



Derby City Council

PLANNING CONTROL COMMITTEE
13 October 2016

ITEM 8

Report of the Director of Strategic Partnerships,
Planning and Streetpride

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
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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
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1	1 - 15	06/16/00717	Land south of the Brindley Park Development, off Woodgate Drive, Chellaston.	Erection of 34 dwelling houses and associated access.	To grant planning permission with conditions
2	16 - 29	01/16/00043	Site of 574 Burton Road, Littleover.	Erection of retirement living housing for the elderly, including 37 apartments and 8 houses, communal facilities, landscaping and car parking.	To refuse planning permission.

Classification: OFFICIAL

Committee Report Item No: 1

Application No: DER/06/16/00717

Type: Full

1. Application Details

Address: Land south of Brindley Park residential development, off Woodgate Drive, Chellaston.

Ward: Chellaston

Proposal:

Formation of vehicular access associated with the erection of 34 dwelling houses.

Further Details:

Web-link to application:

<https://docs.derby.gov.uk/paserver/index.aspx?caseref=06/16/00717>

Brief Description

A full application has been received for the erection of 34 dwellings and associated vehicular access and infrastructure on land which lies south of Chellaston, accessed off the residential development currently under construction, known as Brindley Park. The land lies primarily to the south of the city's boundary in South Derbyshire and only the principal vehicular access from the Brindley Park development is located within the city. This application is a duplicate for one which has been submitted to South Derbyshire District Council, although the only matters which are for consideration by this committee are related to the proposed means of access to serve the development. The bulk of the development proposed is on a greenfield site, within South Derbyshire and is for the determination of that Local Planning Authority.

The proposal is to form an extension to the approved residential development to the north of the site, (land off Woodlands Lane), which is in the city and was granted reserved matters approval in 2015. That development is currently under construction. In order to access the current application site, the access road in the approved scheme would be extended to serve the new development of 34 detached and semi-detached dwellings. There is a length of approximately 20 metres of proposed access road within the city, before it enters the development site. A diverted section of public right of way would run along the section of access road within the city and then join an existing footpath route across the field to the east of the site. A length of hedgerow is proposed to be removed along the northern boundary of the site. The development also includes the provision of public open space and surface water balancing pond.

The application is accompanied by a full set of technical documents and a Design and Access Statement, which relate to the whole residential development of the site. Of particular relevance for the consideration by this committee are the Transport Statement and Travel Plan. In September, a revised Drainage Note and Geo-physical archaeological survey were received in response to comments made by consultees.

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2. Relevant Planning History:

South Derbyshire District Council application:

9/2016/0583 – Erection of 34 dwellings along with associated drainage infrastructure works and provision of public open space, Land off Woodgate Drive, Chellaston, current application.

Derby City Council applications:

Application No: 01/15/00131

Type: Reserved Matters

Status: Granted conditionally

Date: 15/05/2015

Description: Approval of reserved matters for the erection of 54 dwellings and associated access - appearance, landscaping, layout and scale.

Application No: 08/12/00945

Type: Outline Planning Permission

Status: Granted conditionally

Date: 04/10/2013

Description: Residential development for up to 56 dwellings with associated access

3. Publicity:

Site Notice

Statutory Press Advert

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

4. Representations:

Five objections have been received to the application from local residents and Ward Members Ingall and Grimadell. The main issues raised are as follows:

- The main access to the development is narrow and on a sharp bend and there is insufficient parking on existing driveways. Additional housing would increase the traffic hazard to road users.
- Roads in Chellaston are already busy. Additional housing will increase traffic congestion.
- Schools and medical facilities in the area are already at capacity.
- Surface drainage is insufficient for additional housing.
- Woodgate Drive is not designed for additional traffic.
- Loss of further green space to housing.

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5. Consultations:

Highways Development Control:

The proposed access road would connect to an adoptable road which is currently under construction and under agreement through Section 38 of the Highways Act.

Paragraph 32 of the National Planning Policy Framework advises that “*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*” From the Transport Assessment provided by the applicant, the Highway Authority is satisfied that the impact of the development upon the city’s highway network will not be "severe".

In principle therefore the City Highway Authority does not object to the proposals.

Whilst approval of the development falls within the boundary of South Derbyshire District Council, there is one potential issue which will affect the City. The primary road into the site is linear and therefore it is likely that vehicular speeds would be in excess of 20mph for much of its length. A 2.4m x 43m visibility splay taken north from the junction with the cul-de-sac crosses through plots 1 & 2, and also through plot 28 of the adjacent development; and should not therefore be acceptable. If one assumes a 20mph design speed, this would require a splay of 25 metres, which crosses through the curtilage of plot 2; and should generally be within the adoptable highway. The Highway Authority would also suggest that a pedestrian link be provided between the hammerhead near plots 7-10, joining with the turning head of the adjacent development, thus aiding the ease of access for pedestrians and encouraging access by sustainable means.

Following a revised layout drawing being received the comments are as follows:

No objections raised to the revisions. The visibility splays over Plots 1 and 2 would be controlled by County Highways and secured under a Section 38 Agreement.

Environmental Services (Health – Pollution):

Land Contamination

I note the submission of a soils and agricultural land quality report with the application (Land Research Associates Ltd, dated 15th August 2014). This report does not include any assessment of potential land contamination on site.

Given the nature of the proposed development, I would recommend that conditions are attached, should it be granted, requiring submission of the full suite of land contamination assessments from a Phase I Desk Study right through to post-completion Site Validation requirements.

Noise

The proposed development is considered a ‘sensitive’ land use with respect to potential effects from noise. Consequently, a Noise Assessment has been submitted with the application (Rodgers Leask, dated 22 March 2016), in order to consider potential impacts upon future residents of the development from the existing noise levels at the location. I can comment on the report as follows:

Ambient noise levels were measured at the site on the 8th January 2015 (a Thursday). Although the measurements were taken some time ago, there is no reason to suggest that local ambient noise will have changed significantly since this

time. I agree with the conclusion that consideration of noise levels from traffic increases generated by the development is not necessary, given the relatively small scale of the development.

The monitoring demonstrates that the site experiences relatively high levels of traffic-related noise from the nearby A50, particularly towards the southern end of the site.

The assessment's methodology and reasoning is both logical and in accordance with relevant guidance and I would accept the report's conclusions, namely that:

- Standard thermal double glazing should provide a sufficient degree of insulation to proposed dwellings (when the windows are kept closed);
- South facing external living areas (i.e. gardens) at the southern boundary of the development will require acoustic fencing in order to achieve accepted noise levels.

It should be noted however that unacceptably high noise levels are likely to be experienced by future residents should windows be kept open, particularly at night. Consequently, an alternative means of passive/mechanical ventilation should be incorporated into dwellings within the southern portion of the site, in order to allow future residents to keep their windows closed.

Conclusions on Noise

Based on the information provided, the Environmental Protection Team has no objections to the application on noise amenity grounds. I would however strongly recommend that the following conditions are attached, should it be granted:

- Boundary acoustic fencing shall be provided to all southward facing external living areas along the southern perimeter of the site. Detailed plans shall be submitted to the LPA for approval and the development cannot be occupied until the fencing has been fully installed in accordance with the agreed plans.
- Alternative means of acoustically treated ventilation shall be provided to all dwellings in the southern half of the development, unless further agreed noise impact assessment can demonstrate otherwise. Details of the ventilation scheme shall be first agreed with the LPA and the development cannot be occupied until the ventilation has been fully installed in accordance with the agreed plans.

Air Quality

I note the submission of an Air Quality Statement (Rodgers Leask, 31 March 2016) with the application. I can comment on the report and its findings as follows.

The statement is limited in scope and does not include any detailed air quality assessment or modelling. Given the nature of the location and the scale of the proposed development, this is deemed acceptable.

The report does include some traffic data, which predicts around 210 additional daily vehicle movements arising from the development. In air quality terms, this is a relatively insignificant number of additional vehicle movements.

The report concludes that "the effects noted from the development are negligible and show that the local air quality will be relatively unaffected and remain well within national standards".

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Whilst the report does not include detailed emission predictions to enable such a precise conclusion, the overall judgement that the development is likely to give rise to negligible impacts is reasonable given the circumstances.

Air Quality Conclusions

The Environmental Protection Team has no objections to the application on air quality grounds.

Construction Dust and Noise

Neither the Noise Assessment nor the Air Quality Statement includes any consideration of construction related impacts arising from the development.

Given the scale of the development and its proximity to existing residential dwellings, there is a risk of noise and dust causing nuisance to local residents during ground enabling and construction works. I would therefore strongly recommend that both construction noise and construction dust management plans are submitted for approval to be secured by planning condition.

The management plans will need to provide detailed proposals for the control of dust, PM10/PM2.5 and other air emissions from the site, having regard to relevant guidance, for example that produced by the Greater London Authority (GLA, 2006), or the Institute of Air Quality Management (IAQM, 2012). Noise management procedures should have regard to the guidelines described in BS5228, or other agreed guidance/standards.

These land contamination, noise and air quality issues impact on the development of the site for housing, which is being dealt with by South Derbyshire District Council and such considerations are a matter for that Authority.

Derbyshire County Council Archaeologist:

The comments below are most relevant to the bulk of the site within South Derbyshire, but I include them here for consistency.

The site of c2.1ha is only 80 metres from a Scheduled Monument comprising dense archaeological cropmarks of late prehistoric and/or Romano-British date. These features show as cropmarks because of an isolated patch of glacio-fluvial sand and gravel which is conducive to their formation. This deposit also extends into the south-eastern corner of the proposal site, beyond which it is replaced by mudstone clays and glacial till/clay extending to the west. Although the focus of this activity is within the Scheduled Monument, the cropmark plots suggest that there are some features which are likely to extend beyond this field to the north, east and west, and there is potential for this site to extend into the proposal area.

The applicant's desk-based assessment omits mention of the Roman and prehistoric archaeology excavated as part of the ongoing housing development immediately west of the proposal site. A Roman enclosure has been excavated c300 metres west (HER 27043), along with prehistoric land boundaries and a double pit alignment which may well extend into the current proposal site.

