

## **Applications to be Considered**

### **Purpose**

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

### **Recommendation(s)**

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

### **Reason(s)**

- 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.

### **Public/stakeholder engagement**

- 5.1 None

### **Other options**

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

### **Financial and value for money issues**

- 7.1 None

### **Legal implications**

- 8.1 None

### **Climate implications**

- 9.1 None

### **Other significant implications**

- 10.1 None

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal		
Finance		
Service Director(s)		
Report sponsor	Paul Clarke	08/11/2021
Other(s)	Ian Woodhead	08/11/2021

Background papers:	None
List of appendices:	Appendix 1 – Development Control Report

**Planning Control Committee - 18/11/2021**  
**Items to be Considered Index**

Item No.	Page No.	Application No.	Location	Proposal	Recommendation
1	1 - 5	21/01438/FUL	116 Borrowfield Road Derby	Two storey side extension and single storey side and rear extensions to dwelling house to create annex with additional bedroom over	<b>To grant</b> planning permission with conditions.
2	6 - 11	21/00561/FUL	27 Richmond Avenue Derby	Single storey front/side extension to dwelling (veranda and enlargement of bedroom)	<b>To grant</b> planning permission with conditions.
3	12 - 26	04/13/00351	Land North of Snelsmoor Lane Chellaston Derby	<p>OUTLINE PLANNING APPLICATION - for up to 800 dwellings (Class C3) with all matters reserved except access; access to be fixed off Snelsmoor Lane and Field Lane, a sustainable drainage system of attenuation ponds/swales, new primary school (Class D1) with playing field, alongside open space including creation of country park (including footpath/cycleways, wildflower meadows, public orchard etc.) and Green Infrastructure network.</p> <p>FULL PLANNING APPLICATION - for 245 dwellings (Class C3) including site roads, Infrastructure, landscaping, attenuation ponds and play areas.</p>	<p><b>To ratify the Committee's previous resolution:</b></p> <p><b>A. To authorise</b> the Director of Planning, Transportation and Engineering to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below and to authorise the Director of Legal, Procurement and Democratic Services and Monitoring Officer to enter into such an agreement.</p> <p><b>B. To authorise</b> the Director of Planning, Transportation and Engineering <b>to grant</b> permission upon conclusion of the above Section 106 Agreement.</p>
4	27 - 36	21/01559/FUL	27 Charnwood Street Derby	Change of use from social club to 'hub building' to carry out various support services (Sui Generis) together with alterations to include installation of replacement front gate and new front door to infill existing porch area	<b>To grant</b> planning permission with conditions.

Item No.	Page No.	Application No.	Location	Proposal	Recommendation
5	37 - 47	21/01555/FUL	148 Western Road Mickleover Derby	Change of use from dwelling house (Use Class C3) to a seven bedroom house in multiple occupation (Sui Generis)	<b>To grant</b> planning permission with conditions.

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

**Application No: 21/01438/FUL**

**Type: Full Application**

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### **1. Application Details**

**1.1. Address:** 116 Borrowfield Road, Spondon, Derby.

**1.2. Ward:** Spondon

**1.3. Proposal:**

Two storey side extension and single storey side and rear extensions to dwelling house to create annex with additional bedroom over.

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/21/01438/FUL>

**Brief description**

The dwelling is a semi-detached property situated in a street scene predominantly made up of dwellings of a similar size, style and design positioned in a fairly uniform pattern. It is noted that this dwelling is located adjacent to a detached bungalow, to the east.

The development would include the following:

- Erection of a two storey side extension with the dimensions: width- 3.9m, length- 4.5m, height (eaves)- 5.1m, (ridge)- 7.4m. This element would be set back by 2.2m from the front of the dwelling at both ground floor and first floor levels.
- Erection of a single storey extension to the rear of the dwelling with the dimensions: width- 6.2m, length- 4.3m, height (eaves)- 2.9m, (ridge)- 4m.
- Erection of a single storey extension to the side elevation (alongside the proposed two storey element) with the dimensions: width- 2.5m, length-4.5m, height (eaves)- 2.9m, (ridge)- 3.6m.

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

<b>Application No:</b>	01/04/00035	<b>Type:</b>	Full Application
<b>Decision:</b>	Application Withdrawn	<b>Date:</b>	29/04/2021
<b>Description:</b>	Erection Of Attached Dwelling House		

### **3. Publicity:**

Neighbour Notification Letter - 4 letters

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

### **4. Representations:**

None received.

**5. Consultations:**

N/A

**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)**

CP3 Placemaking Principles  
CP4 Character and Context  
CP23 Delivering a Sustainable Transport Network

**Saved CDLPR Policies**

H16 House Extensions  
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-Strategy\\_ADOPTED\\_DEC-2016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf)

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

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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. Design/layout and residential amenity- two storey side extension**

**7.2. Design/layout and residential amenity- single storey rear extension**

**7.3. Design/layout and residential amenity- single storey side extension**

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**7.1. Design/layout and residential amenity- two storey side extension**

In relation to visual amenity, the width of the proposed two storey side element is not particularly large, being approximately half the width of the existing dwelling. Furthermore, an overall set back of 2.2m at both ground and first floor levels has been incorporated therefore I am satisfied that a sufficient level of subservience can be created between the existing property and the proposed two storey side element. A set back at first floor would usually be expected therefore, I am satisfied that the set-back of 2.2m proposed is more than satisfactory in this case in order to create a subservience to the extension and avoid any significant terracing impact in the street scene. With this in mind I am satisfied that the size, scale and design of this element of the proposal would be in-keeping with the existing property and would not result in a detrimental or incongruous appearance within the immediate street scene of Borrowfield Road. In relation to residential amenity I am satisfied that this element of the proposal would not have any material impact by way of massing or overshadowing of neighbouring properties, in particular, the adjacent bungalow, 116A Borrowfield Road, due to the positioning of the proposed extension along the side of the dwelling and relationship between the two properties. In regard to overlooking impact no first floor windows are proposed to the side elevation therefore I am satisfied that any material impact by way of overlooking would be duly avoided. Overall I am satisfied that this element of the proposal reasonably satisfies the requirements of policies CP3 and CP4 of the Derby City Local Plan: Part 1 and Saved policies GD5 and H16 of the City of Derby Local Plan Review.

**7.2. Design/layout and residential amenity- single storey rear extension**

In regard to the proposed single storey extension to the rear of the dwelling, it is noted that this element would not be visible within the immediate street scene of Borrowfield Road. With this in mind I am satisfied that the extension would be in-keeping with the size, scale and design of the existing property. In regard to residential amenity, I am satisfied that as this element would be at single storey only, being at 4m in height, it would not result in a material impact by way of massing, overshadowing or overlooking of neighbouring residential properties. Overall, I am satisfied that this element of the proposal reasonably satisfies the requirements of policies CP3 and CP4 of the Derby City Local Plan: Part 1 and Saved policies GD5 and H16 of the City of Derby Local Plan Review.

**7.3. Design/layout and residential amenity- single storey side extension**

In relation to visual amenity the proposed single storey extension is to be located to the side of the dwelling (east). Although significantly visible within the street scene I am satisfied that the size and design of this element would be in-keeping with the existing property and visually acceptable within the surrounding street scenes by way of design. In relation to residential amenity I am satisfied that as the proposal is at single storey only, with a ridge height of 4m there would be no material impact by way of massing, overshadowing or overlooking of neighbouring properties. Taking this into consideration I am satisfied that this element of the proposal also meets criteria set out in adopted policies CP3 and CP4 of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies GD5 and H16 of the adopted City of Derby Local Plan Review.

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

**Application No: 21/01438/FUL**

**Type: Full Application**

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

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

**To grant** planning permission with conditions.

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

Overall it is felt that the proposal is acceptable by way of size, form, character and design and residential amenity would not be unreasonably affected. There would be no adverse impacts on the local highway network.

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

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below.

**Reason:** For the avoidance of doubt.

#### **Pre-Occupation Conditions:**

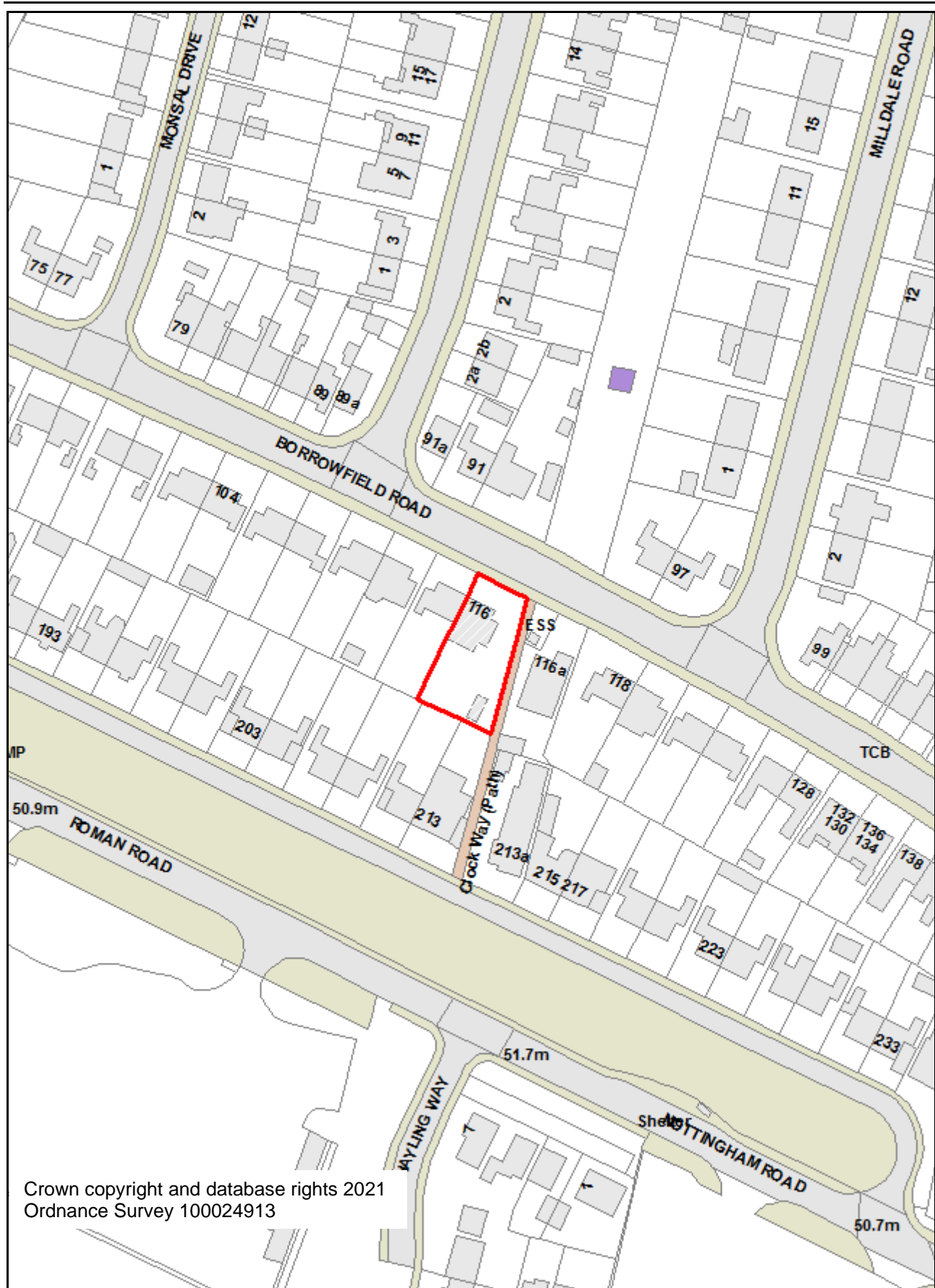
3. All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

**Reason:** In the interests of visual amenity and the character of the area and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

#### **8.4. Application timescale:**

The application expired 12/10/2021 however, required to be heard at Full Planning Committee due to Councillor Williams being the applicant. An extension of time has been agreed for Monday 22nd November.





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

**Application No: 21/00561/FUL**

**Type: Full Application**

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### **1. Application Details**

**1.1. Address:** 27 Richmond Avenue, Derby

**1.2. Ward:** Blagreaves Ward

**1.3. Proposal:**

Single storey front/side extension to dwelling (veranda and enlargement of bedroom)

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/21/00561/FUL>

**Brief description**

The dwelling is a detached bungalow situated in a street scene predominantly made up of dwellings of a similar style, size and design positioned in a fairly uniform pattern within the cul- de- sac. No.27 Richmond Avenue is sited alongside the neighbouring two storey dwelling, 25 Richmond Avenue, and is set back within its plot behind this neighbouring building. The adjacent bungalow at 29 Richmond Avenue is at a slight angle facing towards No.27.

The proposed single storey front extension had initially been proposed with a gable fronted design. Further to advice from officers this has been amended to a hipped roof design, in line with the existing property, alongside an existing single storey projecting front element.

The proposed front extension, as amended, would create an extended bedroom with veranda and would have the dimensions; width- 5.2m, length- 4.6m, height (eaves)- 2.4m, (ridge)-4.9m.

Please note that all dimensions are approximate

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

<b>Application No:</b>	02/03/00223	<b>Type:</b>	Full Application
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	03/04/2003
<b>Description:</b>	Extensions to Bungalow		

<b>Application No:</b>	10/02/01581	<b>Type:</b>	Full Application
<b>Decision:</b>	Refused	<b>Date:</b>	12/02/2002
<b>Description:</b>	Extension To Bungalow (Dining Room, Bedroom And Enlargement Of Kitchen) And Formation Of Room In Roof Space		

**Reason for Refusal:**

The proposed extensions, by reason of their size and position close to the boundary, would lead to an unacceptable level of massing close to the side boundary with 25 Richmond Avenue so as to be intrusive into the outlook of, and overbearing to that property. As such it would be contrary to policy H27 of the adopted City of Derby Local Plan. 2. The proposed dormer window and skylight window in the side elevation facing towards no 25 Richmond Avenue would increase the level of overlooking or the level of perceived overlooking, resulting in a loss or perceived loss

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

**Application No: 21/00561/FUL**

**Type: Full Application**

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of privacy to that property. As such it would be contrary to policy H27 of the adopted City of Derby Local Plan.

### **Recent applications in vicinity**

29 Richmond Avenue - 21/00704/FUL - recently approved extensions to the rear

31 Richmond Avenue - 21/00359/FUL – approved extensions to the rear and porch to the front.

### **3. Publicity:**

Neighbour Notification Letter – 6 letters

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

### **4. Representations:**

Two objections, including one from Cllr Ruth Skelton and one support comment. Objections raised as follows:

- Size and depth of extension to front of property
- Detrimental impact on residential amenity
- Height of property relative to dwellings on Willson Avenue
- Out of keeping with appearance of other dwellings in street
- Loss of off-street car parking

### **5. Consultations:**

N/A

### **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)**

CP3	Placemaking Principles
CP4	Character and Context
CP23	Delivering Sustainable Transport

#### **Saved CDLPR Policies**

H16	House Extensions
G5	Amenity

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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:

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*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. Design/layout**

#### **7.2. Residential amenity**

#### **7.3. Parking**

#### **7.1. Design/layout**

In relation to visual amenity the proposed single storey extension is to be located to the front of the dwelling therefore would be visible within the existing street scene of Richmond Avenue. It is however noted that this dwelling in particular is set back within its plot, compared to other nearby dwelling houses and therefore a degree of screening is created by neighbouring 25 Richmond Avenue on approach to the site from the west. Objections have been received in respect of the size and design of the proposed extension, in particular the length of the proposal to the eastern boundary, with No.29, however, I am of the opinion that the proposed reduced ridge height, at 4.9m, combined with the hipped roof would create an attractive and harmonious design, in line with the size and design of the existing property. With this in mind I am satisfied that the size and design of the proposal would be in-keeping with the existing dwelling and visually acceptable within the surrounding street scene by way of design. Taking this into consideration I am satisfied that the proposal meets the design criteria set out in adopted policies CP3 and CP4 of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies GD5 and H16 of the adopted City of Derby Local Plan Review.

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**7.2. Residential amenity**

In regard to residential amenity, concerns have been raised in respect of massing, overshadowing and overlooking of neighbouring properties on both Richmond Avenue and Wilson Avenue to the rear of the site. In regard to neighbouring properties to the rear, in on Willson Avenue I am satisfied that all works are proposed to the front/side elevation therefore any properties to the rear of the site would not be unduly affected by the proposal.

In regard to massing and overshadowing of neighbouring 29 Richmond Avenue, although an increase in length of 4.6m is proposed along the eastern boundary, I am satisfied that the overall height and hipped roof design of the proposal combined with the existing boundary fence in place which is 1.8m high would reduce any undue impact upon this neighbouring property. Therefore refusal of this scheme based upon the impact upon neighbouring properties would be difficult to uphold at any future appeal. Taking this into consideration I am satisfied that the proposal meets the amenity criteria set out in saved policies GD5 and H16 of the adopted City of Derby Local Plan Review.

**7.3. Parking**

In respect of the loss of off street parking space to the front of the dwelling, although it is accepted that the front driveway would be reduced in size I am satisfied that ample parking space could still be provided to the front.

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

**8.1. Recommendation:**

**To grant** planning permission with conditions.

**8.2. Summary of reasons:**

Overall it is felt that the revised proposal is acceptable by way of size, form, character and design, and residential amenity would not be unreasonably affected.

**8.3. Conditions:**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below.

**Reason:** For the avoidance of doubt.

**Pre Occupation Conditions:**

3. All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

**Committee Report Item No: 2**

**Application No: 21/00561/FUL**

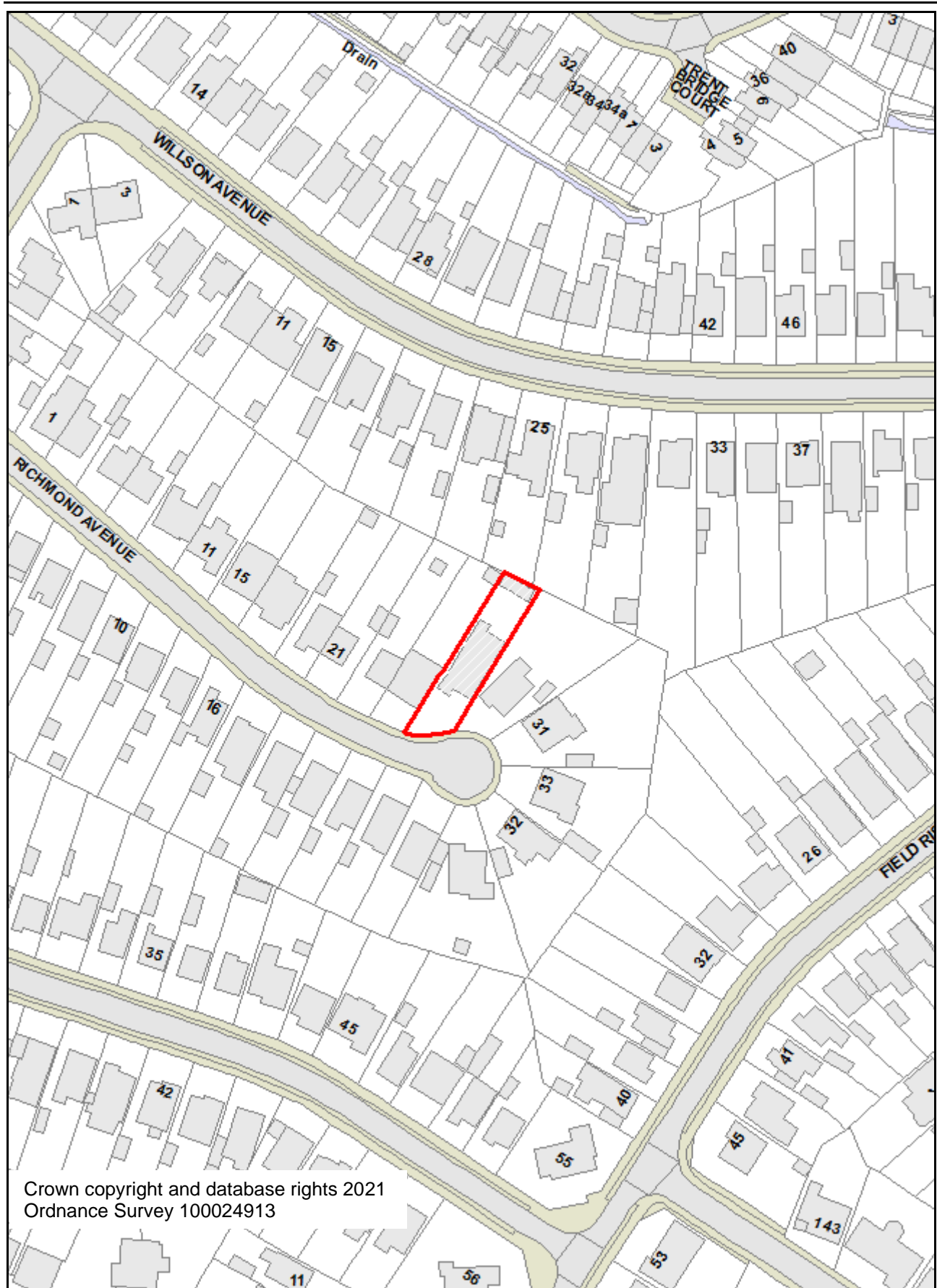
**Type: Full Application**

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**Reason:** In the interests of visual amenity and the character of the area and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**8.4. Application timescale:**

The application expired 26/05/2021. Further to negotiations an extension of time has been agreed for the 22<sup>nd</sup> November, 2021. The application has been called into committee by Cllr Skelton.



