

Time Commenced: 6.00pm
Time Finished: 7.53pm

PLANNING CONTROL COMMITTEE
15 February 2018

Present: Councillor S Khan (Chair)
Councillors Care, Evans, Froggatt, Harwood, Hassall, Pegg,
Sandhu, Shanker, West and Wood

In Attendance: James Bathurst – Senior Planning Technician
Sara Claxton – Development Control Team Leader
Jody Shelton – Democratic Services Officer
Karl Suschitzky – Senior Environmental Health Officer
Stephen Teasdale – Solicitor
Ian Woodhead – Development Control Group Manager

50/17 Apologies for absence

Apologies for absence were received from Councillor Potter.

51/17 Late items

There were no late items.

52/17 Declarations of interest

In relation to planning application 11/17/01481, Councillor Shanker stated that he did not have any disclosable pecuniary interest which he was under any obligation to declare, but felt that in the interest of total transparency he should place on the record his involvement in Council Cabinet decision making and that he would withdraw from the room during consideration of that application.

Also in relation to planning application 11/17/01481, Councillor West wished it to be noted that the application was sited within the Ward in which she was Ward Councillor.

53/17 Minutes of the meeting held on 11 January 2018

The minutes of the meeting held on 11 January 2018 were agreed as a correct record.

**54/17 Minutes of the meeting of the Conservation Area
Advisory Committee**

The minutes of the meeting of the Conversation Area Advisory Committee held on 7 December 2017 were noted.

55/17 Appeal Decisions

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

Resolved to note the decisions on appeals taken.

56/17 Development Control Performance – Quarter 3 (Oct – Dec 2017)

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride on Development Control Performance – Quarter 3 (Oct – Dec 2017).

Resolved to note the report.

57/17 Applications to be considered

The Committee considered a report from the Director of Strategic Partnerships, Planning and Streetpride on planning applications which were to be determined by the Committee.

Councillor Shanker left the room during consideration of the following item.

11/17/01481 – Site of the Moorways Sports Centre, Moor Lane, Allenton

(Demolition of store. Erection of a leisure centre (use class D2) including a 50m swimming pool, fitness suite, studios and other complimentary uses with associated parking, access drainage and landscaping provisions.)

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

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

Councillor Shanker returned to the room.

05/17/00567 – Darley Park, Darley Abbey, Derby

(Construction of a multi user path and ancillary works.)

The Development Control Team Leader addressed the Committee and introduced the item. It was reported that an update to the tree survey had been circulated to Members and 1 further objection had been received concerning the width of the path.

Mr Butler, on behalf of the applicant Derby City Council, addressed the Committee. Mr Bennett and Mrs Eldam, addressed the Committee and made representations against the application.

Resolved to grant planning permission for the reasons and subject to revisions to the conditions outlined in the report to secure further details of the design and construction of the board walk and further tree protection and method statements as recommended by Council's Tree Officer.

05/16/00583 – Land at the rear of 275 Chellaston Road, Derby

(Erection of three dwelling houses and formation of access road.)

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

Councillor Ingall, as Ward Member and Mr Madge, Derbyshire and Sandicare Canal Trust, addressed the Committee and made representations against the application.

Resolved to grant planning permission for the reasons and subject to the conditions outlined in the report, together with additional conditions relating to the precise details of the development and landscaping component relative to the safeguarded route of the former canal

03/17/00333 – Site of 50 Sitwell Street, Spondon

(Demolition of buildings and residential development with all matters reserved (up to 6 dwellings)

The Development Control Team Leader addressed the Committee and introduced the item.

Councillor Poulter, as Ward Member, addressed the Committee and made representations against the application. Mr McGowan, Alan McGowan Architects, on behalf of the applicant, addressed the Committee. Mr Whitehouse addressed the Committee and made representations against the application.

Resolved to grant planning permission for the reasons and subject to revisions to the conditions outlined in the report to exclude demolition of buildings from the permission and additional conditions to require heritage assessment and structural survey to accompany any reserved matters submission and land contamination assessment for the site.

10/17/01366 – 11 Chevin Road, Derby

(Demolition of bungalow. Erection of replacement dwelling house (use class C3.)

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

Members raised concern that the proposal was out of character with the street-scene in respect to layout, scale and massing and could potentially have an adverse impact on the Conservation Area.

Resolved:

- 1. to reject the officer recommendation and refuse planning permission on the grounds of the proposal being out of character with the street-scene in respect to layout, scale and massing and which would have an adverse impact on the Conservation Area. (The comments provided by the Conservation Area Advisory Committee in Part 5.1 of the report were specifically referred to during the debate and embedded into the finalised reason for refusal included below); and**
- 2. to nominate Councillor Wood to represent the Committee at any future appeal.**

The precise reason for refusal is as follows:

In the opinion of the Local Planning Authority the site occupies an important gap in the Duffield Road frontage which requires an outstanding modern design with an elegant solution to reflect the proportions of the neighbouring Edwardian property. Overall, the proposed development, as amended during the life of the application, does not constitute outstanding modern design that would enhance the character of the Strutts Park Conservation Area. Therefore, the proposal is contrary to adopted policies CP3, CP4 and CP20 of the Derby City Local Plan: Part 1 – Core Strategy and the core planning principles in the National Planning Policy Framework which promote high quality design in the plan-making and decision-making processes.

**58/17 Allocation of secondary school Section 106 agreement
Funding from the Fellow Lands Way development**

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride on Allocation of secondary school Section 106 agreement funding from the Fellow Lands Way development.

Resolved:

- 1. To approve in principle the proposal for the secondary education contribution secured from the Fellow Lands Way development pursuant**

to the planning agreement referred to in paragraph 1.1 of the report to be used towards the provision of a new primary school to serve the Fellow Lands Way and the proposed Snelsmoor Grange developments;

2. To authorise the Director of Strategic Partnerships, Planning and Streetpride to determine any application made pursuant to Section 106a of the Town and County Planning Act 1990 to modify or vary the planning agreement referred to in paragraph 1.1 of the report and to agree and complete.

59/17 Major Site Visits

The Committee was advised of future major applications.

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

DER/01/18/00093 - Castleward Development.

MINUTES END