

Time commenced: 6.00pm  
Time finished: 7.59pm

## PLANNING CONTROL COMMITTEE 23 July 2015

Present: Councillor Khan (Chair)  
Councillors Froggatt, Harwood, M Holmes, Nawaz, Tittley, West,  
Winter, Wood

In Attendance: Councillor Poulter

### 09/15 Apologies for Absence

Apologies for absence were received from Councillors Care, Martin and Sandhu.

### 10/15 Late Items

There were no late items.

### 11/15 Declarations of Interest

Councillor West wished it to be noted, in relation to applications DER/04/15/00507 and DER/04/15/00506, that she was a Sinfin resident.

Councillor M Holmes wished it to be noted, in relation to application DER/04/15/00460, that his wife was a Micklegate Ward Councillor and that she would be speaking, as a Ward Councillor, in objection to that application.

Councillor Tittley wished it to be noted, in relation to applications DER/04/15/00507 and DER/04/15/00506, that he was a Rolls Royce pensioner and that he wished to speak in support of the application. The Committee noted that he would leave the Council Chamber during consideration of the applications.

### 12/15 Minutes of the Meeting Held on 25 June 2015

The minutes of the meeting held on 25 June 2015 were agreed as a correct record.

### 13/15 Minutes of the Meeting of the Conservation Area Advisory Committee Held on 28 May 2015

The minutes of the meeting of the Conservation Area Advisory Committee held on 28 May 2015 were received and noted by the Committee.

## 14/15      Appeal Decisions

The Committee received a report of the Strategic Director of Neighbourhoods on the appeal decisions taken in the last month.

**Resolved to note the report.**

## 15/15      Enforcement Report

The Committee received a report of the Strategic Director of Neighbourhoods on the current workload of the enforcement officer.

**Resolved to note the report.**

## 16/15      Development Control Performance (April – June 2015 Quarter)

The Committee received a report of the Strategic Director of Neighbourhoods on Development Control Performance (April – June 2015).

**Resolved to note the report.**

## 17/15      Development Control Monthly Report

The Committee considered a report from the Strategic Director of Neighbourhoods on planning applications which were to be determined by the Committee, together with applications determined by the Strategic Director of Neighbourhoods under delegated powers.

- (a) DER/04/15/00507 – Construction of new public highway between Merrill Way and Moor Lane and associated works comprising: junction improvement works, cycle and pedestrian route, 3 Metre high noise barrier, drainage measures, removal of buildings, relocation of sports pitch and relocation of changing room facilities and other associated ground works on land at Rolls Royce Plc, Moor Lane and land adjacent Merrill Way, Derby, DE24 8BJ.

Councillor Tittley addressed the Committee in support of the application.

Councillor Tittley left the Council Chamber during consideration of this and the next application.

**Resolved to grant planning permission with conditions and for the reasons as set out in the report.**

- (b) DER/04/15/00506 – Outline application for the creation of a RollsRoyce aerospacecampus, comprising research and development, office, supporting staff facilities and landscaping strategy, including closure of section of existing

Victory Road and re-provision of sports pitch and pavilion at Rolls Royce, Victory Road, Derby, DE24 8BJ.

**Resolved to grant planning permission with conditions and for the reasons as set out in the report.**

Councillor Tittley returned to the Council Chamber.

- (c) DER/04/15/00460 – Partial demolition of bungalow, demolition of garage and erection of dwelling house at 20 Portland Close, Mickleover, Derby, DE3 5BQ.

The Development Control Team Leader reported that a bat survey had been completed and received the day before the meeting and was circulated to the Committee. It was also reported that Derbyshire Wildlife Trust (DWT) had commented on the bat survey at short notice and recommended that refusal on ecological grounds would not be justified. Following DWT's comments, Members noted that reason 1 of the recommendation in Section 8 was omitted. However, reason 2 for refusing permission was still fully applicable. Members also noted that a further letter of support had been received and was circulated to the Committee.

Mr Dosanjh addressed the Committee in support of the application. Councillor A Holmes, as a Ward Councillor, addressed the Committee in objection to the application.

