

Time commenced – 6.00pm
Time finished – 6.55pm

PLANNING CONTROL COMMITTEE 8 JULY 2010

Present: Councillor Wood (Chair)
Councillors Bolton, Carr, Grimadell, Harwood, Hickson, S
Khan, Richards and Shanker.

20/10 Apologies for Absence

There were no apologies for absence.

21/10 Late Items Introduced by the Chair

The Chair informed Members that the 2010 Planning Summer School would be in York this year from 3-7 September. The Chair, Vice Chair and an opposition Member were invited to attend.

Resolved to invite the necessary Members to attend

22/10 Declarations of Interest

There were no declarations of interest.

23/10 Confirmation of the minutes of the meeting held on 27 May 2010

The minutes of the meetings held on 27 May 2010 were agreed as a correct record and signed by the Chair.

24/10 Planning Public Speaking Protocol

The Committee considered a report from the Director of Planning and Transportation and the Director of Legal and Democratic Services which revised the public speaking protocol following a request from The Members Services Working Party.

Resolved:

- 1. To note the report**
- 2. To adopt the revised Public Speaking Protocol with effect from the next meeting.**

25/10 Planning Site Visit Protocol

The Committee considered a report from the Director of Planning and

Transportation and the Director of Legal and Democratic Services which created a Site Visit Protocol. The protocol was intended to create clear and precise guidance to Members, applicants, agents and objectors.

Resolved:

- 1. To note the report**
- 2. To adopt the Site Visit Protocol with immediate effect.**

26/10 Appeals Decisions Report

The Committee considered a report from Director of Planning and Transportation on appeals decisions. The attached appendix gave details of the decisions taken.

Resolved to note the decisions on appeals taken in the last month.

27/10 Bi-monthly Report

The Committee considered a report on planning applications to be determined by the Committee, and the applications determined of the Director of Planning and Transportation under delegated powers.

1. DER/06/10/00668

Installation of a replacement 13.8m high telecommunications mast, three antennae and equipment cabinet at highway verge, Shardlow Road, Alvaston, Derby (Adjacent junction with Elvaston Lane)

The Chair stated that it was custom and practice that if a Member who requested an item to be considered by the Committee does not attend the meeting to speak then determination of planning permission would be delegated back to officers.

Resolved to delegate determination of the report to the Director of Planning and Transportation.

2. DER/03/09/00331 (Full Planning Permission)

Partial demolition of the Hippodrome and formation of a multi-storey car park, erection of a retail unit, a retail kiosk, offices and three apartments (as amended) at The Hippodrome, Green Lane and Crompton Street Car Park

And

DER/03/09/00332 (Listed Building Consent)

Partial demolition of The Hippodrome and formation of a multi-storey car park, erection of a retail unit, a retail kiosk, offices and three apartments at The Hippodrome, Green Lane, Derby

It was reported that additional representations had been received in support of the applications from the applicant, the applicant's property advisors

Matthews and Goodman, and the applicant's conservation consultant. Also reported was the receipt from English Heritage of specialist structural advice following a site survey on 6 July 2010, in support of their original report on 21 May 2009.

Ms Scott, of English Heritage, Dr Lane of The Theatres Trust, Mr Steer and Mr Ling addressed the Committee in objection to the applications

Mr Cowle, addressed the Committee on behalf of the applicant.

Resolved in relation to both applications to refuse listed building consent and planning permission

Reasons

The criteria for considering cases of substantial harm in PPS 5 detailed in policies HE9.1-3 accompanied by guidance contained within the Historic Environment Planning Practice Guide, in particular paragraphs 96-97 have not been addressed either adequately or in some areas, at all. For this reason the proposal is contrary to these national policies and saved policy E19 of the adopted City of Derby Local Plan Review.

It was not demonstrated that all reasonable endeavours were made to find alternative uses for the listed building and there was not clear and convincing justification for the proposals. Too much weight was given to the attempts by one group, the Derby New Theatres Association, to find backing for restoration of the listed building for theatre use. The potential of other community groups interested in the rescue and reuse of the listed building, as a theatre or otherwise, were not explored. For this reason the proposal was contrary to policies HE9.1-HE9.3 of PPS5, the accompanying guidance contained within the Historic Environment Planning Practice Guide and saved policy E19 of the adopted City of Derby Local Plan Review.

It was not demonstrated that the offer of the unrestricted freehold of the listed building on the open market at a realistic price reflecting the listed building's condition under current ownership was made, for a use that may not involve substantial demolition or total demolition. For this reason the proposal was contrary to policies HE9.1-HE9.3 of PPS5, the accompanying guidance contained within the Historic Environment Planning Practice Guide and saved policy E19 of the adopted City of Derby Local Plan Review.

28/10 Consideration of major application site visits

The Committee were advised that there were three future major application site visits to report.

Resolved to not visit any of the proposed major application sites.

MINUTES END