/17/01362/PRI	Full Planning Permission	12 Plough Gate, Darley Abbey, Derby	Single storey rear extension to dwelling house (living space)	Granted Conditionally	13/12/2017
10/17/01364/PRI	Prior Approval - Householder	69 Walbrook Road, Derby, DE23 8SA	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not required	28/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/17/01365/PRI	Works to Trees in a Conservation Area	Endwood, Victor Avenue, Derby	Felling of a Silver Birch tree within the Strutts Park Conservation Area	Raise No Objection	07/12/2017
10/17/01368/PRI	Advertisement consent	73 Devonshire Drive, Mickleover, Derby	Display of various signage	Granted Conditionally	13/12/2017
10/17/01372/PRI	Full Planning Permission	All Saints Vicarage, Etwall Road, Mickleover, Derby	Demolition and re-building of a boundary wall	Granted Conditionally	13/12/2017
10/17/01373/PRI	Prior Approval - Householder	346 Kedleston Road, Derby, DE22 2TE	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.55m, height to eaves 2.39m) to dwelling house	Prior Approval Not required	14/11/2017
10/17/01375/PRI	Full Planning Permission	2 Burns Close, Littleover, Derby	Two storey and single storey rear extensions to dwelling house (kitchen/dining room, bedroom), installation of a new first floor window to the side elevation and enlargement of detached garage - amendments to previously approved planning permission Code No. DER/09/16/01169 to include the retention of a front porch/canopy and amend the garage design to form a store	Granted Conditionally	29/11/2017
10/17/01380/PRI	Works to Trees in a Conservation Area	4 Mill Cottages, Darley Abbey Mills, Darley Abbey, Derby	Felling of Conifer and Sycamore trees within the Darley Abbey Conservation Area	Raise No Objection	06/12/2017
10/17/01381/PRI	Full Planning Permission	154 Stenson Road, Derby	Retention of the installation of windows to the side elevations	Granted Conditionally	13/12/2017
10/17/01387/PRI	Full Planning Permission	Unit 5 Downing Road, West Meadows Industrial Estate, Derby	Two storey front extension to factory (reception area and office space)	Granted Conditionally	06/12/2017
10/17/01389/PRI	Full Planning Permission	4 Littleover Crescent, Derby	Two storey and single storey rear and single storey side extensions to dwelling house (bathroom, utility, kitchen/dining/living space, two bedrooms and bathroom)	Granted Conditionally	19/12/2017
10/17/01396/PRI	Full Planning Permission	28 Grange Road, Alvaston, Derby	Single storey side and rear extensions to dwelling house (w.c. and sitting/kitchen area)	Granted Conditionally	13/12/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
10/17/01397/PRI	Demolition-Prior Notification	Quantum Building and Basset Block Building, Victory Road, Derby, DE24 8ER	Demolition of Quantum Building and Bassett Block Building	Raise No Objection	21/11/2017
10/17/01399/PRI	Works to Trees in a Conservation Area	Oaklands, 103 Duffield Road, Derby	Various works to trees within the Strutts Park Conservation Area	Raise No Objection	12/12/2017
10/17/01404/PRI	Full Planning Permission	4 Broadbank, Derby	Two storey side, first floor front and single storey side and rear extensions to dwelling house, including replacement of the rear dormer (lobby, workshop, w.c., utility, kitchen/dining area, living space, garden room, two bedrooms, bathroom, corridor, master suite, en-suite and roof terrace) and alterations to the front elevation	Granted Conditionally	27/11/2017
10/17/01406/PRI	Full Planning Permission	150 Vicarage Road, Mickleover, Derby	Two storey and single storey side and rear extensions to dwelling house (kitchen/dining area, study, wet room, pantry, bathroom and two bedrooms and en-suite)	Refuse Planning Permission	06/12/2017
10/17/01409/PRI	Outline Planning Permission	Land at the rear of 94 Radbourne Street, Derby (access off Heyworth Street)	Residential development with means of access only to be considered at outline stage.	Granted Conditionally	07/12/2017
10/17/01410/PRI	Variation/Waive of condition(s)	26 Swinburne Street, Derby	Change of use from residential (use class C3) to a house in multiple occupation (Sui Generis Use) - Variation of condition 4 of previously approved planning permission Code No. DER/04/17/00427 to increase the maximum number of occupants to 11	Granted Conditionally	19/12/2017
11/17/01416/PRI	Full Planning Permission	308 Burton Road, Derby	Extensions and alterations to stable block to form ancillary living space	Granted Conditionally	07/12/2017
11/17/01419/PRI	Full Planning Permission	23 Corden Avenue, Mickleover, Derby	Two storey rear and single storey front, side and rear extensions to dwelling house (entrance, cloak room, w.c., pantry, utility, breakfast bar, dining area, bedroom with en-suite and enlargement of kitchen)	Granted Conditionally	19/12/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
11/17/01420/PRI	Prior Approval - Householder	4 Tissington Drive, Oakwood, Derby, DE21 2TL	Single storey rear extension (projecting beyond the rear wall of the original house by 4.9m, maximum height 3.9m, height to eaves 2.5m) to dwelling house	Prior Approval Not required	29/11/2017
11/17/01421/PRI	Listed Building Consent - alterations	25 Iron Gate, Derby (Pizza Express)	Installation of two vertical light lines and one horizontal light line to the front elevation	Refuse Planning Permission	13/12/2017
