

Applications to be Considered

SUMMARY

- 1.1 Attached at Appendix 1 are the applications requiring consideration by the Committee.

RECOMMENDATION

- 2.1 To determine the applications as set out in Appendix 1.

REASONS FOR RECOMMENDATION

- 3.1 The applications detailed in Appendix 1 require determination by the Committee under Part D of the Scheme of Delegations within the Council Constitution.

SUPPORTING INFORMATION

- 4.1 As detailed in Appendix 1, including the implications of the proposals, representations, consultations, summary of policies most relevant and officers recommendations.

OTHER OPTIONS CONSIDERED

- 5.1 To not consider the applications. This would mean that the Council is unable to determine these applications, which is not a viable option.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	Ian Woodhead 16/02/2014
For more information contact: Background papers: List of appendices:	Ian Woodhead Tel: 01332 642095 email: ian.woodhead@derby.gov.uk None Appendix 1 – Development Control Monthly Report

Index
Planning Control Committee 25 June 2015

Item No.	Page No.	Application No.	Address	Proposal	Recommendation
1	1 - 20	12/14/01638	University of Derby, Kedleston Road, Derby, DE22 1GB	Formation of artificial turf pitch with installation of floodlighting and fencing together with landscaped mounding at each end.	To grant planning permission with conditions
2	21 - 26	04/15/00561	193 Rykneld Road, Littleover, Derby, DE23 4DL	Extensions to dwelling house (bedroom, en-suite, walk in wardrobe and enlargement of kitchen/dining room, family room, lounge, storage room) formation of rooms in roof space (bedroom, ensuite and storage) and erection of detached double garage	To grant planning permission with conditions

Committee Report Item No: 1

Application No: DER/12/14/01638

Type: Full Planning Application

1. Application Details

Address: University of Derby, Kedleston Road, Derby

Ward: Allestree

Proposal:

Formation of artificial turf pitch with installation of floodlighting and fencing together with landscaped mounding at each end

Further Details:

Web-link to application documents:

<https://eplanning.derby.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal= DERBY DCAPR 97479>

The full planning application seeks permission for the formation of an artificial turf pitch along with the installation of floodlighting and fencing with landscaped mounding at each end. The proposal is to be located on the Kedleston Road frontage of the University Campus, to the front of the new Sport Centre adjacent to the vehicular entrance and running parallel to Kedleston Road. The application site is elevated above the public highway.

The application site is located at the back edge of the public highway, adjacent to and to the rear of the Grade II Listed Toll Bar Cottage and to the rear of properties on Carsington Crescent. Immediately to the rear of the application site is the Sport Centre which is nearing completion. The wider area is characterised by residential properties, student residential accommodation, the A38 dual carriageway and Markeaton Park.

The proposed pitch has a footprint of 65 metres by 100 metres with run off margins to each end with a depth of 5 metres and a depth of 4 metres to the sides. There are also two in goal areas to each end measuring 10 metres. The pitch will be enclosed by a 4 metre high plastic coated mesh fencing. At each end of the pitch will be two newly construction earth mounds; to the south-east the mound will reach a height of 4 metres in the centre sloping down to existing ground level. The mound to the north-west of the site varies in height as it responds to existing land levels, directly adjacent to the pitch the mound will be at its lowest point 2.3 metres extending to 3.3 metres, where it is adjacent to the sport centre the mound will be a maximum of 5.0 metres in height due to the dramatic changes in land levels. Both mounds will be subject to a landscape planting scheme.

8 floodlights are also proposed as part of the application. 4 are to be located on either side of the pitch. The columns are located 20 metres from the pitch ends and then placed at 30 metre intervals. Each column has a height of 8 metres from ground level. The application is accompanied by lighting details and a floodlight plan which identifies the spillage of light on the surrounding area.

Amended plans and details have been provided through the life of the application in order to provide additional information for clarity and seek to address concerns from objectors and consults. The submitted details are as follows:

- An acoustic timber fence measuring 1.8 metres in height; the fence is located on the south-western corner of the pitch extending 50 metres along the south

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

frontage of the pitch and returning 4 metres along the side of the pitch. The fencing has been considered and positioned in order to assist in reducing noise impacts on Toll Bar Cottage.

- A Heritage Impact Assessment which looks at the setting of the Grade II Listed Toll Bar Cottage and impacts of the proposal on the setting of the property.
- Amended site plan details the potential location of the acoustic fencing and additional planting.
- Flood lighting details.
- Noise Assessment.
- Historical information about the previous uses of the grass pitch.
- Flood Risk Assessment.

Environmental Impact Assessment

I have considered the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and as amended by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015, in particular Schedule 2 Part 10 Infrastructure Projects (b) Urban Development Projects. The application area covers approximately 1.4 hectares. The development would result in more than 1 hectare of urban development which is not dwelling house development but does not exceed an overall development area of 5 hectares.

The size of the development is considered to be modest and in-keeping with the immediate urban setting and University Campus. Whilst there are other developments in the locality as the pitch will be mainly used by university students and let out to other groups on a booking system. I do not consider that there will be any cumulative impacts arising from the development. There will be no impact on natural resources or result in the production of waste. Any impacts of noise pollution and light pollution will be felt at an immediate local level only and can be mitigated for.

The proposal is not located in the proximity of any of the listed area within Schedule 3. The proposed use is the same as the previous use as a playing pitch. The development site is not within a sensitive area but it will be sited in close proximity to the Grade II Listed Toll Bar Cottage. I consider that any impact arising from this relationship would be at a local level and thus would not be significant to warrant the submission of an EIA.

The proposed development has a relatively small geographical area with any impacts being seen at a local level. There is unlikely to be a significant environmental impact as a result of the proposal.

In light of the above I do not consider that an Environmental Impact Assessment would be necessary to consider the proposal of an artificial turf pitch at Derby University in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and as amended by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015.

Committee Report Item No: 1

Application No: DER/12/14/01638

Type: Full Planning Application

2. Relevant Planning History:

DER/07/14/00944 Withdrawn - Formation of 63m x 100m artificial turf rugby pitch with of landscaped grass mounds at each end

DER/09/13/01137 Granted Conditionally – Erection of Sports Centre

DER/07/14/00928 Granted Conditionally - Variation of conditions 1 and 9 and removal of condition 8 of previously approved planning application Code no.DER/09/13/01137/PRI

DER/03/15/00365 Granted Conditionally - Erection of sports centre - Non material amendment to previously approved planning permission Code No.'s DER/09/13/01137 and DER/ 07/14/00928 to amend elevations and roof plan to include photo voltaic arrays to main roof and relocation of area of sedum roof

3. Publicity:

Initial Publicity

Neighbour Notification Letters sent to 6 residents 9 December 2014

Site Notice erected 9 December 2014

Statutory Press Advert published 12/12/2014

Second Publicity

Neighbour Notification Letters have been sent to 7 properties 25/03/2015

Site Notice erected 01/04/2015

Third Publicity

Neighbour Notification Letters have been sent to 24 properties 01/06/2015

Site Notice erected 01/06/2015

This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.

4. Representations:

The application has attracted representations from 21 residents; 3 residents are within the immediate locality of the application site and therefore received the initial neighbour notification letter. One of these objectors has also since moved and would no longer receive an initial neighbour notification letter. The representations made have been received from residents in Normanton, Allestree, Quarndon, Spondon, Allenton and Heanor. The objections raised are summarised below:

- Concerns regarding the role of Historic England (formerly English Heritage) and their remit in commenting on applications of this nature,
- The Environmental Advisory Committee have rejected this proposal twice,
- This proposal is against policy,
- Concerns about the lack of a haul road previously referred to in other applications and the savings made as a result of not implementing this,
- There are other sites within the campus that are capable of accommodating the all-weather pitch that will not have an impact on residents,

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

- The Toll Bar Cottage should be left in a rural setting,
- The safety fencing is too low and should be increased in height and erected on the mounding totalling a height of 8 metres,
- There are errors within the application and its supporting documentation,
- The University has not sought to address all conditions on the previously approved applications and has eluded to community uses which have not been detailed in all documentation,
- Concerns over traffic generation,
- Opening hours of the pitch should be restricted and no use should be allowed in the evening or at weekends,
- There are other pitches available for use on University land and at the Derby Rugby Club,
- Would like to be part of the Committee to consider the community use agreement,
- Impact on the Toll Bar Cottage in respect of:
 - noise as the windows are single-glazed and the pitch will be used into the evenings,
 - light pollution from the floodlights which will be used in the evenings,
 - overlooking from spectators using the mounds,
 - flood risk from the all-weather pitch as the cottage has been subjected to flooding from adjacent land previously,
- Does not support the demolition of the Toll Bar Cottage as it is a Listed Building,
- Impact on local residents due to the growing sports facilities at the university and there design leading to wider hours of use,
- Concerns over the setting of the Toll Bar Cottage particularly following the erection of the swimming baths,
- The Heritage Statement is of a poor quality and does not fully consider the Toll Bar Cottage. Statements made within the document are considered to be incorrect and the wrong building referenced,
- Concerns around the conclusions and the recommendations made within the noise report, the lack of actual data used and that assumption have been made. Therefore the conclusions are based on assumptions and not facts. There is no way to enforce that foul language and excessive noise isn't an issue. If there are no standards to assess noise against then the statement is of no use,
- The application contradicts itself by quoting different hours of use all of which are likely to be of a concern. Use should finish at 8pm.
- Concerns about teams returning to use the site when they have not done so for a period of time by their own choice,

Committee Report Item No: 1

Application No: DER/12/14/01638

Type: Full Planning Application

- The pitch is too close to Kedleston Road and is likely to have an impact on pedestrian and vehicular safety,
- Details provided within the application do not match the details given during the radio interview in respect of the drainage scheme and flooding to Toll bar Cottage,
- Away match fixtures have not been provided within the submission and have been provided for reference,
- Concerns that the pitch actually isn't required or needed,
- There is an existing all weather pitch within the University grounds which is used and is used beyond the permitted hours until 10am,
- Concerns over the student figures used and the University's league position,
- This facility is taking land that is necessary for parking as students park on nearby streets,
- The FRA does not reflect the previous history of this site and does not consider that Toll Bar Cottage has been previously flooded therefore the FRA should be rejected. Without an acceptable drainage scheme the application should be rejected,

Copies of previous correspondents between the University and the solicitor acting on behalf of Toll Bar Cottage have also been submitted.