The site therefore has a high potential for buried archaeological remains of later prehistoric/Roman date in particular. Although the applicant has submitted an archaeological desk-based assessment this is rather inaccurate and to meet the

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requirements of NPPF para 128 that archaeological significance be established, some site-based field evaluation (geophysical survey and trial trenching) is required.

Further comments in response to the submitted Geo-physical Survey for the South Derbyshire part of the site:

The survey has not detected substantial or significant archaeological remains of the type suggested by the cropmarks on the nearby Scheduled Monument, or the Romano-British enclosures detected by geophysical survey on the neighbouring Chellaston Fields housing development. Some possible archaeological features are noted towards the site's eastern boundary. The archaeological work on the neighbouring site also suggests that there is potential for more extensive prehistoric activity not detected by geophysics, such as land boundaries and pit alignments; there is even a possible ploughed-down round barrow a little way south of the current site.

There remains a requirement for archaeological work to investigate and record these features. Because of the unspectacular nature of the geophysics I am persuaded that this is best addressed through a post-consent scheme secured by conditions, rather than through further pre-determination work. The post-consent scheme should involve some trial trenching to sample the geophysical features and assess the potential for prehistoric archaeology missed by geophysics. There would then be a second phase of work if trial trenching identifies areas of significance.

Derbyshire Wildlife Trust:

We are aware of great crested newts within 500m of the site, veteran tree (ash) present on the southern boundary of the site within a hedgerow and Chellaston Brickworks Local Nature Reserve 100m from the site boundary.

Potential impacts

The development has an adverse impact on hedgerows due to the construction of access road and removal of 80m of hedgerow1.

The conversion of the grassland to residential may affect great crested newts, foraging and commuting bats. Foraging badgers and nesting birds. There could be minor impacts in terms of loss of foraging or obstacles to movement between foraging areas.

No other impacts on protected species have been confirmed, but there is a possibility that bats could be affected if any mature trees were felled. Lighting across the site has the potential to affect foraging and commuting bats (as well as other fauna).

Proposed Mitigation on Impacts:

Scattered trees (including veteran trees) and hedgerows are present on site. The hedgerow habitats meet the definition of UK BAP priority and, as such, we would expect the retention of the hedgerows wherever possible, with any removal compensated for by replacement planting to ensure there is no net loss of priority habitat as a result of the proposed development. The proposals illustrate the removal of over half of hedgerow 1 and no mitigation has been provided. To accord with the objectives set out in section 9 of the National Planning Policy Framework (NPPF) in pursuance of sustainable development we would advise that the proposed development needs to demonstrate how it will move from a net loss of biodiversity to

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achieve a net gain for nature. Replacement hedgerow on a like for like basis is required to ensure there is no net loss of biodiversity. Where the loss of significant features is unavoidable the local authority may require by condition, or seek to negotiate a planning obligation to secure suitable mitigation to compensate for that loss.

We advise that all hedgerows and trees should be retained and incorporated within the development design together with additional hedgerow and tree planting as part of a landscaping scheme. Any new landscape planting, including the infilling of existing hedgerows and tree planting, should use native species appropriate to the corresponding landscape character area to be of maximum benefit for wildlife.

All retained habitats should be protected from damage by the erection of adequate temporary protective fencing for the duration of the works in accordance with a scheme to be submitted to and approved in writing by the local planning authority prior to the commencement of any works on the site as a condition of any consent.

The design and access statement discuss a 30m buffer will be incorporated along the eastern boundary of the site. Additional detailed information on planting, future maintenance and funding will be required.

A balancing pond/SuD is proposed on the south west corner, it would be welcomed to incorporate an additional pond on the eastern boundary to provide additional habitat for newts.

Bats are known to occur locally and bats were recorded foraging and commuting along the site boundaries. Two trees were assessed as low and moderate potential in accordance the BCT guidelines. It is understood that these trees are retained and incorporated as part of the green space within the development and will not be affected by the works. Lighting should be directional and away from trees and hedgerows to ensure foraging and commuting activity for bats are not affected by the works.

Great crested newt surveys haven been undertaken of six water bodies to determine their presence or absence. It is understood that the survey work has identified the presence of great crested newts. The closest pond with great crested newts was located within 230 metres of the development site.

The grassland habitats and hedgerows within the site are considered likely to provide suitable terrestrial habitat for great crested newt. The suitability of these grassland habitats for newts does not appear to have been taken into account as part of the impact assessment. However, the ecology report has provided a method statement (Section 4.53-4.60), detailing TAF along the eastern boundary and hand/destructive search.

Various conditions are recommended to control landscaping proposals, external lighting, the protection of great crested newts and management of construction impacts on bio-diversity.

These ecological issues primarily impact on the development of the site for housing which is being dealt with by South Derbyshire District Council and such considerations are a matter for that Authority.

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Highways (Land Drainage):

Further comments in respect to the Drainage Technical Note, submitted in relation to the surface water drainage proposals on the South Derbyshire part of the site:

The majority of the site slopes towards the southwest (away from the city boundary). The proposed development will discharge surface water into the Phase 1 development (the approved scheme DER/01/15/00131 in the city), towards the highest north east corner of the site. This is against the natural greenfield flow of water and will result in a catchment transfer, with the site contributing surface water to the city which previously wouldn't have flowed there. This would be in contravention of the NPPF as it would result in an increased flood risk to Derby.

An updated strategy would need to be presented that demonstrates that no additional water would enter the city, i.e. that 8l/s maximum (the presently approved rate) leaves Phase 1 into the local surface water sewers.

I have also not seen any information to demonstrate how surface water will be passed back through the development from the Phase 2 pond towards the outfall into Phase 1. There would seem to be a number of site constraints, particularly site gradient, in directing this connection through the development.

Finally, should the rate of surface water discharge be revised down to mitigate against the catchment transfer, the level of the Phase 1 pond water level during intense storm events would be increased well above that previously approved during the Phase 1 discussions. This leads to a public safety hazard associated with this site drainage. The half-drain time of the pond will also need looking at to ensure, given the revised rate of allowable surface water discharge, that the pond empties in a short enough period of time to manage subsequent rainfall effectively.

In summary I would recommend that an alternative drainage destination (i.e. another watercourse or sewer) is found within the catchment in which most of Phase 2 sits.

The drainage issues raised primarily impact on the development of the site for housing which is being dealt with by South Derbyshire District Council and such considerations are a matter for that Authority..

Police Liaison Officer:

Whilst the scale of this application falls below our current 50 unit threshold, it's noted that it forms part of the wider Brindley Park development. It's also noted that site is almost entirely within South Derbyshire District.

Irrespective of these two points there are no objections or comments we would wish to make in respect of the documents and plans submitted with this application.

Natural Environment:

In relation to public rights of way, the proposed road link between the two developments isn't in line with the recently made Public Path Diversion Order for Public Bridleway 3 Chellaston. As shown in the north east corner of the submitted site layout for 06/16/00717, it may not be satisfactory for horse riders to come off Bridleway 3 Chellaston on to the carriageway and then go off on to Bridleway 10 Swarkestone in South Derbyshire. When the Order was first considered this was not

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envisaged. South Derbyshire District Council/Derbyshire County Council may wish to consider if this is acceptable.

6. Relevant Policies: *Saved CDLPR policies*

GD1	Social Inclusion
GD2	Protection of the Environment
GD3	Flood Protection
GD4	Design and the Urban Environment
GD5	Amenity
GD8	Infrastructure
GD9	Implementation
E4	Nature Conservation
E16	Development close to important open land
E23	Design
T1	Transport Implications of new development
T4	Access, parking and servicing
T6	Provision for pedestrians
T7	Provision for cyclists
T8	Provision for Public Transport
T10	Access for Disabled people
T14	Public rights of way
T15	Protection of footpath, cycleways and routes for horseriders

Local Plan Part 1: Core Strategy:

AC24 South of Chellaston

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.

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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.

List issues and use the list to frame the section:

- Policy Context
- Highways and Access implications
- Other Environmental Matters
- Planning Obligations - Section 106

Policy Context

This is a full duplicate application for residential development on land which is just south of the city boundary, within South Derbyshire District.

Only the principal access to the development is located in Derby City and this is the only matter, which is being considered under this application. The rest of the development including the design and layout of all the proposed housing plots, the associated public open space and surface water drainage pond are sited in South Derbyshire's area and being considered by the District Council under a separate application, yet to be determined.

At a strategic level both South Derbyshire and Derby City Councils have agreed, that the land to the south of Chellaston will be a location for new housing growth in the next Local Plan period.

This proposed housing site is part of a wider housing allocation in South Derbyshire's Local Plan Part 1, which has recently been adopted by the District Council. The allocation, known as 'Chellaston Fields', covers a large area of agricultural land between the A50 and the urban extent of Chellaston and the policy provides for the delivery of around 500 new dwellings.

Part of the Chellaston Fields allocation has outline planning permission for up to 450 dwellings and associated uses. A reserved matters application for the first phase, 210 dwellings and associated infrastructure has also been granted and construction has now commenced on land adjacent to Swarkestone Road.

The current application for a further 34 dwellings, forms part of the 500 dwelling allocation in South Derbyshire and lies in the north eastern corner of the Chellaston Fields site. This proposal would be served by a single vehicular access from the housing site off Woodgate Drive, which is located in the city. Reserved Matters approval was granted in 2015, under ref: DER/01/15/00131 for 54 dwellings on this site and it is currently under construction.

The land which is being developed for 54 dwellings, is not allocated for any purpose in the adopted Local Plan Review, although it is allocated in the Derby City Local Plan Part 1: Core Strategy for residential development under Policy AC24. It forms part of a strategic cluster of cross-boundary sites to the south of Chellaston (Policy AC24), which includes Chellaston Fields. One of the reasons for treating these small

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but adjoining sites on either side of the city boundary as a strategic allocation in the respective Local Plans, is to address the cumulative effects of development in this location, particularly around school places and financial contributions to new education facilities. The Core Strategy is currently undergoing its final public consultation on the modifications following the Examination in Public. The Plan does therefore now carry some degree of weight in the decision making process.