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

**Application No: DER/04/13/00351**

**Type: Hybrid –  
Outline and Full**

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### **1. Application Details**

**1.1. Address:** Land north of Snelsmoor Lane, Chellaston

**1.2. Ward:** Chellaston

**1.3. Proposal:**

This is a HYBRID application seeking permission for the following:

- Outline Permission for residential units up to 800 dwellings (Use Class C3), with all matters reserved except access to be fixed off Snelsmoor Lane and Field Lane, a sustainable drainage system of attenuation ponds/swales, new primary school (Use Class D1) with playing field alongside open space including creation of a country park (including footpath/cycleways, play spaces, wildflower meadows, public orchards and Green Infrastructure network.
- Full Permission for 245 dwellings (Use Class C3) including site roads, infrastructure, landscaping, attenuation ponds and play areas.

**1.4 Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/04/13/00351>

### **2. Background and Purpose of this Report**

**2.1.** The above application was reported to Planning Control Committee on 21 November 2019. A copy of that Report can be found at the following link:

<https://docs.derby.gov.uk/padocumentserver/DownloadDocument.aspx?docid=142144908>

**2.2.** Members resolved the following:

*A. To authorise the Director of Strategy Partnerships, Planning and Streetpride to:*

*i) 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*

*ii) continue negotiations to resolve all outstanding issues surrounding technical matters and the wording of conditions and to consider any comments in conjunction to the Chair and Vice Chair that are made in response to the required additional publicity period for the supplementary environmental information, with the proviso that any substantive issues arising during the further publicity period be reported back to the Committee for its consideration.*

*B. To grant permission upon the resolution of all outstanding technical issues and the wording of conditions and expiry of the required additional publicity period for the supplementary environmental information and the conclusion of the S106 Agreement.*

**2.3.** The Purpose of this Report is to provide Members with an update on the application, report and seek approval to the current proposed terms of the section 106 provisions



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

**Application No: DER/04/13/00351**

**Type: Hybrid –  
Outline and Full**

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and to address concerns raised by an adjacent landowner in relation to Committees previous consideration of the application.

**2.4.** Since the original determination by Committee, Council officers have been working with the applicants towards securing the signing of the Section 106 Agreement and resolving the outstanding technical matters. Resolution of all matters has been inevitably delayed due to Covid 19 restrictions. Most recently, an addendum to the Environmental Statement and a revised drainage and landscape strategy have been submitted, which have been the subject of re-consultations. We are now close to finalising all outstanding matters and, subject to Committee approving the terms of the s106 as set out in this report and endorsing their earlier decision to grant permission, officers anticipate issuing the permission imminently.

**2.5. Section 106 Obligations**

As outlined above, since the committee resolution of November 2019, the Council has been working towards resolving the detailed terms of the Section 106 agreement most significantly the delivery of the 1.5 form entry primary school. The school was originally scheduled to commence on site in Summer 2020 to open in 2021 however due to delays largely created by the pandemic, this was not possible. This delay has however led to a significant increase in the cost of delivering the school to that which was included in the District Valuer viability appraisal on which the previous report was based. This cost increase is further exacerbated by the current scarcity of construction materials which shows no sign of easing. As a result, the Council has been asked to remove the final overage review which requires the provision of improvements to Field Lane Community Centre, Moorways Swimming Pool, health facilities and a commuted sum towards affordable housing not provided on site should viability sufficiently improve over the life of the development. The applicants have confirmed their commitment to providing the agreed 10% units as affordable housing as well as the overage review on submission of each Reserved Matters application to increase the percentage of affordable housing if viable. The rest of the package of Section 106 contributions remains unchanged and these are set out further on in this report.

**2.6. Concerns/Challenge by Adjacent Landowner**

The landowners of the adjacent site to the east, which is located within South Derbyshire, known as Boulton Moor 2 (BM2), through their solicitors, have threatened to challenge the issue of the permission. This is on the basis that in resolving to grant permission in November 2019 they assert that members of the Committee were under the mistaken assumption in terms of the cross-boundary linkages between the SG and BM1 and BM2 sites particularly in terms of the public transport/bus provision and sustainable access to services and community facilities. Officers reject this assertion, however, to allay these concerns and avoid any doubt on the point the issue is further addressed in this report at paragraphs 7.4 to 7.25.

## **3. Publicity:**

Following the receipt of amended information details, the following additional publicity was carried out:

- 69 Neighbour Notification Letters
- Site Notice

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

**Application No: DER/04/13/00351**

**Type: Hybrid –  
Outline and Full**

- 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:**

The recent re-notification of the amended application details has attracted 1 representation from a local resident. The broad objections that were raised by the local resident related to matters of principle (for example: increased urbanisation, lack of services, flood risk, impact on wildlife etc), which have already been considered by the Committee. No new issues were raised.

*In line with the Data Protection Act and associated legislation, this appraisal does not include details, or seek to identify through repeating specific comments, the individuals who have made representations about the application. Therefore, to maintain anonymity, the relevant planning grounds of objection have only been included in broad terms. It is important to note that all comments received have been fully considered as part of the application process and included in the overall 'planning balance' exercise.*

### **5. Consultations:**

Following the receipt of amended information details, the following additional consultee comments have been received:

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

No additional comments received.

#### **5.2. Natural England:**

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 03 December 2019 Reference 301523. The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

#### **5.3. National Highways:**

We are in receipt of the hybrid planning application referenced above, and consultation dated 25 August 2021, seeking outline permission for up to 800 dwellings and full permission for 245 dwellings, at the above location.

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The proposed development is located approximately 1km to the west of the A6, which is the closest part of the Strategic Road Network (SRN).

National Highways has worked closely with the applicant to develop the package of highway works necessary for mitigating the traffic impacts from this proposed development on the nearby A6 trunk road. Our latest response of 2019 sets out the site history and relevant conditions to ensure the mitigation works would be delivered at the appropriate stage of development. These conditions were agreed with the applicant, local highway authority and planning authority, and later amended through consultation with the planning authority in February 2020.

As we understand that this current re-consultation relates to matters internal to the site and the proposed drainage plans, National Highways has no comments to make. We would welcome further consultation with the applicant should the agreed highway mitigation schemes be progressed through to the detailed design stage, in line with the agreed conditions.

**5.4. Environmental Agency:**

The Environment Agency have no objection to the proposed amendments which appear to relate surface water management.

While the EA did request conditions relating to surface water management on the outline application surface water management no longer falls under the remit of the EA.

Therefore, we would suggest that you consult with the Lead Local Flood Authority (LLFA) who now deal with all aspects of surface water management and land drainage.

**5.5. DCC - Resources and Housing (Strategy):**

We support the provision of affordable housing and will work with the developer to ensure the properties delivered are appropriate and meet the needs of the residents of Derby.

**5.6. Derbyshire Constabulary - Designing Out Crime Officer**

Thank you for referring the current amended detail for the Snelsmoor Lane development.

It's some time since we were last consulted upon this scheme.

The amendments introduced since last consultation don't impact greatly upon community safety matters, or prior comments, but I do note that one matter subject to prior comment, that of communal garden gating provision has been resolved within the current detail for phase 2A, but not for phase 1A.

Communal gating was recommended for any shared garden access routes, and within phase 1A there are still open routes for plots 35-37, 99-101, 102-103 and 158-160. Although plot numbers have changed because of amended layouts, these positions do tie in with previous comments.

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All such routes within phase 2A have been secured and just one within phase 1A for plots 142/143 has been secured, so I would ask that the reminder for 1A, as listed above are similarly treated.

Within the current site plan revisions R and O there seems to be an indication that inter plot fencing will be post and wire, which is a significant change from previous site plans, and the last revision of boundary treatments, which showed inter plot fencing at 1.8m high close boarded.

There are no details of form included online for post and rail fencing, so it may be that this is a drawing error, but I think needs to be clarified.

Post and wire fencing is clearly much less secure than close boarded and has the potential to bring about neighbour disputes dependent upon form and height, consequently my recommendation is to revert to the original treatment, if there is in fact a proposal to change this part of the scheme detail.

### **5.7. Derbyshire Wildlife Trust**

Thank you for re-consulting the Derbyshire Wildlife Trust with regard to the above planning application following the submission of further details and updated ecological information.

We have reviewed an Environmental Statement Addendum version 2 prepared by RPS dated 13 August 2021, in particular Chapter 5 Ecology and Nature Conservation, and we have considered the Landscape Framework 5513-L-01Rev D dated 30 July 2021 produced by FPCR.

The ES Addendum provides the results of updated surveys completed in 2021 to reflect changes to the site and the scheme since the last ES addendum in November 2019. The Addendum concludes that there are no further ecological impacts to those previously identified and, in addition, there will be retention of additional areas of woodland.

However we cannot agree that there will be no additional significant ecological impacts as the Landscape Framework appears to indicate the loss of Local Wildlife Site DE013 Boulton Moor Hedges. We were always of the understanding that the LWS would not be impacted and would be retained unaffected within the Country Park. We advise that the loss of the Boulton Moor Hedges Local Wildlife Site DE013 is unacceptable and contrary to policy CP19 Biodiversity of the City of Derby Local Plan.

## **6 Relevant Policies:**

The relevant policies relating to this proposal are set out in the earlier Committee Report, a link to which is found at Para 2.1 above. Since members consideration of this matter in November 2019 a revised version of the NPPF has been published (July 2021). Whilst noting the amendments to the NPPF, there have been no material changes in policy either at local or national level that would alter the officer's recommendation in the report.

Additionally, members will be aware that in the Derby Housing Market Area (HMA), Derby City is unable to meet its housing need within its administrative boundaries and

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under the Duty to Cooperate the three HMA Local Planning Authorities have agreed that some 5,388 dwellings of Derby's need will be met in South Derbyshire and Amber Valley in the plan period to 2028. This approach was found 'sound' by the Inspectors examining the Derby City and South Derbyshire local plans and AVBC made no representations that this approach was unsound. Amber Valley's contribution to this unmet need, agreed through a signed statement of ongoing co-operation, is 2,375 and was taken into account in terms of the housing 'requirement' in the emerging local plan that AVBC had submitted for examination.

However, in May 2019 AVBC withdrew its emerging local plan from examination. It has also published updated 5 year supply calculations, the most recent of which (based at 1 April 2021) claims a 7.31 year supply based on the government's new 'standard method' which takes no account of the unmet need in Derby which it had agreed to meet by 2028. Derby City Council has made representations to AVBC that the unmet need in Derby is a material consideration to which significant weight should be given when determining housing planning applications in Amber Valley. Amber Valley have confirmed that they have, on a consistent basis, reflected the previously agreed position in respect of the contribution towards Derby City's unmet housing needs, in preparing reports on planning applications for housing development, whether determined by the Borough Council's Planning Board, through delegation or in representing the Borough Council at appeal.

However, given that meeting this element of unmet need is now unlikely to feature in an adopted local plan for some time, it does not have the benefit of being 'plan led'. There may well be a delay in meeting this need in Amber Valley. This is a material consideration to take into account in determining housing planning applications in Derby and would suggest that additional weight should be given to the benefit of granting permission for those schemes that can boosting the supply of housing in Derby.

The key site policy is Derby City Local Plan Part 1 - Core Strategy Policy AC23 (Boulton Moor), which provides:

*"Land at Boulton Moor will provide approximately 1,000 high quality, mixed tenure new homes. New development will include approximately 200 new homes as an extension to Chellaston, to the north of Fellow Lands Way and approximately 800 new homes as an urban extension to the south of Field Lane, Alvaston. New development in this area will also deliver significant new green infrastructure within the retained area of Green Wedge between the two sites.*

*The 800 new homes to the south of Field Lane will be a component part of a new strategic urban extension to Derby which will include the phased development of 2,750 homes, of which 1,950 will be built on land within South Derbyshire, creating a sustainable new neighbourhood. The wider development will be comprehensively masterplanned to ensure that there is a clear and deliverable vision for the new community, with appropriate infrastructure delivered in a timely manner, making it a sustainable addition to the city.*

*The Council will require...*

*(a) new development to embrace high design standards, including a jointly prepared Development Framework Document to ensure a holistic vision for the*

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*wider cross boundary site is developed and implemented; this should include a plan of phasing for the delivery of the cross-border site*

- (b) .*
- (c) .*
- (d) .*
- (e) appropriate new shopping and community facilities provided as part of the 800 home development complementing the new district centre to be provided as part of the development in South Derbyshire*
- (f) as part of the comprehensive cross-boundary development, an appropriate package of sustainable transport measures, including contributions to the delivery of a new Park and Ride associated with the bus service to serve this and wider urban extension site*
- (g) .*
- (h) new access points to be created a) to serve the 200 home development off Fellow Lands Way and b) to serve the 800 home development with an access point off Snelsmoor Lane and access routes linking the individual sites within the urban extension, with an additional limited access off Field Lane, delivering well connected, high quality multi modal routes within the wider development*
- (i) high quality pedestrian and cycle routes within the site and links between these and existing or proposed routes and green spaces beyond the site, including the Green Wedge, Elvaston Castle and new/extended schools*
- (j) .*

*Proposals that do not positively respond to these requirements will be resisted.*

## **7. Officer Appraisal:**

### **Background**

- 7.1.** In accordance with the Committee's resolution, Council officers and the applicant's consultant team have negotiated the terms of a Section 106 agreement on the basis of the heads of terms set out in the Officer Report, the detail of which is set out in paragraphs 7.26 to 7.32 below. This includes the provision of an on-site primary school, which the applicants have agreed to fund up front and is now due to open in September 2023, subject to the issue of this permission. The planning permission (ref: 20/00215) for the proposed school was approved at the last Committee meeting.
- 7.2.** The key technical area required to resolve, post Committee, was the drainage strategy for the site. Council officers and the consultant team have been working together to agree the finer details of this strategy, in order to avoid those details being subject to pre-commencement conditions. It is anticipated that the outstanding drainage issues can be resolved relatively quickly. Whilst there have been iterations to the proposed strategy, the strategy has not itself been subject to substantive changes that would require, for example, additional land or a reduction in housing numbers. Other technical matters are dealt with at paragraph 7.25 below.
- 7.3.** The concerns of the adjacent landowner are addressed in paragraphs 7.4 to 7.24 below.

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### Concerns/Challenge of the Adjacent Landowner

- 7.4. In advising the Council of their intention to challenge the grant of planning permission the landowner asserts that the acceptability of the development of the SG site is dependent on rights of access being secured through the BM1 & BM2 sites, particularly in respect of the public transport loop and sustainable access to services/community facilities in BM1 and BM2; and that in order to secure such it would require the applicants to obtain private law rights from the adjacent landowner and accordingly development on the SG site should be restricted, by condition or s106, until such rights have been secured by the applicant. They infer that in resolving to grant permission for the development in November 2019 that the Committee was under the mistaken assumption that such access would be secured.
- 7.5. Officers do not accept that the Committee at the time of determining the matter was under a mistaken assumption on the cross-boundary issues as suggested by the adjacent landowner, however this report takes the opportunity to address the issues raised.
- 7.6. In terms of the advice given to members at the November 2019 Committee the report highlighted the cross-boundary issues between developers, at section 7.1, reflecting the importance in Local Plan policy terms of delivering a high quality and integrated development, including the cross-boundary links to the adjacent development in South Derbyshire.
- 7.7. It also highlighted, at paragraphs 7.1.8 and 7.1.9, the difficulties faced and the ongoing efforts by officers to address those matters, recognising that the cross boundary links could only be delivered with the cooperation of the adjoining landowner, and that it was likely to be some time before those links would be delivered, leading to the developers of the SG site deciding to proceed on the basis of a stand-alone application.
- The vision for the linkages as shown in the joint Development Framework Document (DFD) and the Masterplan accompanying the application is explained in paragraphs 7.2 & 7.3 of the November 2019 report.
- 7.8. The November 2019 Committee report noted that negotiations between the Council, South Derbyshire DC and the developers on both sides of the boundary had led to an approach of the cross-boundary links being secured by way of condition requiring the construction of cross-boundary links before a certain number of houses on each development could be occupied.
- 7.9. The condition has been designed to secure the construction of the physical linkage to the respective site boundaries, not the adoption of the roads or their use. In that way the requirements of policy AC23(h) would be adequately complied with.
- 7.10. Whilst likely to be in the interests of both landowners to have the roads adopted and provide for the connectivity as envisaged in the DPD, as such would likely increase the desirability to prospective house purchasers, the approach that the adjacent landowner is taking in failing to endorse the DFD and indicating their intention to restrict access from the SG site to BM2 clearly puts such further in doubt.
- 7.11. The adjacent landowner having agreed to this condition on the BM2 site currently seeks a more onerous condition to be attached to the SG site so as to require the owners of the SG site having to negotiate with him to secure access rights.

**7.12.** The November 2019 report, at paragraph 7.6.2, was clear as to the impact on the public transport provision, explaining that the planned bus service would only serve the SG site and acknowledging that whilst contrary to the expectations of a coordinated sustainable urban extension to delay would be unacceptable in terms of hampering the housing delivery, stating that:

*“...the bus service now being planned will only serve Snelsmoor Grange, as a stand-alone facility. This will enable all housing to be within 400m walking distance from the nearest bus stop. Although this proposal is contrary to the expectations of a coordinated sustainable urban extension, it is only achievable when relying on the co-operation of all parties. To delay the public transport solution on these grounds will hamper the housing delivery and is not considered to be acceptable.”*

**7.13.** Since the November 2019 Committee resolution, no further progress has been made between the respective owners in agreeing a strategy to link their sites, and the DFD, whilst referencing the provision of links between the individual sites in terms of supporting the creation of “...integrated high quality vehicular, and public transport route within the development...” and to deliver “...well connected, high quality multi-model routes within the wider development...” is yet to be endorsed by the landowners and so as yet still remains in draft. If anything, cooperation between the respective landowners appears even less likely now than in 2019.

**7.14.** The adjacent landowner has indicated that it is willing to restrict public access from the SG site to their site and have even gone to the extent of obtaining certificates of lawful development from South Derbyshire District Council to confirm that there is no current obligation for the roads within the BM2 site to be provided as public highway and to confirm their entitlement to erect fencing along the boundary between BM2 and the SM site that would block access.

**7.15.** The adjacent owner in its objection to the SG application is requiring the Council to delay the grant or restrict the numbers of housing permitted to be built on the SG site until private law rights have been acquired by the developer of the SG site over the BM site. The purpose and effect of this is intended to create a significant ransom strip in their favour.

**7.16.** The November 2019 report was clear on need for co-operation between the respective landowners and its concerns as to the apparent lack on co-operation in terms of the impact on the delivering the connectivity in terms of meeting the objectives of Policy AC23 in particular of linking the individual sites as envisaged in the draft DFD. The current stance of the adjacent landowner undoubtedly increases the potential that those objectives may not be fully met.

**7.17.** Officers do not consider the request by the adjacent landowner to be reasonable or proportionate and in particular are concerned that this has the real potential of significantly delaying or even jeopardising the delivery of housing.

**7.18.** As set out in the November 2019 report, this site is one of the largest single housing allocations in the Local Plan and the Council are heavily reliant on it to be able to demonstrate housing delivery both in terms of maintaining a 5 year supply of deliverable housing sites but also critically in meeting our overall Local Plan housing target of 11,000 homes (2011-2028). Without effective progress on delivering these homes, by granting permission and enabling the developers to commence on site, the



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Council risk falling behind with anticipated delivery, impacting on the Council ability to maintain a 5 year supply of deliverable housing sites and having the real prospect of not being able to deliver on the majority of the site within the plan period. It is considered that these factors are highly material to Members' consideration of this update report.

- 7.19.** For these reasons, Council Officers remain of the view that the proposed development would be sustainable in its own right and should be supported, even in the event that a lawful as opposed to physical connection between the two sites cannot be established. On that point the main issues that would need to be taken into consideration relate to accessibility and to public transport provision.

### Access

- 7.20.** Access to the site is not dependent on the links to BM2. Vehicular access for all 800 homes can be obtained from the proposed new roundabout junction on Snelsmoor Lane to the south of the site or from the access from a widened Field Lane to the north (which would also serve the school). Footpath and cycleway connections will also be provided at those points. Additional footpath connections will also take place with land to the north and west of the site, including to the Country Park and local services.
- 7.21.** The applicant's transport consultant has reviewed the submitted Transport Assessment and Travel Plan and they confirm that all assessments carried out (including those that relate to sustainable travel) were based on the assumption that links would not be completed. This is because it was always the case that delivery of connections to BM2 were uncertain. It was therefore important that the Snelsmoor Grange development was demonstrated to be acceptable on its own merits without the need to rely on adjacent sites for access provision. All capacity assessments have therefore been undertaken on this basis.
- 7.22.** The development has been designed so that it remains accessible by all modes of travel without the need to access the BM2 development. The TA and RTP demonstrate this and have been accepted on this basis. This position was acknowledged at Para 7.3.1 of the November 2019 Committee Report and was considered by Council Highways Officers on this basis. The Transport Assessment identifies a number of off-site highway works to be provided and offers opportunities for sustainable travel between Snelsmoor Grange and Derby City Centre.

### Public Transport

- 7.23.** As previously outlined the November 2019 Committee report confirmed that a comprehensive public transport strategy was agreed as part of the approved Boulton Moor development. This would provide a bus service for the whole urban extension. However, it was agreed that initially, due to the phasing of Snelsmoor Grange and BM2 being uncertain, the applicants would enter into an agreement with a bus service provider to provide a bus service that only served Snelsmoor Grange. This service will access the site from Snelsmoor Lane and will enable all housing within the site to be within 400m walking distance from the nearest bus stop. Although this does not fully align with the aspirations of a coordinated sustainable urban extension as set out in

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Policy AC23, a joined-up service is only achievable when relying on the cooperation of all parties, and the service will still make the requisite connection into Derby.