5. Consultations:

Conservation Area Advisory Committee February 2015:

Resolved to recommend refusal on the following grounds:

- The height of the fence and 50 metre floodlights would have a severely detrimental impact on the listed building in the immediate vicinity
- The height of the fence and 50 metre floodlights would have a severely detrimental effect on the surrounding area changing it from a rural setting to a more urban setting.

Natural Environment (comments taken from DER/07/14/00944):

Additional tree planting is welcomed as part of this proposal especially as any planting will off-set the tree loss. However, I am concerned about the loss of the three trees fronting Kedleston Road, marked in red on the amended tree removal plan submitted on 24 September. I assume their removal is because their root protection area (RPA) is encroached upon by the raising of levels for the new Pitch and that their canopies encroach onto the run-off area surrounding the Pitch. As these trees form part of a linear belt of trees fronting Kedleston Road, which help screen the road from the University grounds and vice-versa, I would recommend that, if at all possible, these trees be retained. If it is not possible, then I would recommend that new trees be planted in their place to maintain this linear belt of trees.

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

Environmental Services (Health – Pollution):

Noise

The application seeks to develop an existing grassed rugby pitch into an all-weather flood-lit pitch. The application information explains that the existing pitches have been used historically in the evenings using temporary mobile flood-lighting, however the proposals do have the potential to intensify the use of the pitch and therefore may increase noise levels.

In order to aid consideration of the impact from noise, the applicant has submitted a series of documents including a Noise Assessment (Acute Acoustics Ltd, 19th March 2015). I can comment on the report as follows.

Noise Assessment

The assessment considers the nearest sensitive receptor for noise, namely the residential premises at Toll Bar Cottage, located adjacent to the western site boundary between the pitch and Kedleston Road.

Background noise monitoring appears to be reasonably representative of typical sensitive conditions (between 6.50pm and 8.30pm), however monitoring later into the evening, closer to the latest proposed operating times of the new pitch would have been more representative of worst case conditions.

Although the assessment is broadly based on sound methodology, it does not follow any recognised standards/guidance and is an uncommon approach to environmental noise assessment.

The predictions of rugby noise within Toll Bar Cottage based on measurements taken elsewhere do not appear to be based on detailed calculations and are rather spurious. I would not recommend reliance on these values.

Although the report does attempt to predict noise levels from activities on the proposed pitch compared with those that would have taken place historically on the grassed pitch, this comparison only deals with noise levels during periods of rugby/sports activity. On this basis, the report concludes that there should be “*no increase in noise levels*”.

Conclusions on Noise Assessment

Although the assessment uses an uncommon approach, I do not disagree with the fundamental conclusions of the assessment, namely that future activities are unlikely to be any louder than the activities that have been taking place on the grassed pitch historically.

Whilst this information is useful to a degree, unfortunately it does not consider the main point of concern regarding noise, that being the potential intensification of use of the pitch as a result of the provision of permanent flood-lighting and also the attraction of the creation of an improved modern pitch.

It is evident that there may be periods where the pitch has not been used previously, but may be in the future. The noise assessment fails to provide a judgement of noise impacts on this basis.

The noise impact assessment also provides no comment on the potential reduction in noise expected from the proposed termination of use of two temporary flood-light

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

generators and lawn mowing/aeration activities which will no longer be required without grass.

Comparison of Historical/Future Use

The applicant has provided a series of documents highlighting the historical and future timetables for use of the pitches and also a document entitled 'Historical Pitch Usage Statement' (William Saunders, Undated).

Based on the information provided in the documents, it is apparent that there has been fairly extensive and regular historical use of the pitch, with activities regularly taking place in the evening until a maximum of 8pm and also at weekends on both Saturdays and Sundays.

The proposed future activities on the pitch refer to sports taking place until 9pm between two and four nights per week and a general overall increase in activities from existing usage on most days of the week.

Overall Conclusions/Recommendations on Noise

It is likely that the noise levels during periods of sports activity will be broadly similar to that which has taken place historically. It is however evident that some impact from noise is likely to occur due to the increase in usage of the pitches, particularly between the hours of 8pm and 9pm, when there have historically been no sports occurring on the pitch.

It is not possible to provide an accurate acoustic assessment to compare the historical and predicted situations with respect to noise. Consequently, any predicted impacts from noise are a matter of judgement, taking into account all of the changes in circumstances.

Based on the information provided, I do not perceive a significant noise impact arising in my professional judgment and therefore **I do not object to the application on noise amenity grounds**. The primary reasons for this are:

- The historical use of the site as a rugby pitch;
- The relatively moderate proposed increase in usage of the pitch;
- The anticipated reduction in noise from the proposed cessation of certain activities (i.e. lawn mowing, pitch aeration and the use of lighting generators in the evening); and
- High existing background noise levels from the busy Kedleston Road and to a lesser extent, the A38 dual carriageway; and
- The absence of historical time restrictions related to the previous planning permission for the site.

All the same, there will inevitably be an increase in noise, particularly between the hours of 8pm and 9pm and on additional occasions where historical activities did not take place. Consequently, it may be prudent to consider the use of further mitigation measures to try and minimise such impacts, for example the use of a noise barrier or implementation of a noise management plan.

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

Light

A Lighting Impact Study (Halliday Lighting Ltd, 23rd October 2014) has been submitted in support of the application. Associated lighting plans have also been submitted.

The report suggests that the lighting spillage levels into the windows of the nearest sensitive receptor (Toll Bar Cottage, Kedleston Road) are expected to be 0 Lux, in compliance with ILP Guidance.

The report does not discuss possible impacts upon the garden of Toll Bar Cottage. I do note however that the lighting is proposed for use in the winter months only and is therefore unlikely to be in operation when the residents of Toll Bar Cottage may be reasonably expected to use their garden.

Whilst I do not disagree with the conclusions of the assessment based on the information provided, I would recommend that a survey is undertaken following completion of the lighting installation, accompanied by an Officer from this Department. Subsequently, the angling of the lighting and consideration of any additional baffles/reflectors should be agreed by the LPA before the development is occupied. I would recommend a condition is attached to any consent requiring this.

Environment Agency:

Raise no objection to the application subject to the imposition of a condition relating to surface water drainage.

Sport England:

The application is a modified re-submission that proposed for the formation of a 3G pitch to the south of the sport centre at the Kedleston Road Campus. The area subject to the planning application is considered under policy to be playing fields. The proposal has been considered under the summary of exceptions as it will result in a loss of playing fields and in line with the NPPF.

The current application includes floodlighting and fencing along with an amended design and layout details. Further details have also been provided in relation to community use and arrangements with Derby Rugby Football club to explain the strategic case for the facility.

Based on the additional and amended content within the revised submission, Sport England now considers that a satisfactory strategic case has been demonstrated for the proposal that is backed up by improved evidence of how the facility would support the delivery of the University's Sports Strategy, alongside wider sports development benefits including a specific partnership/reciprocal arrangement with Derby Rugby Football Club and broader community use arrangements.

This judgement is consistent with the views of the Rugby Football Union (RFU) which has confirmed support for the partnership being forged with Derby Rugby Football Club, highlighted the benefits to rugby participation provided by the reciprocal access arrangements to facilities, and identified the opportunity that the facility would provide to address mid-week overuse of the Club's current floodlit pitch. Based on the updated submission, the RFU has now advised that with the lack of 3G artificial grass pitches (AGPs) in the local area that offer IRB technical compliance, the proposal would be a welcome facility and definitely benefit rugby union in Derby. It also points out that the University site has previously been a key RFU education site, and the

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

availability of this new facility would undoubtedly result in it being utilised by the RFU for coach & referee Education.

In terms of detailed design and layout, Sport England notes that the position of the new sports hall remains a constraint on the dimension of pitch that can be accommodated at the site. However, following discussion with the RFU a revised layout has been advanced within the current application which provides for an increased pitch dimension of 100 metres x 65 metres.

Further clarity has also now been provided about line markings, means of enclosure, floodlighting, together with confirmation within the Design and access Statement that the pitch would be constructed in line with relevant technical guidance. The RFU has acknowledged the progress made in the development of the design and the efforts made to deliver a 3G AGP that meets relevant RFU/IRB Guidance. Sport England recommends that the applicant continues to engage in dialogue with the RFU in relation to the development of detailed elements of the pitch specification and design, but is now satisfied that a scheme that substantially accords with required design and technical guidance is currently being advanced and is also achievable.

Overall, on the basis of the above assessment, it is considered that the sports development benefits derived from the development would outweigh the detriment caused by the loss of natural turf playing field, subject to the artificial turf pitch being constructed to a fit for purpose standard in line with relevant Sport England and NGB technical guidance, and appropriate community use of the new facility being secured through a formal community use agreement.

In the light of the above, Sport England would not wish to raise an objection to this application subject to recommended conditions relating to the construction of the artificial pitch and a community use agreement.

Highways – Land Drainage:

The application for planning permission in general may be supported. The application can be supported subject to the attachment of a condition relating to drainage.

Built Environment:

20 February 2015

There is no mention, that I could see in the Design and Access statement, that the applicants are aware that the Toll House is a nationally important building and of its significance, whether they have taken this into account when they designed up their scheme. I would suggest that the applicants submit a heritage statement of significance and heritage impact assessment with their application. This is in line with the NPPF paragraph 128.

The green sports pitch currently slopes from the new sports building down to Kedleston Road and the Toll House's garden and then further through the garden area where there is a retaining wall around the building. No existing plan or sections has been submitted to show this. I suggest that to enable us to analyse this proposal that this piece of information is submitted.

I am aware that the Toll House had a significant flood in 2012 (which meant that it was uninhabitable for months and the ground floor had to be substantially repaired). This was caused, apparently, by runoff water from the existing grass sports field. I understand that there have been some draining improvements to the toll house but I

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

am very concerned that if the raised pitch is installed of permeable or non-permeable material that there could be future flood waters which could again damage this important building.

