

Time commenced: 6.00pm

Time finished: 7.32pm

PLANNING CONTROL COMMITTEE

31 May 2018

Present: Councillor Wood (Chair)
Councillors Evans, Froggatt, Harwood, Hassall, S Khan, McCristal,
Nawaz, P Pegg, Potter, West

In Attendance: Stephen Bate – Senior Planning Officer
Sara Claxton – Development Control Team Leader
Emma Humpston – Planning Officer
Arran Knight – Planning Officer
Steven Mason – Democratic Services Officer
Stephen Teasdale - Solicitor
Chris Thorley – Traffic and Transport Engineer

01/18 Apologies for absence

Apologies were received from Councillor Rawson.

02/18 Late items

There were no late items.

03/18 Declarations of interest

There were none.

04/18 Minutes of the meeting held on 12 April 2018

The minutes of the meeting held on 12 April 2018 were noted.

05/18 Minutes of the meeting of the Conservation Area Advisory Committee held on 8 March 2018

The minutes of the meeting of the Conservation Area Advisory Committee held on 8 March 2018 were noted.

Resolved to note the report.

06/18 Appeal Decisions

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride summarising appeal decisions taken in the last month.

Resolved to note the decisions on appeals taken.

07/18 Development Control Performance – Quarter 4 (January – March 2018)

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride on Development Control Performance – Quarter 4 (January – March 2018).

Resolved to note the report.

08/18 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.

11/17/01538 – Land to the South of St. Edmunds Parish Church, Sinfin Avenue, Allenton, Derby (access off Queensferry Gardens)

(Demolition of scouts hut. Residential Development (up to six dwellings – use class C3))

The Senior Planning Officer addressed the Committee. It was reported that a response had been received from the Derbyshire Wildlife Trust, recommending a condition in relation to a bat survey being undertaken, and was circulated to the Committee.

Mr Milner, on behalf of the applicant, addressed the Committee. Mr Joseph and Mrs Baker addressed the Committee and made representations against the application.

Resolved:

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

Reason for Refusal

1. The application site is classed as open space in the Council's Open Space Study and forms part of the City's Green Infrastructure network. The proposed residential development would result in the loss of an important element of

green infrastructure and it has not been demonstrated through the application, that any residual adverse impacts of the development would be satisfactorily mitigated. Consequently the Local Planning Authority are of the opinion that the proposal would be contrary to Policy CP16 of the Derby City Local Plan Part 1 - Core Strategy.

2. The proposed demolition of the Baden Powell hut would result in the loss of a well-used community facility. It has not been satisfactorily demonstrated that adequate compensatory alternative community accommodation would be provided, prior to the development commencing. Consequently the Local Planning Authority are of the opinion that the proposal would be contrary to Policy CP21 of the Derby City Local Plan Part 1 - Core Strategy.

06/17/00810 – Land at the side and rear of The Hill, 402, Duffield Road, Derby

(Residential development (for up to 4 dwellings) - approval of reserved matters of appearance, landscaping, layout and scale under outline permission code no. DER/11/15/01348)

The Planning Officer addressed the Committee and introduced the item.

Mr Jenkin, Planning Design Practice, on behalf of the applicant, addressed the Committee. Mr Dickie 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.

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

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

The application had been withdrawn from the agenda before the meeting.

01/18/00119 – Part of Northcliffe House, Meadow Road, Derby

(Change of use from print works (use class B1) to a school (use class D1))

The Development Control Team Leader addressed the Committee. It was reported that a submission had been received from the Senior Environmental Health Officer, recommending a condition in relation to the requirement for a contamination assessment, and was circulated to the Committee. It was also reported that further correspondence had been received from Canham Consulting, in relation to Flood Risk Assessment and Flood Plan and was circulated to the Committee.

Mr Musa, Al-Khair Foundation, on behalf of the applicant, addressed the Committee. Mr Porter addressed the Committee and made representations against the application.

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

09/18 Major Site Visits

The Committee was advised of future major applications.

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

- **03/18/00313 – Middleton House, 27 St. Mary's Gate.**

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

- **03/18/00347 – Land at Hackwood Farm, Radbourne Lane, Mickleover (access from starflower Way);**
- **03/18/00378 – Castleward redevelopment, Derby;**
- **03/18/00391 – Land at Holmleigh Way, Chellaston;**
- **03/18/00424 – Castleward redevelopment, Derby;**
- **03/18/00474 – Carsington House, Park Farm Centre, Park Farm Drive, Allestree;**
- **04/18/00547 – 30 Westcroft Avenue, Littleover; and**
- **04/18/00587 – Plot L, Fernhook Avenue, Derby Commercial Park.**

MINUTES END