

Time commenced: 6.00pm
Time finished: 9.04pm

PLANNING CONTROL COMMITTEE 15 October 2015

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

In Attendance: Councillors Grimadell, A Holmes and Jones

28/15 Apologies for Absence

Apologies for absence were received from Councillor Sandhu.

29/15 Late Items

There were no late items.

30/15 Declarations of Interest

Councillor Tittley declared in relation to planning application DER/06/15/00837, under minute number 35/15, and stated that he would leave the meeting during consideration of that application.

Councillor West wished it to be noted that, in relation to planning application DER/06/15/00837, under minute number 35/15, that whilst she knew the applicant as she lived in the same ward and that would not prevent her from approaching the application with a totally open mind.

Councillor M Holmes wished it to be noted that, in relation to planning applications DER/06/15/00846 and DER/06/15/00847, under minute number 35/15, that whilst he had been involved with this application as a former Cabinet Member that would not prevent him from approaching the application with a totally open mind.

31/15 Minutes of the Meeting Held on 10 September 2015

The minutes of the meetings held on 10 September 2015 were agreed as a correct record.

32/15 Minutes of the Meeting of the Conservation Area Advisory Committee Held on 20 August 2015

The minutes of the meeting of the Conservation Area Advisory Committee held on 20 August 2015 were received and noted by the Committee.

33/15 Appeal Decisions

The Committee received a report of the Strategic Director of Neighbourhoods on the appeal decisions taken in the last month.

Resolved to note the decisions on appeals taken.

34/15 Enforcement Report

The Committee received a report of the Strategic Director of Neighbourhoods on the current work load of the enforcement officer.

Resolved to note the level of complaints dealt with by the officer and acknowledge their gratitude to the Enforcement Officer for his continued efforts.

35/15 Development Control Monthly Report

The Committee considered a report from the Strategic Director of Neighbourhoods on planning applications which were to be determined by the Committee, together with applications determined by the Strategic Director of Neighbourhoods under delegated powers.

- (a) DER/06/15/00846 - Residential development (up to 370 dwellings), retail units, open space and associated infrastructure on land at Hackwood Farm, Radbourne Lane, Micklegate (access from Starflower Way).

DER/06/15/00847 - Residential development (up to 40 dwellings), primary school, open space, drainage works, formation of access and associated infrastructure and landscaping on land at Hackwood Farm, Radbourne Lane, Micklegate.

The Development Control Team Leader reported that the plan on page 51 of the report should be labelled DER/06/15/00847. It was further reported that a further letter of objection had been received from Councillor Keith which had been circulated to the Committee. Members noted that a petition over 1000 signatures had been received, a sample of which had been circulated to the Committee. Members also noted that a letter had been received from Derbyshire Wildlife Trust, stating that previous comments apply, and no new ecological issues were raised by the current application which had been circulated to the Committee.

Mr Lees, Pegasus Planning Group LLP, on behalf of the applicant addressed the Committee. Mr Barker, Mr Richards, Mr Froggatt, Mr Banks, Councillor Jones, as a

Ward Councillor, and Councillor A Holmes, as a Ward Councillor and also representing Councillor Keith, addressed the Committee to object to the application.

Resolved:

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

(b) DER/02/15/00210 – 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 cycle way layouts along with associated and ancillary operational development in the form of ground works, archaeological investigation works and landscaping works to reinstate sites with environmental enhancements included along the River Derwent Corridor including sites from Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec', Pride Park to Alvaston Park, Derby.

The Senior Planning Officer reported that a number of dimensions were missing from the description of the works in part 1 of the report and updated Members on them. It was further reported that part 4 of the report did not include a chapter on 'Resource Use and Waste Management', as no significant impacts were identified that required detailed consideration. Members noted that further comments had been received from Derbyshire Wildlife Trust and were updated on them. Members also noted that objections had been received from the Derbyshire Ornithological Society and Mr Hillier, which were not outlined in the report.

Mr Powner, Derby City Council, as the applicant addressed the Committee. Mrs Ring addressed the Committee to highlight concerns she had with some aspects of the application effecting where she lived and requesting that the Council take them into consideration when implementing the scheme.

Resolved to grant planning permission for the reasons and subject to conditions, as outlined in the report, the drafting of which to be delegated to the Head of Planning following consultation with the Chair and Vice Chair of the Committee.

- (c) DER/06/15/00794 – Single storey extension to existing bungalow (living/dining area, hall, bedrooms, en-suite, bathroom and wc) and erection of an additional bungalow at 4 Lorraine Close, Shelton Lock.

The Development Control Group Manager reported that condition 9 on page 215 of the report would secure the provision of the required extended access to the development before the additional dwelling was occupied and that this extended access was on land outside the applicant's control and as such the agent had served notice on the land owner as part of the application.

Mr James, Montague Architects, addressed the Committee on behalf of the applicant. Mr Webb and Mr Jackson addressed the Committee to object to the application.

Resolved to grant planning permission with the conditions and for the reasons outlined in the report and included amendments to Condition 5 to include surface drainage details for the site and additional condition 12 for the submission of a Construction Management Plan.

Councillor Tittley left the meeting during consideration of the following planning application.

- (d) DER/06/15/00837 - Two storey and single storey front and single storey side extensions to dwelling house (utility, kitchen, double garage, store, w.c., cloakroom, entrance hall, gallery, bedrooms, en-suites and walk-in wardrobes) 230 Derby Road, Chellaston.

The Development Control Group Manager reported that the description of the development on pg. 217 be amended to refer to side and rear extensions to dwelling to align with the text in the report and comments of third parties.

Councillor Grimadell, as a Ward Councillor, and Mr Geeves addressed the Committee to object to the application.

Resolved to defer the decision for a site visit to be undertaken.

36/15 Major Application Site Visits

The committee was advised that there were five future major applications.

Resolved:

- 1. not to undertake a site visit in relation to planning applications
DER/08/15/01081 – Site of former 'Ramarena', Raynesway, Derby,
DER/08/15/01099 – Site of Palm Court Restaurant, Duffield Road,
Allestree and DER/09/15/01137 – Site of builders yard and land west of
Wincanton Close, Derby (former Robinsons Construction); and**
- 2. to undertake a site visit in relation to planning applications
DER/08/15/01017 – Land at the rear and site of 126 Drewry Lane, Derby
and DER/09/15/01172 – Land off North Avenue, Darley Abbey.**

MINUTES END