- 7.24.** It should be noted that the draft Section 106 Agreement for Snelsmoor Grange does ensure that the bus provided by the applicant will divert to one serving the wider urban extension at the point the links are in place and made available for use ensuring that if an agreement is reached with the adjoining landowner this will be the case. The applicant remains committed to developing the links and will provide the links up to the boundary with BM2 to facilitate their connection, however, in the interim period a suitable alternative bus service will be provided.
- 7.25.** It is considered that, even without the linkages to the adjoining Boulton Moor site, the proposal continues to meet the requirements of Core Strategy Policy AC23, in respect of delivering a sustainable transport network.

### **Other Technical Issues**

- 7.26.** Since the application was originally consulted upon, there have been some minor amendments to various aspects of the scheme, including some minor changes to the planning layout. It is within this context that Derbyshire Constabulary (Designing Out Crime) has provided further comments (dated 13 September 2021) on the proposed scheme. The Constabulary notes that the amendments introduced since the last consultation do not impact greatly on community safety matters, or prior comments. However, amendments are to be submitted which address the concerns regarding the shared garden accesses and the inter-plot fencing. It is considered that these amendments will address the Police design concerns.
- 7.27.** The Derbyshire Wildlife Trust have expressed concerns over the latest layout impacting on the Local Wildlife Site (Boulton Moor Hedges). As a result of their comments, the applicants have updated the Landscape Framework Plan, to show the reinstatement of the hedgerows around the school land. The Plans also reinstates two trees along the internal hedgerow that were shown to be removed. The hedge on the immediate western boundary of the school did have a proposed ditch regrade but this has been negated by the provision of the large pond excavation. The ditch and hedge to the west of the attenuation area is not affected by the works so can also be restored. Consequently, it is considered that the revised details mitigate any harm on the Local Wildlife Site and are acceptable.

### **Section 106 Agreement**

- 7.28.** As briefly described at the start of this report, since this development was last reported to this committee the Council has been working to finalise the details of the Section 106 agreement. The most significant element of this has been the development of the terms around the delivery of the 1.5 form entry primary school. This school will serve both the Fellow Lands Way site, initially approved under outline permission ref: DER/393/269 (which was constructed by the same developers) and the Snelsmoor Grange sites. Whilst significant progress has been made towards the design of the school resulting in a planning application which was approved by this Committee at the last meeting (7<sup>th</sup> October), funded through the Section 106 contribution from Fellow Lands Way, delays caused by the pandemic and the need to resolve the remaining

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technical issues on the site mean that the school has not been delivered for a September 2021 opening as had originally been envisaged.

- 7.29.** It was previously reported that only thirty-five dwellings could be occupied prior to the opening of the primary school however given that the delivery has been delayed, the education team have reviewed the number of primary school places available in the local area and now conclude that up to 150 occupations can be allowed.
- 7.30.** Whilst allowing a greater proportion of occupations prior to the opening of the primary school can have a positive effect on developer cashflow, the delays have resulted in a significant increase in the cost of delivering the primary school. This is almost £3 million more than was estimated at the time this application was last brought to committee and over and above that which was included in the scheme assessed by the District Valuer.
- 7.31.** As a result the applicants have requested that the Council agree to the removal of the final viability assessment which currently includes the provision of contributions towards the following infrastructure should it be viable at the conclusion of the development:
- Improvements/extension to Field Lane Community Centre
  - Improvements at Moorways Swimming Pool
  - Extension to the health centre provided at the BM1 site or improvements to Alvaston Medical Centre, Haven Medical Centre and Meadowfields Medical Centre.
  - Off-site affordable housing
- 7.32.** Whilst these contributions are only payable if viability sufficiently improves which would not be the case in the event of significant cost increases like the one described above, the inclusion of overage clauses increases a developer's commercial risk. Given the very significantly increased investment that is being made by the applicants towards the primary school up front which will in turn have a significant impact on cash flow, it is accepted that in order to proceed it is necessary for the applicants to reduce risk elsewhere. On this basis it is recommended that in order to ensure that delivery of both the site and the primary school proceed in a timely manner, Members agree to the removal of the final overage clause.
- 7.33.** Any alterations to the Section 106 package where viability is raised as an issue would normally result in the development having to be reappraised by the District Valuer. However, it is acknowledged that even prior to the increase in the cost of the primary school, the contributions that were required to make the development acceptable already made the scheme unviable. In addition, the time required to go back through the District Valuer would have meant that it is unlikely that the results would have been ready in time to inform this meeting which would then put the delivery of the primary school for September 2023 given the urgent need for the applicants to start on site to ensure that a fully serviced site can be transferred at the required point. Officers are seeking further information/clarification from the developer about the overage provision and any further information provided will be supplied in advance of the meeting or reported orally at the meeting.

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**7.34.** Other than the final overage review, the Section 106 agreement remains as previously presented:

- 10% affordable housing (split into: 70% affordable rent, 30% shared ownership, with 10% provided as wheelchair units).
- Primary school contribution to deliver a 1.5 entry primary school
- Bus service contribution – based on an appropriate Service Level agreement with the operator.
- Traffic calming contribution-High Street, Chellaston.
- Cycling and walking contribution-Hippo Park
- Secondary education contribution. A maximum contribution to be assessed at the reserved matters stage.
- Delivery of the Country Park
- Overage review at the submission of each Reserved Matters application to determine if any additional affordable housing can be provided

## **8. Conclusions**

**8.1.** Subject to a change to the terms of the s106 as described in this report the reasons for approval of the application as set out in the original report remain valid and appropriate.

Notwithstanding the updated position in respect of access, the proposal still represents a sustainable form of development, in accordance with the key principles of Core Strategy Policy AC23. The proposal will deliver 800 housing units as part of the Boulton Moor strategic urban extension. The development will embrace high design standards as indicated in the supporting Design and Access Statement. The proposal includes a 27ha Country Park and 10ha of green corridors and public open space, including a LEAP and NEAP.

**8.2.** The proposal will deliver an appropriate package of sustainable transport measures including contributions to the delivery of a bus service to serve the site, The proposal includes the provision of a primary school, and a contribution towards the extension or delivery of a local secondary school. The proposal will deliver 10% affordable housing with full provision of the proposed wheelchair units.

**8.3.** Whilst the position currently taken by the owner of the neighbouring BM2 site may well impact on being able to deliver the linkages between it and the SG site thereby limiting the aspiration of Policy AC23 in delivering a comprehensive cross-boundary development, it does not appear likely that a resolution to this issue is likely to be achieved in the near future (if at all), in consequence to delay or restrict development pending a resolution, even if considered reasonable or appropriate, has the real potential for potentially significantly delaying or even frustrating delivery of housing on this site.

**8.4.** The proposed development is considered to be sustainable in its own right and does not rely upon links with the adjacent BM2 site being agreed. In respect of technical

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matters, Members have previously considered and approved these as part of the application referred to Planning Committee in November 2019. Members resolved to grant permission upon the resolution of all outstanding technical issues and negotiations are nearing a conclusion in respect of those matters.

- 8.5.** Overall the proposal is considered to be in accordance with the policies of the Derby City Local Plan.

## **9. Recommendation**

**To ratify the Committee's previous resolution:**

A. To authorise the Director of Planning, Transportation and Engineering to:

i) negotiate the terms of a Section 106 Agreement to achieve the objectives set out in line with the November 2019 report as amended by this report and to authorise the Director of Legal, Procurement and Democratic Services and Monitoring Officer to enter into such an agreement; and

ii) continue negotiations to resolve all outstanding issues surrounding technical matters and the wording of conditions and to consider any comments in conjunction to the Chair and Vice Chair that are made in response to the required additional publicity period for the supplementary environmental information, with the proviso that any substantive issues arising during the further publicity period be reported back to the Committee for its consideration.

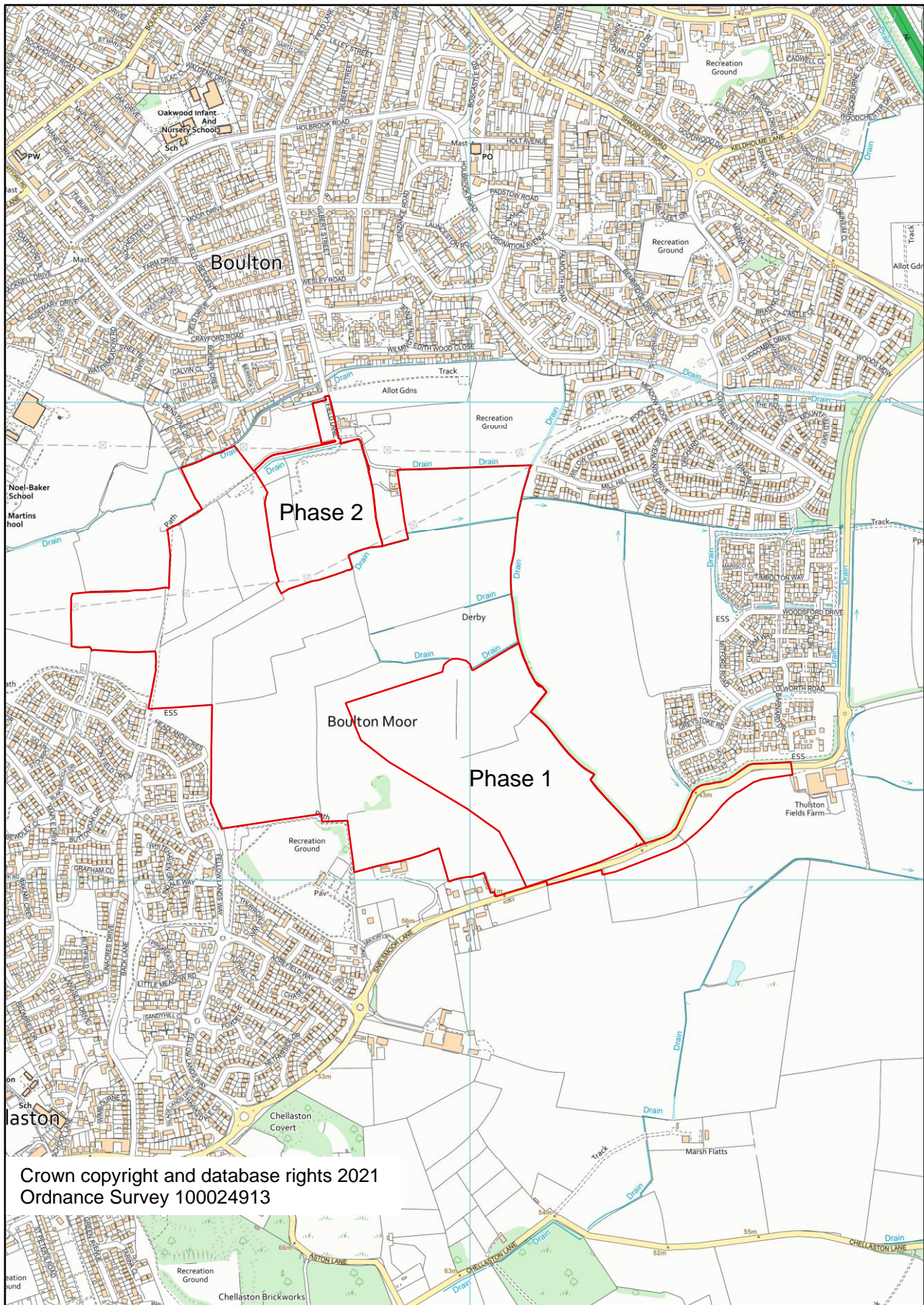
B. To grant permission upon the resolution of all outstanding technical issues and the wording of conditions and the conclusion of the S106 Agreement.



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

**Application No: 21/01559/FUL**

**Type: Full Application**

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### **1. Application Details**

**1.1. Address:** (Former Ukrainian Social Club) 27 Charnwood Street, Derby

**1.2. Ward:** Arboretum

**1.3. Proposal:**

Change of use from social club to hub building for homeless people (sui generis use) and alterations to boundary wall and gates.

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/21/01559/FUL>

**Site and Surroundings**

The site comprises the former Ukrainian Social Club, a detached, 3-storey building, with a large rear function room extension and rear car park, accessed from Melbourne Street.

Charnwood Street is located on the edge of the City Centre, with a mixture of uses, including residential (flats and HMOs), commercial and service uses. The 2 adjoining properties are residential. Other charitable uses in the locality include Derby City Mission (no. 25), the National Spiritualist Church (no. 18) and the Oddfellows Club (no. 32). The 'Little Links' charity formerly operated from no. 30.

**The Proposal**

The proposal by the Padley Centre seeks to relocate from their former premises, which form part of the approved Becketwell development scheme.

The premises will be used to provide activities to support those who are seeking to move out of their cycle of deprivation. The Hub premises will give opportunities to develop cooking/dietary, job seeking, healthy living and basic IT skills, to potentially lead to employment. Other organisations will also use the Centre to deliver workshops and advice sessions.

The Padley Group operates the largest food bank in Derby and the large former function room will be used to store a variety of foodstuffs, clothes and other items that are regularly distributed to those in need of support.

The property's commercial kitchen will provide hot food for clients using the Centre in the ways described above. This will also be used to facilitate the provision of food to external agencies to be distributed as part of the 'Food4Thought' programme.

Operating hours would generally be from 09.00am - 5.00pm, with only later opportunities for wider community use. For example, early evening tea and bingo for local residents, or possibly use by local interest groups.

The submitted plans show the following layout:

- Ground Floor: Training rooms, lounge, office, kitchen, storage.
- First Floor: Training rooms, lounge, seminar room.
- Second Floor: Office, meeting room, staff room.



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- Minimal external alterations, including changes to the front door and widening of the rear access.

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

The only previous applications relate to extensions to the former social club. The last application being in 1993.

### **3. Publicity:**

- 18 Neighbour Notification Letters
- Site Notice

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

### **4. Representations:**

**4.1.** In line with the Data Protection Act and associated legislation this appraisal should not include details, or seek to identify through repeating specific comments, the individuals who have objected, supported, or made general comments about the application. Therefore, to maintain anonymity, the relevant planning grounds of objection, support or comment have only been included in broad terms. It is important to note that all comments received have been fully considered as part of the application process and included in the overall 'planning balance' exercise.

**4.2.** 5 objections have been received from residents and organisations, making the following general comments:

- Several existing services in the surrounding area. Concentrating the majority of the services for homeless persons, mental health issues, drug, and alcohol users, which are delivered by the Padley centre, would have a detrimental effect on the Normanton /Arboretum area.
- Increased begging and drug use has a detrimental impact on the local community, leading to insecurities and increased vulnerability and community tensions.
- Increase in drug and alcohol abuse and the potential for increased crime related incidents and intimidation/harassment of local residents and businesses.
- Arboretum Ward is seen as a dumping ground for society's problematic and vulnerable persons. The community does not feel respected and valued. This undervalues the whole area and the existing respectable communities.
- Proposed site uses will have a detrimental impact on other organisations in the vicinity.
- Concern at possible future residential use by the homeless.
- Proposed use will exacerbate existing on-street issues of anti-social behaviour.



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- Proposed use will limit investment and jeopardise recent efforts to develop the area and provide high quality accommodation to attract families and professionals.

**4.3.** Cllr Fareed Hussain referred the matter to Committee and has submitted these comments: *I'm unable to attend and share my views with the committee in person but would like to draw committee's attention to the fact this particular neighbourhood is littered with services aimed at individuals with complex needs including drug addiction, homelessness, and mental health problems. It is, in my view, not a good idea to locate more services in this vicinity aimed at people with additional needs. If the committee takes a contrary view, I suggest that permission is granted with enforceable conditions to ensure that antisocial behaviour is minimized by not allowing late activities or offering temporary accommodation.*

## **5. Consultations:**

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

Proposal: Change of use from social club to 'hub building' to carry out various support services (Sui Generis) together with alterations to include installation of replacement front gate and new front door to infill existing porch area.

#### Recommendation:

The Highway Authority has No Objections to the proposals, subject to conditions

#### Observations:

The following observations are primarily based upon details as shown on submitted drawing 'J4762'1000'.

The site is located within an area of parking controls (permit holders exempt); and has vehicular access to the rear accessed off Melbourne Street.

In highway terms, the use of the site proposed is not considered likely to result in a significant impact upon the surrounding highway network, when set against the current permitted use of the site as a Social Club.

I do however note that there appears to be no cycle parking provision for either the staff or the service users. Developers should be encouraged to make such provision, which should be secure and ideally covered; this can be dealt with by condition.

I also note proposals to replace the front gate to the premises. Such gates must open inwards only.

The applicant/developer should note that the occupants of the premises will not be likely to be eligible for the issue of Residents Parking Permits.

Given that the proposed application site is in a sustainable location and well served by local transport links and nearby pay and display parking; it is unlikely that the proposed change of use will have a significant impact on the highway.

#### Recommendation:

The Highway Authority has No Objection to the proposals, subject to the following suggested conditions:-

Condition 1: Any gates erected or installed shall open inwards from the highway only.

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Reason: In the interest of pedestrian and highway safety.

Condition 2: No part of the development hereby permitted shall be brought into use until provision has been made within the application site for parking of cycles in accordance with details submitted to and approved in writing by the Local Planning Authority. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

**NOTE TO APPLICANT**

Notwithstanding any Planning Permission please note that the proposed development will not qualify for the issue of residents parking permits

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

I have reviewed the application information and I would offer the following comments in relation to Environmental Protection implications for the development as follows.

**Noise**

1. The proposed change of use from a social club to a support services hub does not give rise to any perceived notable changes where potential noise impacts are concerned.
2. In practice, the move from both day and night activities associated with the former social club, to a more day-focussed operating schedule, should help to reduce noise as compared with the previous use.
3. Consequently, the Environmental Protection Team has no objections to the application on noise amenity grounds.

I have no other comments to make on the application regarding this or any other Environmental Protection matters based on the application submissions.

**5.3. Strategic Housing:**

Strategic Housing supports this application by the Padley Group.

If approved, the application will enable Padley to complete the remodelling of its services from those that existed at its premises on Becket Street. This non-residential proposal will enable the building to be used to provide activities to support vulnerable people who are seeking to move out of the cycle of deprivation into which they have fallen. Padley will provide opportunities to develop general life skills such as cooking, understanding the requirements of a healthy diet and living as well basic IT and Job skills. These skills should build confidence and, potentially, lead to employment.

Through these activities, Padley will form an important part of the City's established pathways supporting and enabling independent living. These services will make a significant contribution towards increasing Community resilience and as such contribute to the Council's objectives contained within the Housing and Homelessness Strategies.

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**5.4. Police Liaison Officer:**

In principle we would support the provision of support services for the homeless in the City as a community benefit, and in fact some of our locally based senior officers are involved in multi-agency strategy groups which drive policy over our joint approach to the homeless and associated issues, both in respect of support and enforcement.

In respect of the specific site for the relocation of the Padley Centre, there has been concern expressed during discussions with the area Safer Neighbourhood officers and their management over an amalgamation of problematic transient residential tenure, existing support services and off licence sales within a very compact area, which has had a cumulative effect upon anti-social gatherings on the edge of the city in Normanton, with an epicentre around the junction of Normanton Road with Charnwood Street and Mill Hill Lane.

Their view is that a cumulative effect of these building uses, in combination with measures such as drinking exclusion zones and Criminal Behaviour Orders within the city centre to tackle a similar problem, is disproportionately affecting the equilibrium of this portion of Normanton, which is just beyond the City centre restrictions, but still close to its amenities.

Because of this there is a view that additional support services aimed at individuals with connections to a street drinking culture has the potential to draw in more of this type of behaviour to the Normanton city edge, and compound what is already a problem in policing this area.

I'd ask that you and the planning committee are mindful of this situation in presenting recommendations and determining the application.

**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
- CP3 Placemaking Principles
- CP4 Character and Context
- CD21 Community Facilities
- 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:

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[http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core-Strategy\\_ADOPTED\\_DEC-2016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core-Strategy_ADOPTED_DEC-2016_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](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. The principle of the Development**

#### **7.2. Crime/anti-social behaviour**

#### **7.3. Residential amenity**

#### **7.4. Design/appearance**

#### **7.5. Other Technical Issues**

### **7.1. The Principle of the Development**

The site of the proposal is not allocated for any particular use in the Core Strategy.

The former, lawful social club use would be considered as a community facility and so Policy CP21 is to be considered. However, the proposed use, providing a social service and education facility, can also be considered such a use and so the proposal is for the replacement of one community facility with another, in line with the intentions of CP21.

The supporting information refers to the previous Padley Centre building being permanently closed and there being a need for a new location. The original building is within the wider Becket Well area and has closed to allow for its regeneration; the new location is therefore important in that it facilitates the Becket Well scheme coming forward. There are no policy objections to the principle of the proposal.

### **7.2 Crime/anti-social behaviour**

The majority of concerns raised by both residents, local organisations and the Police relate to the potential for the use to exacerbate existing local problems of anti-social behaviour.

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However, the purpose of the proposed use is not to provide accommodation for the homeless but to provide activities to support those who are seeking to move out of a cycle of deprivation.

Padley's current hostel at Beckett St is now permanently closed and, in partnership with Derby Homes, the organisation has moved to a model of providing support to men and women living in individual self-contained accommodation.

The focus of the proposal will be on enabling personal growth and not on supporting habits of dependency. The planning application is based on the principles of developing a 'home from home' atmosphere in which people will want to learn and grow. Attendance at the Centre will be by referral rather than 'drop-in' and the organisation will enforce a policy of zero tolerance towards drug and alcohol abuse. Overall, there is nothing within the application to suggest that the proposed use will exacerbate existing problems.

Furthermore, it is recognised that both Strategic Housing and the Police support the provision of support services for the homeless in the City as a community benefit. Through the proposed activities, Padley will form an important part of the City's established community supportive network, making a significant contribution towards increasing Community resilience. The proposal is considered to make a significant contribution to the Council's objectives contained within the Housing and Homelessness Strategies.

The concerns raised by Cllr Hussain, to ensure that antisocial behaviour is minimized by not allowing late activities or offering temporary accommodation, are covered by the recommended condition nos. 4 and 5.