In terms of policy AC24, it is worth noting that one of the main modifications which have been made to the policy following the close of the formal hearing sessions relates to heritage assets to the south east of the City's site. The new criterion requires development to "protect and enhance the setting of heritage assets, including the Scheduled Monument (SAM) to the south east of the site at Woodlands Farm". The SAM is in the South Derbyshire part of the site and is therefore being considered as part of the application which relates to their area.

The principle of residential use on this site is therefore established through South Derbyshire's Local Plan Part 1 and is consistent with policies in the emerging Derby City Local Plan Part 1. The proposal site lies between two permitted housing developments, one in South Derbyshire (Chellaston Fields) and one in the City (Land off Woodlands Lane). When all of the developments are complete, they would form a comprehensive, sustainable urban extension to the south of Derby, in line with the objectives of both Authorities' Core Strategies.

It is important to note, that although the proposed housing application is part of the South Derbyshire strategic allocation, no vehicular access is proposed through to the rest of the Chellaston Fields site in South Derbyshire.

Instead, the principal vehicular access to the development is proposed to be taken from the approved housing scheme to the north, served off Woodgate Drive, which lies in Derby city.

The current proposal would effectively be a phase 2 development to the permitted 54 dwellings in Derby city, which is currently being developed. It is a full application for 34 dwellings, with all details to be agreed. However, the only part of the scheme, which the City Council is able to consider, is the proposed access into the development to the north of the South Derbyshire site. This includes the provision of pedestrian as well as vehicular linkages to Chellaston Fields from the development in the city to ensure that the proposal is an integrated urban extension to Derby.

Highways and Access Implications

The proposed vehicular access, which is for determination under this application is a short section of highway about 20 metres in length, which forms an extension to the approved access road, serving 54 dwellings to the north of this site. It provides the single point of access for the proposed development of 34 dwellings in South Derbyshire. The main policy considerations are adopted Local Plan policies T1 and T4, in relation to traffic impacts on the local road network and the requirement to provide a safe and suitable access for the development.

The proposed access would serve 34 dwellings from an already approved scheme for 54 dwellings. This is a relatively small number of residential units and the traffic

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impacts of the additional trips over and above the existing housing in the local area are considered to be very low.

The Highways Officer has not raised any concerns about the implications of the proposal for traffic flows on the surrounding road network in Chellaston.

In regard to highway safety, the design and layout of the access road within the city, is considered to be a safe and suitable access to the proposed development and there would be no adverse safety implications arising from the proposal. The only issue which was raised by the Highways Officer was about visibility onto the access road from a proposed cul-de-sac in the South Derbyshire site, being obscured by the new dwellings on Plots 1 and 2.

The site layout has since being revised to safeguard a visibility splay onto the primary access across the frontage of these plots. This is to the satisfaction of the city's Highways Officer and he has confirmed that there are no further concerns with the layout of the access.

Overall, the access to the proposed development does not conflict with the provisions of the adopted Local Plan policies T1 and T4 in regard to highways impacts.

The proposed access into the South Derbyshire site, coincides with a public bridleway route, which runs from Woodlands Lane to the north, to the north eastern boundary of the application site and then across fields to the east. Policies T14 and T15, seek to protect public rights of way routes, including bridleways from being adversely affected by development. The bridleway (Chellaston 3) from the north, enters the South Derbyshire site at the point of access and runs diagonally across the retained open field to the east. This bridleway has been the subject of a diversion order through the approved development for 54 dwellings in the city to alter the route through the open space to the east of the site. I note that some concern has been raised by the Council's Natural Environment team about the potential egress of the bridleway onto the new access road, before entering the existing path towards the east. There may be a need for a further diversion of the bridleway, between the city and South Derbyshire in order to avoid using the access road. This would require a separate diversion order application, to be dealt with outside of the planning process. Whilst the bridleway route as proposed may be somewhat inconvenient for horseriders, it would not prejudice access to the public right of way for any users of the path through the development. I am therefore satisfied that the requirements of Policies T14 and T15 would be adequately met by the proposal.

Access for pedestrians and cyclists to the development would also be satisfactorily provided for by the proposed extension of the access road within the city. This accords with the requirements of adopted policies Policies T6 and T7.

Other Environmental Matters

The bulk of proposed development is within South Derbyshire and the District Council is dealing with the consideration of the rest of the application, which relates to housing design and layout and associated landscaping and surface water drainage. These are matters which are for South Derbyshire to consider and include an assessment of the principle of housing on this greenfield site, having regard for the

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national and local planning context and the social, environmental and economic impacts of the development on the wider Chellaston area.

Impacts on flood risk and surface water drainage, ecological and landscape features, noise, air quality and archaeological features on and around the site, are issues for South Derbyshire to consider as part of their assessment of the housing development and associated infrastructure. Consultation responses on these environmental impacts have been supplied to the case officer for South Derbyshire to be addressed as part of their consideration of the application.

In regard to the Scheduled Ancient Monument, which lies to the south of the application site, the County Archaeologist is satisfied that the geo-physical survey which has been carried out, during the course of the application, demonstrates that there are no significant archaeological remains near to the protected site. Any impacts on below ground archaeology could be appropriately dealt with by conditions attached to South Derbyshire's application.

Planning Obligations – Section 106

South Derbyshire District is negotiating a package of Section 106 contributions, which would need to be secured for the proposed housing scheme. The City Council would be a signatory to the Section 106 Agreement, and is currently discussing potential contributions to be secured for education provision and sports facilities in the city. These negotiations are still ongoing and the final Section 106 Agreement will be completed as part of the South Derbyshire application.

The siting and layout of the principal access is in accordance with adopted and emerging Local Plan policies and the overarching guidance in the NPPF and the application has a positive recommendation.

8. Recommended decision and summary of reasons:

To grant planning permission with conditions

Summary of reasons:

The proposed residential development to be served by a new vehicular access via approved housing development in the city, is considered to be acceptable in terms of both highway safety and traffic impacts on the wider road network. All other environmental, social and economic impacts of the new housing are for the consideration of South Derbyshire District Council, as the bulk of the site is within their area.

Conditions:

1. Standard condition (3 year time limit)
2. Standard condition (Specify approved plans)
3. Before development commences a construction management plan for construction of the access to be submitted for approval, to include details of measures to control noise and dust emissions from the works.

Reasons:

1. Accordance with Town & Country Planning legislation
2. For the avoidance of doubt.

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3. For the protection of the amenities of nearby residential properties – Policy GD5

Informative Notes:

N1 The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the City Highways Authority. The new roads and any highway drainage will be required to be provided in accordance with Highway Control's requirements of Derby City Council acting as highway authority.

N2 In order to carry out a Highway Condition Survey the applicant / developer should in the first instance contact StreetPride at Derby City Council Streetpride@derby.gov.uk Tel: 03332 006981

Application timescale:

The application has an agreed extension of time target until 17 October 2016 and is brought to committee at the request of Ward Members.

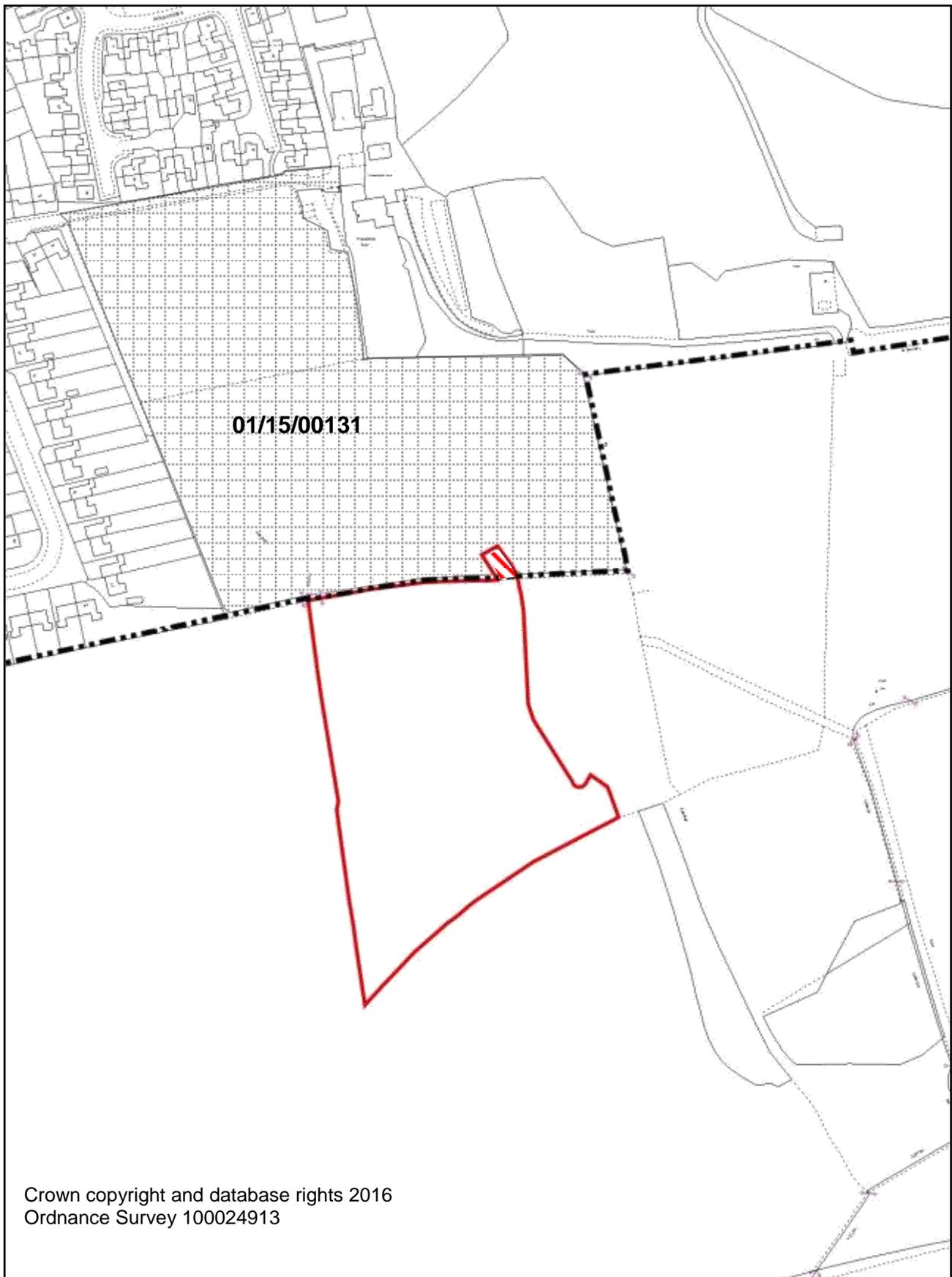
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Committee Report Item No: 2

Application No: DER/01/16/00043

Type: Full.