In terms of the setting of the Toll House this proposal substantially changes the setting and the significance of the building which was surrounded by a predominantly rural setting. This proposal substantially encroaches too close to the building and on the area and setting immediately surrounding the Toll House. The artificial pitch, the raised edge of the pitch and fence will have an uncomfortable relationship with the building as it is too close and the 15m flood lights will tower and dwarf the toll house.

In my view, the development to form the artificial raised pitch, the surfacing, the fencing and the lamp columns - adversely affects, is visually detrimental and is harmful to the listed building's significance and its setting. It could also be physically harmful if it.

As this proposal is detrimental and harmful I would refer you to the following: -

- Para 66 of the Planning (Listed building and conservation areas) Act 1990 which states that we have to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic features that it processes.
- The Local Plan Review (2006) Policy E19 – which states that the proposal will not normally be approved where they would have a detrimental effect on the special architectural or historic interest of a statutory listed building, its character or setting.
- The National Planning Policy Framework (2012) para. 131, 132 and 134. Para 134 clearly states that the harm should be weighed up against the public benefits of the proposal including securing the optimum viable use. Although there are some public benefits, in my view, there isn't enough to weigh against the amount of harm to the significance of the listed building and possible issues that this development will have on the buildings continued and future use.
- I would suggest that the applicants are referred to the above documents and the English Heritage document on the Setting of Heritage Assets.

8 June 2015

This information includes an amended heritage statement and a new proposal to erect 50 metres of 1.8m high acoustic fence adjacent to the listed Toll House within the existing playing field – it is proposed close and parallel to the proposed mesh protective fencing and there is a 4m return along the edge of the pitch.

I would like to add to my formal comments (dated 20/02/15) the following;

- I note the amendments to the heritage statement.
- I note that the proposal for the acoustic fence is permitted development and could be undertaken without any permission. As this is the case I would suggest to the University that a timber fence painted green would assist the visual appearance.

I would highlight that the other items, that are part of this proposal and needs planning permission, are still being proposed and I still have concerns regarding

Committee Report Item No: 1

Application No: DER/12/14/01638

Type: Full Planning Application

possible future flooding, the setting of the listed building as regards the location of the pitch, 4 metre high fence and 15 metre flood lights which will, in my view, still be harmful to the listed building.

There are two types of harm highlighted in the NPPF (para 131, 132, 134 and 135) and in this case, as the proposal does not mean the complete loss of significance e.g. the demolition of the building, the proposal is classed as harmful but 'less than substantial harm'. In my view it does harm the significance of the building's setting and as a result of the proposed scheme I am concerned that it is likely to create issues regarding the buildings continued and future use. The NPPF paragraph 134 states that the harm should be weighed up against the public benefit of the proposal.

Historic England (formerly English Heritage):

It is not necessary for this application to be considered by Historic England.

6. Relevant Policies: *Saved CDLPR policies*

GD3	Flood Protection
GD4	Design and the Urban Environment
GD5	Amenity
E9	Trees
E12	Pollution
E17	Landscaping Schemes
E19	Listed Buildings and Buildings of Local Importance
E21	Archaeology
E23	Design
L6	Sports Pitches and Playing Fields
LE4	Derby University Main Campus

The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.

7. Officer Opinion:

Key Issues:

- Principle of Development
- Impact on Toll Bar Cottage
- Impact on Residential Amenity

Principle of Development

The land subject to this application has been used as a playing pitch for a considerable period of time as identified within the planning application and accompanying information. The Historical Pitch Usage Statement clearly sets out that the site has been used and use is documented since 2002. During this time portable floodlights have also been used to increase the hours of usage in the evenings.

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

In respect of planning policy the application site is designated as the Derby University Main Campus and is identified on the proposals plan as a sports ground. Planning Policy LE4 "Derby University Main Campus" seeks to support applications for additional development or intensification of the University use and for development which is ancillary to an education use. The formation of an artificial pitch is considered to conform to this policy as the existing site has been used as a playing pitch previously and is identified as such on the proposals plan. The facility will complement existing uses on the site and integrate with the function of the University. The need for this facility is also supported by Sport England.

Policy LE4 also seeks to encourage travel to the site by sustainable means as this proposal effectively resurfaces the existing playing pitch there is no requirement for additional parking. Whilst I accept the introduction of an artificial pitch and floodlights will allow play to take place later into the evenings and during wetter weather; I do not feel, given the users are mainly students, that additional car parking is necessary. In those times when the facility is not used by students permission is only given for use in the evenings and out of term time when pressure on the existing car park is reduced. In addition the site is well served by University Buses as well as the Trent Barton service.

In light of the above I consider that the use of this site for an artificial playing pitch is acceptable in principle. Issues relative to the impacts of the proposal on adjacent residential dwellings and the Toll House will be discussed below.

Design

The design of the artificial pitch is typical of this type of facility, comprising of an artificial turf, boundary fencing, floodlighting columns and earth mounds. Whilst I accept there are no similar examples of such in the street scene or the immediate locality I do not consider that the proposal will have a detrimental impact on the setting of this urban area or street scene. The colour coated metal mesh fencing allows views through and across the site thus appearing relatively transparent and lightweight compared to timber fencing or similar. The lighting columns are at regular intervals and of a relatively slender design to limit visual impact.

The formations of the earth mounds at either end of the pitch have largely been laid out prior to the determination of this application however landscaping still needs to be implemented. Due to their height the mounds will be visible on approaches to the University campus however once they have been landscaped I consider that they will blend into their surroundings and act as screening to the pitch. Landscaping details will be secured by condition.

I have no concerns with regards to the design of the proposal and its relationship with the street scene of Kedleston Road in accordance with Policies GD4 and E23.

Heritage Impacts

In considering the proposal one of the main points of concern and objection from the heritage consultees and residents is the relationship created and the impact on the setting of the Grade II Listed Toll Bar Cottage. Toll Bar Cottage is positioned at the back edge of the footway on Kedleston Road, a main transport corridor from the north of the City to the City Centre.

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

The application is accompanied by a Heritage Statement which considers the significance of the Listed Building, its listing and setting. The statement also considers the proposal and the site context. The statement has been amended due to differences of opinion on included information – the main area of concern relates to a picture from 1863. Whilst it is informative to consider a buildings history to this extent I do not feel it has a significant impact on the determination of this application, as there has been substantial change in this locality since 1863. I feel it is more important to consider the current setting of this Listed Building and its relationship with the wider urban area.

When considering applications that are within the locality of Statutory Listed Buildings regard must be had to the National Planning Policy Framework and in particular paragraphs 131 – 134. The NPPF states that great weight should be given to the significance of a designated heritage assets and the more important the asset the more weight that should be afforded. When considering significance this could be harm or loss through destruction of the heritage asset or development within its setting, such as with this proposal which will be located within the setting of the Toll Bar Cottage. Substantial harm to or loss of a grade II listed building should be exceptional, to a grade II* and grade I should be wholly exceptional.

Where a proposed development will lead to substantial harm to or loss of a significant designated heritage asset local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweighs the harm or loss.

In respect of this application Historic England have not provided any comments stating *“that it is not necessary for this application to be notified to Historic England”*. Therefore conservation comments have been provided at a local level, from the Council’s Conservation Officer and from the Conservation Area Advisory Committee. The Conservation Area Advisory Committee has recommended refusal of the application due to the impact on the Listed Toll Bar Cottage. The Council’s Conservation Officer has also raised an objection and concerns in relation to the proposal as set out above. The Conservation Officer’s comments have considered the different levels of harm concluding that as the proposal does not mean the complete loss of significance, e.g. the demolition of the building or its partial demolition, the proposal is classed as being harmful but is considered to result in ‘less than substantial harm’.

I have considered the proposal taking into consideration the comments provided from all consults and on balance consider that the proposal will have an impact on the setting of the Toll Bar Cottage but I do not consider this impact to be harmful to its setting to a significant level that would warrant the refusal of the application. It is important to consider that *impact* does not necessarily mean *harm*. The use of the proposal will not result in a built form adjacent to the Toll Bar Cottage and by using the proposed metal mesh fencing views will still be maintained through and across the site, similar to the existing situation. Additional planting along the Kedleston Road frontage will also assist in providing screening.

In respect of public benefits, which the NPPF states should be considered, the facility will be used for lectures and by students, staff, university clubs, Derby Rugby Club and be available to book for sports clubs. Therefore I consider that there would be

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

public benefits arising from this proposal. Whether they outweigh the impact is more subjective as the heritage asset in this instance is a domestic property. However taking that into consideration and the Grade II listing of this property, its setting in a rural location and the limited significance of the asset I am minded to conclude that permission should not be refused on this ground.

Reasonable steps have been taken by the applicant to consider the living environment of the Listed Building through the offer of an acoustic fence. However the installation of such would lead to further impact on the setting of the Toll Bar Cottage as it would be a solid structure unlike the transparent nature of the weld mesh fencing. Therefore as more concerns have been raised regarding the setting of the Listed Building rather than impacts such as noise I have not recommended the acoustic fence to be implemented under planning condition. That being said if Members are minded that the fence does not have a significant impact and would welcome its installation in an aid to preserve the residential amenity then a condition can be added to secure implementation of the acoustic fence.

The context of this area has been described as being rural but unfortunately I disagree with this conclusion; this location is far from rural – the main University Campus is located directly behind the property, the property sits directly behind the footway to Kedleston Road which links to north-west of the City to the City Centre. The A38 can also be heard from the site and the suburban area of Allestree abuts the site.

Nevertheless the impact of any proposal on the setting of a Listed Building needs careful consideration. In my opinion, the proposal will not block or hinder views of the listed building nor will it result in the loss of its historical significance. The proposal and the listed property will in fact be viewed together from certain aspects mainly on the approach to Allestree from the City Centre.

Residential Amenity

In respect of this proposal I consider that any impact on residential amenity are likely to result from noise and light pollution, each will be considered separately.