### **7.3. Residential amenity**

There have been no objections from immediate residential neighbours. The proposed change of use does not give rise to any perceived notable changes where potential noise impacts are concerned. Environmental Protection advise that, in practice, the change from evening activities associated with the former social club, to a more day-focussed operating schedule, should help to reduce potential noise nuisance. No objections are raised on noise amenity grounds.

### **7.4. Design/appearance**

The proposed external changes are very minor, relating to a new front door and to a widened rear vehicular access. There are no heritage assets which would be affected, and the proposals would be in keeping with the character of the surrounding area.

### **7.5. Other Technical Issues**

Subject to Conditions, no Highway objections are raised. There are no other concerns relating to technical issues.

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

### **8.1. Recommendation:**

**To grant** planning permission with conditions.

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**8.2. Summary of reasons:**

The proposed community facility use, providing a social service and education facility, comprises the replacement of one community facility with another, in line with the intentions of Core Strategy Policy CP21. Furthermore, the proposal will facilitate the wider redevelopment of the City Centre, allowing the Becketwell scheme to come forward. There are no policy objections to the principle of the proposal.

The provision of support services for the homeless in the City is seen as an important community benefit. Overall, there is nothing within the application to suggest that the proposed use will exacerbate existing anti-social behaviour problems in the surrounding area. The proposed activities will make a significant contribution towards increasing Community resilience. The proposal is considered to make a significant contribution to the Council's objectives contained within the Housing and Homelessness Strategies. There are no technical objections to the proposal.

**8.3. Conditions:**

**General Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below.

**Reason:** For the avoidance of doubt.

**Pre-Occupation Conditions**

3. No part of the development hereby permitted shall be brought into use until provision has been made within the application site for parking of cycles in accordance with details submitted to and approved in writing by the Local Planning Authority. That area shall not thereafter be used for any purpose other than the parking of cycles.

**Reason:** To promote sustainable travel.

**Management Conditions**

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises shall only be used as a social service and education hub, as specified in the application and for no other purpose. There shall be no overnight accommodation.

**Reason:** This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 2015 may not be acceptable to the Local Planning Authority in this location because of the potential impact on residential amenities, and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved

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

**Application No: 21/01559/FUL**

**Type: Full Application**

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policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

5. The use as a social service and education hub, hereby permitted, shall not be carried out outside the hours of 09.00-17.00 on any day. The use of the premises between 17.00 – 21.00 shall be restricted to organisational meetings and wider community uses, such as events/meetings of local residents or local interest groups, as set out in the applicant's supporting statement.

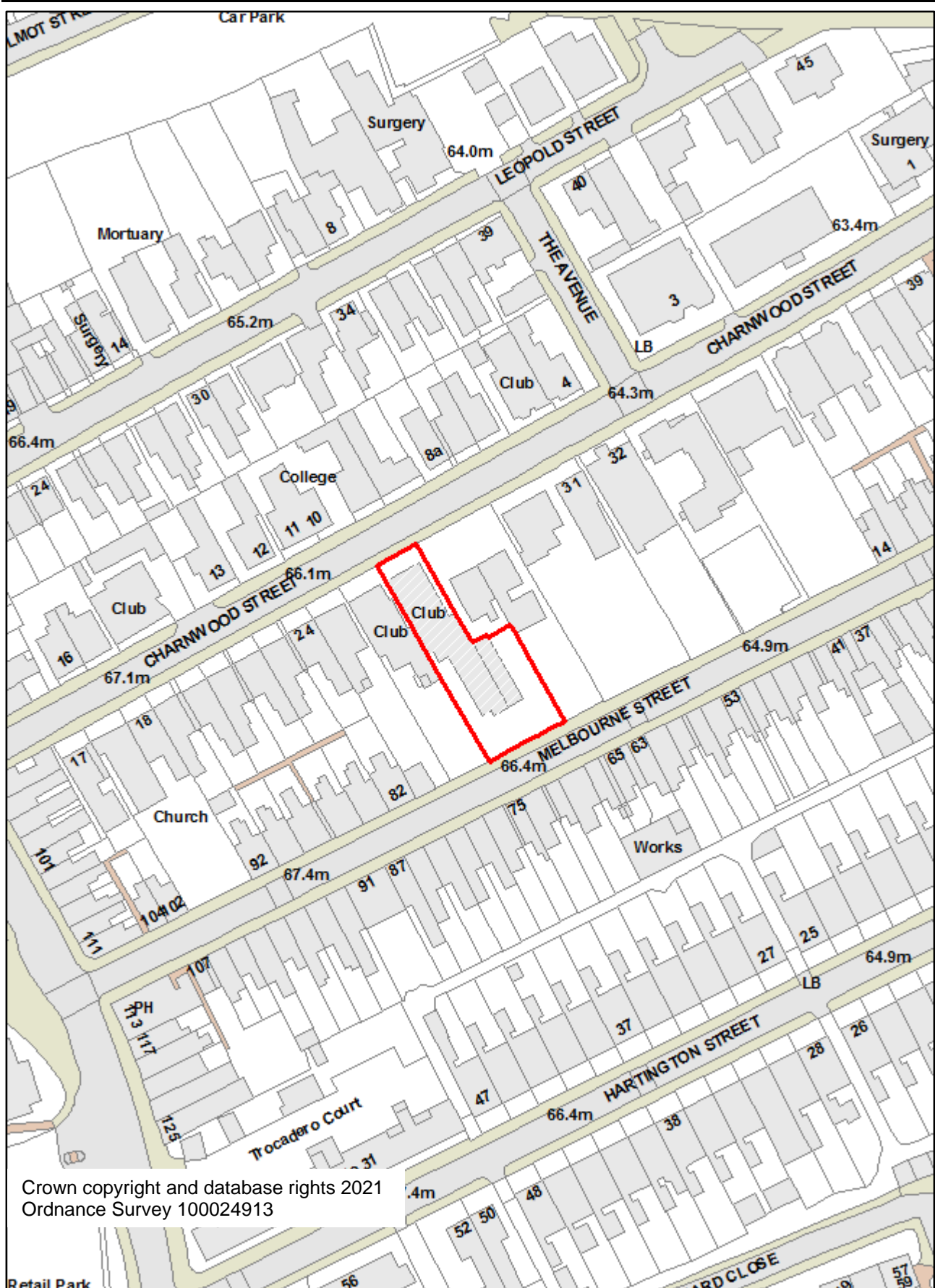
**Reason:** To safeguard the residential amenity of nearby occupiers and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

### **8.4 Informative Notes:**

1. Notwithstanding any Planning Permission, please note that the proposed development will not qualify for the issue of residents parking permits

### **8.5 Application timescale:**

The application expired on 2 November 2021. Further to negotiations, an extension of time has been requested. The application has been called into Committee by Cllr Fareed Hussain.





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

**Application No: 21/01555/FUL**

**Type: Full Application**

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### **1. Application Details**

**1.1. Address:** 148 Western Road, Mickleover

**1.2. Ward:** Mickleover

**1.3. Proposal:**

Change of Use from a C3 dwelling house to a 7-bedroom House in Multiple Occupation (Sui Generis).

**1.4. Further Details:**

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/21/01555/FUL>

**Brief description**

The application site is a semi-detached residential property located on the northern side of Western Road, at the junction with Brisbane Road in Mickleover. It is a triangular shaped plot with a large hard standing frontage, bound by a low wall and railings together with timber fencing. To the rear is a relatively small, grassed lawn and patio area. The immediate surrounding locality is residential with a mixed form of domestic architecture.

**Proposal**

Full planning permission is sought for the conversion of this single dwelling to a “sui generis” 7-bedroom Home in Multiple Occupation (HIMO). Some internal works are proposed to facilitate the conversion (wall partitions, internal doors and formation of en-suite bathrooms). The proposal would result in the following accommodation:

- Ground floor – 4 en-suite bedrooms measuring between 8sqm and 14sqm and communal kitchen/living area with access to the rear garden.
- First Floor- 3 bedrooms and 1 bathroom. The hard standing frontage area would accommodate 6 parking spaces, cycle store and bin storage.

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

<b>Application No:</b>	02/16/00220	<b>Type:</b>	Full Application
<b>Decision:</b>	Granted Conditionally	<b>Date:</b>	06/04/2021
<b>Description:</b>	Retention of single storey rear extension		

### **3. Publicity:**

Neighbour Notification Letters sent to nearby properties

Site Notice displayed

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

**4. Representations:**

16 letters of objection received. The main points raised include:

- it is a residential area for families.
- 6 more cars coming out on to a road that despite many years of complaints still has plenty of speeding vehicles on a dangerous T junction.
- this will result in cars being parked on the large corner path when trying to get parked on the drive
- nobody will be able to guarantee that the property will be maintained properly, and the tenants behave in an appropriate manner
- it is definitely not a good fit for this lovely area
- adding a potential 6 more cars, possibly 7, will only exacerbate the busy traffic problem and make the junction more dangerous than it already is for school children walking to school, other pedestrians and drivers alike
- work has already started on the property
- the area is excessively overrun with new housing and that our two local doctors are at their limits
- would not consider it safe or in harmony with the area to allow this
- the application has not considered the additional parking requirement caused by visitors to the property. This will undoubtedly overspill to the adjacent properties significantly increasing the risk of accidents in and around the junction of a very busy school and bus route.
- no evidence has been submitted to specify how the property will be managed, and how effective that management will be, in reducing any negative impact to the nearby residents and environment.
- an increase of independent residents this will undoubtedly increase levels of noise and disturbance.

**5. Consultations:**

**5.1. Highways Development Control:**

**Recommendation:**

The Highway Authority has No Objection to the proposals, subject to conditions.

**Observations:**

The site has an existing dropped crossing onto the public highway (approx. width 3.6m) and uses an existing gated access (approx. width 3m). The front curtilage is surfaced in a granular material which shows evidence of being pulled out onto the highway by emerging vehicles. The site appears to fall generally towards the highway. The site is in a sustainable location, with easy use to local shops and public transport opportunities.

From images available on 'streetview'; it appears as if it is habit for vehicles associated with the site to be parked on the adjacent highway footway. This practice

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

**Application No: 21/01555/FUL**

**Type: Full Application**

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cannot be condoned by the Highway Authority. Nevertheless, there is sufficient space within the curtilage to park at least 6 vehicles, with space to turn.

The Highway Authority would normally require the widening of the access in view of the shared use, however it is accepted that this may not be reasonable given the existing frontage wall construction. Nevertheless, it would be appropriate to widen the existing highway dropped kerb by one kerb on either side in order to assist with the additional vehicle movements likely to be generated by the proposed development. This can be dealt with by appropriate condition.

Para 111 of the National Planning Policy Framework states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

The Highway Authority considers that it would not be possible to argue that the scheme would lead to 'unacceptable impacts' to highway safety.

### **Recommendation:**

The Highway Authority has No Objections to the proposals, subject to the following suggested conditions:-

#### **Condition 1:**

No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.0 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).

#### **Condition 2:**

No part of the development hereby permitted shall be brought into use until an improved dropped vehicular footway crossing, widened by 0.9m (one kerb) to each side is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

Reason: To protect the structural integrity of the highway and to allow for future maintenance.

#### **Condition 3:**

No part of the development hereby permitted shall be brought into use until the vehicular hardstanding area is constructed with provision to prevent the discharge of surface water from the site to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing a danger to highway users.

#### **Condition 4:**

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**Type: Full Application**

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No part of the development hereby permitted shall be brought into use until the parking areas are provided in accordance with the approved plans. The parking areas shall not be used for any purpose other than parking of vehicles.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

Condition 5:

No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on the approve drawing has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

### **NOTE TO APPLICANT**

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. Visit <https://www.derby.gov.uk/transport-and-streets/roads-highways-pavements/vehicle-access-kerbs/> or contact customerservices@derby.gov.uk or tel 0333 200 6981.

### **5.2. Resources and Housing (HMO):**

Thank you for consulting us on the above application and I can confirm we have no objection to the proposals. However, I would make the following comments:

1. The two ground floor left hand side front bedrooms are accessed through the kitchen and living room and therefore will require an alternative means of escape i.e.an escape window.
2. There is WC and wash basin sited off the ground floor living room. Given that the ground floor rooms are en-suite and the 3 bedrooms on the first floor share a bathroom then this WC is not necessary and occupiers may prefer not to have a WC directly off the living room.

Reference shall be made to Derby City Councils space and amenity standards for HMOs:

<https://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/housing/amenities-and-space-guidance-for-hmos-2019.pdf>

If the HMO property is occupied by 5 or more persons a mandatory HMO licence will be required:

<https://www.derby.gov.uk/trading-standards-environmental-health/environmental-health/housing-standards/houses-in-multiple-occupation/>

This will include individual HMO flats that are occupied by 5 or more persons except purpose built flats in a block containing 3 or more flats. Flats created within converted buildings will not be regarded as purpose built.

Regard shall also be had to the LACoRS Fire Safety Guide, which Housing Standards refer to regarding fire safety precautions in rented property:

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<https://www.cieh.org/media/1244/guidance-on-fire-safety-provisions-for-certain-types-of-existing-housing.pdf>

## **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)**

- CP1a Presumption in Favour of Sustainable Development
- CP2 Responding to Climate Change
- CP3 Placemaking Principles
- CP4 Character and Context
- CP6 Housing Delivery
- CP23 Delivering a Sustainable Transport Network

### **Saved CDLPR Policies**

- GD5 Amenity
- H13 Residential Development – General Criteria

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-Strategy\\_ADOPTED\\_DEC-2016\\_V3\\_WEB.pdf](http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core-Strategy_ADOPTED_DEC-2016_V3_WEB.pdf)

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

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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. Principle of development**

**7.2. Impact on the character of the surrounding area**

**7.3. Residential amenity implications**

**7.4. Highways/Parking issues**

**7.1. Principle of development**

The application site is not allocated for any particular use in the Core Strategy. However, Policy CP6 states that the Council will continue to encourage the re-use of under-utilised or vacant properties for residential uses. Saved Local Plan Policy H13, which requires proposals to have a quality living environment, specifically refers to Use Classes C1, C2, C3 and hostels but can, by extension, be considered as guidance for other residential uses such as HMOs.

The proposal will increase the variety and amount of housing delivery in accordance with Core Strategy policy CP6. There are no planning policy objections to the proposal. Subject to an assessment of the quality of the proposed living environment (as required by Local Plan Policy H13) and the effect that the intensification of use may have on the amenity of the surrounding area (as required by Policy GD5), the proposal is considered to be acceptable in principle.

**7.2. Impact on the character of the surrounding area**

The locality is, as expressed by a number of objectors, mostly one household/family occupied dwellings. There is no evidence submitted or observed on site, of other similar houses in multiple occupation in the surrounding area. Therefore, the proposed development would represent some divergence from the established character of Western Road/Brisbane Road. Nevertheless, the house itself would not change in visual terms and would appear still as a semi-detached property in a suburban location and overall, it would remain in a residential use.

As HMOs are occupied by unrelated individuals, comings and goings associated with them are generally greater than a family dwelling, and whether by car or on foot such activity can generate noise and disturbance. However, I am not persuaded that in this case the noise and disturbance that would be created by the scheme would be appreciably greater than would be the case if the dwelling were occupied by a large family or if it were used as a 6 person HMO.

As Members are aware each application must be considered on its own merits. In this instance an important consideration is that the property could be used lawfully, as a 6-person HMO. As such, any judgement on the impact on the character of the area must be confined to how much extra impact one additional occupier would make. A 6 person HMO would be considered the fallback position in this instance and could be introduced without planning permission.

### **7.3. Residential amenity**

The proposed conversion shows seven residential units, with en-suite and shared bathrooms. The plan drawings show a 16.5sqm kitchen/diner and 37sqm living room which would provide satisfactory communal facilities and access to the rear garden. The rear garden would provide an adequate amount of outside amenity space and space for cycle storage upon the front drive. All the bedrooms have full windows and achieve the required minimum size standards and no objections have been raised by Housing Standards. It is considered that the proposed conversion will provide an appropriate standard of living accommodation for future occupants.

The most likely amenity concern arises from the potential internal noise nuisance and general activity upon the application site, as a result of the introduction of the HIMO. Those properties adjoining the application site, No.138, No.150 Western Road and No.8 Eastleigh Drive may experience some additional noise disturbance, but it is extremely difficult to conclude the potential disturbance would be significantly adverse in amenity terms. Instead, the potential level of harm caused could also result from the existing 3-bedroom house that could lawfully accommodate either a large family or a 6-person HIMO, with potentially similar levels of noise and living activity.

Overall, it is considered that the proposed intensification of residential use would not have any overriding adverse impact on residential amenity. Even though the site is located within a suburban urban area, the dwelling could operate lawfully as a 6-person HIMO under permitted development rights. It is considered that one additional person would not have any overriding additional impact on neighbour's amenities.

It is considered that the proposal would not result in unacceptable harm to the living conditions of nearby residents as a result of the intensification in the use of the building. Accordingly, there would be no conflict with Policy GD5 which seeks to ensure that new developments do not cause unacceptable harm to the amenity of nearby areas.

### **7.4. Highways/Parking issues**

The proposed development would provide 6 off-street parking spaces, accessed from Western Road. Cycle parking would be provided within the curtilage on the frontage. A number of objectors have raised concerns with the 'potential traffic problems, increased dangers at the nearby T junction, for pedestrians (including school children), visitor parking not considered, overspill parking likely'.

It should be borne in mind that the development would provide 6 usable off-street parking spaces, which is a material consideration. There may well be increased vehicular movement accessing and egressing the driveway frontage, yet the majority of the increase in parking demand is not likely to be so great that it would result in unacceptable harm to the living conditions of surrounding residents or pedestrians walking pass the site. Any overspill or visitor parking may well be accommodated within the application driveway frontage, rather than leading to dispersed on-street parking on surrounding roads.

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**Application No: 21/01555/FUL**

**Type: Full Application**

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I note the highway officer comments that *‘the widening of the Western Road access in view of the shared use, however it is accepted that this may not be reasonable given the existing frontage wall construction. Nevertheless, it would be appropriate to widen the existing highway dropped kerb by one kerb on either side in order to assist with the additional vehicle movements likely to be generated by the proposed development. This can be dealt with by appropriate condition’.*

The Council’s Highway Officer confirms the development would not lead to a severe impact upon the adjacent highway network or would lead to ‘unacceptable impacts’ to highway safety. As such the proposal would be compliant with planning policy in this regard.

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

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

**To grant** planning permission with conditions.

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

The proposed residential use would increase the variety and amount of housing delivery hence the proposal is considered to be acceptable in principle. The proposal meets all the Council’s housing standards, regarding room sizes. A satisfactory quality of living accommodation is proposed. The proposal would not cause any overriding adverse impact on highway and neighbour amenity. Consequently, the proposal is considered to be in compliance with key Core Strategy Policies CP1a, CP3, CP4, CP6 and CP23, and Saved Local Plan Policies GD5 and H13.

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

##### **General Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

**Reason:** For the avoidance of doubt.

##### **Pre-Occupation Conditions**

3. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.0 metres behind the Highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.



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**Reason:** To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

4. No part of the development hereby permitted shall be brought into use until an improved dropped vehicular footway crossing, widened by 0.9m (one kerb) to each side is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

**Reason:** To protect the structural integrity of the highway and to allow for future maintenance and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

5. No part of the development hereby permitted shall be brought into use until the vehicular hardstanding area is constructed with provision to prevent the discharge of surface water from the site to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

**Reason:** To ensure surface water from the site is not deposited on the public highway causing a danger to highway users and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

6. No part of the development hereby permitted shall be brought into use until the parking areas are provided in accordance with the approved plans. The parking areas shall not be used for any purpose other than parking of vehicles.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

7. No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on the approve drawing has been provided. That area shall not thereafter be used for any purpose other than the parking of cycles.

**Reason:** To promote sustainable travel and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

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**Management Conditions**

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the premises shall only be used as a 7-person House in Multiple Occupation and for no other purpose. All rooms shall be used as single occupancy only.

**Reason:** This use only is permitted and other uses or a more intensive use, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 2015 may not be acceptable to the Local Planning Authority in this location because of the potential impact on the amenities of the surrounding area, and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.

**8.4. Informative Notes:**

Informative Notes: 1. The applicant is advised of the following Housing Standards requirements. For further information please refer to Derby City Council's Housing Standards:

<https://www.derby.gov.uk/trading-standards-environmental-health/environmentalhealth/housing-standards/>

- The use must comply with Derby City Council's space and amenity standards for HMOs.
- Regard shall also be had to the LACoRS Fire Safety Guide, which is best practice regarding fire safety precautions in rented property.
- If the HMO property is occupied by 5 or more persons, a mandatory HMO licence will be required.

**8.5. Application timescale:**

The 8 week determination period expired 30 October 2021. An extension to the decision date has been agreed until 23<sup>rd</sup> November 2021.





