

Time commenced: 6.00pm
Time finished: 8.00pm

PLANNING CONTROL COMMITTEE 20 July 2017

Present: Councillor S Khan (Chair)
Councillors Care, Evans, Harwood, Hassall, Nawaz, Pegg, Potter,
Sandhu, West, Wood

In Attendance: Kathryn Armstrong-Prior – Senior Planning Officer
James Bathurst – Senior Planning Technician
Paul Chamberlain – Development Control Group Manager
Sara Claxton – Development Control Team Leader
Greg Jennings - Director of Regeneration, Property and Housing
Projects
Chloe Oswald – Conservation Team Leader
Steven Mason – Democratic Services Officer
Rachel Reid – Planning Officer
Karl Suschitzky – Senior Environmental Health Officer
Stephen Teasdale – Solicitor
Ian Woodhead – Development Control Group Manager

09/17 Apologies for absence

Apologies were received from Councillor Froggatt.

10/17 Late items

There were no late items.

11/17 Tributes to John Stewart

Tributes were paid to John Stewart, a former Derby City Council planning officer, who was involved in a fatal road accident while competing in a cycling event. Testimonies for John were received from the Chair and Councillors Wood and Harwood. All those present in the Chamber also stood and observed a minute's silence.

12/17 Declarations of interest

There were none.

13/17 Minutes of the meeting held on 1 June 2017

The minutes of the meeting held on 1 June 2017 were agreed as a correct record.

14/17 Minutes of the meetings of the Conservation Area Advisory Committee Held on 27 April and 15 June 2017

The minutes of the meetings of the conservation Area Advisory Committee on 27 April and 15 June 2017 were noted.

15/17 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.

16/17 Development Control Performance – Quarter 1 (April – June 2017)

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride on Development Control Performance – Quarter 1 (April – June 2017).

Resolved to note the report.

17/17 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.

12/15/01570 – Site of Rose and Crown PH and St. Ralph Sherwin Centre, Swarkestone Road, Chellaston

(Demolition of existing buildings and structures and erection of retail store (use class A1), carparking and servicing areas, access and associated works)

The Development Control Group Manager reported that the following late items had been received and circulated to the Committee:

- a number of letters of objection, including comments from Chellaston Residents Association, comments from Chellaston Neighbourhood Planning Forum and one letter relating to biodiversity and hedgerow issues; and
- a petition in objection (sample circulated).

Joanne Hawley, Lidl, addressed the Committee. Mr Bowden, Chair of Chellaston Residents Association, Mrs Witheford and Councillor Ingall, as Ward Councillor, 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 Care to represent the Committee at any future appeal.**

Reason for Refusal

- 1. In the opinion of the Local Planning Authority the proposed development would create, by virtue of the excessive footprint of the building, the sub-standard architectural design of the building and the poor overall layout of the car park, an unacceptable form of development in design terms that would be distinctly out of character with the Chellaston District centre. 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 paragraph 56 of the National Planning Policy Framework which attaches great importance to the design of the built environment.**
- 2. In the opinion of the Local Planning Authority the proposed development would create, by virtue of the proposed single point of access to the site and the relationship of that access to the neighbouring Chellaston Academy, an unacceptable form of development in terms of vehicle and pedestrian safety on the public highway, particularly at peak times when pupils and others are travelling to and from Chellaston Academy. As such, the proposal is contrary to policy CP23 of the adopted Derby City Local Plan Part 1: (Core Strategy) and the guidance in paragraph 32 of the National Planning Policy Framework which requires development proposals to provide safe and suitable access to sites for all people.**

01/17/00030 – Site of former Derbyshire Royal Infirmary, London Road, Derby

(The construction of upto 500 dwellings (ClassC3 and Class C2) andfor 1,000 sqm (max)Class A1 (shops); 500sqm (max) Class A3(restaurants & cafes);and 1,100 sqm (max)Class B1(a)(offices)/A2(financial & professional services); and for ClassD1/D2 (non-residentialinstitutions/assemblyand leisure), Class A4(drinkingestablishments) togetherwith access, public open space, landscaping andassociated engineeringworks and thedemolition of a former hospital building)

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

Members raised concerns regarding the proposal as part of the application to demolish one of the “two pepperpot towers” and proposed to defer consideration of the application for further discussions to take place with the developer to consider its retention.

Resolved to defer the matter to a future meeting.

18/17 Major Site Visits

The committee was advised of future major applications.

Resolved to undertake site visits in relation to the following planning applications:

- **02/17/00137 – Site of 159 and land at rear of 159-169 Baker Street, Alvaston;**
- **05/17/00679 – Land north west of Mansfield Road, Breadsall Hilltop; and**
- **06/17/00795 – 1 Church Lane, Darley Abbey.**

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

- **05/17/00604 – Former Rolls Royce car park, Dunstall Park Road, Derby;**
- **05/17/00654 – 20-22 Ashbourne Road, Derby;**
- **05/17/00678 – Site of former Northridge House, Raynesway, Derby (junction of Belmore Way); and**
- **07/17/00881 – Castleward Development, Phase 2, Derby.**

MINUTES END