

Time commenced: 6.00pm  
Time finished: 8.12pm

## PLANNING CONTROL COMMITTEE 19 July 2018

Present: Councillor Wood (Chair)  
Councillors Care, Evans, Froggatt, Harwood, Hassall, Nawaz, Potter,  
Rawson

In Attendance: Stephen Bate – Senior Planning Officer  
Paul Chamberlain – Development Control Group Manager  
Sara Claxton – Development Control Team Leader  
Emma Humpston – Planning Officer  
Steven Mason – Democratic Services Officer  
Karl Suschitzky – Senior Environmental Health Officer  
Stephen Teasdale – Solicitor  
Ian Woodhead – Development Control Group Manager

### 10/18 Apologies for absence

Apologies were received from Councillors S Khan, McCristal and West.

### 11/18 Late items

There were no late items.

### 12/18 Declarations of interest

There were none.

### 13/18 Minutes of the meeting held on 31 May 2018

The minutes of the meeting held on 31 May 2018 were agreed.

### 14/18 Minutes of the meeting of the Conservation Area Advisory Committee held on 19 April and 14 June 2018

The minutes of the meeting of the Conservation Area Advisory Committee held on 19 April and 14 June 2018 were noted.

**Resolved to note the report.**

## 15/18 Applications to be Considered

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

### 03/18/00474 – Carsington House, Park Farm Centre, Park Farm Drive, Allestree

(Change of use of existing buildings from residential flats (Use Class C3) to student accommodation (Sui Generis use), including refurbishment of building with rooftop and side extensions)

The Development Control Team Leader addressed the Committee. It was reported that nine additional objections had been received in response to the consultation on the amended plans and that these included further comments from Councillor Webb. It was also reported that further comments had been received from the Police Liaison Officer in relation to the Student Management Plan, submitted with the amended plans, and recommended conditions for the details of security measures, management regime and cycle parking. Members noted that the recommended conditions 5 and 8 in section eight of the report would be updated to reflect the Police Officer's comments. It was noted that the Land Drainage Team responded, raising no further comments. It was reported that the word 'severe' had been omitted in paragraph 2 of page 11 of the report - Highways and Parking – NPPF statement about severe impact on the highway network. All documents had been circulated to the Committee.

Mr Arbon, DPDS Ltd, on behalf of the applicant, addressed the Committee. Mr Steer and Councillor Webb, as Ward Member, addressed the Committee and made representations against the application.

#### **Resolved:**

- 1. to reject the officer recommendation and refuse planning permission; and**
- 2. to nominate Councillor Potter to represent the Committee at any future appeal.**

#### **Reason for Refusal**

1. In the opinion of the Local Planning Authority the proposed development would by virtue of its excessive scale, massing and height of the building and its elevational treatment, in particular through the use of the mesh frame structure and an inadequate provision of car parking, result in a sub-standard architectural design and over development of the building, which would represent an unacceptable form of development in design terms that would be distinctly out of character with the Park Farm District centre and the wider residential area of Allestree. As such, the proposal is contrary to policies CP3 and CP4 of the adopted Derby City Local Plan Part 1: (Core Strategy), saved

policy H13 of the adopted City of Derby Local Plan Review and the guidance in Part 12 of the National Planning Policy Framework (2018) which attaches great importance to the design of the built environment.

2. In the opinion of the Local Planning Authority the proposed development would by virtue of its excessive height, bulk and scale of the resulting building, result in an unreasonable level of massing and overbearing impact on nearby residential properties in the vicinity of the site, served from Carsington Crescent and Park Farm Drive, leading to significant harm to residential amenity in the local area. As such, the proposal is contrary to policies CP3 and CP4 of the adopted Derby City Local Plan Part 1: (Core Strategy), saved policy GD5 of the adopted City of Derby Local Plan Review and the guidance in Part 12 of the National Planning Policy Framework (2018) which attaches great importance to the design of the built environment.

11/17/01446 – Site of 36 Agard Street, Derby

(Erection of an 8 storey building of 77 flats and associated car parking)

The Senior Planning Officer addressed the Committee. It was reported that an email had been received from the applicant and had been circulated to the Committee.

Mr Phipps, on behalf of the applicant, addressed the Committee.

**Resolved to refuse planning permission for the reasons as outlined in the report.**

04/18/00618 – 27 Hollis Street, Derby

(Change of use from dwelling house (Use Class C3) to an eight bed house in multiple occupation (Sui Generis use))

The Development Control Group Manager introduced the item. It was reported that reason 1 of the previous refusal, as highlighted on page 54 of the report, had also been duplicated under reason 2 and that reason 2 of that refusal dealt with the unacceptable dormer extensions in the rear roof plane and in the roof plane of the rear outrigger under the previous application.

It was also reported that on page 55 members were advised about the additional notification period that had been carried out to publicise the amended plans which included the proposed dormer extension and that the letter specifically referred to that amendment and were sent to 19 households including Councillors Graves and Bayliss.

Members noted that to accommodate the additional neighbour notification period that extended to 24 July, the recommendation on page 59 needed to be amended to read as follows:

'Subject to the expiry of the additional publicity period on 24 July 2018 to grant planning permission with conditions, in consultation with the Chair and Vice Chair,

subject to there being no substantive objections raised during the additional publicity period.'

Councillor Graves and Councillor Bayliss, as Ward members, addressed the Committee and made representations against the application.

**Resolved:**

- 1. to reject the officer recommendation and refuse planning permission; and**
- 2. to nominate Councillor Rawson to represent the Committee at any appeal.**

04/18/00518 – 135 Brighton Road, Alvaston Derby

(Change of use from dwelling house (Use Class C3) to an eight bed house in multiple occupation (Sui Generis use))

The Development Control Group Manager addressed the Committee. It was reported that DCLP policy CP6 required adding to the list of policies for completeness.

Councillor Bayliss and Councillor Graves, as Ward Members, addressed the Committee and made representations against the application.

Members discussed houses of multiple occupancy and agreed that officers should consider a policy in relation to this.

**Resolved:**

- 1. to reject the officer recommendation and refuse planning permission;**
- 2. to nominate Councillor Rawson to represent the Committee at any appeal; and**
- 3. to request that officers consider a policy in relation to houses of multiple occupancy.**

## 16/18 Major Site Visits

The Committee was advised of future major applications.

**Resolved to undertake a sit visit in relation the following planning application:**

- **05/18/00771 – Land off Phoenix Street, Derby.**

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

- **03/18/00317 – Site of the former Normanton Junior School, Grange Avenue;**
- **05/18/00719 – Former canal land, South of Nottingham Road, Spondon;**
- **05/18/00770 – Land at junction of Cathedral Road, Willow Row and Walker Lane, Derby; and**

- **06/18/00905 – Site of and land at Kingsway Hospital, Kingsway/A5111, Derby.**

MINUTES END