## Delegated decisions made between between 01/09/2021 and 30/09/2021



Application No:	Application Type	Location	Proposal	Decision	Decision Date
07/18/01036	Compliance/Discharge of Condition	114 Belper Road Derby DE1 3EQ	Single Storey, Two Storey And Three Storey Extensions To Dwelling House. Landscaping Works To The Rear Garden To Include Installation Of Decking And Alterations To Staircase. Installation Of Replacement Windows And Alterations To Front Boundary Wall - Discharge Of Conditions 3,5 & 8 Of Previously Approved Application Code No. DER/12/16/01490	Discharge of Conditions Complete	10/09/2021
07/18/01095	Compliance/Discharge of Condition	Site Of 41 Robincroft Road Allestree Derby	Erection Of A Dwelling House (Use Class C3) - Discharge Of Conditions 3, 4, 5 And 6 Of Previously Approved Permission DER/07/18/01095	Discharge of Conditions Complete	15/09/2021
08/18/01181	Compliance/Discharge of Condition	Sites Of 1 Walton Avenue 1 Spencer Street And 92 To 98 Chellaston Road Allenton Derby	Demolition Of Two Bungalows And Four Flats. Erection Of Nine Bungalows (Use Class C3). Erection Of 3 Feature Walls For Signage - Discharge Of Condition 14 Of Previously Approved Permission DER/04/18/00537	Discharge of Conditions Complete	15/09/2021
19/01336/FUL	Full Application	1 Golf Close Derby DE23 4TL	First floor front extension to dwelling house (enlargement of bedroom)	Approval	23/09/2021
20/00090/FUL	Full Application	9 Chaffinch Close Derby DE21 7TA	Single storey front and side extensions to dwelling (garage and enlargement of lounge and bedroom)	Finally disposed of	02/09/2021
20/00801/FUL	Full Application	Land At The Rear Of 22 And 24 Wood Road Chaddesden Derby DE21 4LU	Demolition of 14 garages. Erection of four flats (Use Class C3)	Refused	10/09/2021
20/01280/DISCLB	Compliance/Discharge of Condition LB	43 Iron Gate Derby	Removal of external signage and ATM - discharge of condition 3 of planning	Discharge of Conditions Complete	27/09/2021

		DE1 3FT	permission 19/01297/LBA		
20/01410/FUL	Full Application	9 Oaklands Avenue Derby DE23 2QG	Raising of the roof height to form an additional storey (four bedrooms, bathroom and en-suite) together with a single storey rear extension (kitchen and dining room) and erection of an outbuilding (storage shed and gym/sauna room)	Approval	16/09/2021
20/01567/DISCLB	Compliance/Discharge of Condition LB	Chapel Of St Mary On The Bridge Sowter Road Derby DE1 3AT	Re-roofing works - discharge of condition 3 of previously approved Listed Building Consent 20/00300/LBA	Discharge of Conditions Complete	14/09/2021
20/01642/FUL	Full Application	18 - 20 Addison Road Derby DE24 8FG	Demolition of existing single storey side projections. Two storey and single storey extensions to form two studio apartments (Use Class C3), enlargement of the existing first floor house in multiple occupation and additional storage for the retail unit together with installation of an external staircase	Approval	10/09/2021
21/00159/FUL	Full Application	60 Brayfield Road Derby DE23 6GT	First floor and single storey extensions to bungalow to form a dwelling house and erection of outbuilding (garage and workshop)	Approval	15/09/2021
21/00161/FUL	Full Application	51 Carsington Crescent Derby DE22 2QY	Extension and alteration to bungalow including raising of roof height, erection of attached garage and alterations to vehicular access	Approval	24/09/2021
21/00286/FUL	Full Application	31 Dewchurch Drive Derby DE23 1XP	Two storey side and single storey front and rear extensions to dwelling house (garage/store, W.C., kitchen/living space, two bedrooms and en-suite)	Approval	15/09/2021
21/00305/FUL	Full Application	26 Arthur Street Derby DE1 3EF	Single storey side/rear extension to dwelling house (living space), timber replacement door and windows.	Approval	13/09/2021
21/00378/FUL	Full Application	38 Full Street Derby DE1 3AF	External alterations comprising of replacement of existing windows and installation of four new windows	Approval	10/09/2021

21/00394/FUL	Full Application	Land At The Rear Of 157 Duffield Road Derby DE22 1AH (Access Of Stanley Close)	Demolition of garage. Erection of a dwelling house (Use Class C3)	Approval	16/09/2021
21/00399/FUL	Full Application	420 Burton Road Derby DE23 6AJ	Conversion to two-storey house with new roof and loft level with dormers	Approval	23/09/2021
21/00409/FUL	Full Application	7 Spinney Road Chaddesden Derby DE21 6HW	Two storey side extension to dwelling house (cloakroom, W.C., office and store) and formation of rooms in the roof space (bedroom and en-suite)	Application Withdrawn	25/09/2021
21/00410/FUL	Full Application	2 Pastures Avenue Derby DE23 4BE	Erection of a two storey outbuilding (annexe accommodation)	Refused	29/09/2021
21/00426/FUL	Full Application	3 Lavender Row Derby DE22 1DF	Single storey rear extension to dwelling house (store room) and roof alterations	Approval	22/09/2021
21/00427/LBA	Listed Building Consent - Alterations	3 Lavender Row Derby DE22 1DF	Single storey rear extension to dwelling house (store room) and roof alterations	Approval	22/09/2021
21/00474/FUL	Full Application	Stanley House 76 Morley Road Derby DE21 4QW	Demolition of dwelling house. Erection of two dwelling houses (Use Class C3)	Approval	13/09/2021
21/00480/FUL	Full Application	72 Boulton Lane Derby DE24 0FE	Two storey side and single storey front extensions to dwelling house (bin/storage area, shower room and enlargement of kitchen, bedroom, bathroom and porch)	Approval	17/09/2021
21/00496/FUL	Full Application	67 Moor End Derby DE21 7EE	Two storey side and single storey rear extensions to dwelling house (garage, utility, W.C., playroom, garden room, bedroom and bathroom)	Approval	09/09/2021
21/00513/TPO	Works to a tree with a TPO	Marlborough House 2 Charnwood Street	Pollarding of three Norway Maple trees protected by Tree Preservation Order No. 286	Approval	10/09/2021

		Derby DE1 2GT			
21/00517/DISC	Compliance/Discharge of Condition	Land At Rykneld Road Derby DE23 4AN	Erection of a retail unit (Use Class A1) with new access and car parking - Discharge of conditions 3, 7, 8, 14 and 16 of planning permission 20/00741/FUL	Discharge of Conditions Complete	14/09/2021
21/00519/DISC	Compliance/Discharge of Condition	Land At Rykneld Road Derby DE23 4AN	Installation of surface water drainage infrastructure including attenuation basin - Discharge of conditions 3 and 7 of planning permission 20/00783/FUL	Discharge of Conditions Complete	14/09/2021
21/00548/FUL	Full Application	Northcliffe House Meadow Road Derby DE1 2BH	Change of use to private hire function/food consumption outlet and fast food outlets together with alterations to external appearance and extensions to building	Approval	23/09/2021
21/00571/FUL	Full Application	18 Agard Street Derby DE1 1YS	Demolition of 18 Agard Street. Erection of student accommodation comprising 32 Apartments, together with the making good of the rear of No 42 Friar Gate and Installation of an external fire escape. Erection of separate bin, cycle store and electricity sub-station and setting out of parking and landscaping.	Approval subject to Section 106	10/09/2021
21/00622/DISC	Compliance/Discharge of Condition	Land At Rykneld Road Derby DE23 4AN	Erection of a retail unit (Use Class A1) with new access and car parking - Discharge of conditions 9 and 12 of planning permission 20/00741/FUL	Discharge of Conditions Complete	27/09/2021
21/00624/PNRIA	Prior Approval - Shop / Bank to Resi	45 Normanton Road Derby DE1 2GH	Change of use from retail (Use Class A1) to two apartments (Use Class C3)	Invalid - Finally Disposed of	28/09/2021
21/00635/FUL	Full Application	3 Glebe Rise Derby DE23 6GX	Raising of the roof height to form rooms in roof space (three bedrooms and bathroom) including installation of front, side and rear dormers and a front extension (enlargement of hall, kitchen, landing and bathroom)	Approval	09/09/2021
21/00658/FUL	Full Application	47 Wardwick Derby	Installation of an external ventilation pipe with ducting and erection of a cold room/freezer	Approval	10/09/2021

		DE1 1HJ			
21/00659/LBA	Listed Building Consent - Alterations	47 Wardwick Derby DE1 1HJ	Installation of an external ventilation pipe with ducting and erection of a cold room/freezer	Approval	10/09/2021
21/00661/FUL	Full Application	22 Darwin Road Derby DE3 9HU	Demolition of garage. Two storey and single storey side and rear extensions to dwelling house (garage, utility, W.C., and enlargement of kitchen and bedroom)	Approval	23/09/2021
21/00683/TPO	Works to a tree with a TPO	The Normanton Centre Moore Street Derby DE23 6SN	Crown lift to give 5m clearance from ground level, crown reduction to give 2m clearance of the building of a London Plane tree protected by Tree Preservation Order no. 327 to be maintained for a ten year period	Approval	29/09/2021
21/00686/FUL	Full Application	Land At The Rear Of 66 Chestnut Avenue Mickleover Derby DE3 9FS (Access Off East Avenue)	Erection of bungalow (Use Class C3)	Refused	29/09/2021
21/00714/FUL	Full Application	34 Nevinson Drive Derby DE23 1GX	Two storey side and rear, first floor side and single storey rear extensions to dwelling house (W.C., two bedrooms, en-suite and enlargement of kitchen)	Approval	09/09/2021
21/00763/FUL	Full Application	93 Belper Road Derby DE1 3ER	Demolition of Garage and erection of two storey outbuilding (garage/annex)	Approval	09/09/2021
21/00770/FUL	Full Application	8 Spinney Road Chaddesden Derby DE21 6HW	Erection of a self contained annexe building for dependant relative accommodation	Approval	09/09/2021
21/00821/TPO	Works to a tree with a TPO	5 Woodcote Way Derby DE23 3WR	Reduction of lower lateral limb by 3m and cutting back of secondary branches to the boundary line of an Ash tree and cutting back of branches of a group of Elder trees to give 1m clearance of the fence protected by Tree Preservation Order No's 30 and 156	Approval	20/09/2021



21/00829/TPO	Works to a tree with a TPO	Handford Street Play Area Handford Street Derby DE22 3GS	Various works to a Plane tree protected by Tree Preservation Order no. 314	Approval	15/09/2021
21/00836/FUL	Full Application	100 Friar Gate Derby	Change of use from store to studio apartment (Use Class C3)	Approval	22/09/2021
21/00837/LBA	Listed Building Consent - Alterations	100 Friar Gate Derby	Alterations in association with change of use from store to studio apartment (Use Class C3)	Approval	22/09/2021
21/00842/FUL	Full Application	47 Garth Crescent Derby DE24 0GX	Single storey front and rear extensions to dwelling (utility, W.C., and enlargement of bedroom and kitchen). Erection of an outbuilding (garage)	Approval	01/09/2021
21/00858/LBA	Listed Building Consent - Alterations	8 West Row Derby DE22 1DN	Installation of replacement windows and re-rendering of dwelling house	Approval	03/09/2021
21/00879/FUL	Full Application	2 Charlbury Close Derby DE23 3ST	Single storey front and rear extensions to dwelling house (porch, snug and enlargement of kitchen) with balcony above the rear extension. Installation of render and cedar cladding	Approval	22/09/2021
21/00885/FUL	Full Application	39 Cambridge Street Spondon Derby DE21 7PZ	Two storey and single storey rear extensions to dwelling house (utility, W.C., bedroom and enlargement of living space)	Approval	02/09/2021
21/00894/TPO	Works to a tree with a TPO	108 Broadway Derby DE22 1BP	Crown lift to four metres and removal of lower branch of a Beech tree protected by Tree Preservation Order No. 245	Approval	20/09/2021
21/00897/FUL	Full Application	24 Sudbury Street Derby DE1 1LU	Change of use to a seven bedroom house in multiple occupation (Sui Generis) and conversion/extension of existing outbuilding to provide additional living accommodation	Approval	21/09/2021
21/00898/FUL	Full Application	1 Coniston Avenue Derby	Two storey side and single storey rear extensions to dwelling house (garage, utility,	Approval	02/09/2021

		DE21 7LE	W.C., bedroom, bathroom and enlargement of kitchen/dining area)		
21/00919/FUL	Full Application	24 Abbey Hill Road Derby DE22 2PS	Two storey side and single storey rear extensions to dwelling house (lounge, sun lounge, two bedrooms, en-suite and enlargement of kitchen/dining space) and installation of a canopy to the front elevation	Approval	17/09/2021
21/00921/FUL	Full Application	7 Ludgate Walk Derby DE22 4HQ	Single storey front, side and rear extensions to dwelling house (porch, garage, utility/boot room, kitchen and orangery )	Approval	17/09/2021
21/00922/FUL	Full Application	88 Lindon Drive Derby DE24 0LN	Change of use from dwelling house (Use Class C3a) to dwelling house with up to six people living together and receiving care (Use Class C2)	Approval	30/09/2021
21/00924/FUL	Full Application	16 Merrill Way Derby DE24 9AJ	Two storey side and single storey front extensions to dwelling house (porch, W.C., kitchen, utility and bedroom)	Approval	22/09/2021
21/00928/FUL	Full Application	Site Of Former 1 Church Lane Darley Abbey Derby DE22 1EW	Erection of seven apartments (Use Class C3) and associated ground works	Approval	30/09/2021
21/00932/FUL	Full Application	8 Epworth Drive Derby DE24 0JA	Two storey side and rear and single storey rear extensions to dwelling house (store, utility, two en-suites, bedroom and enlargement of living space) and erection of an outbuilding (garage, W.C. and office)	Approval	13/09/2021
21/00937/FUL	Full Application	27 Valley Road Littleover Derby DE23 6HR	Two storey side extension to dwelling house (storage, bathroom and enlargement of 2 bedrooms)	Approval	28/09/2021
21/00942/FUL	Full Application	121 Pear Tree Crescent Derby DE23 8RQ	Erection of annexe with rooms in the roof space to dwellinghouse	Approval	15/09/2021
21/00964/FUL	Full Application	Land At North Avenue	Installation of a replacement 24m high	Approval	16/09/2021

		Darley Abbey Derby DE22 1EZ	monopole supporting nine antenna apertures, four cabinets, the retention of four cabinets and relocation of one 0.3m dish and development ancillary thereto.		
21/00986/FUL	Full Application	47 Stone Hill Road Derby DE23 6TJ	Raising of the roof height and two storey extensions to bungalow to form a dwelling house	Approval	23/09/2021
21/00997/CAT	Works to Trees in a Conservation Area	114 Green Lane Derby DE1 1RY	Felling of an Ash tree within the Green Lane and St Peter's Conservation Area	Approval	15/09/2021
21/00998/FUL	Full Application	43 - 47 Falcon Way Derby DE24 3DF	Demolition of existing building. Erection of four dwelling houses (Use Class C3)	Approval	14/09/2021
21/01016/DISCLB	Compliance/Discharge of Condition LB	10 - 11 St Marys Gate Derby DE1 3JR	Alterations to ground floor to form a cafe including provision of an accessible W.C. - Discharge of conditions 3 and 4 of Listed Building Consent application 20/01561/LBA	Discharge of Conditions Complete	27/09/2021
21/01018/FUL	Full Application	480 Burton Road Derby DE23 6AL	Alterations to dwelling house including hipped to gable extension to form rooms within the roofspace (three bedrooms and three en-suites)	Approval	17/09/2021
21/01020/FUL	Full Application	24 Bank View Road Derby DE22 1EJ	Raising of part of the roof height and installation of a dormer to the rear elevation to form rooms in the roof space (two bedrooms and shower rooms)	Approval	14/09/2021
21/01025/FUL	Full Application	16 Dorrien Avenue Derby DE23 8WB	Installation of external wall insulation to all elevations of dwelling house	Approval	14/09/2021
21/01027/FUL	Full Application	Fermyn Wood Kings Croft Derby DE22 2FP	Erection of outbuilding (gym with mezzanine level)	Approval	23/09/2021
21/01032/LBA	Listed Building Consent - Alterations	31 Church Hill Derby DE21 7LJ	Installation of replacement ground floor rear window	Approval	24/09/2021

21/01039/TPO	Works to a tree with a TPO	640 Burton Road Derby DE23 6EL	Various works to trees protected by Tree Preservation Order no's 37 and 155	Approval	22/09/2021
21/01043/FUL	Full Application	139 Chaddesden Park Road Derby DE21 6HL	Change of use from retail (Class E) to hot food takeaway (Sui Generis) including installation of a new ground floor window and extraction flue	Refused	13/09/2021
21/01051/TPO	Works to a tree with a TPO	2 Spinneybrook Way Derby DE3 0DQ	Felling of an Ash tree protected by Tree Preservation Order No 221	Approval	20/09/2021
21/01055/TPO	Works to a tree with a TPO	33 Charnwood Street Derby DE1 2GU	Crown raise to 5m of three Lime trees protected by Tree Preservation Order 286	Approval	29/09/2021
21/01057/FUL	Full Application	217 Morley Road Derby DE21 4TB	Change of use from dwelling house (Use Class C3) to a Children's Home (Use Class C2) for a maximum of four children	Approval	17/09/2021
21/01059/FUL	Full Application	8 Breedon Hill Road Derby DE23 6TG	Formation of access ramp	Application Withdrawn	01/09/2021
21/01060/FUL	Full Application	11 Old Blacksmiths Yard Sadler Gate Derby DE1 3PD	Change of use from retail (Use Class E) to micro pub (Sui Generis Use)	Approval	09/09/2021
21/01061/TPO	Works to a tree with a TPO	25 Binscombe Lane Derby DE21 2AZ	Reduction by 3m of one limb of an Oak Tree (T3) and crown clean two Oak trees protected by Tree Preservation Order No. 477	Approval	29/09/2021
21/01063/FUL	Full Application	Site Of 231 Uttoxeter New Road Derby DE22 3LJ	Demolition of commercial unit. Erection of a three storey building with restaurant/takeaway (Use Class E/Sui Generis) at ground floor level with four apartments (Use Class C3) above	Approval	24/09/2021
21/01066/FUL	Full Application	22 Rangemore Close Derby DE3 9JU	Single storey rear extension to dwelling house (enlargement of kitchen) and demolition of chimney	Approval	15/09/2021

21/01075/TPO	Works to a tree with a TPO	St Josephs Catholic Primary School Mill Hill Lane Derby DE23 6SB	Various works to trees protected by Tree Preservation Order No 146	Approval	28/09/2021
21/01095/FUL	Full Application	26 Portico Road Derby DE23 3NJ	Single storey rear extension to dwelling house (kitchen/family room and cloak room)	Approval	15/09/2021
21/01096/HZC	Hazardous substances consents	Rolls Royce Plc Raynesway Derby DE21 7BE	Use of land for storage of hazardous substances	Approval	09/09/2021
21/01106/TPO	Works to a tree with a TPO	16 Foxglove Drive Derby DE21 2TH	Crown lift to 3m and cutting back of branches overhanging property boundary by 2m of a Sycamore tree and crown lift up to 4m and cutting back of branches overhanging property boundary by 2m of Sycamore and Oak trees protected by Tree Preservation Order No. 1	Approval	06/09/2021
21/01113/DISC	Compliance/Discharge of Condition	Vacant Land Uttoxeter New Road/Talbot Street Derby (Access Off Uttoxeter New Road)	Erection of Foodstore (Use Class E) with access, car parking, landscaping and associated works - Discharge of condition nos 3 and 4 of previously approved permission 20/01247/FUL	Discharge of Conditions Complete	14/09/2021
21/01114/FUL	Full Application	Telecommunications Mast 11967 Duffield Road Derby DE22 1ET	Installation of a replacement 20m high monopole supporting 12 antenna on an open headframe and ancillary development	Approval	23/09/2021
21/01116/FUL	Full Application	1 Springfield Derby DE23 6EZ	Two storey and first floor rear extensions to house in multiple occupation (Use Class C4)	Approval	22/09/2021
21/01117/FUL	Full Application	Army Reserve Centre Windmill Hill Lane Derby DE22 3FJ	Infilling of existing roller shutter opening to create new wall and windows to parade hall, and replacement of main front door and rear door to new classroom	Approval	10/09/2021
21/01123/FUL	Full Application	Roseneath 36 Farley Road	Two storey side and single storey side and rear extensions to dwelling house (garage, utility,	Approval	29/09/2021

		Derby DE23 6BW	kitchen/lounge, cinema room, bedroom, en-suite, bathroom and lobby) together with raising of the roof height and roof alterations including installation of front and side dormers to form rooms in the roof space		
21/01133/FUL	Full Application	8 Hillcrest Drive Derby DE73 6RL	Two storey side extension to dwelling house (hall, W.C., utility, bathroom, en-suite and enlargement of bedroom) and installation of a canopy to the front elevation	Approval	09/09/2021
21/01137/FUL	Full Application	326 Uttoxeter Road Derby DE3 9AG	Two storey and single storey front and rear extensions to dwelling house (kitchen, family room, utility room, w.c., bedroom, bathroom, en-suite and enlargement of lounge)	Approval	09/09/2021
21/01139/FUL	Full Application	Crown And Arrows Sinfin Avenue Derby DE24 9JA	First floor and side extensions to public house and associated ground works. Change of use from public house (Sui Generis Use) to bar and grill (Use Class E and Sui Generis) with eight flats (Use Class C3) to be provided at first and second floor level.	Approval	29/09/2021
21/01141/FUL	Full Application	22 Arboretum Street Derby DE23 8FP	Single storey rear extension to dwelling house (sitting/dining area and kitchen)	Approval	23/09/2021
21/01151/FUL	Full Application	10 Winster Road Derby DE21 4JY	Erection of outbuilding (garage)	Approval	15/09/2021
21/01153/DISC	Compliance/Discharge of Condition	Valley Wholesale Carpets Ltd Block B Wincanton Close Derby DE24 8NJ	Side extension to commercial building (storage and carpet cutting area) - Discharge of condition 3 of planning permission 20/01422/FUL	Discharge of Conditions Complete	27/09/2021
21/01164/FUL	Full Application	55 Willson Road Derby DE23 1BY	Single storey rear extension to dwelling house (kitchen/dining area and wet room)	Approval	15/09/2021
21/01165/FUL	Full Application	2 Eaton Close Derby DE22 2FD	Two storey side and single storey rear extensions to dwelling house (garage, utility, office, kitchen/dining area, bedroom and en-	Approval	10/09/2021

			suite)		
21/01167/FUL	Full Application	34 Cowley Street Derby DE1 3SN	Enlargement of garage	Approval	30/09/2021
21/01173/FUL	Full Application	Land At St Peters Churchyard St Peters Churchyard Derby DE1 1NN	Use of the land as an outdoor food, drink and artisan traders venue including erection of kiosk buildings and entrance gates	Refused	15/09/2021
21/01174/LBA	Listed Building Consent - Alterations	Land At St Peters Churchyard St Peters Churchyard Derby DE1 1NN	Partial demolition of boundary wall	Refused	10/09/2021
21/01178/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Discharge of condition 13 of planning permission 20/01646/OUT	Discharge of Conditions Complete	01/09/2021
21/01183/FUL	Full Application	69 Chaddesden Park Road Derby DE21 6HH	Single storey rear extension to dwelling house	Approval	28/09/2021
21/01184/CLP	Lawful Development Certificate -Proposed	2 Brandelhow Court Derby DE21 2PB	Single storey rear extension to dwelling house (orangery)	Approval	02/09/2021
21/01190/TPO	Works to a tree with a TPO	Littleover Nursing Home 149 Stenson Road Derby DE23 1JJ	Crown lift trees to the front boundary overhanging the road to six metres and trees to the side boundary overhanging the footpath to five metres, all protected by Tree Preservation Order No. 97	Approval	01/09/2021
21/01197/DISC	Compliance/Discharge of Condition	Land North Of Onslow Road And East Of Station Road	Erection of 203 dwellings (Use Class C3) with associated infrastructure, open space and	Discharge of Conditions Complete	06/09/2021