1. Application Details

Address: Site of 574 Burton Road, Littleover.

Ward: Littleover.

Proposal:

Erection of retirement living housing for the elderly, including 37 apartments and 8 houses, communal facilities, landscaping and car parking.

Further Details:

Web-link to application documents:

<https://docs.derby.gov.uk/paserver/index.aspx?caseref=01/16/00043>

Brief Description:

This full application seeks permission for a development of 37 apartments and 8 houses on this irregular shaped site. The site fronts Burton Road and the southern corner of Middleton Avenue and extends to the rear of Nos 2 – 20 Middleton Avenue. It also abuts the rear of Nos 1A – 15 Heath Avenue. The site stands within the Littleover District Centre which extends to its south and east. Development that surrounds the site to its north, east and west is predominately residential in its use. The site has stood vacant for a number of years and despite planning permissions having been granted for its redevelopment in the recent past, those permissions have not been implemented and its last use remains as a car sales garage. All buildings on the site have been demolished and the site stands overgrown with some areas of hardstanding at the southern end.

The proposed development comprises sheltered housing designed specifically for the elderly. A block of development is proposed with an irregular plan that would front onto Burton Road and front the junction with Middleton Avenue. This building would house all 37 apartments and would extend between two and four storeys in height. 18 no. one bedroomed apartments are proposed along with 19 no. two bedroomed apartments. They are proposed to be served by some communal facilities including a residents lounge, refuse area, guest suite and mobile scooter charging points. One full time member of staff is proposed to act as a house manager with responsibilities for looking after communal spaces and providing residents with assistance if required, The apartments are proposed to be served by communal spaces outdoors that are to be landscaped. The external appearance of the apartment building involves gabled roofs, bay windows and a mixture of brickwork, render and timber detailing. The 37 apartments are proposed to be served by 26 parking spaces located to the rear of the building in communal parking areas including some undercroft parking.

Existing vehicular access into this site is served by an access from Middleton Avenue and this access point is proposed to be used to serve as a private driveway to serve the rear of the site. This would allow access to eight dwelling houses, proposed to stand in two terraced rows of three and five properties. The dwellings would occupy the northern 'arm' of the site and each is proposed to be served by an individual parking space and communal garden areas. The houses are identified as being age

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restricted (to those over the age of 60). All of the eight dwellings would extend to two storeys and would comprise dwellings with gabled roofs and simple elevations with brick and render detailing.

A design, access and sustainability report, planning statement, transport statement, tree survey, arboricultural report and arboricultural method statement, phase I habitat report, site investigation report and statement of community involvement have been provided in support of the application.

2. Relevant Planning History:

Most recent:

Application No: 05/10/00563 **Type:** Full Planning Permission
Status: Granted conditionally **Date:** 04/11/2010
Description: Variation of use of part of ground floor unit (Use Class D1) previously approved under Code No DER/1206/2025 to retail (Use Class A1)

Application No: 12/06/02025 **Type:** Full Planning Permission
Status: Granted conditionally **Date:** 17/07/2007
Description: Erection of 19 apartments, 5 dwelling houses, veterinary practice, doctor's surgery and associated car parking

Application No: 08/06/01402 **Type:** Full Planning Permission
Status: Withdrawn Application **Date:** 27/11/2006
Description: Erection of 8 dwelling houses, 16 apartments, doctors surgery, veterinary surgery and associated car parking

Application No: 02/03/00178 **Type:** Full Planning Permission
Status: Granted conditionally **Date:** 30/07/2003
Description: Demolition of buildings and erection of 3 retail units

3. Publicity:

34 Neighbour Notification Letters

Site Notice

Statutory Press Advert

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

The applicants have also undertaken their own public consultation prior to the submission of the planning application. A statement of community involvement document has been submitted with the application which states that a public exhibition was held and a dedicated website and phone line made available for members of the public to provide comments and feedback on the proposals. The responses received and the applicants response to comments made are outlined in detail in the submitted document.

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4. Representations:

Ten representations have been received in response to this application. Seven of those are in favour of the development with three in objection.

Those who have written in support of the application have expressed support for the redevelopment of this vacant site. Supporters of the scheme indicate that the development will benefit the area and that the site would provide a good location for older people to live, given its close proximity to the district centre, its shops and other facilities.

The nature of the objections received in response to the application generally relate to the proposals involving over development of the site, insufficient car parking being made available leading to increases in on street parking, congestion and a loss of safety in neighbouring streets and the scale of the apartment block being out of keeping with the character of this part of Burton Road. Views have been expressed with regards to the houses at the rear of the site being too close to the boundaries of neighbouring properties. Issues are also raised relating to mature trees overhanging the application site boundaries.

5. Consultations:

Highways DC:

Amendments to the proposals, as originally submitted, were made to address comments provided by Highways. Following consideration of the revised plans, colleagues have advised that paragraph 2.3 of the Transport Statement states that "Burton Road is supported by pedestrian footways that flank both sides of the carriageway.... A number of pedestrian crossing points supported by tactile paving are available along Burton Road..." There is no tactile paving at the highway footway crossing point on Middleton Avenue (at the junction with Burton Road). The Highway Authority would seek for the developer to improve this crossing by adding tactile paving at this location. The site has a number of existing access points; three dropped crossings and one bellmouth access. The Highway Authority will require the reinstatement of these access points to provide a full height kerb face along the site frontage. Along the Burton Road frontage many of the footway edgings have been removed; which means that there is no formal delineation of the highway boundary, or edge restraint for the footway. The Highway Authority will require that these be replaced and renewed as appropriate. The works to lift the dropped crossings, close the bellmouth access, replace the missing edgings and connect any utilities will lead to considerable damage to footway along the Burton Road frontage. Accordingly therefore the Highway Authority will seek for the developer to resurface the appropriate section of footway fronting the site. The Highway Authority recommends that the response to the consultation in respect of the application is one of No Objection, subject to the imposition of a series of conditions which secure the construction of crossings, provisions of visibility splays, drainage details, and provision of cycle parking, improved pedestrian facilities and the closure of existing crossings.

DCC County Archaeologist:

The County Archaeologist commented as follows:

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The site measures 0.43ha to the north of Burton Road. The earliest available mapping (Littleover title of 1850 and the OS 25 1st Edition of c1880) shows development at the south-eastern end of the site, identified by 1880 as a smithy. 'Reverse S boundaries to the site suggest that it lay in the medieval open strip fields, and was enclosed as part of a post-medieval expansion of the village north of Burton Road. This suggests that there is little or no potential for medieval remains on the site, and that the medieval core of the village was located to the south of Burton Road between St Peter's Church and the Old Hall. Although well-preserved remains of post-medieval buildings are potentially of archaeological significance, I note that the site underwent redevelopment in the early 20th century in connection with construction of a Methodist chapel, and again by the 1960s to create a garage, which had expanded to the northern end of the site by the 1990s. I therefore feel that the site is unlikely to contain well-preserved remains of any period (except perhaps of the 20th century buildings). I therefore advise that the site is of low archaeological potential and that there is no requirement for archaeological work under the policies at NPPF chapter 12.

Environmental Protection Team:

The conclusions and recommendations made by the Environmental Health Officer are as follows:

If any sizeable quantity of previously undiscovered putrescible fill material is uncovered during site works, this may represent a risk of ground gas generation. Accordingly, I would recommend either the use of a testing programme, or a precautionary approach of installation of basic gas protection measures into the proposed buildings. Imported soil materials should comply with BS 3882. The report refers to the 2007 version of this standard; the originator should note that BS 3882:2015 was published in April of that year. With the above remediation objectives, and my comments, I would recommend a typical condition for land contamination. Formed of 3 parts requiring: i) Submission of supplementary investigation report(s), detailing actions taken to locate and remediate any fuel infrastructure (including excavation validation where necessary); ii) Watching brief for any undiscovered contamination that becomes apparent during site works, with appropriate steps to remediate and report; iii) Implementation of approved remediation measures, and submission of a postworks validation statement that demonstrates all works completed satisfactorily.

Natural Environment (Tree Officer):

The Officer has advised as follows:

There are no Tree Preservation Orders (TPOs) within the curtilage of this proposed development and the site is not within a conservation area. Tree 7 (ash) and tree 11 (oak) though, identified as part of the submitted BS5837:2012 'Tree Survey', are protected by TPOs 274 and 464 respectively. The contents of the submitted Tree Survey are noted, particularly that the survey considers there are no trees within the site worthy of retention at the expense of an efficient development. It is therefore welcomed that the developer has made an effort to retain as many of the existing trees as possible in the proposed development. I would recommend though that consideration be given to retaining tree 3 (hornbeam), identified as category B

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(moderate quality and value) in the tree survey. It is accepted that this tree has limited public visual amenity, but it is recommended that consideration should be given to retaining this tree, along with trees 1 and 2 (sycamore, category C, low quality and value, but adequate) to help break up the mass of the proposed development when viewed from the rear gardens of properties on Middleton Avenue. If this is not possible, I recommend that consideration be given to planting additional trees of an upright form along the boundary with properties on Middleton Avenue to help break up the mass of the proposed development. Beyond this, I recommend that an Arboricultural Impact Assessment should be undertaken to demonstrate that any trees being retained are not at risk from the implementation of the proposed development and where there are potential conflicts, an Arboricultural Method Statement be submitted, detailing specific tree protection measures.