The application is accompanied by lighting details which identify the spillage of light from the 8 proposed lighting columns. The Light Impact Study has considered the spillage of light into the nearest neighbouring property, Toll Bar Cottage, the levels of light spillage are expected to be 0 Lux which is in accordance with Institution of Lighting Professionals (ILP) Guidance. The report does not consider the impact on the garden of this property however the lighting columns are unlikely to be used during the summer months, due to natural light levels, which is a time when a resident would expect to enjoy their private amenity space. The columns are more likely to be used during winter months when residents are less likely to use their gardens. The Council's Environmental Health Officer has considered the application and raises no objection to the proposal subject to a condition which will agree the angling of each lighting column prior to the pitch being brought into use.

A Noise Assessment has been submitted in support of the planning application which has been considered by the Environmental Health Officer. The area of land proposed for the all-weather pitch has been used historically as a playing pitch however the installation of artificial turf and would lights would allow more use, in that natural factors of limited light or a water logged pitch would no longer restrict hours of play.

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

Whilst the submitted report uses uncommon approaches, the Environmental Health Officer agrees with the fundamental conclusions in that noise levels are likely to be similar to those previously experienced during the historical uses. During the hours of 8pm and 9pm, due to increased usage, the resident of the Toll Bar Cottage may experience some increased noise levels due to the fact that historically there has been limited or no usage during these hours. Based on the professional judgement of the Council's Environmental Health Officer no objections have been raised for these three main reasons:

- The historical use of the site as a rugby pitch;
- The relatively moderate proposed increase in usage of the pitch;
- The anticipated reduction in noise from the proposed cessation of certain activities (i.e. lawn mowing, pitch aeration and the use of lighting generators in the evening); and
- High existing background noise levels from the busy Kedleston Road and to a lesser extent, the A38 dual carriageway; and
- The absence of historical time restrictions related to the previous planning permission for the site.

The hours of operation will be restricted by way of a planning condition ensuring play finishes at 21.00 hours

Environmental Impacts

Landscaping and additional planting is to be secured by way of a condition this will assist in providing additional screening to the Kedleston Road frontage. A drainage scheme will also be secured by way of condition this, in my opinion, addresses the concerns and objections raised in respect of land drainage and is also in line with the Land Drainage Teams comments. The history of flooding has been considered and I am satisfied that this matter can be addressed by way of a condition.

Third Party Representations

A number of the objections raised are unfortunately not material planning considerations; these include references to other planning applications and outstanding conditions, the committee for setting up the community use agreement, radio interviews, previous correspondents between the University and local residents, sports teams returning to the pitch when they chose a different pitch/location recently and the position of the University and its sports teams in the league tables. In support of the application the University has provided details of the historical use of the site and I note an objector has kindly provide all away fixtures, unfortunately I do not consider these to be relevant to this application as they relate to other pitches outside of the University Campus.

There also appears to be some confusion about the proposal in respect of demolishing the Toll Bar Cottage and the erection of the swimming baths. For clarity the application site does not extend to include the Toll Bar Cottage and also does not require its demolition. The building referred to as the swimming baths in the objection letters is understood to be the sports centre which is located behind the playing pitch.

The consideration of this application is a matter of balance and judge on the construction of an all-weather sports pitch and the protection of a Grade II Listed Building – toll Bar Cottage. The residents in their objections have also found the

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

balancing of this application difficult as they consider that the impact of the all-weather pitch on the Listed Building is too great yet they consider that further boundary treatment is necessary to protect the public highway of Kedleston Road; one letter suggests a boundary treatment of 8 metres high.

Objections have also been made in relation to alternative sites being more appropriate and other uses for this site such as parking for students; these proposals do not form part of this application and therefore cannot be considered.

I have duly considered the representations made and feel that these have been addressed throughout this report. I do not feel any objections made warrant the refusal of this planning application.

Conclusions

The determination and consideration of this proposal requires the decision maker to balance many materials considerations including the acceptability of the proposal on an existing sports ground, the impacts on residential amenity and the impact of the proposal on the Grade II Listed Toll Bar Cottage. In reaching a recommendation all material considerations have been considered and weighed in the balance.

The use of this site as a playing pitch is long standing and therefore accepted in principle. The design of the facility is considered to be acceptable and any impacts can be mitigated through condition to ensure the proposed fully integrates with its surroundings. The setting of the Listed Building has also been considered and it is felt that the proposal will result in less than substantial harm and is therefore acceptable, particularly given the wider benefits offered by the facility.

Overall, it is considered that the scheme, as amended and updated, would introduce a high standard of design. As such I am satisfied that the scheme would be in accordance with the National Planning Policy Framework and the saved policies within the adopted City of Derby Local Plan Review.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

It is considered that the proposal, as amended, would not result in substantial harm to the setting and/or significance of the Grade II Listed Toll Bar Cottage. The street scene of Kedleston Road will not be detrimentally affected by the proposal and additional planting to screen the development has been secured. Moreover, compliance with conditions will mitigate any impacts of light spillage and restrict hours of use in order to preserve the residential amenity of those neighbouring properties. Accordingly the development would accord with the National Planning Policy Framework and the saved policies within the adopted City of Derby Local Plan Review.

Conditions:

1. Standard condition (approved plans)
2. Standard condition (time limit)
3. Prior to the hereby approved pitch being brought into use the installed lighting, its area of coverage and the angling of lights shall be agreed on site with the Local Planning Authority. Should any baffles/reflectors be required for mitigation

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

these shall be fully implemented in consultation with the Local Planning Authority.

4. The artificial turf pitch shall be constructed substantially in accordance with the guidance and standards set out in *Artificial Surfaces for Outdoor Sport, Sport England, 2012* and *IRB Regulation 22: Standard Relating to the Use of Artificial Rugby Turf, 2012*.
5. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the new artificial turf pitch and associated changing facilities. The agreement shall include details of pricing policy, hours of use, access by non-university users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.
6. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:
 - Utilisation of holding sustainable drainage techniques;
 - Limitation of surface water run-off to existing Greenfield rates;
 - The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations;
 - Provision of appropriate levels of surface water treatment;
 - The positive contribution to the biodiversity value of the development; and
 - Responsibility for the future maintenance of drainage features.
7. The details to be submitted under Condition 6 above shall include details of a drainage scheme preventing channel flow from entering the existing residential property at the north-western corner of the playing pitch, Toll Bar Cottage, and shall be approved in writing by the Local Planning Authority. All approved works shall be carried out in accordance with the Site specific Flood Risk Assessment.
8. Standard Condition 20 (Landscaping scheme which shall include additional planting assist in screening the proposal from Kedleston Road.)
9. Standard condition 22 (Landscaping maintenance)

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

10. The hours of use for the lighting columns shall be restricted only to:
 - Monday to Friday 8.00 – 21.00
 - Saturday, Sunday and Bank Holiday Mondays 8.00 – 19.00
11. Prior to the implementation of the weld mesh fencing, precise details of the appearance and colour finish shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full.

Reasons:

1. Standard reason E04
2. Standard reason E56
3. In the interests of preserving the residential amenity of neighbouring properties, in particular the residents of the Toll Bar Cottage and in accordance with saved policies GD5 of the adopted City of Derby Local Plan Review.
4. To ensure the development is fit for purpose and sustainable and in accordance with policy L6 of the adopted City of Derby Local Plan Review.
5. To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and in accordance with policy L6 of the adopted City of Derby Local Plan Review.
6. To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures and in accordance with policy GD3 of the adopted City of Derby Local Plan Review.
7. To avoid the risk of flooding to others and in accordance with the National Planning Policy Framework and policy GD3 of the adopted City of Derby Local Plan Review.
8. E10... policy E17 and GD5
9. E10... policy E17 and GD5
10. In order to preserve the residential amenity of neighbouring properties particularly the Toll Bar Cottage and in accordance with saved policy GD5 of the adopted City of Derby Local Plan Review.
11. E10... policy E17 and GD5

Informative Notes:

Guidance on preparing Community Use Agreements is available from Sport England www.sportengland.org. (Example and template agreements can be provided upon request.)

If you wish to amend the wording of the conditions or use another mechanism in lieu of the conditions, please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

If your Authority decides not to attach the above conditions, Sport England would wish to lodge a statutory objection to this application, and then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the

Committee Report Item No: 1

Application No: DER/12/14/01638

**Type: Full Planning
Application**

DCLG letter of 10 March 2011, the application should be referred to the National Planning Casework Unit.

When seeking to discharge the above planning condition, please note that the Environment Agency does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, with a preference for above ground solutions.