		Mickleover Derby	landscaping - Discharge of condition 16 of planning permission 19/00763/FUL		
21/01201/FUL	Full Application	1 Old Orchard Walk Derby DE21 7RU	Single storey front and rear extensions to dwelling house (porch and lounge)	Approval	23/09/2021
21/01203/FUL	Full Application	73 Silverburn Drive Derby DE21 2JH	First floor side and two storey rear extensions to dwelling house (living space, bedroom and en-suite)	Approval	09/09/2021
21/01208/FUL	Full Application	13 Mickleover Manor Derby DE3 0SH	Single storey rear extension to dwelling house (garden room, shower room, lobby/utility room) and formation of first floor balcony	Approval	16/09/2021
21/01209/TPO	Works to a tree with a TPO	187 Duffield Road Derby DE22 1JB	Various works to trees protected by Tree Preservation Order no. 431	Approval	02/09/2021
21/01210/FUL	Full Application	15 Ravensdale Road Derby DE22 2SZ	Single storey rear extension to dwelling (enlargement of kitchen/dining area)	Approval	28/09/2021
21/01212/FUL	Full Application	1 Western Road Mickleover Derby DE3 9GN	Installation to two dormer windows and raising of the roof height. Erection of a boundary wall and outbuilding (retrospective application)	Approval	20/09/2021
21/01221/FUL	Full Application	11 Vicarage Road Chellaston Derby DE73 6SD	First floor side and rear and single storey rear extensions to dwelling house (lounge, bedroom and en-suite)	Approval	09/09/2021
21/01226/FUL	Full Application	10 Tasman Close Derby DE3 9LF	Single storey rear extension to dwelling house (enlargement of dining room)	Approval	29/09/2021
21/01229/DISC	Compliance/Discharge of Condition	31 Richmond Avenue Derby DE23 1DL	Raising of the roof height and installation of dormers to form rooms in the roof space together with front side and rear extensions to dwelling house - Discharge of condition 4 of previously approved permission 21/00359/FUL	Discharge of Conditions Complete	14/09/2021
21/01231/TPO	Works to a tree with a TPO	110 Blagreaves Lane	Various works to trees protected by Tree	Approval	28/09/2021



		Derby DE23 1FP	Preservation Order no. 36		
21/01233/FUL	Full Application	88C Brisbane Road Derby DE3 9JY	Single storey rear extension	Approval	03/09/2021
21/01234/FUL	Full Application	12 Haddon Drive Mickleover Derby DE3 9HL	Side extension to create a garage, larger kitchen, bedroom and family bathroom	Approval	23/09/2021
21/01235/FUL	Full Application	68 Osmaston Road Derby DE1 2HZ	Alterations to shop front including installation of a new door to the front elevation	Approval	03/09/2021
21/01236/FUL	Full Application	47 Mayfield Road Derby DE21 6FX	Single storey rear extension to dwelling house (living space)	Approval	06/09/2021
21/01238/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Discharge of conditions 18, 19, 21, 23 and 26 of planning permission 20/01646/OUT	Discharge of Conditions Complete	03/09/2021
21/01240/CLP	Lawful Development Certificate -Proposed	4 Finsbury Avenue Derby DE22 4BT	Installation of a dormer to the rear elevation and roof lights to the front elevation to form rooms in the roof space	Approval	10/09/2021
21/01266/FUL	Full Application	Unit At Rear Of 41-43 St Thomas Road Derby DE23 8RF	Erection of a garage/storage unit	Approval	09/09/2021
21/01268/CLP	Lawful Development Certificate -Proposed	239 Birchover Way Derby	Single storey rear extension to dwelling house	Approval	13/09/2021

DE22 2RS

21/01269/ADV	Advertisement Consent	Peugeot Building Bristol Street Motors Sir Frank Whittle Road Derby DE21 4RX	Display of four internally illuminated fascia signs and display of one internally illuminated pylon sign	Approval	27/09/2021
21/01272/FUL	Full Application	Telecommunications Mast At Rear Of County Hotel Sinfin Lane Derby DE24 9GP	Installation of a replacement 22.5 metre high lattice tower supporting six antenna apertures, four dishes, eight equipment cabinets and ancillary development thereto	Approval	29/09/2021
21/01275/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Discharge of condition 9 of planning permission 20/01646/OUT	Discharge of Conditions Complete	03/09/2021
21/01277/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Discharge of condition 14 of planning permission 20/01646/OUT	Discharge of Conditions Complete	01/09/2021
21/01281/TPO	Works to a tree with a TPO	Nuffield Hospital Rykneld Road Derby DE23 4SN	Works to various trees protected by TPO No.18 1981 (Crown reduction by 3M of T1 and T2 and felling of T3 Elm.	Approval	17/09/2021

21/01283/FUL	Full Application	5 Rivenhall Close Derby DE23 3HT	First floor extension over current garage/utility to create new bedroom and larger third bedroom. Single storey extension to rear of property.	Approval	10/09/2021
21/01286/DISC	Compliance/Discharge of Condition	Land To Rear Of Marble Hall At The Former Rolls Royce Site Nightingale Road Derby DE24 8FL	Erection of 406 Dwellings with Associated Car Parking and Landscaping together with Refurbishment of 5 Existing Dwellings and all associated works - Discharge of condition 9 of previously approved permission 11/17/01432	Discharge of Conditions Complete	28/09/2021
21/01289/VAR	Variation of Condition	28 Blagreaves Lane Derby DE23 1FH	Two storey side and rear extensions - variation of condition 2 of previously approved permission Code No. 20/00945/FUL to amend plans to include single storey rear extension Condition Number(s): 2 Conditions(s) Removal: Alterations to size To include single storey extension to rear	Approval	15/09/2021
21/01293/FUL	Full Application	25 Dorking Road Derby DE22 4BU	Two storey side and single storey rear extension to dwelling house (kitchen, dining room, family space, utility room, office together with first floor kitchen, sitting room and bedroom)	Approval	14/09/2021
21/01294/FUL	Full Application	32 Bakewell Street Derby DE22 3SB	Single storey rear extension to dwelling house (wetroom)	Approval	14/09/2021
21/01296/TPO	Works to a tree with a TPO	138 Swarkestone Road Derby DE73 5UD	50% reduction in height and reshaping of 6 Lawson Cypress trees, Pollarding of 2 lime trees, removal of overhanging branches by 2 metres from 2 Lawson Cypress trees Protected by Tree Preservation Order No. 427	Approval	27/09/2021
21/01300/FUL	Full Application	11 Keats Avenue Derby DE23 4EE	Removal of existing pitched dormer and construction of new flat roof dormer on side elevation and connection to main roof.	Approval	09/09/2021
21/01302/FUL	Full Application	133 Crayford Road Derby DE24 0HQ	Single storey side and front extensions to dwelling house (porch, W.C. and enlargement of lounge)	Approval	16/09/2021

21/01303/FUL	Full Application	32 Birchfield Close Derby DE73 6SS	Single storey side/rear extension to dwelling house (kitchen/diner)	Approval	14/09/2021
21/01304/PNRT	Prior Approval - Telecommunications	Existing Telecommunications Mast Sitwell House 9 Sitwell Street Normanton Derby DE1 2JT	Installation of 12 no antennas on new and existing support poles together with the addition of 3 no cabinets and ancillary development thereto.	Prior Approval Approved	15/09/2021
21/01311/FUL	Full Application	Land Adjacent 32 Wilkins Drive Derby DE24 8LT	Erection of dwelling house	Approval	17/09/2021
21/01314/FUL	Full Application	33 North Street Derby DE1 3AZ	Installation of replacement front door	Approval	24/09/2021
21/01315/CAT	Works to Trees in a Conservation Area	12 Belper Road Derby DE1 3EN	Reduction of 1-2m and crown lifting to 4 metres of Cherry Tree within a Conservation Area	Approval	01/09/2021
21/01316/PNRJ	Prior Approval - Offices to Residential	21-31 Ashbourne Road Derby DE22 3FQ	Change of use from office to seven one-bedroom apartments and three studio apartments	Approval	21/09/2021
21/01326/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Discharge of condition 24 of planning permission 20/01646/OUT	Discharge of Conditions Complete	01/09/2021
21/01327/CAT	Works to Trees in a Conservation Area	72 Otter Street Derby DE1 3FB	Felling of a Leyland Cypress tree within the Strutts Park Conservation Area	Approval	06/09/2021
21/01329/TPO	Works to a tree with a TPO	13 Kings Croft	Reduction in height by 5m and cutting back of	Approval	28/09/2021

		Derby DE22 2FP	branches overhanging the boundary with 15 Kings Croft by 4m of a Copper Beech tree protected by Tree Preservation Order no. 471		
21/01339/PNRJ	Prior Approval - Offices to Residential	Units 13, 14, 15 And 20 Masons Place Business Park Nottingham Road Derby DE21 6YZ	Change of use from offices (Use Class B1) to 28 apartments (Use Class C3)	Refused	20/09/2021
21/01340/DEM	Demolition - Prior Notification	Pizza Hut Foresters Park Centre Sinfin Lane Derby DE23 8AG	Demolition of restaurant building	Approval	10/09/2021
21/01343/FUL	Full Application	2 Sherwood Avenue Chaddesden Derby DE21 6NP	Single storey side extension to dwelling (enlargement of lounge)	Approval	29/09/2021
21/01352/FUL	Full Application	30 Chaddesden Lane Derby DE21 6LQ	Single storey rear extension to dwelling house (dining space and enlargement of kitchen) and enlargement of raised patio area	Approval	29/09/2021
21/01354/FUL	Full Application	196 Almond Street Derby DE23 6LY	Single storey extension to dwelling house (wetroom)	Approval	15/09/2021
21/01357/FUL	Full Application	Telecommunications Mast Uttoxeter Road Derby DE3 9AX	Installation of a replacement 20m high mast incorporating three antennas and ancillary development	Approval	22/09/2021
21/01362/DISC	Compliance/Discharge of Condition	43 Church Lane Darley Abbey Derby DE22 1EX	Erection of an additional storey to form a dwelling house together with a single storey front extension, alterations to the external materials and formation of a new vehicular access - Discharge of conditions 3, 4 and 5 of planning permission 20/01649/FUL	Discharge of Conditions Complete	15/09/2021
21/01366/CLP	Lawful Development Certificate -Proposed	60 Catterick Drive Derby DE3 0TX	Erection of a garage.	Approval	28/09/2021

21/01368/CLPLB	Lawful Development Certificate -Propd LB	6A New Road Derby DE22 1DR	Repairs to front door to include removal of external panel, stripping and re-painting and alterations to living room to include removal of false ceiling, stripping of beams together with painting	Approval	10/09/2021
21/01373/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Discharge of condition 28 of planning permission 20/01646/OUT	Discharge of Conditions Complete	02/09/2021
21/01381/FUL	Full Application	7 Park Grove Derby DE22 1HE	Installation of an air source heat pump	Approval	22/09/2021
21/01383/NONM	Non-Material Amendment	The Orbis Building Riverside Road Derby DE24 8HY	Alterations to elevations to include new windows, double doors, external ramp and stairs - Non-material amendment to planning permission 21/00253/FUL to omit the external ramp and stairs	Approval	10/09/2021
21/01384/PNRH	Prior Approval - Householder	34 Ayr Close Derby DE21 7GU	Single storey rear extension (projecting beyond the rear wall of the original house by 3m, maximum height 2.9m, height to eaves 2.4m) to dwelling house	Prior Approval Not Required	03/09/2021
21/01388/CAT	Works to Trees in a Conservation Area	8A St Edmunds Close Derby DE22 2DZ	Crown reduction by 0.5m of two Yew, Silver Birch, Holly and Laurel to be carried out on an annual basis, for a period of ten years and re-pollarding of two Lime trees within the Allestree Conservation Area	Approval	28/09/2021
21/01392/FUL	Full Application	11 Charnwood Avenue Derby DE23 1NG	Single storey side/rear extension to dwelling house (conservatory)	Approval	15/09/2021
21/01393/FUL	Full Application	38 Chatham Street	Single storey rear extension to dwelling house	Approval	22/09/2021

		Derby DE23 8TH	(wet room)		
21/01394/DISC	Compliance/Discharge of Condition	Derby City Council Social Services Office Perth Street Derby DE21 6XX	Demolition Of Building And Erection Of 11 Dwelling Houses (Use Class C3) With Associated Landscaping And Other Groundworks - Discharge of conditions 8, 9, 10, 11 and 13 of planning permission 11/16/01363	Discharge of Conditions Complete	03/09/2021
21/01396/FUL	Full Application	14 Pendlebury Drive Derby DE3 9SS	Three storey side extension to dwelling house (garage, cinema room, kitchen/dining/living space, bedroom and en-suite)	Refused	22/09/2021
21/01405/FUL	Full Application	67 Derby Lane Derby DE23 8UD	Single storey side extension and change of use of garage to form an additional retail unit (Use Class E)	Approval	23/09/2021
21/01408/DISC	Compliance/Discharge of Condition	Land South Of Pioneer Way And Off Infinity Park Way Derby	Formation of a surface water drainage Lagoon and flood attenuation area; raising and shaping of ground levels to create development platforms and associated drainage channels/features; together with associated haul routes, landscaping and ancillary works. - Discharge of condition 7 of planning permission 21/00460/FUL	Discharge of Conditions Complete	28/09/2021
21/01412/NONM	Non-Material Amendment	Surface Car Park Liversage Street/John Street Derby DE1 2LD	Redevelopment of NCP Car Park to provide up to 164 residential units, new access, parking and cycle parking, landscaping and associated works. Erection of 94 dwellings (Use Class C3) and associated works. Non-material amendments to planning permissions 19/01766/FUL and 20/00684/FUL to amend the approved plans	Refused	21/09/2021
21/01419/FUL	Full Application	57 Colwyn Avenue Derby DE23 6HH	Single storey side/rear extension to dwelling house (wet room and kitchen/dining area)	Approval	22/09/2021
21/01424/FUL	Full Application	313 Uttoxeter Road Derby DE3 9AH	Single storey side and rear extension to dwelling house together with alterations to existing fenestration.	Approval	29/09/2021

21/01425/CAT	Works to Trees in a Conservation Area	35 Kedleston Road Derby DE22 1FL	Felling of Cedar Tree	Approval	27/09/2021
21/01429/FUL	Full Application	67 Marlborough Road Derby DE24 8DS	Two storey side and rear and single storey front and rear extensions to dwelling house (porch, kitchen/diner, utility room, shower room guest room, three bedrooms and bathroom)	Approval	27/09/2021
21/01430/FUL	Full Application	248 Boulton Lane Derby DE24 0BB	Erection of conservatory	Approval	23/09/2021
21/01434/NONM	Non-Material Amendment	7 Hollowood Avenue Derby DE23 6JD	Two storey and single storey extensions to dwelling house (porch, hall, activity/sensory room, shower room. snug, utility, two bedrooms, ensuite, bathroom and enlargement of kitchen/dining area) - Non material amendment to previously approved permission 21/00583/FUL to amend external appearance	Approval	30/09/2021
21/01436/NONM	Non-Material Amendment	Development Land Comprising Part Of Former DRI London Road Derby DE1 2QY	Erection of 796 dwellings comprising 773 dwellings and apartments, conversion of Wilderslowe House into 10 apartments conversion of nos 123-129A Osmaston Road into 12 apartments, alteration and refurbishment of The Lodge together with conversion and extension of the 'Pepper pot' buildings into a cafe, exhibition/meeting space, and gym/fitness facilities. Relocation of the listed Queen Victoria statue, together with formation of vehicular access, public open space, landscaping and associated engineering works - non material amendment to previously approved permission 18/01677/FUL to amend unit mix within Block E5 and E6 and minor elevation amendments	Approval	28/09/2021
21/01443/FUL	Full Application	10 Denver Road Derby DE3 0PS	Single storey rear and side extensions to dwelling house	Approval	30/09/2021



21/01445/FUL	Full Application	11 Eaton Avenue Allestree Derby DE22 2FB	Removal of conservatory and erection of single storey rear extension (kitchen)	Approval	29/09/2021
21/01460/FUL	Full Application	87 Perth Street Derby DE21 4BR	Single storey front extension to dwelling house (lobby and enlargement of lounge)	Approval	29/09/2021
21/01464/DISC	Compliance/Discharge of Condition	Fmr Buzz Bingo Foresters Park Centre Sinfin Lane Derby DE23 8AG	Change of use of bingo hall (Sui Generis) to retail (Use Class E) and associated external alterations, construction of external plant compound, reconfiguration of car park and site access and associated landscaping - Discharge of condition 3 Of previously approved permission 21/00182/FUL	Discharge of Conditions Complete	14/09/2021
21/01470/FUL	Full Application	10 Gayton Avenue Derby DE23 1GA	Single storey side/rear extensions to dwelling house (kitchen/diner and utility/store) and alterations to roof approved under permission ref: 21/00167/FUL	Approval	29/09/2021
21/01488/DISC	Compliance/Discharge of Condition	Land At Rykneld Road Derby DE23 4AN (South Of The Hollybrook PH)	Erection of a retail unit (Use Class A1) with new access and car parking - Discharge of conditions 11 and 13 of planning permission 20/00741/FUL	Discharge of Conditions Complete	14/09/2021
21/01489/PNRH	Prior Approval - Householder	215 Sinfin Lane Derby DE24 9GL	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	28/09/2021
21/01511/PNRH	Prior Approval - Householder	31 Ridgeway Avenue Derby DE23 1GD	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.9m, height to eaves 2.6m) to dwelling house	Prior Approval Not Required	29/09/2021
21/01526/PNRH	Prior Approval - Householder	3 Underhill Avenue Derby DE23 8WD	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3.36m, height to eaves 2.45m) to dwelling house	Prior Approval Not Required	30/09/2021
21/01601/NONM	Non-Material Amendment	Site Of 36 Agard Street Derby	Erection of an 8 storey student accommodation comprising 142 studio flats,	Approval	23/09/2021

DE1 1DZ

together with ancillary facilities and formation of vehicular access off Agard Street - Non-material amendment to previously approved planning permission 20/01601/VAR, to amend a drawing revision number stated in condition 2



## Delegated decisions made between Between 01/10/2021 and 31/10/2021



Application No:	Application Type	Location	Proposal	Decision	Decision Date
19/01740/FUL	Full Application	18 Agard Street Derby DE1 1YS	Installation of an electrical substation with enclosure	Finally disposed of	29/10/2021
19/01765/FUL	Full Application	157 Pastures Hill Derby DE23 4AZ	Demolition of dwelling. Erection of replacement dwelling house (Use Class C3) and all associated groundworks	Approval	06/10/2021
20/00215/FUL	Local Council Own Development Reg 3	Land Adjacent To Field Lane Alvaston Derby DE24 0GW	Erection of a school with nursery provision (Use Class D1)	Approval	20/10/2021
20/00325/ADV	Advertisement Consent	Bristol Street Motors Sir Frank Whittle Road Derby DE21 4RX	Display of various signage	Finally disposed of	07/10/2021
20/00631/FUL	Full Application	2 Sitwell Street Spondon Derby DE21 7FE	Bricking up of the existing door and installation of a new door and two rooflights to the kitchen area	Approval	07/10/2021
20/00808/LBA	Listed Building Consent - Alterations	2 Sitwell Street Spondon Derby DE21 7FE	Internal alterations, replacement of a window with patio doors, 2 rooflights and blocking up of door and installation of new door	Approval	07/10/2021
20/00829/FUL	Full Application	176 Normanton Road Derby DE23 6UX	Erection of two additional storeys to form a nine bedroom house in multiple occupation (Sui Generis use)	Approval	22/10/2021
20/01673/FUL	Full Application	Asda Derby Superstore Derby Road Spondon Derby DE21 7UY	Erection of a storage pod, four van bays with canopy, re-location of cycle and smoking shelters together with alterations to car parking layout and landscaping	Approval	06/10/2021