Crime Prevention Design Advisor:

Following consideration of the revisions made to the development during the course of the application, the Officer advised as follows:

In respect of enclosure, the addition of a pedestrian gate within the Burton Road railings is noted, but this wouldn't amount to secure enclosure. The main layout revision looks to be the rotation of terrace A, although contextual elevations revision A still shows this terrace backing on to the pedestrian footpath link. If this terrace is to be side on the footpath, considerably closer to it than previously, and with the proposed box hedge garden boundary removed, I'd recommend that the side elevation of plot 3 is fenestrated at ground floor level, and that some form of low level visually permeable boundary demarcation is detailed along the side elevation. I expect that all of these points could be resolved by setting a condition of approval relating to boundaries.

Relevant Policies: *Saved CDLPR policies*

GD1	Social Inclusion
GD2	Protection of the Environment
GD4	Design and the Urban Environment
GD5	Amenity
GD9	Implementation
H11	Affordable Housing
H13	Residential Development – General Criteria
S3	District and Neighbourhood Centres
E7	Protection of Habitats
E9	Trees
E10	Renewable Energy
E17	Landscaping Schemes
E23	Design
E24	Community Safety
L2	Public Open Space Standards
L3	Public Open Space Standards in New Development
T1	Transport Implications of New Development
T4	Access, Parking and Servicing
T10	Access for Disabled People

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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>

Derby City Local Plan, Part1: Core Strategy (Submission 2015)

Main Relevant Policies:

CP1 (a) Presumption in Favour of Sustainable Development

CP2 Responding to Climate Change

CP3 Placemaking Principles

CP4 Character and Context

CP7 Affordable and Specialist Housing

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.

6. 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.

- The proposed use of the site;
- The layout, scale and design of the development
- The implications for access and parking
- The implications for neighbouring occupiers
- Other environmental considerations
- Section 106 requirements
- Housing land supply

The proposed use of the site

Members are likely to be aware of the history of this site and its long term vacancy. The site is in a District Centre and forms part of its primary frontage. It is a prominent site and its long term vacancy is undesirable. Saved local plan policy S3 allows for residential proposals on first floors and above within Centres. It also allows for such uses in ground floor locations, where they are on the periphery of the centres and where the Council is satisfied that it would combat long term vacancy and would not result in an adverse effect on the vitality and viability of the Centre. In this case, the site is on the periphery of the Centre. It was in a non-A1 use previously and has been vacant for a lengthy period of time. . A solely residential use of the site is therefore considered acceptable in this location and the proposed use can be supported in land use terms.

Securing a use on this site which offered a greater contribution to the vitality and viability of the centre would have been welcomed and the applicants have advised that the use of some parts of the building by the 'wider' community would not be feasible as the development is proposed to serve as private living accommodation. It

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does need to be recognised that its redevelopment would assist in combatting long term vacancy on the site and assist in bringing forward new housing on a brownfield site. It is considered that the proposals would not adversely affect the vitality and viability of the Centre as a whole and as such it is in line with the requirements of policy S3. It is also noted that only limited objections to the use of the site for a residential purpose has been generated by local residents in response to this application indicating some local acceptability of its intended use.

The layout, scale and design of the development.

Amendments have been sought to the layout of the development during the course of this application. This included amendments to the layout of the apartment building to improve its position in the street relative to 572 Burton Road. The layout is now considered to be acceptable as the development would provide a strong frontage to Burton Road, with clear surveillance of the street and the building line of the scheme sitting comfortably alongside its neighbours. As a result of the changes made it is considered that the flank side wall of the apartment building would not dominate views within the street scene from the west.

Whilst the four storey height of the apartment building would exceed that of neighbouring houses in Burton Road, Middleton Avenue and Heath Avenue and would appear imposing, the development would serve to act as a gateway to the District Centre from the West. The building would serve to mark the change between the buildings in the District Centre and the residential properties beyond. Its resulting visual impact is considered to be acceptable providing a strong built form to the sites Middleton Avenue / Burton Road junction. Supporting information that has been submitted with the application identifies the scale of development that was granted planning permission on this site in the recent past. It is noted that planning permission was granted in 2007 and subsequently in 2010 for a form of development on this site with some height and scale to Burton Road and the Middleton Avenue junction. The approach in this application remains consistent with that scale of development and continues to be considered acceptable in this location.

The apartment building is proposed to have a modern external appearance and whilst some changes to the elevations have been secured to simplify the detail within the apartment buildings elevations, no overriding design objections are raised. It is considered that the scale and design of the apartment building acknowledges the prominent corner site that it occupies whilst accommodating elevations that are suitable for a residential form of development.

The two storey height and simple design of the proposed eight dwellings are considered to be acceptable for location at the rear of the site where the scale of surrounding domestic properties sit in closer proximity.

Overall no overriding design objections are raised to the scheme and it is considered that it meets with the design aspirations of local plan policies GD4 and E23.

The implications for access and parking.

It is clear from the three objections submitted in response to the application that some local residents have concerns with regards to the level of parking provision proposed to serve the site. Whilst 100% parking is proposed to serve the eight

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dwellings only 70% provision is included for the occupiers of the apartments. The proposed parking levels are considered to be acceptable given the sustainable location of the site, close to good public transport links which would serve both future occupiers and their visitors. Some balance on the degree of intensity of the proposed use is also balanced against its previous use for car sales, and the fact that other forms of land use within a District Centre could generate a considerable number of vehicle and pedestrian movements.

Visibility from the proposed access drive onto Middleton Avenue is considered to be acceptable as are the proposed levels of car parking and there are no major highway objections to the proposal. This is subject to a number of design and construction details being agreed but it would be reasonable for this detail to be secured through conditions, should planning permission be granted for the development. Overall, it is considered that the layout meets with the aims of local plan policies T4 and T10 where it provides for suitable access, egress and levels of off street parking available within the application site.

The implications for neighbouring occupiers.

The focus of the larger scale apartment building towards the Burton Road frontage of the site with the smaller scale of the two storey houses at the rear does allow the development to have an acceptable degree of separation from neighbouring houses. Some amendments have been sought to ensure that satisfactory distances would be achieved between habitable windows within the development and neighbouring houses and gardens. The relationship to 572 Burton Road is tight but it is noted that this building is in non-residential use on its ground floor, it being the neighbouring building that stands within the District Centre. Overall the impact of the proposals on No. 2 Middleton Avenue and No. 572 Burton Road are not considered to be unreasonable and this would be subject to appropriate boundary treatments and landscaping details being secured which could be achieved through appropriately worded conditions. Given minor amendments that have been made to the layout of all the buildings on the site, it is considered that the massing impact of the scheme on neighbouring occupiers would not be unreasonable and the position of windows are reasonable in ensuring that existing levels of privacy enjoyed by neighbours are not unreasonably compromised. It is considered that conditions to control certain elements of permitted development in relation to the eight dwellings could be imposed to further safeguard residential amenity.

The scheme also provides an acceptable degree of outlook and amenity space sufficient for the development to provide a satisfactory level of amenity and suitable living environment for future occupiers. Overall I am satisfied that normal space standards and privacy requirements are met by the development in respect of the amenities of future occupiers of the development and neighbouring occupiers that live directly adjacent to the site. The proposal therefore accords with the aims of policies GD5 and H13.

Other Environmental Considerations

There are two trees protected by Tree Preservation Order that are situated close to, but outside the application site. These are an Oak tree in the rear garden of No. 572 Burton Road, and an Ash tree in the rear garden of 22 Middleton Avenue. In

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particular, the tree at 22 Middleton Avenue has been raised as a concern by one of the residents who have raised objections to the application given the trees mature condition and extensive spread of branches into the application site. It would be reasonable for conditions to be imposed which required adequate protection of both the protected trees during the course of construction and they do not offer limitations to the amount of development proposed in this planning application. Some works to neighbouring trees may be required but is not considered unreasonable and if necessary, would be subject to a separate application for consent. No other trees on the site are considered worthy of Tree Preservation Order protection and those that are to be removed are identified in the submitted tree survey as being of low quality. It is encouraging that the developers are seeking to retain as many of the existing trees that extend close to the site boundaries as a means of screening the development and maintaining the amenities of neighbours. The retention of trees along the boundary with the Middleton Avenue properties has been explored and whilst they cannot reasonably be retained, it is considered that a satisfactory landscaping scheme could be secured for the site which would deliver some mature planting on this boundary. In terms of the requirements of local plan policy E9, the relationship of the proposed development for trees on and adjacent to this site is considered to be acceptable.

The details of a phase I habitat survey that has been undertaken for the site has been submitted to support this planning application. It concludes that the site is found to be of low ecological value in general. It is identified as having negligible bat roost potential with its only value identified as foraging for bats and birds. The site contains no buildings, structures or ponds that would require removal and the conclusions drawn are reasonable, ensuring that adequate consideration has been given to species protected by law in accordance with the requirements of local plan policy E7. The report does recommend that both bird and bat boxes are incorporated into the development and it would be reasonable for such measures to be secured through conditions of planning permission.

Section 106 Requirements

Given the scale of the development proposed on this site, there is a need for the scheme to contribute towards additional physical and social infrastructure including the requirement for the development to provide an element of affordable housing. Such requirements are set out in our adopted Local Plan Policies, the NPPF and the Council's Supplementary Planning Document on Planning Obligations. Opportunities for incidental and major open space are not available within the site itself and the applicant has stated that the development cannot support the provision of on-site affordable housing. The terms of a Section 106 Agreement have been under negotiation with the applicants. In order to provide adequate mitigation for the impacts of the development the Section 106 Agreement sought to secure incidental and major open space contributions, public realm and highway contributions as well as a commuted sum towards affordable housing in lieu of on-site provision. The negotiations between the Council and the applicants have taken into account the highways and incidental open space contributions already paid in respect of the currently consented scheme which was commenced but not completed. The applicants have advised that the Heads of Terms of the agreement that have been

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set out by the Council would make the delivery of the site unviable. Planning Practice Guidance issued by the Government advises that Local Planning Authorities should ensure that the total impacts of planning obligations (Section 106 Agreements) do not threaten the viability of sites. In addition, Paragraph 173 of the National Planning Policy Framework (NPPF) requires Councils to not require obligations which threaten the viability of development and the provision of a competitive return to a willing landowner and developer.

