

Time commenced: 6.02pm
Time finished: 8.40pm

PLANNING CONTROL COMMITTEE 26 November 2015

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

In Attendance: Councillors Barker, Grimadell and Rawson

37/15 Apologies for absence

There were no apologies.

38/15 Late items

There were no late items.

39/15 Declarations of interest

Councillor Wood declared an interest in planning application number 09/15/01136 on the basis of a business relationship with the premises, and stated that he would make himself absent during consideration of that matter.

Councillor West declared an interest in planning application number 08/15/01042 on the basis that she was employed by the University of Derby, and stated that she would make herself absent during consideration of that matter. Councillor West also declared that she knew the applicant in relation to planning application number 06/15/00837 but stated that she had an open mind to the application. The matter was not subject to a disclosable pecuniary interest requiring the councillor to withdraw.

Councillor Tittley declared a personal interest in relation to planning application 06/15/00837 and stated that he would withdraw during consideration of that matter.

Councillors Harwood and M Holmes declared that they were ward members for planning application numbers 04/15/00449 and 06/15/00837 respectively, but each stated that they had an open mind to the applications. Neither matter was subject to a disclosable pecuniary interest requiring the either councillor to withdraw.

40/15 Minutes of the meeting held on 15 October 2015

The minutes of the meetings held on 15 October 2015 were agreed as a correct record.

41/15 Minutes of the meeting of the Conservation Area Advisory Committee held on 17 September 2015

The minutes of the meeting of the Conservation Area Advisory Committee held on 17 September 2015 were received and noted by the Committee.

42/15 Appeal decisions

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

Resolved to note the decisions on appeals taken.

43/15 Development Control performance – Quarter 2 (July to September 2015)

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride providing statistical data reported to the Department for Communities and Local Government on decisions made during Quarter 2 of 2015-6.

The report showed significant over-performance in relation to both major and minor applications versus targets set by the Government. The committee positively responded to the report and commended the work of the department in achieving a strong outturn.

It was proposed by Councillor Tittley, and seconded, that the committee pass a resolution commending the work of officers. The motion was put to the vote and carried.

Resolved to note the report and commend the performance of officers within Development Control during Quarter 2 of 2015/6.

44/15 Applications to be considered

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

Councillor West left the room.

08/15/01042 – Agard Street Car Park, Agard Street, Derby

(Erection of student accommodation, provision of new stair connection to Friar Gate Bridge, removal and reinstatement of tram tracks, landscaping, courtyard and associated works)

The Development Control Group Manager addressed the committee. It was reported that a request had been made, and accepted, for Mr TajUbhi to address the committee despite not having objected to the application. The Development Control Group Manager explained that, in fairness to all parties, in accepting this request it had been required that Mr Ubhi circulate grounds for objection in advance of the matter being considered, and that this had happened.

The Development Control Group Manager further advised the committee of two proposed additional conditions – the first in relation to the realignment of window design, and a second to address parking arrangements as shown on the drawings before the committee.

Mr Nigel Bobroff, as applicant, addressed the committee to make representations in favour of the application. Mr Ubhi, as the owner of adjacent land, addressed the committee to make representations against the application.

Resolved, subject to the insertion of the two additional conditions as proposed by the Development Control Group Manager:

- 1. 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 in the report and to authorise the Director of Governance to enter into such an agreement; and**
- 2. to authorise the Director of Strategy Partnerships, Planning and Streetpride to grant permission upon conclusion of the above Section 106 Agreement subject to the conditions and for the reasons set out in the report.**

Councillor West returned to the room.

04/15/00449 – Land south of Mansfield Road, Breadsall Hilltop, Derby (between Porters Lane and Lime Lane)

(Outline application for residential development of up to 250 dwellings, together with means of access, public open space, drainage attenuation and landscaping)

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

Chris Jesson, as applicant, addressed the committee to make representations in favour of the application. Maggie Cooper and Colin Brewster, as local residents, addressed the committee to make representations against the application. Councillor Barker, as ward member, addressed the committee to make representations against the application.

Resolved:

1. 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 in the report and to authorise the Director of Governance to enter into such an agreement; and
2. to authorise the Director of Strategy Partnerships, Planning and Streetpride to grant permission upon conclusion of the above Section 106 Agreement subject to the conditions and for the reasons set out in the report.

Councillor Wood left the room.

09/15/01136 – 75 St Albans Road, Derby

(Retention of change of use of domestic outbuilding to music studio for teaching purposes – removal of condition 7 of previously approved permission (reference 02/14/00268) to allow permanent use as a music studio)

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

RoyAlcock, a local resident, addressed the committee and made representations against the application.

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

Councillor Wood returned to the room. Councillor Tittley left the room.

06/15/00837 – 230 Derby Road, Chellaston, Derby

(Two-storey and single-storey rear and single storey side extensions to dwelling house – utility, kitchen, double garage, store, WC, cloakroom, entrance hall, gallery, bedrooms, en-suites and walk-in wardrobes)

The Development Control Team Leader addressed the committee and introduced the item, including a correction that the proposed extensions would be to the rear and side of the building, rather than the front and side.

Mr Geeves and Mr Williams, as local residents, addressed the committee and made representations against the application. Councillor Grimadell, as ward member, addressed the committee and made representations against the application.

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

45/15 Major Site Visits

The committee was advised of future major applications.

Resolved:

- 1. not to undertake site visits in relation to the following planning applications:**
 - **09/15/01134 – Land to the west of Wilmore Road and the north of Lea Farm, Sinfin Moor Lane, Chellaston;**
 - **09/15/01210 – Land to the west of 22 Longbridge Lane, Derby;**
 - **10/15/01267 – Former Mackworth College site, Normanton Road, Derby;**
 - **10/15/01280 – 20 Lonsdale Place, Derby (Aston Engineering);**
 - **10/15/01283 – Site of California works, Parliament Street, Derby;**
 - **10/15/01293 – Land west of Belmore Way, Alvaston;**
 - **10/15/01309 – FC Precast Concrete Ltd., Alfreton Road, Derby;**
 - **10/15/01319 – Site of builders' yard and land to west of Wincanton Close, Derby (formerly Robinson's Construction); and**
 - **10/15/01337 – Land between Holmleigh Way and Wilmore Road, Chellaston.**
- 2. to undertake a site visit in relation to the following planning application:**
 - **10/15/01314 – Land at Rough Heanor Farm, Rough Heanor Road, Mickleover.**

MINUTES END