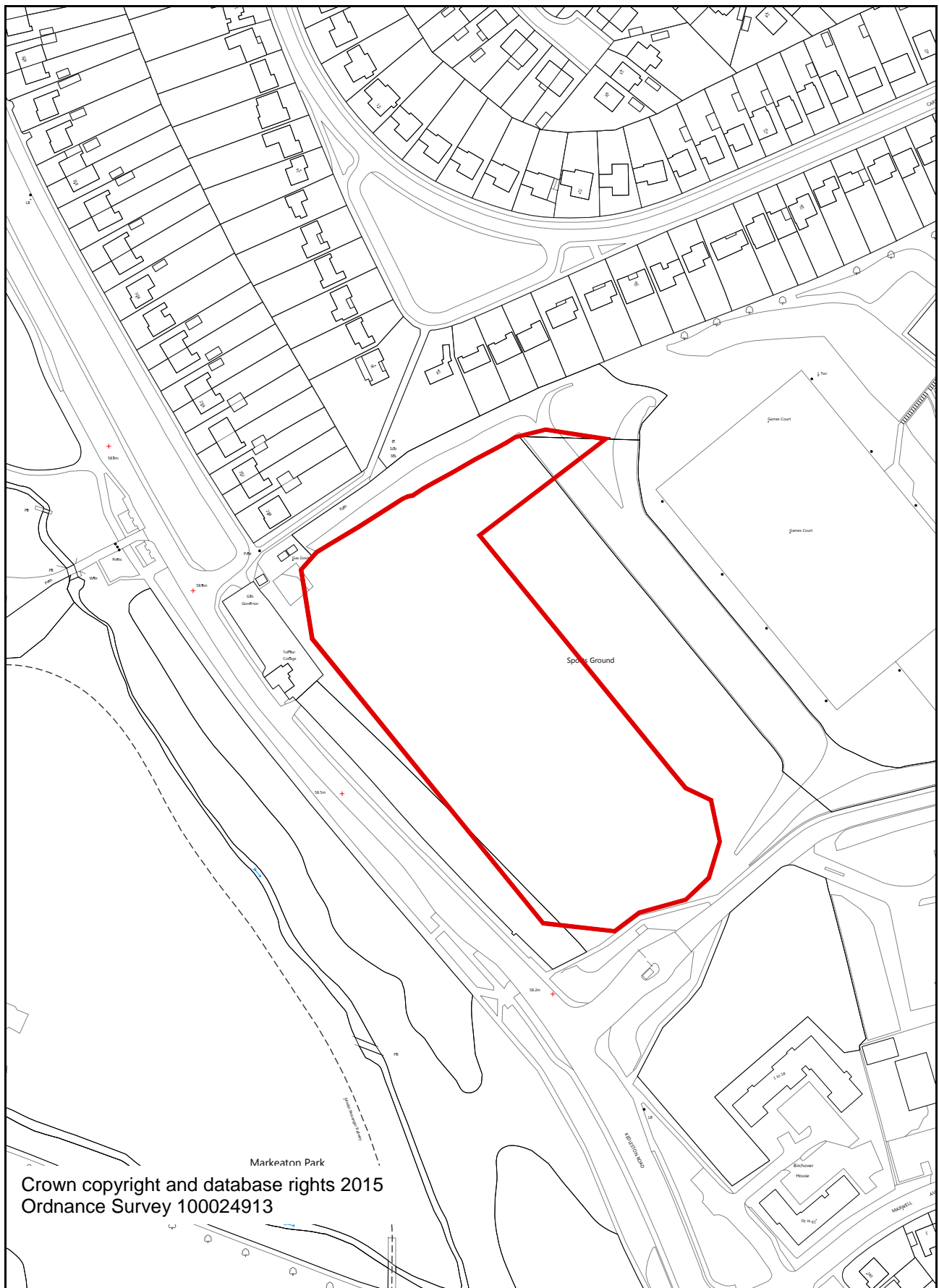
Application timescale:

The application should have been determined by 4 March 2015 however has been delayed in order to try and overcome the objections. The application has been subject to an Extension of Time until 30 June.

Committee Report Item No: 1

Application No: DER/12/14/01638

Type: Full Planning
Application



Committee Report Item No: 2

Application No: DER/04/15/00561

Type: Full

1. Application Details

Address: 193 Rykneld Road, Littleover, DE23 4DL

Ward: Littleover

Proposal: Extensions to dwelling house (bedroom, en-suite, walk in wardrobe and enlargement of kitchen/dining room, family room, lounge, storage room) formation of rooms in roof space (bedroom, en-suite and storage) and erection of detached double garage

Further Details:

Web-link to application documents:

<https://eplanning.derby.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal= DERBY DCAPR 98180>

Number 193 is a detached three bedroom dwelling. It is situated in a linear garden plot on the western side of Rykneld Road. The property occupies a fairly central position within the site and is set back from the highway behind a landscaped front garden. The site abuts open fields to the rear and has a fairly open aspect.

The houses along this section of Rykneld Road are predominantly detached and semi-detached house-types. They vary considerably in terms of their precise age, architectural styles and materials of construction creating a fairly mixed streetscene with no dominant architectural style. Many of houses within the locality date from the post-war period, but there are also number of modern infill properties and contemporary extensions to older properties. Construction materials within the immediate area include red brick, stone cladding, painted brickwork and render and the properties vary from sizable detached houses, to small bungalows in terms of scale.

The application property itself is constructed of red/brown brickwork and clay roof tiles. It appears to date from the 1950's and has a fairly unusual design comprising two distinct elements bookended by tall chimney stacks. The most prominent feature on the property's front elevation is a full two-storey height gable on the north-eastern side of the plot. This part of the building measures approx. 7.5m in overall height and has a steeply sloping asymmetric roof. The remainder of the property has a significantly lower roofline (approx. 5.7m) and is served by first floor dormer windows. The property has previously been extended by the addition of a rear conservatory and a two-storey rear extension which extends along the boundary with no. 191 Rykneld Road.

The proposals:

This application seeks permission for various extensions to the main house and the erection of a detached double garage at the front of the property.

The proposed extensions to the house itself would replace the majority of the lower, more subservient, part of the existing property. On the front elevation the existing two-storey gable would be retained and extended at ground floor level. A new central glazed two-storey entrance feature would be created and a larger two-storey gable on the south-western side of the house. The main roof of the house would be replaced and raised to approx. 9m, providing additional accommodation in the roof.

Committee Report Item No: 2

Application No: DER/04/15/00561

Type: Full

To the rear single storey additions are proposed. The proposed materials of construction are predominantly brick and tile. All of the retained elements on the existing house would be finished in cream render.

The proposed detached garage would have a footprint of approx. 5.7m by 5.7m with a hipped roof measuring approx. 4.4m to its ridge. Again the use of bricks and tiles are proposed. The proposed building would be situated in the eastern corner of the front garden approx. 0.9m back from the highway boundary. Whilst the existing vehicle access serving the property would remain unchanged, the garage would require the creation of an enlarged parking/turning space in front of the house.

(It should be noted that no. 199 Rykneld Road (located to the SW of the application site) is incorrectly labelled as no. 195 Rykneld Road on the submitted location plan and proposed site plan).

2. Relevant Planning History:

DER/07/94/00945 - EXTENSION TO DWELLING HOUSE (CONSERVATORY) – granted - 17/08/94

DER/05/88/00662 - TWO STOREY EXTENSION TO DWELLING (KITCHEN, WC AND BEDROOM) - granted – 04/08/88

3. Publicity:

Neighbour Notification Letter - 4

Site Notice – Yes

This publicity is in accordance with statutory requirements and the requirements of the Council's adopted Statement of Community Involvement.

4. Representations:

No representations have been received

5. Consultations:

Highways DC: No objections - recommends that a condition relating to surfacing material is attached to any permission.

6. Relevant Policies: Saved CDLPR policies

GD3	Flood Protection
GD4	Design and the Urban Environment
GD5	Amenity
H16	Housing Extensions
E17	Landscaping
E23	Design
T4	Access, Parking and Servicing

The above is a list of the main policies that are relevant. Members should refer to their copy of the CDLPR for the full version or access the web-link.

<http://www.cartogold.co.uk/DerbyLocalPlan/text/00cont.htm>

Committee Report Item No: 2

Application No: DER/04/15/00561

Type: Full

Over-arching central government guidance in the NPPF is a material consideration and supersedes earlier guidance outlined in various planning policy guidance notes and planning policy statements.

7. Officer Opinion:

Key Issues:

In this case the following issues are considered to be the main material considerations which are dealt with in detail in this section.

- Design and impact on the streetscene
- Impact on the amenity of neighbours
- Parking/highway safety issues

Design and Impact on the Streetscene:

The proposed detached garage would occupy a prominent position at the front of the main house but as there are a number of detached garages along this section of the road (the nearest being numbers 189 and 187 Rykneld Road) I feel this element of the proposal would be difficult to resist. In order to minimise the visual impact of the new garage it is important to provide sufficient landscaping around the structure to soften its visual impact and to ensure the brickwork to the rear of the garage does not create a blank, harsh feature directly at the back of the public footpath. The height of the structure is kept to a minimum with the use of a hipped, rather than gabled roof and the proposed siting of the garage would allow for an acceptable area of planting adjacent to the road. Subject to the provision of suitable landscaping details, which can be satisfactorily controlled through condition, I am happy that this part of the proposed development would be visually acceptable in this instance.

Although the extensions to the main house would significantly alter the character of the existing building the proposals would in fact improve the visual appearance of the existing property, by creating a more balanced front elevation. The proposed new gable on the front elevation, although larger, would mirror the style and proportions of the existing gable and the central double height glazing would create an attractive and contemporary entrance feature. The new window openings respect the proportions of retained openings within the property and, given the mix of materials present within the immediate area, the proposed materials of construction are deemed acceptable. Whilst the extensions to the main dwelling and, in particular, the additional height on the building would increase the prominence of the building within the streetscene, taking into account the scale and massing of existing houses within the area and the varied house types along this section of Rykneld Road, I am happy that the proposals would integrate satisfactorily. Overall it is considered that the proposed extensions and alterations to the main house would not be detrimental to the character and appearance of the existing dwelling, or the wider streetscene along Rykneld Road and would reasonably comply with saved policies E23, GD4 and H16 of the CDLPR.

Impact on the Amenity of Neighbours

The bulk of the extensions to the main house would be erected adjacent to the attached garage and side wall of no. 199 Rykneld Road. There are no habitable room windows within the neighbour's side elevation and the extensions would not project significantly to the front, or rear, of the neighbouring property. On the other side of the

Committee Report Item No: 2

Application No: DER/04/15/00561

Type: Full

house no. 191 Rykneld Road has a blank side elevation facing the application property, so again, the proposed extensions and increase in roof height are unlikely to have a significantly impact through loss of light, or general massing. I am also satisfied that the proposals won't result on any undue impact on neighbours through overlooking/loss of privacy. Whilst the development does include alterations to an existing side facing first floor bedroom window, the proposal would actually reduce the size of an existing opening, thus, improving the existing overlooking situation for no. 199 Rykneld Road. The installation of a rear facing 'Juliette' balcony within the existing house constitutes permitted development, as does the proposed single storey extension along the northern boundary, but given the open rear aspect of the property and the limited height of this part of the extension these elements do not cause a concern. The proposed location of the detached garage is situated a sufficient distance from neighbouring properties and their habitable room windows to ensure there would be no detrimental impact on neighbours either side.

Overall the proposals are considered to be acceptable in terms of their impact on neighbouring amenities and would not result in any significant adverse effect through loss of light, general overbearing/massing, or loss of privacy. The development would reasonably comply with saved policies GD5 and H16, in this respect, and would create a high quality living environment for future occupiers.

Parking/Highway Safety Issues:

No objections have been raised by the Highways Officer on highway safety grounds. The position of the proposed garage would not impede visibility and the revised parking/turning arrangements are considered to be acceptable. Accordingly I am satisfied that the proposal would comply with saved policy T4. Details of the surfacing material for the proposed new hardstanding, together with drainage arrangements, can be controlled through condition.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions.