The applicants have produced a development appraisal which reaches the conclusion that this would be the case and this has been considered by the District Valuer. The District Valuer has undertaken an independent appraisal and has advised the Council that the development would be able to support a commuted sum towards affordable housing as well as other contributions. These conclusions were presented to the applicant. The applicant disagreed with the appraisal and a period of further negotiations between the District Valuer and the applicant took place. This resulted in further reductions to the affordable housing contribution being recommended to the Council by the District Valuer. In addition, the applicants have been involved in some subsequent discussions with the Council with regards to the appropriateness of the level of major and incidental open space contribution appropriate to an over 55's scheme. The Council has again adjusted the level of this contribution to reflect this. The applicants have however maintained their position that the Section 106 package offered by the Council would render the scheme unviable and are therefore not prepared to enter into ANY planning obligations in respect of this site.

We are satisfied that the independent appraisal offered by the District Valuer is reasonable and does not place unrealistic expectations on the viability of the development. Given the scale and nature of the development proposed on the site, it is considered that the contributions sought are necessary to mitigate for the wider impacts of the development and are fairly and reasonably related in scale therefore making them compliant with Community Infrastructure Levy Regulation 122 and paragraph 204 of the NPPF. In accordance with local plan policies GD9, H11, L3 and T1 it is considered suitable mitigation for the impacts of the development will not be secured in the absence of any contributions through a Section 106 Agreement. In the absence of such an agreement, the development is contrary to those policies. In addition, the development would be contrary to paragraph 50 of the NPPF which requires Councils to plan for a mix of housing based on future demographic trends including affordable housing.

Housing Need and Supply

The proposal is for residential development and as such the matters of housing need and supply are relevant. These matters have been discussed in detail at the recent Derby City Local Plan Part 1 – Core Strategy Examination in Public. The plan is now at an advanced stage and the Council is currently consulting on Main Modifications to the Plan. Until the Council has received the Inspector's report there are a number of outstanding unknown/unresolved matters which mean that it is very difficult for the Council to demonstrate a 5 year housing supply at present. In particular, we are awaiting the Inspector's confirmation of the City's housing target and for his view on the methodology for calculating the 5 year supply and when to base the date for the

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calculation. These matters were all subject to objections and discussion at the Examination Hearings. Therefore, although the Council considers that when the plan is adopted there will be a 5 year supply, the plan does not yet have the appropriate weight and the Council cannot demonstrate a 5 year housing land supply at this time.

Paragraph 49 of the Framework states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

In the absence of a 5 year housing supply, Paragraph 14 of the Framework is relevant. This requires that where relevant policies are out of date (in this case, relevant policies for the supply of housing), planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or where specific policies in the Framework indicate that development should be restricted.

As discussed above, the proposal is not policy compliant in terms of the Local Plan or the Framework in that it does not provide the required mitigation through a Section 106 Agreement. Of particular relevance is the fact that the development will not provide for any new affordable homes. The evidence base which supports the emerging Core Strategy indicates that there is a significant affordable housing need in the City. The Council's 2012 Strategic Housing Market Assessment (SHMA) identifies that some 10,117 new affordable dwellings are needed in the City between 2012 and 2028. This is in comparison to an identified total housing need of 16,388 new dwellings between 2011 and 2028 which has been established through the evidence base. It is therefore very important that the Council takes all opportunities to meet affordable need. This should be considered in the context of one of the main thrusts of the Framework as set out in paragraph 47, which is that local authorities should use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing.

In considering the benefits and adverse impacts when assessed against the policies in the Framework taken as a whole, policies of the adopted CDLPR are still relevant where they are consistent with the Framework.

Conclusion

As set out in this report, this is a positive proposal for this part of the city and would bring into valuable use a prominent site that has stood vacant for some time. The proposals are considered to be acceptable in terms of their use of the site as well as their design, layout, scale and implications for the amenities of future occupiers and neighbouring occupiers. Paragraph 50 of the NPPF advises that local planning authorities should plan for a mix of housing, including, amongst other groups, the needs of the elderly and the National Planning Practice Guidance includes advice that the need to provide housing for older people is critical. The main benefits of the scheme include the delivery of 45 new dwellings, the bringing back into use of a brownfield site which has been vacant for a considerable time and the fact that the new dwellings would meet specific housing needs of elderly people. The NPPG refers to a Core Planning Principle in the Framework that in decision taking, local planning authorities should encourage the effective use of land by re-using land that

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has been previously developed together with the overall need to boost significantly the supply of housing. These factors add a significant degree of weight in favour of the proposal. Given that the Council is currently unable to demonstrate a five year supply of housing provision, paragraph 14 of the NPPF is clear in that we must grant planning permission for housing unless the adverse impacts of the scheme significantly and demonstrably outweigh the benefits or specific policies of the framework indicate that the development should be restricted.

The benefits of the scheme therefore need to be weighed against its inability to make appropriate provision for affordable housing and other necessary mitigation measures secured as part of the Section 106 agreement. An important aspect for the Council is the need for us to meet the full objectively assessed needs for both market and affordable housing. The appropriate opportunities for affordable housing to be delivered have to be pursued by the Council and as a result of other schemes brought before this Committee, Members will be aware of the pro-active approach taken to housing delivery with a spirit of negotiation and reasonableness underpinning Section 106 negotiations. As part of that, the District Valuer's judgement has guided recommendations made on other housing schemes and a consistency in approach is necessary to ensure that the outcomes of applications are fair and to ensure that the Council can achieve its targets for affordable housing.

The lack of an agreed Section 106 package does mean that the wider physical and social impacts of the development cannot be suitably mitigated, contrary to adopted policy and this includes the provision of affordable homes. A decision has to be reached as to whether this failure of the scheme is sufficient to outweigh the other benefits it would deliver and whether the lack of any contributions through the Section 106 agreement provide the significant and adverse impacts that paragraph 14 indicates would outweigh a granting of planning permission. It is considered that the advice provided by the District Valuer is balanced and fair and the terms of the Section 106 package being sought do not place unrealistic expectations on the development proposed. It is necessary for the Council to pursue a consistent approach to seizing opportunities to deliver the City's housing need for market and affordable housing in particular. In the absence of the conclusion of the Section 106 agreement and failure to secure the necessary contributions it is therefore considered that the inability of the scheme to meet the wider policy aspirations of saved local plan policies L3, T1 GD9 and H11 in particular (affordable housing), provides the significant adverse impacts that outweigh the presumption in granting planning permission for housing developments in the absence of a five year housing supply. This failure to meet those policy requirements must be given weight which does tip the balance in the decision to be made and it is concluded that only a recommendation for planning permission to be refused can be reached.

8. Recommended decision and summary of reasons:

To refuse planning permission.

Reason for refusal:

In the absence of an agreement in respect to the provision of planning obligations for affordable housing and incidental and major open space, contributions towards off site highway works and public realm, the Local Planning Authority considers that

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the proposal fails to suitably mitigate for the wider physical and social infrastructure impacts of the development, contrary to the aims of saved policies GD9, H11, L3 and T1 of the adopted City of Derby Local Plan Review, the Planning Obligations Supplementary Planning Document and the National Planning Policy Framework.

Informative Notes:

None.

S106 requirements where appropriate:

Incidental open space, major open space, public realm, highway contributions and affordable housing.

Application timescale:

The timescale for the determination of the application has expired and the applicants have been asked to agree to an extension of time.