11/17/01422/PRI	Full Planning Permission	7 Belsize Close, Derby	Two storey side extension to dwelling house (kitchen, utility room, dressing area, en-suite and enlargement of bedroom)	Granted Conditionally	14/12/2017
11/17/01426/PRI	Non-material amendment	Former Mackworth College Site, Normanton Road, Derby	Erection of retail store (Use Class A1) and formation of associated car parking, servicing and landscaping - non-material amendment to previously approved planning permission DER/09/14/01262 to amend the parking layout	Granted	28/11/2017
11/17/01428/PRI	Full Planning Permission	54 St. Peters Street, Derby	Change of use from restaurant (use class A3) to mixed use restaurant and hot food takeaway (use classes A3 and A5) and installation of replacement wooden fascias and columns.	Refuse Planning Permission	19/12/2017
11/17/01429/PRI	Demolition-Prior Notification	1 Clarke Street, Derby	Demolition of warehouse buildings	Raise No Objection	30/11/2017
11/17/01433/PRI	Full Planning Permission	Land at the side of 528 and the rear of 526 Duffield Road, Derby	Substitution of house type to plot 4	Granted Conditionally	07/12/2017
11/17/01437/PRI	Full Planning Permission	26 Eton Street, Derby	Sub-division to form two flats (use class C3)	Granted Conditionally	08/12/2017
11/17/01439/PRI	Full Planning Permission	24 Farnsworth Road, Mickleover, Derby	Single storey side extension to dwelling house (study and bathroom)	Granted Conditionally	07/12/2017
11/17/01444/PRI	Prior Approval - Householder	3 Kernel Close, Littleover, Derby, DE23 7SA	Single storey rear extension (projecting beyond the rear wall of the original house by 5.28m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not required	28/11/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
11/17/01445/PRI	Prior Approval - Householder	11 Farningham Close, Spondon, Derby, DE21 7DZ	Single storey rear extension (projecting beyond the rear wall of the original house by 3.5m, maximum height 3.8m, height to eaves 2.4m) to dwelling house	Prior Approval Not required	28/11/2017
11/17/01447/PRI	Prior Approval - Householder	33 Clarence Road, Derby, DE23 6LN	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not required	29/11/2017
11/17/01460/PRI	Advertisement consent	Unit DS1, Intu Centre, Derby (Marks and Spencer)	Display of internally illuminated ATM surround and sign	Granted Conditionally	21/12/2017
11/17/01461/PRI	Full Planning Permission	643 Osmaston Road, Derby	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	06/12/2017
11/17/01468/PRI	Full Planning Permission	27 Corden Avenue, Mickleover, Derby	Erection of outbuilding (garden room/store)	Granted Conditionally	19/12/2017
11/17/01470/PRI	Prior Approval - Householder	14 Ellastone Gardens, Alvaston, Derby	Single storey rear extension (projecting beyond the rear wall of the original house by 7.4m, maximum height 3.9m, height to eaves 2.84m) to dwelling house	Prior Approval Not required	06/12/2017
11/17/01472/PRI	Full Planning Permission	33 Whittlebury Drive, Littleover, Derby	Single storey side/rear extension to dwelling house (utility room and enlargement of kitchen/dining area)	Granted Conditionally	19/12/2017
11/17/01480/PRI	Full Planning Permission	41 Birchover Way, Allestree, Derby	Two storey front extension to dwelling house (enlargement of dining area and bedroom)	Granted Conditionally	06/12/2017
11/17/01485/PRI	Full Planning Permission	13 Bakewell Close, Mickleover, Derby	Single storey front extension to dwelling house (hall and enlargement of lounge)	Granted Conditionally	19/12/2017
11/17/01491/PRI	Prior Approval - Householder	25 Wynton Avenue, Alvaston, Derby, DE24 8UB	Single storey rear extension (projecting beyond the rear wall of the original house by 5.46m, maximum height 3.79m, height to eaves 2.78m) to dwelling house	Prior Approval Not required	13/12/2017

Application No.	Application Type	Location	Proposal	Decision	Decision Date
11/17/01529/PRI	Prior Approval - Householder	16 Slade Lands Drive, Chellaston, Derby, DE73 1QB	Single storey rear extension (projecting beyond the rear wall of the original house by 3.6m, maximum height 3.5m, height to eaves 2.4m) to dwelling house	Prior Approval Not required	19/12/2017
11/17/01535/PRI	Prior Approval - Householder	3 Sunny Grove, Chaddesden, Derby, DE21 6QP	Single storey rear extension (projecting beyond the rear wall of the original house by 3.5m, maximum height 3.8m, height to eaves 2.4m) to dwelling house	Prior Approval Approved	19/12/2017
11/17/01548/PRI	Prior Approval - Householder	10 Tennessee Road, Chaddesden, Derby, DE21 6LE	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.7m, height to eaves 2.5m) to dwelling house	Prior Approval Not required	19/12/2017
11/17/01559/PRI	Demolition-Prior Notification	Land rear of 545 Burton Road, Littleover, Derby, (access off Thornhill Road)	Demolition of garages	Raise No Objection	20/12/2017
11/17/01563/PRI	Demolition-Prior Notification	Rolls Royce Sinfon A Site, Victory Road, Derby	Demolition of combustion rig, compressor house and pump house buildings	Raise No Objection	22/12/2017
12/17/01572/PRI	Listed Building Consent - alterations	3 Church Street, Alvaston, Derby	Replacement of the corrugated asbestos and fibre cement roof sheets with corrugated steel roof sheets	Granted Conditionally	19/12/2017