Summary of reasons:

The proposals are considered to be acceptable in terms of their visual appearance and impact on the character and appearance of the streetscene, neighbour amenity and highway safety.

Conditions:

1. Standard 3 year time limit condition
2. Standard approved plans reference condition
3. Standard external materials condition
4. Standard landscaping condition
5. Standard timescale for implementation of landscaping
6. Surfacing material condition

Reasons:

1. Standard reason for time limit
2. For the avoidance of doubt

Committee Report Item No: 2

Application No: DER/04/15/00561

Type: Full

3. To preserve the character and appearance of the area in accordance with saved policies H16, GD4 and E23 of the City of Derby Local Plan Review
4. To preserve the character and appearance of the area in accordance with saved policy E17 of the City of Derby Local Plan Review
5. To preserve the character and appearance of the area in accordance with saved policy E17 of the City of Derby Local Plan Review
6. To reduce the possibility of deleterious material being deposited on the public highway in the interests of highway safety and to ensure satisfactory drainage saved policies T4 and GD3 of the City of Derby Local Plan Review

Informative Notes:

None

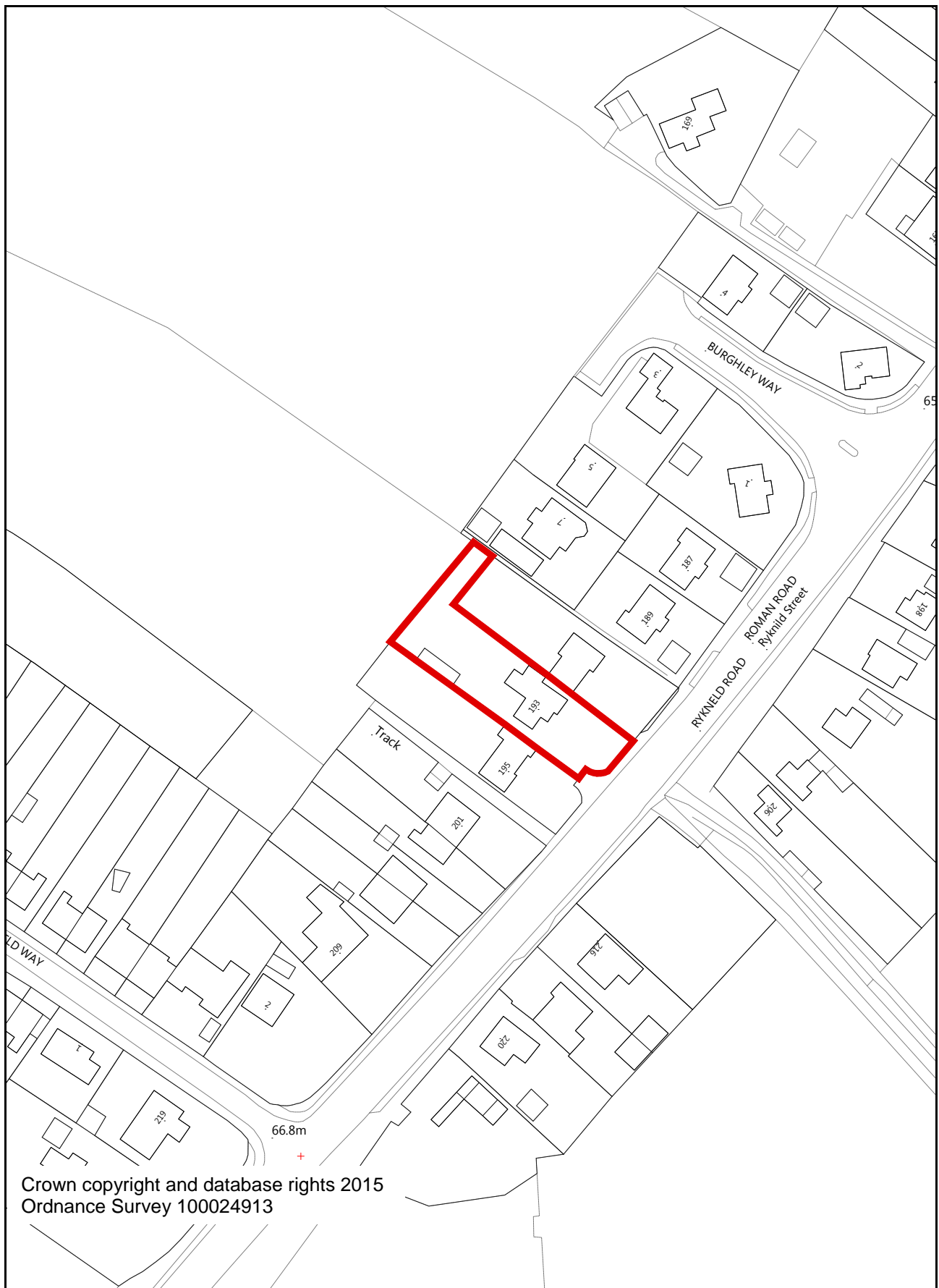
S106 requirements where appropriate:

None

Application timescale:

The target decision date for this application is 1st July 2015.

The application is being considered at Committee because the applicant is Councillor Shanker.