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Derby City Council

Delegated decisions made between 01/08/2016 and 30/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/15/00395/PRI	Works to Trees under TPO	Temple House Clinic, Mill Hill Lane, Derby, DE23 6SA	Felling of Corsican Pine, Sycamore and Lime trees and crown reduction of Cherry tree protected by Tree Preservation order No.146	Granted Conditionally	18/08/2016
08/15/01104/PRI	Advertisement consent	Car Wash, Chequers Road, West Meadows Industrial Estate, Derby, DE21 6EN	Display of two LED digital advertisement boards	Refuse Planning Permission	30/08/2016
09/15/01184/PRI	Listed Building Consent - alterations	Derby School of Bridge, Chapel Street, Spondon, Derby	Reduction in height of part of boundary wall	Granted Conditionally	09/08/2016
10/15/01304/PRI	Full Planning Permission	23-24 Corn Market and 1-2 Albert Street, Derby	Change of use and alterations to first and second floors to provide 6 residential flats (Use Class C3), provision of bin store and cycle parking in basement and formation of self contained residential entrance at ground floor	Refuse Planning Permission	23/09/2016
10/15/01305/PRI	Listed Building Consent - alterations	23-24 Corn Market and 1-2 Albert Street, Derby	Change of use and alterations to first and second floors to provide 6 residential flats (Use Class C3), provision of bin store and cycle parking in basement and formation of self contained residential entrance at ground floor	Granted Conditionally	23/09/2016
11/15/01453/PRI	Full Planning Permission	11 Rykneld Road, Littleover, Derby, DE23 7BG	Two storey rear extension to dwelling house (kitchen/dining room, bedroom and bathroom)	Granted Conditionally	25/08/2016
12/15/01532/PRI	Full Planning Permission	197 Derby Road, Chellaston, Derby, DE73 1SE	Two storey front extension to dwelling house (kitchen/breakfast room, bedroom, en-suite and study). Raising of the existing roof and eaves height, installation of new and replacement windows to the side elevations and formation of additional vehicular access from Derby Road	Granted Conditionally	08/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
01/16/00020/PRI	Full Planning Permission	Littleover Community School, Pastures Hill, Littleover, Derby, DE23 7BD	Erection of technology building	Granted Conditionally	25/08/2016
01/16/00090/PRI	Outline Planning Permission	Land adjacent to 233 Rykneld Road, Littleover, Derby	Residential development (up to 5 dwellings)	Granted Conditionally	16/08/2016
01/16/00105/PRI	Full Planning Permission	2 Rushcliffe Gardens, Chaddesden, Derby, DE21 6LX	Two storey side extension to dwelling house (sitting room, dining room, bedroom and en-suite)	Granted Conditionally	23/08/2016
01/16/00112/PRI	Full Planning Permission	1 Hastings Street, Derby, DE23 6QQ (Derby Family Medical Centre)	Single storey extension to medical centre (three consulting rooms, staff room, office and stores)	Granted Conditionally	04/08/2016
02/16/00152/PRI	Full Planning Permission	34 Green Lane, Derby, DE1 1RP	Change of use of first and second floors from storage to two flats (use class C3) including installation of a new shop front, replacement windows and door	Granted Conditionally	15/09/2016
02/16/00216/PRI	Full Planning Permission	143 Matlock Road, Chaddesden, Derby, DE21 4QB	Single storey side extension to dwelling house (conservatory) and erection of boundary fence	Granted Conditionally	02/08/2016
02/16/00239/PRI	Advertisement consent	17 Babington Lane, Derby, DE1 1TA	Display of one internally illuminated fascia sign and one internally illuminated projecting sign	Granted Conditionally	21/09/2016
03/16/00258/PRI	Full Planning Permission	Christadelphian Hall, Mill Hill Lane, Derby, DE23 6SB	Front, side and rear extensions to hall including raising of the roof height	Granted Conditionally	15/08/2016
03/16/00259/PRI	Full Planning Permission	Land to the rear of Hotel, 16-21 Midland Road, Derby, DE1 2SL (access from Wellington Street)	Erection of 21 flats (use class C3) and associated landscaping, re-configuration of the car park to the rear of existing hotel.	Granted Conditionally	09/09/2016
03/16/00293/PRI	Full Planning Permission	Land to the rear of 187 Duffield Road, Derby, DE22 1JB	Erection of dwelling and alterations to parking area	Granted Conditionally	30/09/2016
07/16/00323/PRI	Works to Trees under TPO	135 Duffield Road, Derby, DE22 1AF (Kingfisher Day Nursery)	Cutting back of branches next to building by up to 3m of Horse Chestnut tree protected by Tree Preservation Order No.88	Granted Conditionally	21/09/2016
03/16/00332/PRI	Full Planning Permission	Land at Peet Street Garages, Peet Street, Derby, DE22	Demolition of garages and erection of 7 dwellings	Granted Conditionally	15/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
03/16/00336/PRI	Full Planning Permission	5 South Avenue, Chellaston, Derby, DE73 6RS	Raising of the roof height and installation of three dormers to the front elevation to form rooms in the roof space (two bedrooms with en-suites) and single storey rear extensions to dwelling (kitchen, utility room and enlargement of garage)	Granted Conditionally	23/09/2016
03/16/00362/PRI	Full Planning Permission	1067 London Road, Derby, DE24 8PZ	Sub-division of existing second floor flat to form two bedsits (use class C3)	Granted Conditionally	05/08/2016
03/16/00372/PRI	Full Planning Permission	143-145 Pear Tree Road, Derby, DE23 6QF	Change of use of ground floor from two flats (use class C3) to retail (use class A1) and/or office for financial and professional services (use class A2) including installation of new shopfronts and single storey rear extension to form flat (use class C3)	Granted Conditionally	28/09/2016
03/16/00380/PRI	Full Planning Permission	3 Margaret Street, Derby, DE1 3FE	Installation of a rear dormer and two rooflights to the front elevation	Withdrawn Application	16/08/2016
04/16/00383/PRI	Outline Planning Permission	Land adjacent to 37 Keats Avenue, Littleover, Derby, DE23 7EE	Residential development (one dwelling)	Granted Conditionally	25/08/2016
04/16/00415/PRI	Works to Trees under TPO	Trees at Laverstoke Court, Peet Street, Derby, DE22 3NT	Removal of secondary limbs of Holm Oak tree, removal of limb to main fork of Lime tree and cut back by approximately 3m upper canopy overhanging 146 Drewry Lane of trees protected by Tree Preservation Order No. 204	Granted Conditionally	31/08/2016
04/16/00436/PRI	Full Planning Permission	3 Bridgwater Close, Alvaston, Derby, DE24 0YE	Two storey side and single storey front extensions to dwelling house (car port, bedroom, en-suite and enlargement of lounge)	Granted Conditionally	19/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
04/16/00443/PRI	Reserved Matters	Land to rear of 30 Glenwood Road, Chellaston, Derby, DE73 1UB (access via Boyd Grove)	Residential development (one dwelling house) associated off-street parking, rear patio area, boundary treatment and footway extension - approval of reserved matters of appearance, landscaping and scale under outline permission code no. DER/02/15/00234	Granted Conditionally	17/08/2016
04/16/00445/PRI	Reserved Matters	Land rear of 34 Glenwood Road, Chellaston, Derby, DE73 1UB (access via Boyd Grove)	Residential development (one dwelling house) - approval of reserved matters of appearance, landscaping and scale under outline permission code no. DER/02/15/00236	Granted Conditionally	19/08/2016
04/16/00452/PRI	Full Planning Permission	The Flat, 16 Lower Dale Road, Derby, DE23 6WY	First floor rear extension to create additional flat (use class C3) and alterations to the elevations to include bricking up of openings and installation of an external staircase	Granted Conditionally	06/09/2016
04/16/00455/PRI	Full Planning Permission	48 Darley Park Road, Derby, DE22 1DA	Two storey side and rear extension to dwelling house (garage, w.c., kitchen/breakfast room, two bedrooms and en-suite)	Granted Conditionally	15/09/2016
04/16/00462/PRI	Full Planning Permission	2 Albemarle Road, Chaddesden, Derby, DE21 6UG	Change of use from residential (use class C3) to supported living accomodation (use class C3) including two storey and single storey extensions, formation of rooms in the roofspace with rear facing dormer, conversion of outbuilding to staff accomodation and erection of 1.8m high boundary fence	Granted Conditionally	05/08/2016
04/16/00477/PRI	Full Planning Permission	3 St. Marys Gate, Derby, DE1 1HB	Change of use from offices to restaurant (use class A3) at ground floor and apartment (use class C3) at first floor level with alterations to include the installation of doors to the west elevation	Granted Conditionally	30/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
04/16/00478/PRI	Listed Building Consent - alterations	3 St. Marys Gate, Derby, DE1 1HB	Alterations in association with the change of use of offices to restaurant (use class A3) at ground floor and apartment (use class C3) at first floor level to include the installation of doors to the west elevation	Granted Conditionally	30/08/2016
04/16/00482/PRI	Full Planning Permission	Land at the side of 56 Field Lane, Alvaston, Derby, DE24 0GQ	Erection of two semi-detached dwelling houses	Granted Conditionally	15/09/2016
04/16/00486/PRI	Full Planning Permission	31 Amber Road, Allestree, Derby, DE22 2QB	Single storey front and side and two storey rear extensions to dwelling house (utility room, porch, shower room, enlargement of kitchen/dining room, bedroom and en-suite)	Granted Conditionally	04/08/2016
04/16/00491/PRI	Full Planning Permission	576 Kedleston Road, Derby, DE22 2NH	Two storey side extension to dwelling house (covered area, bedroom with en-suite and study)	Granted Conditionally	23/08/2016
04/16/00508/PRI	Full Planning Permission	1 Maize Close, Littleover, Derby, DE23 7YP	Two single storey rear extensions (lounge and bedroom) and side extension to dwelling house (one bedroom, shower room, w.c, sitting room and lobby).	Granted Conditionally	08/08/2016
04/16/00509/PRI	Full Planning Permission	5 Cricklewood Road, Derby, DE22 4DP	Two storey side and single storey front and side extensions to dwelling house (porch, kitchen, garage, bedroom and en-suite)	Granted Conditionally	21/09/2016
04/16/00517/PRI	Listed Building Consent - alterations	Mill Manager's House, Darley Abbey Mills, Darley Abbey, Derby, DE22 1DZ	The external and internal repair and re-ordering to provide residential accommodation in association with the adjacent West Mill wedding venue. To include the creation of 7 new en-suite bedrooms with lounge dining and kitchen facilities.	Granted Conditionally	20/09/2016
04/16/00518/PRI	Outline Planning Permission	Land at the rear of 154 Derby Road, Chellaston, Derby, DE73 1RH (access off Ashleigh Drive)	Residential development (two dwellings)	Granted Conditionally	19/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
