

PLANNING CONTROL COMMITTEE
10 FEBRUARY 2011

Present: Councillor Wood (Chair)
Councillors Bolton, Carr, Grimadell, Harwood, Hickson, Richards and Shanker.

In attendance: Councillor Allen

96/10 Apologies for Absence

Apologies for absence were received from Councillor S Khan.

97/10 Late Items Introduced by the Chair

There were no late items.

98/10 Declarations of Interest

There were no declarations of interest.

99/10 Confirmation of the minutes of the meetings held on 18 November and 16 December 2010

The minutes of the meeting held on 18 November and 16 December 2010 were agreed as a correct record and signed by the Chair subject to an amendment stating that Councillor Harwood was absent from the meeting room for applications DER/05/10/00533 and DER/06/10/00788.

100/10 To receive the minutes of the meetings of the Conservation Area Advisory Committee held on 25 November 2010 and 6 January 2011

The minutes of the Conservation Area Advisory Committee meetings held on 25 November 2010 and 6 January 2011 were received and noted by the Committee.

101/10 Applications dealt with under Building Regulations and associated legislation

The Committee considered a report from the Director of Planning and Transportation on Applications dealt with under Building Regulations and Associated Legislation. Appendix 2 gave details of the decisions taken.

Resolved to note the decisions taken in the last month.

102/10 Enforcement Report: Monthly Report

The Committee considered a report from Director of Planning and Transportation on enforcement action. The report gave brief details of enforcement actions authorised in the last month.

Resolved to note the enforcement action taken in the last month.

103/10 Appeals Decisions Report

The Committee considered a report from the Director of Planning and Transportation on planning appeal decisions. The attached appendix gave details of the decisions taken.

Resolved to note the decisions on appeals taken in the last month and to invite a representative of the Planning Inspectorate to attend the next annual training session.

104/10 Development Control Performance – Quarterly Report; October – December 2010

The Committee considered a report from the Director of Planning and Transportation on the Development Management team's performance from October – December 2010. This report gave statistical details of the team's performance on planning applications and decisions during the periods October – December 2010.

Resolved to note the report and thank the officers for their continuing hard work under considerable pressure.

105/10 Development Control Monthly Report

The Committee considered a report on planning applications to be determined by the Committee, and the applications determined of the Director of Planning and Transportation under delegated powers.

1. DER/12/10/01488

Erection of a School of Nursing at Royal Derby Hospital, Uttoxeter New Road, Derby

And

2. DER/12/10/01489

Formation of a car park at Royal Derby Hospital, Uttoxeter New Road, Derby

It was reported that an additional letter of representation from Councillor Ashburner and amendments to conditions along with their supporting reasons had been circulated prior to the Committee.

Mr Ramsey addressed the Committee in support of the application. Councillor Allen, Mr Frey and Mr Vaughan addressed the Committee in objection to the application.

In respect of DER/12/10/01488:

Resolved:

To authorise the Director of Planning and Transportation to negotiate the terms of a Section 106 Agreement to achieve the objectives set out in section 11.5 of the report and to authorise the Director of Legal and Democratic Services to enter into such an agreement;

To authorise the Director of Planning and Transportation to grant permission upon conclusion of the above Section 106 Agreement; and

To consider refusing planning permission, in consultation with the Chair, if the applicant fails to sign the Section 106 Agreement by the expiry of the 13 week target period (11 March 2011).

In respect of DER/12/10/01489:

Resolved to grant consent with the conditions contained in the report

3. DER/11/10/01396

Removal of condition 12 of a previously approved planning permission application number DER/05/01/00699/PRI relating to details of construction of proposed steps adjacent to Pastures Hill at land between Badgerdale Way and Palatine Grove, Littleover, Derby

It was reported that two late letters of representation had been received and a copy of the Police Liaison Officer's comments from 2008.

Mrs Dawkins addressed the Committee in support of the application. Councillor Allen, Mr Edwards and Mr Kennerdale addressed the Committee in objection to the application.

Resolved to defer the application for removal of a previously agreed condition pending a site visit

4. DER/12/10/01477

Erection of five dwelling houses at the former public house bowling green adjoining two Belvoir Street, Derby (The former Mafeking Hotel)

It was reported that amended plans on the access and egress had been received, that Sport England had withdrawn their objection and that an additional condition removing the permitted development rights given the small size of the gardens had been suggested.

Mr Diffey addressed the Committee in support of the proposal. Mr Crofts addressed the Committee in objection to the proposal.

Resolved to grant planning permission with the conditions contained in the report and the additional condition relating to permitted development rights

5. DER/10/10/01321

Single storey extension to a dwelling house (enlargement of kitchen) at 24 Arboretum Street, Derby

Resolved to grant planning permission with the conditions contained in the report

6. DER/11/10/01437

Display of two non-illuminated badge signs at the Assembly Rooms, Market Place, Derby

Resolved to refuse the application for advertisement consent and refusal for the other applications for these installations

Reasons

The proposed signs would, by virtue of their poor design and external appearance and inappropriate siting, be harmful to the appearance of the plain brick elevations of the building, detract from the visual amenities of the streetscene and be significantly detrimental to the character and appearance of the City Centre Conservation Area. The signs are therefore contrary to saved policies E18 and E26 of the adopted City of Derby Local Plan Review.

106/10 Consideration of major application site visits

The Committee was advised that there were four future major application site visits to report.

Resolved to visit the future major application sites at:

A. DER/11/10/01419 – Rear gardens of 136-148 Swarkestone Road, Chellaston, Derby -Demolition of 146 and 148 Swarkestone Road and erection of 21 dwelling houses

B. DER/01/01/00023 – Land east and west of Rykneld Road, Littleover, Derby-Residential development, business units (Use Class B1), retail foodstore (Use Class A1), community facilities (Use Classes D1 and D2), commercial uses (Use Classes A1, A2, A3, A4 and A5), primary school (Use Class D1) and formation of vehicular accesses to Rykneld Road and Hollybrook Way

MINUTES END