Derby City Council

Delegated decisions made between 01/05/2015 and 31/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/14/00421/PRI	Certificate of Lawfulness Existing Use	Cleeve Villas Nursing Home, 69-71 Wilson Street, Derby, DE1 1PL	Use of 69,70 and 71 Wilson Street Derby as a nursing home and residential care home with car park at the rear of 1 Forester Street Derby since at least 1987.	Granted	13/05/2015
05/14/00622/PRI	Full Planning Permission	116 and land at rear of 112-114 Osmaston Road, Derby, DE1 2RD	Change of use from Residential (Use Class C3) to Care Home (Use Class C2) and infilling of side elevation windows and laying out of rear car park area	Granted Conditionally	07/05/2015
07/14/00902/PRI	Full Planning Permission	21 Macklin Street, Derby, DE1 1LE	Change of use from residential institution (Use Class C2) to 5 apartments (Use Class C3) including alterations to elevations to include installation of new windows, front roof light and door	Granted Conditionally	15/05/2015
09/14/01330/PRI	Variation/Waive of condition(s)	Land at corner of Harvey Road/Coleman Street, Alvaston, Derby	Erection of a retail foodstore (Use Class A1) and formation of car parking area and landscaping- Variation of Condition No.'s 2,16,18 and 21 of previously approved planning permission Code No.DER/08/13/00957 to enlarge store and amend floor layout and car parking layout	Granted Conditionally	22/05/2015
10/14/01377/PRI	Outline Planning Permission	Land at Severn Trent Works and, land north east of new A6 road and Raynesway, Derby	Erection of units for business use (Use Class B1) general industrial (Use Class B2), storage and distribution (Use Class B8), employment uses and 2 car showrooms, associated infrastructure, bridge, formation of access, parking and landscaping - extension of time of previously approved outline application Code No. DER/10/05/01719/PRI	Granted Conditionally	01/05/2015
11/14/01563/PRI	Full Planning Permission	104 Morley Road, Chaddesden, Derby, DE21 4QX	Single storey rear extension to dwelling (living room)	Granted Conditionally	15/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
12/14/01642/PRI	Full Planning Permission	20 Swinburne Street, Derby, DE1 2HJ	Change of use from house in multiple occupation (Sui Generis use) to 5 flats (Use Class C3)	Granted Conditionally	20/05/2015
12/14/01654/PRI	Full Planning Permission	356 Burton Road, Derby, DE23 6AF	Single storey side extension to dwelling house (utility room) and erection of two storey outbuilding (garage and leisure room)	Granted Conditionally	20/05/2015
12/14/01667/PRI	Full Planning Permission	50 Crompton Street, Derby, DE1 1NX	Alterations of dwelling house to form two flats (use class C3) including installation of windows	Granted Conditionally	20/05/2015
12/14/01672/PRI	Works to Trees under TPO	2 Arden Close, Derby, DE23 6LG	Removal of branch of Ash tree protected by Tree Preservation Order No 280	Granted Conditionally	13/05/2015
12/14/01691/PRI	Full Planning Permission	238 St. Thomas Road, Derby, DE23 8SY	First floor rear extension to dwelling house (bedroom and en-suite)	Granted Conditionally	15/05/2015
12/14/01692/PRI	Full Planning Permission	236 St. Thomas Road, Derby, DE23 8SY	First floor rear extension to dwelling house (bedroom and en-suite)	Granted Conditionally	15/05/2015
01/15/00025/PRI	Full Planning Permission	20 Main Avenue, Allestree, Derby, DE22 2EG	Installation of rear dormer	Granted Conditionally	27/05/2015
01/15/00040/PRI	Full Planning Permission	52 Robincroft Road, Allestree, Derby, DE22 2FR	Two storey side extension to dwelling house (w.c, wet room, kitchen, lounge, 2 bedrooms, bathroom and dressing area)	Granted Conditionally	12/05/2015
01/15/00051/PRI	Full Planning Permission	164 Derby Road, Borrowash, Derby, DE72 3HB	Single storey side extension to nursery (playroom)	Granted Conditionally	20/05/2015
01/15/00059/PRI	Full Planning Permission	49 Crown Walk, DE1 2NP (Unit 4)	Change of use from retail (use class A1) to restaurant/cafe (use class A3)	Granted Conditionally	07/05/2015
01/15/00073/PRI	Full Planning Permission	Unit 30, Plot 15A, Royal Scot Road Phase 2 (Ivygrove Developments), Pride Park, Derby	Change of use from offices and storage (Use Class B1) to appointment only showroom (Use Class A1) and associated office	Granted Conditionally	20/05/2015
01/15/00107/PRI	Full Application - Article 4	14 Roman Road, Derby, DE1 3RX	Installation of replacement timber windows to the front elevation	Granted Conditionally	20/05/2015
01/15/00115/PRI	Full Planning Permission	4-5 The Spot, London Road, Derby, DE1 2NZ	Retention of ATM	Refuse Planning Permission	20/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
01/15/00116/PRI	Advertisement consent	4-5 The Spot, London Road, Derby, DE1 2NZ	Display of externally illuminated ATM surround	Refuse Planning Permission	20/05/2015
01/15/00130/PRI	Full Planning Permission	Units 3-4, Derby Distribution Centre, Sinfin Lane, Sinfin, Derby, DE24 (FlowerWorld)	Retention of use of Units 3 & 4 (Block A) as Flower Distribution and bouquet production facility, external works to form doors and canopies and installation of chiller stores. Use of Unit 5 (Block B) as staff facilities block including canteen and kitchen block. Erection of recycling compound within the car park and alterations to form amended car parking layout and access road, entrance area, storage area, cycle shelters and smoking shelters	Granted Conditionally	06/05/2015
01/15/00131/PRI	Reserved Matters	Land off Woodlands Lane, Chellaston, Derby	Erection of 54 dwellings and associated access - approval of reserved matters of appearance, landscaping, layout and scale under Outline permission Code no. DER/08/12/00945/PRI	Granted Conditionally	15/05/2015
02/15/00139/PRI	Full Planning Permission	Land at 1 & 2 Wade Street, Littleover, Derby, DE23 6BH	Erection of dwelling house	Granted Conditionally	20/05/2015
02/15/00169/PRI	Full Planning Permission	117 Alvaston Street, Alvaston, Derby, DE24 0PA	Single storey front extension to dwelling house (replacement porch)	Granted Conditionally	08/05/2015
02/15/00186/PRI	Full Planning Permission	22 Glendevon Way, Chellaston, Derby, DE73 1WG	Single storey rear extension to dwelling house (shower room, office and enlargement of kitchen and lounge)	Granted Conditionally	20/05/2015
02/15/00195/PRI	Full Planning Permission	Site of 92, 156 and 158 Wiltshire Road, Derby, DE21 (Bullivant garage)	Demolition of car showroom and two dwellings and erection of Extra Care development (Use Class C3) comprising 58 apartments	Refuse Planning Permission	19/05/2015
02/15/00198/PRI	Full Planning Permission	18 The Chase, Sinfin, Derby, DE24 9PD	Erection of boundary fence	Granted Conditionally	07/05/2015
02/15/00233/PRI	Full Planning Permission	Land at side of 48 Glenwood Road, Chellaston, Derby DE73 6US	Demolition of garage and erection of dwelling house and extension of vehicular accesses	Granted Conditionally	19/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/15/00241/PRI	Full Planning Permission	Land adjacent to 56 Lambourn Drive, Allestree, Derby, DE22 2UT	Erection of dwelling house - amendments to previously approved planning permission Code No. DER/09/14/01338/PRI	Granted Conditionally	07/05/2015
02/15/00258/PRI	Full Planning Permission	46 Bank View Road, Derby, DE22 1EJ	Single storey rear and side extension to dwelling house (porch/covered way and dining room)	Granted Conditionally	07/05/2015
02/15/00265/PRI	Full Planning Permission	32 Osmaston Road, Derby, DE1 2HS	Change of use from offices (use class B1) to house in multiple occupation (sui generis use)	Granted Conditionally	05/05/2015
02/15/00275/PRI	Local Council own development Reg 3	29 Gilbert Street, Alvaston, Derby, DE24 0LD	Single storey side and rear extensions to dwelling (shower room)	Granted Conditionally	20/05/2015
02/15/00276/PRI	Full Planning Permission	26 York Street, Derby, DE1 1FZ	Change of use from dwelling house to two flats (use class C3)	Granted Conditionally	20/05/2015
02/15/00280/PRI	Full Planning Permission	50 Aylesbury Avenue, Chaddesden, Derby, DE21 6JB	Single storey front and side extensions to dwelling house (cloak room, utility room and enlargement of dining room) and installation of pitched roofs to the existing side and rear extensions	Granted Conditionally	12/05/2015
03/15/00285/PRI	Full Planning Permission	Derby Rowing Club, Darley Grove, North Parade, Derby, DE1 3AY	First floor extension to rowing club (training centre)	Granted Conditionally	06/05/2015
03/15/00296/PRI	Full Planning Permission	40 Nottingham Road, Spondon, Derby, DE21 7NL	Single storey front extension to hot food shop (prep/customer area) along with installation of extraction duct, new shop front and an additional window and door to the ancillary residential accommodation	Granted Conditionally	06/05/2015
03/15/00315/PRI	Full Planning Permission	21 Wellesley Avenue, Sunnyhill, Derby, DE23 7GQ	Single storey rear extension to dwelling house (kitchen and sitting room)	Granted Conditionally	20/05/2015
03/15/00318/PRI	Full Planning Permission	Northcliffe House, Meadow Road, Derby, DE1 2BH	Change of use from print works (use class B1c) to storage and distribution (use class B8) and installation of external cladding and shop front	Granted Conditionally	20/05/2015
03/15/00319/PRI	Advertisement consent	Northcliffe House, Meadow Road, Derby, DE1 2BH	Display of 8 externally illuminated fascia signs	Granted Conditionally	20/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/15/00320/PRI	Full Planning Permission	Derby Gaskets Ltd, Unit 2-4 Racecourse Industrial Park, Mansfield Road, Derby, DE21 4SX	Single storey rear extension to industrial unit (reception, store and canteen) and bricking up of door in the front elevation - amendments to previously approved planning permission Code no. DER/07/14/01002/PRI	Granted Conditionally	06/05/2015
03/15/00327/PRI	Full Planning Permission	4 Folly Road, Darley Abbey, Derby, DE22 1ED	Alterations to roof to include rear dormer window and installation of new window to the side elevation	Refuse Planning Permission	06/05/2015
03/15/00331/PRI	Full Planning Permission	46 Blagreaves Lane, Littleover, Derby, DE23 7FP	Two storey and single storey side, front and rear extensions to dwelling house (garage, bedroom, en-suite and enlargement of lounge and bedroom)	Granted Conditionally	19/05/2015
03/15/00333/PRI	Works to Trees under TPO	14 Sinfin Moor Lane, Chellaston, Derby, DE73 1SQ	Crown reduction by 25m of Lime Tree protected by Tree Preservation Order 56	Refuse Planning Permission	07/05/2015
03/15/00334/PRI	Full Planning Permission	256 Station Road, Mickleover, Derby, DE3 5FG	Erection of shed	Refuse Planning Permission	19/05/2015
03/15/00336/PRI	Full Planning Permission	164 Duffield Road, Derby, DE22 1BH	Demolition of two single garages and erection of two storey and single storey extensions to dwelling house (kitchen/dining room, utility room, bedroom, dressing room and en-suite) and erection of detached double garage - amendment to previously approved permission DER/04/14/00534 to amend the garage roof design	Granted Conditionally	06/05/2015
03/15/00340/PRI	Full Planning Permission	240 Duffield Road, Derby, DE22 1BL	Single storey side and rear extensions to dwelling house (garage, utility room and enlargement of living room and kitchen)	Granted Conditionally	06/05/2015
03/15/00349/PRI	Advertisement consent	Dunelm, 9 Ascot Drive, Derby, DE24 8ST	Display of one internally illuminated fascia sign	Granted Conditionally	06/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/15/00353/PRI	Works to Trees in a Conservation Area	Trees at 9 The Hollow and 4 Welney Close Mickleover, Derby	Felling of Sycamore tree infected by Honey Fungus (T1) and crown reduction by 2 metres of canopy overhanging boundary of 9 The Hollow of Sycamore tree (T2) located within curtilage of 4 Welney Close, in the Mickleover Conservation Area	Raise No Objection	12/05/2015
