

Time commenced: 6.01pm
Time finished: 7:22pm

PLANNING CONTROL COMMITTEE 23 February 2017

Present: Councillor S Khan (Chair)
Councillors Care, Evans, Harwood, M Holmes, Pegg, West, Wood

In Attendance: James Bathurst – Senior Planning Technician
Paul Chamberlain – Development Control Group Manager
Sara Claxton – Development Control Team Leader
Olu Idowu – Head of Legal
Steven Mason – Democratic Services Officer
Laura Neale – Major Projects Officer
Ian Woodhead – Development Control Group Manager

64/16 Apologies for absence

Apologies were received from Councillors Anderson, Froggatt, Hassall, Nawaz, Sandhu.

65/16 Late items

There were no late items.

66/16 Declarations of interest

There were none.

67/16 Minutes of the meeting held on 12 January 2017

The minutes of the meeting held on 12 January 2017 were agreed as a correct record.

68/16 Minutes of the Meeting of the Conservation Area Advisory Committee Held on 8 December 2016

The minutes of the meeting of the Conservation Area Advisory Committee held on 8 December 2016 were noted.

69/16 Appeal Decisions

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

Resolved to note the decisions on appeals taken.

70/16 Development Control Performance – Quarter 3 (October – December) 2016/17

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride onDevelopment Control Performance – Quarter 3 (October – December) 2016/17.

The Committee received details of the Council's statistical performance reported to the Department for Communities and Local Government (CLG) on decisions made during the period October – December 2016.

Resolved to note the report.

71/16 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.

11/16/01371 – Public Open Space land, Rawdon Street, Derby

(Change of use of public open space to car park (sui generis use))

The Development Control Group Manager verbally reported the Landscape and Parks Officer's comments and that the change of use was objected to. The following amended reason for refusal, at page 53 of the report, was circulated to the Committee:

In the opinion of the local Planning Authority the proposed car parking area would create, by virtue of the introduction of hard surfaced car parking, the resultant increase in vehicular traffic into this important area of public open space and by the removal of a group of trees, an unacceptable form of development that would erode the established green, undeveloped character of this open space which forms an integral part of the layout and character of this densely built up urban area served off Rawdon Street. For this reason the proposal is contrary to policies CP16, CP17 and CP23 of the adopted Derby City Local Plan – Part 1 (Core Strategy) (Adopted January 2017) and the overarching guidance in the NPPF.

Mr Raj, Indian Community Centre, the applicant, addressed the Committee. Councillor Shanker, as Ward Member, addressed the Committee in support of the application.

Resolved

- 1. to reject the officer recommendation and grant planning permission with conditions and to agree that the conditions be formulated with officers, the Chair and Vice Chair.**

12/15/01516 – Vacant land, Uttoxeter New Road/Talbot Street, Derby (access off Uttoxeter New Road)

(Erection of foodstore (Use Class A1) with access, car parking, landscaping and associated works)

The Development Control Team Leader reported that a late Technical Note giving rebuttal on highways impacts had been received in support of application and was circulated to the Committee. The Committee noted the following amended conclusion at page 88 of the report:

Planning Balance and Conclusion

The proposed development makes use of the previously developed site and is in a highly sustainable location close to nearby residential areas with good public transport links to the wider community. The proposed development would also provide benefits in terms of regeneration and job creation. However the benefits are considered to be outweighed by the significant harm which would be caused in terms of the impact upon highway safety on the local road network and the insufficient quality of the proposed design and form of the development in this prominent gateway situation on the edge of the city centre, with the resultant adverse impact upon the character and appearance of the area.

As required by Para.14 of the NPPF, there is demonstrable harm arising from the development, which is not outweighed by the benefits of the scheme and therefore the proposal does not amount to sustainable development, as defined by the NPPF. Accordingly the proposal is considered to be contrary to the provisions of adopted policies CP3, CP4, AC5 and CP23 and the overarching guidance in the NPPF.

Mr Chadwick, Signet Planning, addressed the Committee. Councillor Hezelgrave, as ward Councillor, addressed the Committee and made representations against the application.

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

10/16/01291 – Land at the rear of St. Peters House, Gower Street, Derby (fronting St. Peters Churchyard)

(Erection of five storey 65 bedroom student accommodation)

The Major Projects Officer addressed the Committee and introduced the item.

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

12/16/01518 – Land off City Road, Chester Green, Derby

(Demolition of existing garages and change of use to a secure car park area)

The Major Projects Officer addressed the Committee and introduced the item.

Resolved

- 1. to reject the officer recommendation and refuse planning permission with the reasons as outlined by the Conservation Area Advisory Committee at page 36 of the report. Final wording to be agreed with officers, the Chair and Vice Chair; and**
- 2. to nominate Councillor Wood to represent the Committee at any future appeal.**

72/16 Major Site Visits

The committee was advised of future major applications.

Resolved to undertake a site visit in relation to the following planning applications:

- 10/16/01241 – Unit 7, Northedge Business Park, Alfreton Road, Derby; and**
- 01/17/00103 – Site of 10 Farley Road, Derby.**

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

- 11/14/01570 – Derby Triangle, Wyvern Way, Derby;**
- 11/16/01436 – Site of 92, 156 and 158 Wiltshire Road, Derby (Bullivant garage);**
- 12/16/01478 – Land at junction of Cathedral Road, Willow Row and Walker Lane, Derby;**
- 12/16/01520 – Land adjacent entrance Gate 2, Sinfin 'A' Site, Victory Road, Derby;**
- 01/17/00003 – Site of 45-47 Mount Street, Derby;**
- 01/17/00027 – Land north of Snelsmoor Lane, Chellaston; and**
- 01/17/00030 – Site of former Derbyshire Royal Infirmary, London Road, Derby.**

MINUTES END