21/00180/FUL	Full Application	Itchen House London Road Derby DE24 8UP	Change of use from hand car wash (Sui Generis) to mixed use, hand car wash and MOT testing centre (Sui Generis)	Approval	08/10/2021
21/00188/FUL	Full Application	32 Hardwick Street Derby DE24 8BA	Single storey rear extension to dwelling house (kitchen) and installation of a dormer to the rear elevation	Approval	06/10/2021
21/00205/FUL	Full Application	12-13 Wilson Street Derby DE1 1PG	Demolition of garages. Erection of a 2.5 storey annexe building to form a ten bedroom house in multiple occupation ( Sui Generis)	Approval	20/10/2021
21/00206/FUL	Full Application	12-13 Wilson Street Derby DE1 1PG	Demolition of existing two storey and single storey extensions. Change of use from flats and house in multiple occupation (Use Class C3 and Sui Generis) to a 26 bedroom house in multiple occupation (Sui Generis) including a three storey rear extension	Approval	20/10/2021
21/00233/TPO	Works to a tree with a TPO	Westwood Care Home 175 Station Road Mickleover Derby DE3 9FJ	Felling of two Pine trees protected by Tree Preservation Order no. 126	Approval	04/10/2021
21/00297/FUL	Full Application	Land At The Side Of 138 Whitaker Road Derby DE23 6AP	Erection of a dwelling house (Use Class C3) and all associated ground works	Approval	13/10/2021
21/00344/LBA	Listed Building Consent - Alterations	21 Sadler Gate Derby DE1 3NL	Alterations to form two new residential units to upper floors, including alterations to the existing ground floor barbers shop	Approval	14/10/2021
21/00345/DISC	Compliance/Discharge of Condition	119 Old Chester Road Derby DE1 3SA	Change of use and external alterations of shop (Use Class E) to form two dwellings (Use Class C3) - Discharge of conditions 3 and 5 of planning permission 20/01443/FUL	Discharge of Conditions Complete	12/10/2021
21/00350/FUL	Full Application	76 Trowels Lane Derby DE22 3LT	Extensions and alterations to outbuilding to form dependant relative accommodation	Refused	21/10/2021

21/00361/LBA	Listed Building Consent - Alterations	5 The Square Mickleover Derby DE3 0DD	Replacement of three ground floor windows to the rear elevation	Approval	26/10/2021
21/00406/FUL	Full Application	Trinity House 120 Green Lane Derby DE1 1RY	Change of use from offices (Use Class E) to a house in multiple occupation (Sui Generis)	Approval	07/10/2021
21/00407/LBA	Listed Building Consent - Alterations	Trinity House 120 Green Lane Derby DE1 1RY	Alterations in association with the change of use from offices (Use Class E) to a house in multiple occupation (Sui Generis) including installation of new en-suite/shower rooms, communal kitchens and replacement windows	Approval	07/10/2021
21/00445/FUL	Full Application	4 Wansfell Close Derby DE3 9NS	Extensions to dwelling house (study, utility room and enlargement of kitchen/diner)	Approval	19/10/2021
21/00497/FUL	Full Application	44A Agard Street Derby DE1 1DZ	Change of use from recording studio (Use Class E) to six flats (Use class C3) including external alterations and rear extension	Approval	26/10/2021
21/00521/FUL	Full Application	11 Farley Road Derby DE23 6BY	Change of use from dwelling house (Use Class C3) to a residential care home (Use Class C2)	Approval	13/10/2021
21/00550/RES	Reserved Matters	Garage Block To The West Of 122 Porter Road Derby DE23 6RA	Demolition Of Garages. Erection Of Apartment Block (Maximum Of Eight Units) - approval of reserved matters of access, appearance, landscaping, layout and scale pursuant to outline permission Code No. 09/17/01149	Approval	08/10/2021
21/00555/LBA	Listed Building Consent - Alterations	Audrey House 17 Vernon Street Derby DE1 1FT	Proposed removal of 10 uPVC windows to be replaced with 10 timber sash windows	Approval	06/10/2021
21/00654/TPO	Works to a tree with a TPO	Wren Park Old Hall Avenue Littleover Derby DE23 6EN	Pollarding to 6m in height of a Lime tree protected by Tree Preservation Order no. 372	Approval	14/10/2021

21/00702/FUL	Full Application	27 Sutton Avenue Derby DE73 6RJ	Roof alterations to include raising of the roof height, installation of roof lights and rear dormer windows to form rooms in the roof space (two bedrooms, bathroom and storage). Erection of outbuilding and annexe building	Approval	08/10/2021
21/00708/VAR	Variation of Condition	Castleward Including Siddals Road / Canal Street / John Street / Carrington Street / Copeland Street / New Street / Liversage Street Derby	Outline application with Details of Phase 1 to comprise Development of Castleward, involving Demolition of Buildings, Residential Development (Up to 840 Dwellings), Retail (Use Class A1), Restaurant/Cafes (Use Class A3), Offices (Use Class B1), Hotel (Use Class C1), Non-Residential Institutions (Use Class D1), Assembly and Leisure (Use Class D2), School (Use Class D1), Community Centre, (Use Class D1), Bingo Hall (Use Class D2), Alterations to Vehicular Accesses, Formation of Boulevard and Pedestrian Crossing and Refurbishment of Public Realm - Variation of conditions 10, 13, 14 and 36 of planning permission 05/12/00563/PRI, subsequently varied by planning permissions 01/18/00903 and 03/18/00424 to bring the outline approval in line with the current development proposals	Approval	01/10/2021
21/00727/FUL	Full Application	Linden House 9 - 11 Scarsdale Avenue Littleover Derby DE23 6ER	Single storey side/rear extension to care home (office and enlargement of kitchen)	Approval	01/10/2021
21/00773/FUL	Full Application	96 West Bank Road Derby DE22 2FZ	Two storey side and rear extensions to dwelling house (garage, living space, boot room, bedroom, en-suite and enlargement of bedroom) and roof alterations to include raising of the roof height to form rooms in the roof space (bedroom and en-suite)	Approval	05/10/2021
21/00774/FUL	Full Application	215 Francis Street Derby DE21 6DF	Two storey and single storey side extensions to dwelling house (reception room, dining room, store, two bedrooms and en-suite) with rooms in the roof space	Approval	18/10/2021

21/00779/FUL	Full Application	629 Nottingham Road Derby DE21 6RU	Installation of two dormers	Refused	20/10/2021
21/00793/FUL	Full Application	9 Seymour Close Derby DE22 3FG	Erection of an outbuilding (shed/workshop) - retrospective application	Refused	05/10/2021
21/00844/FUL	Full Application	Former Showcase Cinemas Foresters Park Centre Sinfin Lane Derby DE23 8AG	Demolition of existing Cinema and separate restaurant buildings. Erection of building for motor dealership, including MOT Testing facility and external area for storage and display of vehicles	Approval	16/10/2021
21/00864/TPO	Works to a tree with a TPO	Derby High School Hillsway Littleover Derby DE23 3DT	Various works to trees protected by Tree Preservation Order no. 30	Approval	05/10/2021
21/00871/FUL	Full Application	454 Nottingham Road Derby DE21 6PE	Demolition of bungalow. Erection of four dwelling houses (Use Class C3) and enlargement of vehicular access	Refused	15/10/2021
21/00891/FUL	Full Application	16 Lindon Drive Derby DE24 0LN	Single storey rear extension to dwelling (en-suite and enlargement of bedroom and kitchen) and single storey extension to outbuilding (living space and store)	Approval	18/10/2021
21/00904/FUL	Full Application	7 Latrigg Close Derby DE3 9NR	Erection of a 1.8m high boundary fence	Approval	20/10/2021
21/00908/P20AB	Part 20 - Class AB	68 - 70 St Peters Street Derby DE1 1SN	Vertical extension of building comprising two additional storeys to form seven flats (Use Class C3)	Prior Approval Approved	15/10/2021
21/00941/FUL	Full Application	3 Rykneld Close Derby DE23 4AR	Demolition of existing bungalow and erection of two storey dwelling house with rooms in roofspace, incorporating double garage, home office, kitchen dining area, lounge and playroom and four bedrooms.	Approval	05/10/2021
21/00943/FUL	Full Application	88 Warner Street	Change of use from dwelling (Use Class C3) to	Approval	21/10/2021

		Derby DE22 3TT	7 bedroom HMO (Sui Generis) and single storey rear extension		
21/00944/FUL	Full Application	90 Warner Street Derby DE22 3TT	Change of use from dwelling house (Use Class C3) to 7 bedroom HMO (Sui Generis) and single storey rear extension	Approval	21/10/2021
21/00960/FUL	Full Application	25 Charnwood Street Derby DE1 2GU	Change of use from 'hub building' (Sui Generis) to six flats (Use Class C3) together with three and two storey rear extensions with balcony, installation of new windows to the side elevation, roof alterations to include re-roofing and installation of a dormer window to the front elevation	Approval	21/10/2021
21/00969/FUL	Full Application	49 Ashfield Avenue Derby DE21 4HL	Two storey side and single storey rear extensions to dwelling house (reception room, W.C., utility, living space, bedroom and en-suite) and installation of a front boundary wall	Approval	13/10/2021
21/01004/FUL	Full Application	21 Scarsdale Avenue Littleover Derby DE23 6ER	Single storey side extension to dwelling (kitchen/dining area)	Approval	14/10/2021
21/01023/RES	Reserved Matters	Land At The Rear Of 21 Derby Lane Derby DE23 8UB	Residential development (two flats in a detached single storey building) and demolition of existing detached garage - approval of reserved matters of appearance and landscaping under outline permission Code no. 20/00060/OUT	Approval	01/10/2021
21/01024/FUL	Full Application	11 White Street Derby DE22 1HB	Single storey rear extension to dwelling house (enlargement of living space) and enlargement of rear dormer	Approval	13/10/2021
21/01040/TPO	Works to a tree with a TPO	7 Park Wood Close Derby DE22 2AX	Crown reduction by 2m in height and 1m from the width of a Maple tree protected by Tree Preservation Order No 471	Approval	14/10/2021
21/01056/FUL	Full Application	63 Valley Road Chaddesden Derby	Single storey front, side and rear extensions to dwelling house (porch, canopy, open plan living space and W.C.)	Approval	07/10/2021



DE21 6QU

21/01062/FUL	Full Application	30 Ferrers Way Derby DE22 2AB	First floor side extensions to dwelling house (bedroom, bathroom, dressing room and en-suite)	Approval	21/10/2021
21/01086/FUL	Full Application	42 Windley Crescent Derby DE22 1BY	Single storey rear extension to dwelling house	Approval	26/10/2021
21/01088/FUL	Full Application	7 Ainsworth Drive Derby DE23 1GJ	Single storey rear extensions to dwelling house (kitchen/dining room)	Approval	07/10/2021
21/01101/FUL	Full Application	159 Shardlow Road Derby DE24 0JT	Single storey rear extension to dwelling house (garden room) with basement and decking	Approval	13/10/2021
21/01124/FUL	Full Application	14 The Parade Uttoxeter Road Derby DE3 0GB	Change of use of part of unit from restaurant (Use Class E) to beauty salon (Sui Generis) including alterations to the shop front and installation of a ramp.	Approval	08/10/2021
21/01129/FUL	Full Application	3 Westleigh Avenue Derby DE22 3BY	Single storey side and rear extensions to dwelling house (store, utility and kitchen/dining area) and installation of dormers to the side and rear elevations	Refused	05/10/2021
21/01147/FUL	Full Application	49 Carlyle Street Derby DE24 9GS	Two storey side and single storey front extensions to dwelling house (hall, living room and bedroom)	Approval	15/10/2021
21/01149/FUL	Full Application	5 Arundel Drive Derby DE21 7QX	Two storey side and single storey front and rear extensions to dwelling house (hall, play room, games room, bedroom, bathroom and enlargement of kitchen)	Approval	20/10/2021
21/01150/FUL	Full Application	10 Greenfields Avenue Derby DE23 3EP	First floor side extension to dwelling house (two bedrooms)	Approval	07/10/2021
21/01160/FUL	Full Application	10 Merion Grove Derby DE23 4YR	Lower and ground floor side extension to dwelling house (garden room and enlargement of kitchen) together with hard-	Approval	14/10/2021

			standing		
21/01169/DISC	Compliance/Discharge of Condition	Vacant Land Uttoxeter New Road/Talbot Street Derby (Access Off Uttoxeter New Road)	Erection of Foodstore (Use Class E) with access, car parking, landscaping and associated works - Discharge of condition 5 of planning permission 20/01247/FUL	Discharge of Conditions Complete	07/10/2021
21/01189/FUL	Full Application	193 Albert Road Derby DE21 6TA	Single storey rear extension to dwelling house (sun room), roof alterations including installation of a rear dormer to form rooms in the roof space and erection of outbuilding (annexe accommodation)	Approval	15/10/2021
21/01191/FUL	Full Application	6 Beechwood Crescent Derby DE23 6GU	Single storey rear extension to dwelling house (kitchen/dining space) and roof alterations to include installation of a roof lights and a rear dormer to form rooms in the roof space	Approval	06/10/2021
21/01194/ADV	Advertisement Consent	Suzuki Bikes (Powerslide) Unit 3 Raynesway Park Drive Derby DE21 7BH	Display of three internally illuminated fascia signs and one non illuminated totem sign	Approval	08/10/2021
21/01207/FUL	Full Application	466 Duffield Road Derby DE22 2DH	Roof alterations to include raising of part of the roof height and installation of a dormer to form rooms in roof space (bedroom, en-suite and dressing room)	Approval	22/10/2021
21/01211/DISC	Compliance/Discharge of Condition	River Derwent Corridor Including Sites From Darley Abbey Little Chester Chester Green North Riverside Bass Rec' Pride Park To Alvaston Park Derby	Outline Application With Full Details Of 'Package 1' For Flood Defence Works Along The River Corridor Involving; Demolition Of Existing Buildings, Boundary Treatments And Flood Defence Walls, Removal Of Existing Flood Embankments, Vegetation And Trees, The Raising, Strengthening, Realigning And Construction Of New Flood Defence Walls, Embankments, Access Ramps And Steps, Demountable Flood Defences And Flood Gates, The Construction Of Replacement Buildings, Structures And Community Facilities, Alterations To Road, Footpath And Cycleway Layouts Along With Associated And	Discharge of Conditions Complete	13/10/2021

			Ancillary Operational Development In The Form Of Ground Works, Archaeological Investigation Works And Landscaping Works To Reinstate Sites With Environmental Enhancements Included - Discharge of condition 48 of previously approved permission 02/15/00210/OUT		
21/01222/FUL	Full Application	21 Mimosa Crescent Derby DE23 1WP	Two storey side and single storey rear extensions to dwelling house (study, shower room, living area, two bedrooms and store)	Approval	05/10/2021
21/01225/FUL	Full Application	4 Middleton Avenue Derby DE23 6DL	Single storey rear extension to dwelling house (bedroom, en-suite and living area)	Approval	29/10/2021
21/01273/FUL	Full Application	Develop Training Centre Ascot Drive Derby DE24 8GW	Demolition of the existing conservatory and fire escape. Formation of new entrance area including alterations to fenestration and installation of replacement wall cladding	Approval	06/10/2021
21/01284/FUL	Full Application	43 Laburnum Crescent Derby DE22 2GR	Proposed single storey rear extension to create larger living space, lean too covered canopy and separate outbuilding to contain storage and shower room facility.	Approval	19/10/2021
21/01285/FUL	Full Application	462 Duffield Road Derby DE22 2DH	Single storey front extension and two storey rear extension to dwelling house to provide enlarged ground floor living accommodation and additional bedroom. Erection of car port to front of property.	Refused	22/10/2021
21/01307/VAR	Variation of Condition	Allestree Hall Allestree Park Duffield Road Derby DE22 2EU	Change of use of hall to wedding venue/guest accommodation (Use Class Sui Generis and C1) and change of use of stable block to guest accommodation/hotel. (Use Class C1). Formation of additional car parking spaces, restoration of walled garden, and ancillary works including change of use of existing outbuilding to cafe (Use Class A3). Variation of condition 2 on previously approved planning application Code No. 19/01745/LBA to amend to approved plans	Approval	25/10/2021

21/01308/NONM	Non-Material Amendment	Allestree Hall Allestree Park Duffield Road Derby DE22 2EU	Non-material amendment to previously approved application 19/01744/FUL (Change of use of hall to wedding venue/guest accommodation (Use Class Sui Generis and C1) and change of use of stable block to guest accommodation/hotel. (Use Class C1). Formation of additional car parking spaces, restoration of walled garden, and ancillary works including change of use of existing outbuilding to cafe (Use Class A3) ) to include; retention of existing walls within female and male toilets to create guest toilets and Doc M toilets on ground floor; one doorway to be blocked off in ground floor corridor; existing door from dining room to terrace to be relocated; and two temporary studwork walls to block doorways on first floor and formation of bathroom pod at first floor.	Approval	25/10/2021
21/01318/FUL	Full Application	4 - 5 Charnwood Street Derby DE1 2GT	External alterations to include installation of windows, render and demolition of an outbuilding	Approval	18/10/2021
21/01322/FUL	Full Application	Flat 2 Overfields House The Green Mickleover Derby DE3 0BU	Installation of bi-fold doors to the front elevation	Approval	28/10/2021
21/01323/FUL	Full Application	18 Askerfield Avenue Derby DE22 2ST	Single storey rear extension to dwelling house (enlargement of kitchen)	Approval	15/10/2021
21/01330/FUL	Full Application	46 High Street Chellaston Derby DE73 6TD	Change of use from dwelling house (Use Class C3) to residential care home (Use Class C2)	Approval	26/10/2021
21/01331/FUL	Local Council Own Development Reg 3	15 Firs Crescent Derby DE22 2HJ	Change of use from dwelling house (Use Class C3) to residential care home (Use Class C2)	Approval	19/10/2021

21/01347/FUL	Full Application	22 Mickleover Manor Derby DE3 0SH	Single storey rear extension to dwelling house	Approval	04/10/2021
21/01348/FUL	Full Application	23 Chesterton Road Derby DE21 7EN	Two storey side and single storey rear extensions to dwelling house (garage, utility, bathroom, sun room, living space, two bedrooms and snug)	Approval	18/10/2021
21/01349/FUL	Full Application	294 Kedleston Road Derby DE22 2TE	Single storey side and rear extensions to dwelling house (kitchen/living space, utility, WC and storage)	Approval	22/10/2021
21/01351/FUL	Full Application	24 Kingsley Road Derby DE22 2JJ	Two storey side and single storey front and rear extensions to dwelling house (porch, study, boot room, utility, W.C., bathroom, bedroom and enlargement of kitchen/dining area), roof alterations to form rooms and the roof space with balcony and erection of an outbuilding	Approval	11/10/2021
21/01355/FUL	Full Application	240 St Thomas Road Derby DE23 8SY	Demolition of outbuilding. Single storey extension to dwelling house (wetroom)	Approval	06/10/2021
21/01359/FUL	Full Application	131 Derby Road Chellaston Derby DE73 5SB	Single storey rear extension to dwelling house (kitchen/dining area), roof alterations to include raising part of the roof height and installation of roof lights to form rooms in the roof space (two bedrooms, bathroom and storage), alterations to the existing garage roof and new front boundary treatment	Approval	01/10/2021
21/01365/CLP	Lawful Development Certificate -Proposed	5 Cascade Grove Derby DE23 3WT	Single storey rear extension to dwelling house	Approval	13/10/2021
21/01367/FUL	Full Application	98 Radbourne Street Derby DE22 3BU	Installation of an air source heat pump	Approval	04/10/2021
21/01369/FUL	Full Application	219 Osmaston Park Road Derby DE24 8BT	Sub-division of ground floor unit to form two retail units (Use Class E) and first floor extension to form four apartments (Use Class	Refused	05/10/2021

			C3)		
21/01374/FUL	Full Application	421 Uttoxeter New Road Derby DE22 3HY	Formation of a vehicular access	Approval	19/10/2021
21/01377/CLP	Lawful Development Certificate -Proposed	3 Haslams Lane Derby DE22 1EB	Single storey side extension to dwelling house (porch and shower room)	Approval	15/10/2021
21/01385/TPO	Works to a tree with a TPO	6 The Close Littleover Derby DE23 6PA	Reduction in height to 5m of a Silver Birch tree protected by Tree Preservation Order No. 280	Approval	15/10/2021
21/01389/FUL	Full Application	24 Gisborne Crescent Derby DE22 2FL	Single storey side extension to dwelling house (enlargement of kitchen)	Approval	15/10/2021
21/01390/FUL	Full Application	15 Strathmore Avenue Derby DE24 0FX	Two storey side and single storey front extensions to dwelling house (porch, living/dining/kitchen space, bedroom and two bathrooms)	Approval	06/10/2021
21/01391/FUL	Full Application	33 Springfield Road Chaddesden Derby DE21 6WG	Erection of outbuilding (double garage)	Approval	19/10/2021
21/01399/FUL	Full Application	56 Kiwi Drive Derby DE24 8NN	Erection of outbuilding (single garage)	Approval	18/10/2021
21/01403/FUL	Full Application	5 Sycamore Avenue Derby DE22 2HZ	Demolition of existing single garage and rear store. Two storey side and single storey front and rear extensions to dwelling house	Approval	14/10/2021
21/01411/FUL	Full Application	4 Clifton Road Derby DE22 2PH	Two storey and first floor side extensions to dwelling house (study, utility, bedroom and bathroom)	Approval	05/10/2021
21/01414/FUL	Full Application	23 Derby Road Spondon Derby	Single storey side and rear extensions to dwelling house	Approval	20/10/2021