03/15/00360/PRI	Full Application - disabled People	28 Hazel Avenue, Littleover, Derby, DE23 7HA	Two storey and single storey side, front and rear extensions to dwelling house (bedroom, shower room, kitchen, porch, bedroom and enlargement of bedroom)	Granted Conditionally	20/05/2015
03/15/00361/PRI	Full Planning Permission	2 Hayfield Gardens, Littleover, Derby, DE23 7UZ	First floor extension to dwelling (bedroom and enlargement of bathroom)	Granted Conditionally	13/05/2015
03/15/00364/PRI	Full Planning Permission	16 Woodlands Road, Allestree, Derby, DE22 2HE	Single storey rear extension to dwelling house (enlargement of kitchen and family room)	Granted Conditionally	20/05/2015
03/15/00372/PRI	Full Planning Permission	Chrismairn, Cross Close Walk, Littleover, Derby, DE23 7FD	Demolition of rear extension, chimney and partial demolition of garage. Erection of single storey rear extension to dwelling house (enlargement of kitchen/diner and family room) and formation of rooms in roof space (bedroom and en-suite)	Granted Conditionally	29/05/2015
03/15/00375/PRI	Certificate of Lawfulness Proposed Use	15 Highfields Park Drive, Derby, DE22 1BW	Erection of single storey rear extension to dwelling house (dining room)	Granted	19/05/2015
03/15/00376/PRI	Full Planning Permission	Land at 640 Burton Road, Littleover, Derby, DE23 6EL	Erection of dwelling house	Granted Conditionally	19/05/2015
03/15/00382/PRI	Full Planning Permission	Sainsbury's, Wyvern Way, Chaddesden, Derby, DE21 6NZ	Redevelopment of the petrol filling station including erection of 6 pumps, canopy, replacement storage tanks, refurbishment of kiosk and relocation of tanker filling position	Granted Conditionally	15/05/2015
03/15/00385/PRI	Full Planning Permission	5 Baverstock Close, Chellaston, Derby, DE73 1ST	Two storey side and front extensions to dwelling house (study, utility room, bedroom, ensuite and enlargement of kitchen and bedroom)	Granted Conditionally	19/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/15/00388/PRI	Advertisement consent	St. Peters Church, St. Peters Churchyard, Derby, DE1 1NN	Display of externally illuminated post sign	Granted Conditionally	27/05/2015
03/15/00391/PRI	Full Planning Permission	186 Blagreaves Lane, Littleover, Derby, DE23 7PU	Two storey side and rear extensions to dwelling house (sitting room, w.c., bathroom, bedroom and enlargement of kitchen)	Granted Conditionally	19/05/2015
03/15/00392/PRI	Certificate of Lawfulness Proposed Use	22 Mayfield Road, Chaddesden, Derby, DE21 6FW	Erection of detached garage	Granted	20/05/2015
03/15/00399/PRI	Full Planning Permission	Royal Derby Hospital, Uttoxeter New Road, Derby	Installation of railings to the existing front boundary wall	Granted Conditionally	18/05/2015
03/15/00401/PRI	Full Planning Permission	J Sainsbury Plc, Kingsway Retail Park, Derby, DE22 3FA	Single storey extension to supermarket (groceries online facility) and installation of external scissor lift, sprinkler tank and pump house	Granted Conditionally	19/05/2015
03/15/00402/PRI	Full Planning Permission	191 Normanton Road, Derby, DE23 6US	Installation of 2 ATMs	Granted Conditionally	19/05/2015
03/15/00403/PRI	Advertisement consent	191 Normanton Road, Derby, DE23 6US	Display of 2 illuminated ATM surrounds	Granted Conditionally	19/05/2015
03/15/00406/PRI	Full Planning Permission	111 London Road, Derby, DE1 2QS	Change of use of part of second floor from office to flat (use class C3)	Granted Conditionally	27/05/2015
03/15/00414/PRI	Full Planning Permission	112 Sunny Grove, Chaddesden, Derby, DE21 6WJ	First floor front extension to dwelling house (bedroom)	Granted Conditionally	20/05/2015
03/15/00415/PRI	Full Planning Permission	5 Charlestown Drive, Allestree, Derby, DE22 2GZ	Two storey side and rear extensions to dwelling house (lounge, two bedrooms and bathroom) and installation of mono pitched roof to existing rear extension	Granted Conditionally	29/05/2015
03/15/00416/PRI	Works to Trees under TPO	306 Burton Road, Derby, DE23 6AD	Crown reduction of 2 metres of Copper Beech Tree protected by Tree Preservation Order No. 141	Granted Conditionally	07/05/2015
03/15/00418/PRI	Full Planning Permission	18 Moorway Croft, Littleover, Derby, DE23 7GH	Two storey rear extension to dwelling house (bedroom and enlargement of kitchen, dining room and two bedrooms)	Granted Conditionally	27/05/2015
03/15/00422/PRI	Full Planning Permission	Village Primary School, Village Street, Derby, DE23 8DF	Single storey extension to school (classroom)	Granted Conditionally	20/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/15/00433/PRI	Advertisement consent	20-22 Ashbourne Road & 43 Markeaton Street, Derby	Display of one externally illuminated fascia sign and two non-illuminated fascia signs	Granted Conditionally	27/05/2015
03/15/00437/PRI	Full Planning Permission	2 Eastwood Drive, Littleover, Derby, DE23 6BN	First floor side extension to dwelling house (two bedrooms and en-suite)	Granted Conditionally	28/05/2015
03/15/00439/PRI	Full Planning Permission	1 Eaton Close, Allestree, Derby, DE22 2FD	Erection of 2.4m high boundary wall	Granted Conditionally	06/05/2015
04/15/00444/PRI	Full Planning Permission	14 Greenwich Drive North, Derby, DE22 4AB	Single storey front and rear and two storey side extensions to dwelling house (porch, garage, utility room, w.c, family room, enlargement of kitchen, bedroom and en-suite)	Granted Conditionally	06/05/2015
04/15/00450/PRI	Full Planning Permission	10 Lawn Heads Avenue, Littleover, Derby, DE23 6DQ	Single storey side and rear extensions to dwelling house (enlargement of lounge and kitchen/diner) - amendments to previously approved planning permission Code no. DER/01/15/00002/PRI to include a w.c. and utility room	Granted Conditionally	06/05/2015
04/15/00452/PRI	Prior Approval - Householder	6 South Brae Close, Littleover, Derby, DE23 7WD	Single storey rear extension (projecting beyond the rear wall of the original house by 4.2m, maximum height 3.95m, height to eaves 2.25m) to dwelling house	Prior Approval Not required	12/05/2015
04/15/00453/PRI	Full Planning Permission	18 Woodside Drive, Allestree, Derby, DE22 2UN	Single storey front extension to dwelling house (enlargement of lounge)	Granted Conditionally	06/05/2015
04/15/00456/PRI	Full Planning Permission	Parkway Volkswagen, Locomotive Way, Pride Park, Derby, DE24 8PU	Installation of two first floor windows	Granted Conditionally	06/05/2015
04/15/00466/PRI	Full Planning Permission	18 West Row, Darley Abbey, Derby, DE22 1DN	Single storey rear extension to dwelling house (kitchen/dining room)	Granted Conditionally	29/05/2015
04/15/00468/PRI	Prior Approval - Householder	39 Ingleby Avenue, Derby, DE23 8DL	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.7m, height to eaves 2.35m) to dwelling house	Prior Approval Not required	19/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
04/15/00470/PRI	Prior Approval - Householder	126 Allestree Lane, Derby, DE22 2JY	Single storey rear extension (projecting beyond the rear wall of the original house by 4.75m, maximum height 3.6m, height to eaves 2.8m) to dwelling house	Prior Approval Not required	20/05/2015
04/15/00471/PRI	Works to Trees in a Conservation Area	19 Vernon Street, Derby, DE1 1FT	Felling of Coniferous Tree and Magnolia Tree within the Friar Gate Conservation Area	Raise No Objection	07/05/2015
04/15/00472/PRI	Works to Trees under TPO	Kimbay, School Lane, Chellaston, Derby, DE73 1TF	Removal of the lowest branch of three Corsican Pine Trees protected by Tree Preservation Order No. 57	Granted Conditionally	22/05/2015
04/15/00473/PRI	Prior Approval - Householder	The Lorelei, Lousie Greaves Lane, Spondon, Derby, DE21 7AU	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.5m, height to eaves 3m) to dwelling house	Prior Approval Not required	06/05/2015
04/15/00481/PRI	Full Planning Permission	12 Muirfield Drive, Mickleover, Derby, DE3 5YA	Erection of front extensions to dwelling (garage and porch) and formation of rooms in the roof space of proposed garage together with installation of side dormers	Granted Conditionally	22/05/2015
04/15/00482/PRI	Full Planning Permission	3 Burlington Way, Mickleover, Derby, DE3 5BA	Single storey side and rear extensions to dwelling (conservatory and kitchen)	Granted Conditionally	22/05/2015
04/15/00486/PRI	Works to Trees in a Conservation Area	Trees at rear of 34 Iron Gate, Derby, DE1 3GA	Cutting back of branches to boundary of Laurel tree by 0.4m - 0.6m and Cherry tree by 1.8m - 3.6m within the City Centre Conservation Area	Raise No Objection	20/05/2015
04/15/00491/PRI	Non-material amendment	Derwent House, RTC Business Park, London Road, Derby, DE24 8UP	Installation of replacement windows, canopy and ten cooling chillers - Non-material amendment to previously approved permission DER/01/15/00105 to amend timber fire exit door to glazed aluminium door	Granted	07/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
04/15/00495/PRI	Variation/Waive of condition(s)	One Friar Gate Square, 4-6 Agard Street, Derby, DE1 1DZ	Variation of conditions 1,3,34 and 35 of previously approved planning permission Code No. DER/12/08/01676 - Erection of 3-7 storey buildings comprising office use (use class B1(A)) and ancillary retail/leisure units (Use Classes A1 (retail), A2 (financial and professional services), A3 (Restaurant/Cafe), A4 (Drinking establishments), D1 (Non residential institutions), D2 (Assembly and Leisure)) with associated access and car parking, to amend the approved plans and Use Class of the Building to Use Class D1 (Non residential institutions) throughout.	Granted Conditionally	22/05/2015
04/15/00496/PRI	Demolition-Prior Notification	Former Canteen, Rolls-Royce PLC, Moor Lane, Derby, DE24 9HY	Demolition of canteen building	Raise No Objection	18/05/2015
04/15/00504/PRI	Full Planning Permission	Land at Road Traffic Island, The Pentagon, Derby	Erection of cricket sculpture	Granted Conditionally	29/05/2015
04/15/00510/PRI	Advertisement consent	The Kings Highway PH and Hotel, Kingsway, Derby, DE22 3NN	Display of two internally illuminated wall signs, one externally illuminated freestanding sign and one internally illuminated totem sign	Granted Conditionally	22/05/2015
04/15/00514/PRI	Full Planning Permission	Bramfield Avenue Allotments, Spinney Road, Derby (Burton Road Entrance)	Installation of two metre high gate	Granted Conditionally	29/05/2015
04/15/00520/PRI	Works to Trees in a Conservation Area	St. Werburghs C of E School, Church Street, Spondon, Derby, DE21 7LL	Removal of basal and epicormic growth of 10 Lime trees within the Spondon Conservation Area	Raise No Objection	20/05/2015
04/15/00522/PRI	Prior Approval - Householder	141 Station Road, Mickleover, Derby, DE3 5FL	Single storey rear extension (projecting beyond the rear wall of the original house by 7m, maximum height 3.3m, height to eaves 2.75m) to dwelling house	Prior Approval Not required	22/05/2015

Application No.	Application Type	Location	Proposal	Decision	Decision Date
04/15/00530/PRI	Prior Approval - Householder	50 Kirkdale Avenue, Spondon, Derby, DE21 7HQ	Single storey rear extension (projecting beyond the rear wall of the original house by 4.3m, maximum height 3.4m, height to eaves 2.3m) to dwelling house	Prior Approval Not required	22/05/2015
04/15/00567/PRI	Demolition-Prior Notification	Former Gas Works, Pride Parkway, Pride Park, Derby	Demolition of two gas holders and associated redundant buildings and pipework	Prior Approval Approved	22/05/2015
04/15/00571/PRI	Non-material amendment	137 Whitaker Road, Derby, DE23 6AQ	Single storey rear extension to dwelling house (conservatory) - non-material to previously approved application DER/10/14/01389 to amend previously approved translucent roof to tiled roof with roof lights	Granted	20/05/2015
05/15/00589/PRI	Listed Building Consent - alterations	27 Old Chester Road, Derby, DE1 3SA	Installation of replacement front windows and door	Invalid - Finally Disposed of	06/05/2015