

# ITEM 4

Time commenced:6.00pm

Time finished:8.28pm

## PLANNING CONTROL COMMITTEE

12 October 2017

Present: Councillor S Khan (Chair)  
CouncillorsCare, Evans, Froggatt, Harwood, Hassall, Nawaz, Pegg,  
Potter, Sandhu, West and Wood

In Attendance: James Bathurst – Senior Planning Technician  
Paul Clarke – Head of Planning  
Sara Claxton –Development Control Team Leader  
Jody Shelton – Democratic Services Officer  
Janie Berry –Director of Governance  
Chris Thorley – Traffic and Transport Engineer  
Ian Woodhead–Development Control Group Manager  
Karl Suschitzky – Senior Environmental Health Officer

### 28/17 Apologies for absence

There were no apologies received.

### 29/17 Late items

There were no late items.

### 30/17 Declarations of interest

There were no declarations of interest..

### 31/17 Minutes of the meeting held on 14 September 2017

The minutes of the meeting held on 14 September 2017 were agreed as a correct record.

### 32/17 Minutes of the meetings of the Conservation Area Advisory Committee Held on 7 September 2017

The minutes of the meetings of the conservation Area Advisory Committee on 7 September were noted.

### 33/17 Appeal Decisions

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

**Resolved to note the decisions on appeals taken.**

## **34/17 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.

10/16/01241 - Unit 7, Northedge Business Park, Alfreton Road, Derby

(Development of facilities to enable the testing of a new technology based on a pyrothermic conversion process utilising SRF (solid recovered fuel) and erection of external 20 metre height chimney stack for a temporary period of 18 months)

The Head of Planning addressed the Committee and introduced the item.

It was noted that suggested Condition 10 within the Committee report should be amended to –relate to details of acoustic fencing around the air blast cooler.

Members raised concerns regarding the removal of the chimney stack and returning it to its former condition at the end of the temporary period.

Mr Morris, Envirofusion, addressed the Committee. Mr Steer and Mrs Beck, and Councillor Repton addressed the Committee and made representations against the application.

**Resolved:**

- 1. to grant planning permission for the reasons and subject to the conditions as set out in the report, to secure the removal of the chimney at expiry of the permission and the amended condition outlined in 2 below;**
- 2. Condition 10 - Condition relating to details of acoustic fencing around the air blast cooler.**

05/17/00698–Laverstock Court, Peet Street, Derby

(Change of use from student accommodation (Sui Generis use) to a hostel (Sui Generis use))

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

The Development Control Team Leader reported that Members had been circulated three additional letters of objections sighting concern over the location and lack of facilities, adverse impacts on local community and alternative residential use,

management and control of the premises and overcrowding. G4S submitted a letter setting out their commitment to employ a volunteer co-ordinator to ensure a meaningful activity programme for all service users, and reduce the number of asylum seekers within dispersed accommodation in the Abbey ward of the City. It was noted that Lichfields propose to reduce the maximum occupancy of the site to 225 residents and had submitted the proposed site layout plans, including the proposed ground floor and first floor layouts. Members were informed that Housing Standards had provided an assessment in relation to occupancy and space standards for the proposed hostel.

Concern was raised regarding the ratio of service users and the proposed number of security officials based at the site. It was noted that following consultation with the Police Liaison Officer a detailed security management plan could be agreed to include monitoring of the site and this could be secured by amending condition 4. Members discussed the possibility of securing pedestrian improvements to the footway at the Peet Street entrance of the site to promote service users to walk rather than use vehicles. It was noted that this could be added as an additional condition.

The Committee noted that external drying areas could be beneficial to service users and suggested this be added as an additional condition. Members then discussed the benefits of amenity areas within the site and requested that this also be included within an additional condition.

Mr Taylor, Lichfields, addressed the Committee. Mr Toone and Mr Harris and Councillor Afzal addressed the Committee and made representations against the application.

**Resolved:**

- 1. to grant planning permission for the reasons and subject to the conditions as set out in the report and additional conditions outlined in 2 below;**
- 2. 1. Condition 4 (security measures and boundary treatment) to be revised to include a detailed security management plan to be agreed and subject to monitoring;**  
**2. Additional condition to secure pedestrian improvements to footway at Peet Street entrance. The scheme to include measures to improve pedestrian priority and timetable for implementation;**  
**3. Additional condition to require external drying and amenity areas within site, in line with details to be submitted and agreed;**

06/17/00795–1 Church Lane, Darley Abbey, Derby

(Demolition of existing bungalow and garage and erection of new building comprising 6 apartments including associated access and parking)

The Development Control Manager addressed the Committee and introduced the item.

The Development Control Manager reported that Members had been circulated technical amendments to the proposal and also a 6 point response to certain

requests that were made during the site meeting that was hosted on Wednesday 4 October. The site meeting was attended by the Chair, Vice Chair, Councillor Harwood and Councillor Care and the applicant's agent.

Members raised concern that the proposal was over-intensive and out of character with the street-scene in respect to layout, scale and massing and could potentially have an adverse impact on neighbouring amenity.

Mr Jenkin, the applicant, addressed the Committee. Mr Hall and Councillor Repton 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 Wood to represent the Committee at any future appeal.

**Reason for Refusal**

**On the grounds of over-intensive form of development, by reason of layout, scale and massing, thereby out of character with the local street-scene**

07/17/00920–29 Princes Drive, Littleover, Derby

(Two storey side and rear extensions to dwelling house (sitting room, living space, shower room, two bedrooms, en-suite, bathroom and enlargement of kitchen) and installation of a dormer window to the rear elevation)

The Development Control Manager addressed the Committee and introduced the item.

The Development Control Manager reported that the necessary amended drawings referred to on page 69 of the report were received. It was noted that the drawings included a ground floor window on the side elevation facing number 27 which was not in-situ but, as with the original side elevation of the dwelling, it would not require planning permission in any case.

Mr Curran, the agent, addressed the Committee. Councillor Ashburner addressed the Committee and made representations against the application.

**Resolved to grant planning permission for the reasons and subject to the conditions as set out in the report.**

## **35/17 Major Site Visits**

The Committee was advised of future major applications.

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

- **08/17/01097 – Balfour Beatty Ltd, West Service Road, Raynesway, Derby;**
- **08/17/01112 – Rolls Royce Plc, Wilmore Road, Sinfen;**
- **07/17/01170 – Plot BN, Derby Commercial Park, Fernhook Avenue, Derby; and**
- **09/17/001189 – Disused land adjacent 1-5 Railway Cottages, Sinfen Lane, Sinfen**

MINUTES END