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21/01417/LBA	Listed Building Consent - Alterations	10 Wardwick Derby DE1 1HA	Internal works to include creation of new partitions and separating glazed screens	Approval	13/10/2021
21/01418/DISC	Compliance/Discharge of Condition	11A Cavendish Way Derby DE3 9BJ	Two storey side and rear extensions to dwelling house and new roof design - Discharge of condition 5 of planning permission 20/01304/FUL	Discharge of Conditions Complete	07/10/2021
21/01420/FUL	Full Application	7 Gayton Avenue Derby DE23 1GA	Single storey side/rear extension to dwelling house and erection of outbuilding (garden room)	Approval	05/10/2021
21/01421/FUL	Full Application	14 And 16 Park Farm Centre Park Farm Drive Derby DE22 2QN	Sub-division to form two units (Use Class E) including installation of new shopfronts, alterations to access ramp and installation of a new door to the rear elevation	Approval	06/10/2021
21/01426/CLP	Lawful Development Certificate -Proposed	54 Glendevon Way Derby DE73 5WG	Single storey rear extension to dwelling house	Approval	08/10/2021
21/01428/CAT	Works to Trees in a Conservation Area	St Werburghs Church Friar Gate Derby DE1 1BU	Various works to trees within the Friar Gate Conservation Area	Approval	08/10/2021
21/01431/FUL	Full Application	286 Duffield Road Derby DE22 1EQ	Two storey side extension to dwelling house (kitchen and bedroom)	Refused	20/10/2021
21/01433/VAR	Variation of Condition	Former Ordnance Cottage Sinfin Lane Derby DE24 9GL	Demolition of car sales office. Erection of a single storey building and change of use from car sales (Sui Generis Use) to car sales, MOT testing station and vehicle repairs (Sui Generis Use/Use Class B2 - Variation of condition 2 of previously approved application Code No. 20/01292/FUL to amend the approved plans	Approval	08/10/2021
21/01440/FUL	Full Application	531 Stenson Road Derby DE23 1LP	Single storey rear extension to dwelling house (kitchen/dining room)	Approval	27/10/2021

21/01441/FUL	Full Application	2 Poplar Nook Derby DE22 2DW	Conversion of garage into habitable room (bedroom and ensuite) together with alterations to roof from flat to hipped roof	Approval	27/10/2021
21/01442/FUL	Full Application	26 Briar Lea Close Derby DE24 9PB	Demolition of existing garage/outbuilding and erection of two storey side extension and part single storey rear extension to dwelling house (home gym/office, kitchen, w.c., cinema room, bedroom and bathroom)	Refused	21/10/2021
21/01444/CLP	Lawful Development Certificate -Proposed	4 Liston Drive Derby DE22 1AS	Installation of dormer window to the rear elevation and rooflights to the front elevation	Refused	13/10/2021
21/01446/PNRIA	Prior Approval - Shop / Bank to Resi	103 Belper Road Derby DE1 3ER	Change of use from Commercial, Business and Service Use (Use Class E) to a dwelling house (Use Class C3)	Approval	15/10/2021
21/01448/ADV	Advertisement Consent	Tesco Express Store Stenson Road Derby DE23 1HG	Display of various signage	Approval	13/10/2021
21/01452/FUL	Full Application	64 Wordsworth Avenue Derby DE24 9HP	Demolition of existing garage and erection of two storey side and rear extensions and single storey rear extension (garage, store, sun room, two bedrooms and bathrooms)	Approval	01/10/2021
21/01455/DISC	Compliance/Discharge of Condition	Site Of Former Celanese Acetate Holme Lane Derby DE21 7BS	00Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Discharge of condition 12 of previously approved permission 20/01646/OUT	Discharge of Conditions Complete	12/10/2021
21/01457/DISC	Compliance/Discharge of Condition	Plot L Fernhook Avenue Derby	Erection of a warehousing unit and ancillary office accommodation, vehicle maintenance unit, gatehouse, servicing and parking areas	Discharge of Conditions Complete	07/10/2021



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and landscaping (Plot L) - Variation of conditions 1 and 5 of previously approved permission code no. 04/18/00587 - Discharge of condition No 7 of previously approved permission 20/00535/VAR

21/01458/FUL	Full Application	24 Moorway Lane Derby DE23 2FR	Change of Use from Residential Dwelling house (Use Class C3) to Children's Care Home (Use Class C2).	Approval	14/10/2021
21/01461/TPO	Works to a tree with a TPO	9 Lindford Close Derby DE21 4TA	Removal of overhanging branches of 2 Oak trees protected by TPO by 1.5m and removal of deadwood. Pruning of magnolia and smoke trees protected by TPO	Approval	21/10/2021
21/01463/PNRT	Prior Approval - Telecommunications	Amenity Space On North Side Of Stockbrook Street Derby (opposite Bramblebrook Community Centre)	Installation of a 20 metre high monopole supporting 6 no antennas and 2 no transmission dishes, 4 no equipment cabinets and development works ancillary thereto	Approval	14/10/2021
21/01465/VAR	Variation of Condition	367A Duffield Road Derby DE22 2DN	Erection of Veterinary Surgery (Use Class D1) - Variation of condition 4 of previously approved planning permission 09/16/01106 to amend the approved opening hours on weekdays to 8am to 7pm	Approval	11/10/2021
21/01467/VAR	Variation of Condition	387 Duffield Road Derby DE22 2DN	Two storey extensions to dwelling house (dining room, 2 bedrooms and 2 en-suites) and formation of raised patio - Variation of condition No. 2 of previously approved application 01/13/00091 to amend the approved plans	Approval	07/10/2021
21/01468/FUL	Full Application	28 Bosworth Avenue Derby DE23 1LE	Change of Use from Use Class C3 (Residential) to Use Class C2 (Care Home)	Approval	15/10/2021
21/01469/ADV	Advertisement Consent	836 - 838 Osmaston Road Derby DE24 9ZT	Display of one internally illuminated digital poster screen	Approval	15/10/2021
21/01473/TPO	Works to a tree with a TPO	71 South Avenue	Crown reduction to a height of six metres and	Approval	15/10/2021

		Chellaston Derby DE73 6RS	crown lift to three metres of a Horse Chestnut tree protected by Tree Preservation Order no. 1964 (Trees in South Avenue Chellaston)		
21/01475/CAT	Works to Trees in a Conservation Area	Hawthorn Court 27 Kedleston Road Derby DE22 1FY	Cutting back of branches of a Beech tree overhanging 13 Kedleston Road to give 4m clearance of the building within the Strutts Park Conservation Area	Approval	08/10/2021
21/01478/PNRH	Prior Approval - Householder	23 Pear Tree Crescent Derby DE23 8RN	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	06/10/2021
21/01483/FUL	Full Application	The Close Snelsmoor Lane Derby DE73 6TQ	Two storey side and single storey rear extensions to dwelling house (living/kitchen area, swimming pool, bedroom and en-suite) and installation of dormers to the rear elevation and timber and concrete cladding - amendment to previously approved planning permission 20/00313/FUL to amend the location of the pool building	Approval	04/10/2021
21/01484/FUL	Full Application	11 Short Avenue Derby DE22 2EH	Single storey side/rear extension to dwelling house (bedroom and wet room)	Approval	19/10/2021
21/01485/FUL	Full Application	23 Cedar Street Derby DE22 1GD	Single storey side/rear extension to dwelling house (enlargement of kitchen)	Approval	08/10/2021
21/01490/FUL	Full Application	363 Borrowash Road Derby DE21 7PH	Single storey side/rear extension to dwelling house (shower room)	Approval	07/10/2021
21/01491/CAT	Works to Trees in a Conservation Area	Car Park St Michaels Lane Derby DE1 3DW	Crown lift to 3.5m and removal of epicormic growth of a Lime tree to be maintained for a ten year period. Removal of 1-2 branches to give a lift of 4-5m over seating area, reduction of outer crown by 1-2m and removal of branches to give clearance of 2-2.5m of the adjacent roof line of a Sycamore tree within City Centre Conservation Area	Approval	06/10/2021

21/01492/FUL	Full Application	24 Dennis Close Derby DE23 4BP	Two storey side and rear extensions to dwelling house (lounge, kitchen/dining area, family room, two bedrooms, en-suites, bathroom and enlargement of bedroom)	Approval	04/10/2021
21/01495/FUL	Full Application	202 Coleridge Street Derby DE23 1JX	Two storey and single storey rear extensions to dwelling house (kitchen and enlargement of bedroom)	Approval	14/10/2021
21/01497/TPO	Works to a tree with a TPO	234 Mansfield Road Derby DE1 3RB	Crown lift secondary branches only to provide 3m canopy clearance above ground level. Prune canopy to provide 1m canopy clearance to the building. Tree works to be carried once every year for a period of 10 years) of a Birch tree protected by Tree Preservation Order no 401	Approval	19/10/2021
21/01500/FUL	Full Application	15 Abbot Close Derby DE21 2BQ	First floor rear extension to dwelling house (bedrooms)	Approval	22/10/2021
21/01501/FUL	Full Application	43 Portland Close Derby DE3 9BZ	Two storey side and single storey rear extensions to dwelling house (bedroom and enlargement of kitchen)	Approval	18/10/2021
21/01503/CAT	Works to Trees in a Conservation Area	102 Belper Road Derby DE1 3EQ	Various works to trees within the Strutts Park Conservation Area	Approval	13/10/2021
21/01504/FUL	Full Application	28 Masefield Avenue Derby DE23 1GP	Two storey side extension to dwelling house (garage/store, bedroom and en-suite)	Approval	22/10/2021
21/01506/PNRJ	Prior Approval - Offices to Residential	Building At The Rear Of 36 Radbourne Street Derby DE22 3HB	Change of use from office (Use Class E) to dwelling (Use Class C3)	Prior Approval Approved	28/10/2021
21/01507/ADV	Advertisement Consent	Land At Rykneld Road Derby DE23 4AN (South Of The Hollybrook PH)	Display of various signage	Approval	08/10/2021
21/01512/CLP	Lawful Development	539 Burton Road	Installation of two new obscure glazed	Approval	21/10/2021

	Certificate -Proposed	Derby DE23 6FT	windows to the first floor side elevation		
21/01516/FUL	Full Application	34 Field Rise Derby DE23 1DE	Single storey side and rear extensions to dwelling house (wet room, utility and kitchen/dining/family area)	Approval	06/10/2021
21/01518/ADV	Advertisement Consent	Stuart House 13 - 25 Green Lane Derby DE1 1RS	Display of 10 non-illuminated advertisements	Approval	27/10/2021
21/01519/FUL	Full Application	20 Campbell Street Derby DE24 8DH	Single storey front extension to dwelling house (entrance hallway)	Approval	20/10/2021
21/01521/FUL	Full Application	12 Marchington Close Derby DE22 2XE	Single storey side and rear extensions to dwelling (garage, two bedrooms and lounge)	Approval	22/10/2021
21/01528/VAR	Variation of Condition	10 Kings Croft Derby DE22 2FN	Two storey rear extension to dwelling house (snug, kitchen/dining area, bedrooms and en-suite) alterations to existing side garage to form annexe accommodation. Erection of an outbuilding (garage and car port) - Variation of conditions 2 and 3 of planning permission 21/00225/FUL to increase the size of the annexe accommodation and amend the external materials	Approval	06/10/2021
21/01529/FUL	Full Application	40 Muirfield Drive Derby DE3 9YA	Single storey front extension to dwelling house (porch)	Approval	07/10/2021
21/01530/PNRH	Prior Approval - Householder	10 Charnwood Avenue Derby DE23 1NG	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 Approved	08/10/2021
21/01535/FUL	Full Application	104 Brisbane Road Derby DE3 9JX	Single storey rear extensions to dwelling house (kitchen, conservatory and family room)	Approval	20/10/2021
21/01537/FUL	Full Application	52 Fallow Road	Single storey front extension to dwelling	Approval	26/10/2021

		Derby DE21 7TF	house (porch and office)		
21/01538/FUL	Full Application	14 Witham Drive Derby DE23 1QE	Two storey side and single storey rear extensions to dwelling house (three bedrooms, wet room, kitchen, sitting area and shower room)	Approval	14/10/2021
21/01541/FUL	Full Application	118 Swarkestone Road Derby DE73 5UD	Two storey rear and single storey side and rear extensions to dwelling house (kitchen/diner, cloak room, shower room and two bedrooms) and formation of raised patio area to the rear elevation	Approval	13/10/2021
21/01543/FUL	Full Application	102 Village Street Derby DE23 8DF	Raising of the roof height of the existing garage	Approval	06/10/2021
21/01548/FUL	Full Application	111 Old Chester Road Derby DE1 3SA	Installation of replacement windows to the front elevation	Approval	21/10/2021
21/01551/CAT	Works to Trees in a Conservation Area	75 Belper Road Derby DE1 3ER	Various works to trees within the Strutts Park Conservation Area	Approval	15/10/2021
21/01552/CAT	Works to Trees in a Conservation Area	139 Duffield Road Derby DE22 1AF	Crown lift over footpath by 2m and cutting back of branches overhanging Duffield Road by 2m of a Purple Plum tree and crown reduction by 1m of a Laburnum within the Strutts Park Conservation Area	Approval	13/10/2021
21/01554/CAT	Works to Trees in a Conservation Area	18 Welney Close Derby DE3 0NZ	Crown reduction by 2m of Maple, Copper Beech and Crown reduction of one Ash tree by 3m and crown reduction of a Yew tree by 1m within the Mickleover Conservation Area	Approval	14/10/2021
21/01560/NONM	Non-Material Amendment	Bio House Derwent Street Derby DE1 2ED	Demolition of existing office buildings and the erection of a new building providing 105 apartments, ground floor commercial unit (A1, A2, A3) and car parking, including associated works, flood defence and a new substation - Non-material amendment to previously approved planning permission 07/16/00924 to	Approval	15/10/2021

			allow pre-commencement conditions 4, 6, 7, 12, 13 and 15 to exclude demolition work		
21/01564/VAR	Variation of Condition	47 South Avenue Chellaston Derby DE73 6RS	First floor rear extension to dwelling house (bedroom) - Variation of condition 2 of planning permission 20/01591/FUL to include a new window to the first floor side elevation	Approval	06/10/2021
21/01566/DISC	Compliance/Discharge of Condition	Bramble House Kingsway Hospital Kingsway Derby DE22 3LZ	Demolition of existing buildings and erection of three accommodation blocks comprising an 80 bed care home (Use Class C2) and 66 extra care assisted living units (Use Class C3) accessed from Kingsway, associated car parking and landscaping. - Discharge of condition 4 of planning permission 20/00072/FUL	Discharge of Conditions Complete	04/10/2021
21/01567/FUL	Full Application	21B Cornhill Derby DE22 2GG	Single storey front extension to dwelling house (porch)	Approval	13/10/2021
21/01575/FUL	Full Application	7 Pendlebury Drive Derby DE3 9SS	Erection of a boundary fence	Approval	26/10/2021
21/01576/NONM	Non-Material Amendment	3 Bramblewick Drive Derby DE23 3YG	Extension to dwelling house including alterations to front elevation to provide additional living accommodation - Non-material amendment to previously approved planning permission 21/00547/FUL to amend the roof design	Approval	06/10/2021
21/01577/PNRH	Prior Approval - Householder	2 Blenheim Drive Derby DE22 2LB	Single storey rear extension (projecting beyond the rear wall of the original house by 3.5m, maximum height 3.5m, height to eaves 3m) to dwelling house	Prior Approval Not Required	08/10/2021
21/01580/CLP	Lawful Development Certificate -Proposed	36 Birchfield Close Derby DE73 6SS	Single storey rear extension to dwelling	Approval	27/10/2021
21/01582/DEM	Demolition - Prior Notification	220 Osmaston Road Derby DE23 8JX	Demolition of hotel building	Refused	06/10/2021

21/01586/CAT	Works to Trees in a Conservation Area	2A Church Street Spondon Derby DE21 7LL	Reduction of four branches by 2m of a Beech tree within the Spondon Conservation Area	Approval	18/10/2021
21/01587/CAT	Works to Trees in a Conservation Area	45 Calvert Street Derby DE1 2RQ	Crown reduction by 2m of a Cherry tree within the Railway Conservation Area	Approval	18/10/2021
21/01588/FUL	Full Application	8 Foxdell Way Derby DE73 6PU	Two storey rear and single storey front extensions to dwelling house (porch, living room, kitchen, two bedrooms and bathroom) with rooms in the roof space (bedroom and en-suite) and installation of a dormer window to the front elevation and two new first floor side elevation windows - amendments to previously approved planning permission 21/01040/FUL to include a side entrance and reduce the size of the rear extension	Approval	26/10/2021
21/01597/VAR	Variation of Condition	88 Normanton Lane Derby DE23 6GR	Change of use from dwelling house (Use Class C3a) to residential care home (Use Class C2) - Variation of condition 4 of previously approved planning permission 21/00901/FUL to also allow occupancy by children/young people aged between 10 and 18	Approval	25/10/2021
21/01598/FUL	Full Application	46 Laburnum Crescent Derby DE22 2GQ	Two storey and single storey side and rear extensions to dwelling house (office, kitchen/dining area, bedroom and bathroom)	Approval	14/10/2021
21/01600/FUL	Full Application	Land At The Rear Of 638 Burton Road Derby DE23 6EL	Erection of a dwelling house (Use Class C3)	Approval	29/10/2021
21/01603/FUL	Full Application	32 Olton Road Derby DE3 0PL	Single storey front extension to dwelling house (enlargement of porch)	Approval	25/10/2021
21/01604/CAT	Works to Trees in a Conservation Area	44 Ashbourne Road Derby DE22 3FL	Crown reduction by 2m of a Maple tree within the Friar Gate Conservation Area	Approval	21/10/2021

21/01607/ADV	Advertisement Consent	University Of Derby Kedleston Road Derby DE22 1GB	Display of one non-illuminated freestanding sign	Approval	01/10/2021
21/01609/NONM	Non-Material Amendment	Land At The Side And Rear Of 66 Chestnut Avenue Mickleover Derby DE3 9FS	Erection of one dwelling (use class C3) - Non-material amendment to planning permission 20/01054/FUL to remove a glazed window from the roof dormer	Approval	13/10/2021
21/01622/DISC	Compliance/Discharge of Condition	Former Celanese Site Holme Lane Derby DE21 7BS	Outline planning application, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sq.m. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal - Discharge of condition 13 of planning permission 21/01033/VAR	Discharge of Conditions Complete	01/10/2021
21/01625/DISC	Compliance/Discharge of Condition	Land Adjacent To The Old Hall Burton Road Derby DE23 6EH	Erection of 14 dwellings with access, parking, layout, landscaping and associated ground works - Discharge of condition 7 of planning permission 21/00064/FUL	Discharge of Conditions Complete	01/10/2021
21/01628/NONM	Non-Material Amendment	606A Burton Road Derby DE23 6DH	Front and rear extensions to dwelling house - Non-material amendment to planning permission 21/00538/FUL to amend the external materials	Approval	13/10/2021
21/01633/TPO	Works to a tree with a TPO	Land Adjacent To 1-7 Wessington Mews Derby	Felling of a Rowan tree protected by Tree Preservation Order No 45	Application Withdrawn	26/10/2021
21/01636/CAT	Works to Trees in a Conservation Area	Land To The West Etruria Gardens Derby DE1 3RL	Felling of two Birch trees within the Little Chester Conservation Area	Application Withdrawn	04/10/2021
21/01641/FUL	Full Application	51 South Avenue	Single storey front and rear extensions to	Approval	29/10/2021



		Darley Abbey Derby DE22 1FB	dwelling house (porch, entrance hall and dining area) installation of replacement pitched roof over the front elevation window		
21/01648/NONM	Non-Material Amendment	Development Land At Kingsway Hospital Kingsway Derby DE22 3LZ	Application for approval of Reserved Matters in respect of Layout, Scale, Appearance of Buildings and Landscaping of the site for the erection of 291 Residential Units, Retail Units (Use Class A1, A2 and A3) and associated Infrastructure (including Roads, Footpaths, Open Space and Allotments) made pursuant to outline planning permission DER/07/08/01081 - Non-material amendment to planning permission 08/18/01304 to allow minor alterations including roof arrangement to all variations of the Gatewood house type	Approval	19/10/2021
21/01649/FUL	Full Application	48 Park Lane Allestree Derby DE22 2DU	Two storey rear extension to dwelling house (dining space, snug and enlargement of two bedrooms)	Approval	27/10/2021
21/01652/PNRH	Prior Approval - Householder	15 St Wystans Road Derby DE22 3JZ	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3m, height to eaves 2.4m) to dwelling house	Prior Approval Not Required	22/10/2021
21/01658/FUL	Full Application	724 London Road Derby DE24 8UR	Formation of a vehicular access and retention of 2m high (maximum) frontage wall, railings and gates.	Approval	28/10/2021
21/01678/FUL	Full Application	Royal Derby Hospital Uttoxeter Road Derby DE22 3NE	Installation of two sub-stations	Approval	27/10/2021
21/01710/DISC	Compliance/Discharge of Condition	Plot L Fernhook Avenue Derby DE21 7HW	Erection of a warehousing unit and ancillary office accommodation, vehicle maintenance unit, gatehouse, servicing and parking areas and landscaping (Plot L) - Variation of conditions 1 and 5 of previously approved permission code no. 04/18/00587 - Discharge of condition 5 of planning permission	Discharge of Conditions Complete	15/10/2021

20/00535/VAR

21/01712/FUL	Full Application	486 Kedleston Road Derby DE22 2NF	Single storey rear extension to dwelling house (family space and enlargement of kitchen) and roof alterations to include installation of a rear dormer and new second floor side elevation window to form rooms in the roof space (bedroom, en-suite and study area)	Approval	29/10/2021
21/01713/DISC	Compliance/Discharge of Condition	70 Portland Street Derby DE23 8QB	Change of use from residential care home (use class C2) to an 11 bed house in multiple occupation (sui generis use) - Discharge of condition no 3 of previously approved permission 18/01796	Discharge of Conditions Complete	15/10/2021
21/01766/DISC	Compliance/Discharge of Condition	Bemrose Community School Uttoxeter New Road Derby DE22 3HU	Erection Of Three Storey Teaching Block (Use Class D1), Associated Landscaping, Phasing And Temporary Accommodation, The Provision Of Eight Additional Parking Spaces And The Re-Surfacing Of The Multi Use Games Area. - Discharge of condtions 10 and 11 of planning permission 07/17/00927	Discharge of Conditions Complete	14/10/2021