**Resolved to refuse planning permission on ground 2 as set out in the report.**

#### **Reason for Refusal**

The proposed development, by virtue of its design, size, massing and appearance, fails to reflect the consistent character and appearance of this part of Portland Close. In particular, the overall height and profile of the roof, elevational treatment of the principal elevation, introduction of numerous dormers and rooflights and the overall mass and scale of the proposed development would create an intrusive and overly prominent form of development, which would be detrimental to the visual amenity of the locality and established character of this street scene. Accordingly, the proposal is considered to be contrary to saved Policies H13, E23 and GD4 of the adopted City of Derby Local Plan Review.

- (d) DER/07/12/00915 – Demolition of bungalow and erection of 7 dwelling houses on the site of 453 Burton Road, Derby, DE23 6FL.

The Development Control Team Leader reported that an objection letter had been received from Councillor Carr and was circulated to the Committee. Members noted that condition 13 requiring visibility splays had been amended.

Mr Mulgrew addressed the Committee in support of the application. Councillor Carr, as a Ward Councillor, addressed the Committee in objection to the application.

**Resolved:**

- 1. to refuse planning permission; and**
- 2. to nominate Councillor Harwood to represent the Committee on appeal, should it be necessary.**

**Reason for Refusal**

Vehicles entering and exiting the site on a busy road. Over intensive development in the context of the surface water and drainage issues likely to increase flood risk.

- (e) DER/03/15/00397 – Change of use from a taxi hire business (Sui Generis use) to a hot food takeaway (Use Class A5), installation of shop front, extraction/ventilation equipment and external alterations at 17 Shardlow Road, Alvaston, Derby, DE24 0JG.

Mr Longley, Pegasus Planning Group Ltd, addressed the Committee in support of the application. Councillor Bayliss, as a Ward Councillor, addressed the Committee in objection to the application.

**Resolved:**

- 1. to refuse planning permission; and**
- 2. to nominate Councillor Tittley to represent the Committee on appeal, should it be necessary.**

**Reason for Refusal**

Overconcentration of fast food outlets. Loss of amenity. Loss of vitality and vibrance.

**18/15      DER/05/13/00572 – Site of Asterdale Leisure Centre,  
Borrowash Road, Spondon - Update**

The Committee received a report of the Strategic Director of Neighbourhoods on Special Item – Update on DER/05/13/00572 – Site of Asterdale Leisure Centre, Borrowash Road, Spondon. The report was presented by the Development Control Group Manager.

It was reported that in June 2015 the Secretary had confirmed that the Council could determine the application and that in accordance with the Committee resolution to grant permission, subject to the Secretary of State calling in the application and subject to the completion of a section 106 agreement, that agreement had been completed and permission had now been issued.

**Resolved to note the report.**

**19/15      Major Application Site Visits**

The committee was advised that there were eight future major applications.

**Resolved:**

1. not to undertake a site visit in relation to planning applications  
DER/11/14/01615 - Site of 50 Alfreton Road, Derby, DER/05/15/00709 - Land at corner of Harvey Road/Coleman Street, Alvaston, DER/06/15/00746 - Derbyshire County Cricket Club, Nottingham Road, Chaddesden, DER/06/15/00788 - Disused land adjacent 1 - 5 Railway Cottages, Sinfen Lane, Sinfen, DER/06/15/00809 - Oaklands, 103 Duffield Road, Derby, DER/06/15/00829 - Site of and land at rear of St. Josephs Church Hall, Mill Hill Lane, Derby, DER/06/15/00846 - Land at Hackwood Farm, Radbourne Lane (access from Starflower Way), Mickleover and DER/06/15/00847 - Land at Hackwood Farm, Radbourne Lane, Mickleover; and
2. to undertake a second site visit in relation to planning application  
DER/03/15/00449 – Outline application – Residential development of up to 250 dwellings, together with means of access, public open space, drainage attenuation and landscaping at land south of Mansfield Road, Breadsall Hilltop, Derby (between Porters Land and Lime Lane).

MINUTES END