04/16/00520/PRI	Variation/Waive of condition(s)	Woodlands Community School, Blenheim Drive, Allestree, Derby, DE22 2LW	Demolition of blocks B, C, D, E and J and partial demolition and rebuilding of Block A, and erection of 2/3 storey classroom blocks and associated works - Variation of condition 2, 8 and 9 of previously approved planning permission Code No. DER/08/14/01175 to amend the approved plans	Granted Conditionally	03/08/2016
04/16/00523/PRI	Works to Trees under TPO	30 Porters Lane, Oakwood, Derby, DE21 4FZ	Felling of two Ash trees and one Horse Chestnut tree protected by Tree Preservation Order No. 124	Granted Conditionally	24/08/2016
04/16/00524/DCC	Listed Building Consent - alterations	Friar Gate Bridge, Friar Gate, Derby	Retention of debris containment netting	Granted Conditionally	05/08/2016
05/16/00526/PRI	Full Planning Permission	419 Kedleston Road, Derby, DE22 2TG	Installation of new roof to form rooms in the roof space (two bedrooms and en-suites) to include an increase in roof height and the building up of three gable ends	Granted Conditionally	22/08/2016
05/16/00531/PRI	Full Planning Permission	Site of 568 Kedleston Road, Derby, DE22 2NH	Demolition of existing dwelling house and erection of two dwelling houses and two outbuildings (pod space)	Granted Conditionally	09/08/2016
05/16/00539/PRI	Full Planning Permission	64 Kings Drive, Littleover, Derby, DE23 6EY	Single storey front and rear extensions to dwelling house (porch and enlargement of kitchen/dining area) and erection of outbuilding (store)	Granted Conditionally	16/08/2016
05/16/00547/PRI	Full Planning Permission	Land to the north of The Blue Jay PH, Linville Close, Derby	Erection of accommodation lodge and associated works	Granted Conditionally	02/09/2016
05/16/00550/PRI	Full Planning Permission	22 Constable Lane, Littleover, Derby, DE23 6EA	Erection of boundary wall and gates	Granted Conditionally	01/08/2016
07/16/00554/PRI	Full Planning Permission	190 Albert Road, Chaddesden, Derby, DE21 6TB	Single storey rear extension to dwelling (conservatory)	Granted Conditionally	15/08/2016
07/16/00555/PRI	Full Planning Permission	259-269 Abbey Street, Derby, DE22 3SW (Premier Meat and Poultry)	Single storey extension to industrial unit (storage and food preparation area)	Granted Conditionally	25/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
05/16/00556/PRI	Full Planning Permission	80 Allestree Lane, Derby, DE22 2HT	Two storey side and single storey front extensions to dwelling house (porch, garage, bedroom, shower room and enlargement of bedroom)	Granted Conditionally	15/08/2016
05/16/00557/PRI	Full Planning Permission	21 Riddings, Allestree, Derby, DE22 2GD	Single storey side and two storey and single storey rear extensions to dwelling house (workshop, two bedrooms, en-suite and enlargement of kitchen/dining area) and installation of a first floor window to the side elevation	Granted Conditionally	07/09/2016
05/16/00567/PRI	Full Planning Permission	Derby High School, Hillsway, Littleover, Derby, DE23 7DT	Installation of replacement boundary fence	Granted Conditionally	25/08/2016
05/16/00572/DCC	Local Council own development Reg 3	Marble Hall, Nightingale Road, Derby	Erection of 1.8m high black railings to front, rear and sides of Marble Hall.	Granted Conditionally	19/09/2016
05/16/00573/DCC	Listed Building Consent - alterations	Marble Hall, Nightingale Road, Derby	Erection of 1.8m high black railings to front, rear and sides of Marble Hall.	Granted Conditionally	19/09/2016
05/16/00590/PRI	Works to Trees under TPO	Land west of Belmore Way, Alvaston, Derby, DE21 7AY	Felling of Balsam Poplar Tree protected by Tree Preservation Order No. 576	Refuse Planning Permission	09/08/2016
05/16/00591/PRI	Full Planning Permission	Site of 30 The Hollow, Mickleover, Derby, DE3 5DH	Demolition of existing dwelling house and garage and erection of replacement dwelling house and garage	Granted Conditionally	21/09/2016
05/16/00597/PRI	Full Planning Permission	25 Wood Road, Spondon, Derby, DE21 7DP	Two storey side and single storey rear extensions to dwelling house (store, bedroom and enlargement of kitchen and bathroom) and installation of a canopy to the front elevation	Granted Conditionally	24/08/2016
05/16/00598/PRI	Non-material amendment	96 Traffic Street, Derby, DE1 2NL	Change of use of first floor from office (use class B1) and erection of additional storey to form four flats (use class C3) - Non-material amendment to previously approved permission DER/01/16/00063 to amend the front elevation	Granted	04/08/2016
05/16/00601/PRI	Local Council own development Reg 3	126 Allestree Close, Derby, DE24 8SX	Single storey side extension to dwelling (bedroom, lobby and access ramp)	Granted Conditionally	08/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
05/16/00604/PRI	Full Planning Permission	105 Ferrers Way, Derby, DE22 2BE	Single storey front, side and rear extensions to dwelling (hall, garage, utility room, enlargement of dining area and bedroom)	Granted Conditionally	04/08/2016
05/16/00609/PRI	Full Planning Permission	617 Nottingham Road, Derby, DE21 6RU	Two storey rear extension to dwelling house (enlargement of kitchen/dining area and two bedrooms) and raising of the existing roof height and installation of a first floor side elevation window to form rooms in the roof space (bedroom and en-suite)	Refuse Planning Permission	30/09/2016
05/16/00615/PRI	Full Planning Permission	5 Chester Avenue, Allestree, Derby, DE22 2FE	Two storey side and rear extension to dwelling house (utility room, kitchen/diner, two bedrooms and en-suite)	Granted Conditionally	11/08/2016
05/16/00620/PRI	Full Planning Permission	6-12 St. Peters Street, Derby, DE1 1SH	Retention of new shopfronts	Granted Conditionally	24/08/2016
05/16/00621/PRI	Advertisement consent	6-12 St. Peters Street, Derby, DE1 1SH	Retention of internally illuminated fascia sign	Granted Conditionally	24/08/2016
05/16/00622/PRI	Full Planning Permission	Norman House, Friar Gate and Saxon House, Friary Street, Derby (Heritage Gate Complex)	Installation of new and replacement windows and doors, replacement cladding and vents	Granted Conditionally	01/09/2016
05/16/00623/PRI	Full Planning Permission	Vale Mills, Boyer Street, Derby, DE22 3TE	Installation of replacement windows and doors	Granted Conditionally	22/08/2016
05/16/00625/PRI	Variation/Waive of condition(s)	Land off Lodge Lane, Willow Row and St Helens Street, Derby	Residential development (35 apartments), formation of access, car parking and associated works - Variation of condition 1 of previously approved permission Code No. DER/05/14/00601 to amend the approved site plan	Granted Conditionally	09/09/2016
05/16/00635/PRI	Full Planning Permission	Curzon Ward, The Kedleston Unit, Kingsway Hospital, Kingsway, Derby, DE22 3LZ	Single storey extension to ward (two seclusion rooms and secure external areas)	Granted Conditionally	02/08/2016
05/16/00636/PRI	Full Planning Permission	114 Green Lane, Derby, DE1 1RY	Retention of change of use of lower ground and ground floor from offices (use class B1) to dental practice (Use Class D1)	Granted Conditionally	26/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
05/16/00638/PRI	Full Planning Permission	145 Manor Road, Derby, DE23 6BU	Extensions, erection of outbuilding and formation of vehicular access	Invalid - Finally Disposed of	27/09/2016
05/16/00640/PRI	Full Planning Permission	Allotments rear of 1- 43 Brigden Avenue, Allenton, Derby	Erection of toilet block	Granted Conditionally	14/09/2016
05/16/00644/PRI	Full Planning Permission	79 Breedon Avenue, Littleover, Derby, DE23 7LR	Two storey side and single storey rear extensions to dwelling house (office, family room, dining room, shower room, bedroom and en-suite), erection of a detached garage and formation of a vehicular access to Goodsmoor Road	Granted Conditionally	12/08/2016
05/16/00646/PRI	Full Planning Permission	Land adjacent to Wilmot House, St. James Court, Friar Gate, Derby, DE1 1BT	Erection of four apartments (use class C3)	Granted Conditionally	23/09/2016
05/16/00647/PRI	Works to Trees under TPO	8 Church Walk, Allestree, Derby, DE22 2EA	Removal of epicormic growth of Lime tree protected by Tree Preservation Order No. 107	Granted Conditionally	12/09/2016
05/16/00655/PRI	Variation/Waive of condition(s)	93 Brackens Lane, Alvaston, Derby, DE24 0AN	Change of use from betting shop (Use Class A2) to hot food takeaway (Use Class A5) and installation of extraction flue - variation of condition 5 of previously approved planning permission code no. DER/07/14/00945 to amend the approved opening opening hours to allow opening on Sundays and Bank Holidays between the hours of 12:00 to 23:00.	Granted Conditionally	24/08/2016
05/16/00656/PRI	Full Planning Permission	Flat, 191 Blenheim Drive, Allestree, Derby, DE22 2GN	Change of use from flat (use class C3) to beauty salon with training area (sui generis use)	Granted Conditionally	08/08/2016
05/16/00657/PRI	Local Council own development Reg 3	Brookfield Primary School, The Hollow, Mickleover, Derby, DE3 0BW	Formation of multi use games area	Granted Conditionally	17/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
05/16/00658/PRI	Full Planning Permission	20 Bank View Road, Derby, DE22 1EJ	Two storey and single storey front, side and rear extensions to dwelling house (porch, garage, utility room, w.c., store, kitchen, two bedrooms and enlargement of bedroom) and installation of a rear dormer to form a room in the roof space (bedroom)	Granted Conditionally	25/08/2016
05/16/00671/PRI	Works to Trees under TPO	36 Highfields Park Drive, Derby, DE22 1JU	Cutting back of branches by approximately 2 - 2.5 metres of Oak tree protected by Tree Preservation Order no.308	Granted Conditionally	13/09/2016
05/16/00676/PRI	Works to Trees under TPO	Derby Independent Grammar School For Boys, Rykneld Road, Littleover, Derby, DE23 7BH (trees at the rear of 35 Whittlebury Drive)	Crown reduction to reduce the lateral spread by 2m of two Sycamore trees and one additional tree protected by Tree Preservation Order No. 78	Granted Conditionally	10/08/2016
06/16/00679/PRI	Works to Trees under TPO	Gatekeepers Cottage, Mickleover Manor, Mickleover, Derby, DE3 5SH	Crown reduction to 25 metres in overall height and shaping of Sycamore tree protected by Tree Preservation Order No. 305	Granted Conditionally	12/09/2016
06/16/00681/PRI	Full Planning Permission	Markeaton Primary School, Bromley Street, Derby, DE22 1HL	Erection of boundary wall	Granted Conditionally	10/08/2016
06/16/00683/PRI	Advertisement consent	Land adjacent to the Intu Centre Car Park, The Cock Pitt, Derby	Display of two internally illuminated digital display signs	Refuse Planning Permission	01/08/2016
06/16/00684/PRI	Certificate of Lawfulness Proposed Use	46 Cavendish Avenue, Allestree, Derby, DE22 2AR	Alterations to the elevations and installation of a replacement roof to the existing conservatory	Granted	03/08/2016
06/16/00685/PRI	Advertisement consent	7 Market Place, Derby, DE1 3QE (NatWest)	Display of non illuminated fascia sign	Granted Conditionally	13/09/2016
06/16/00686/PRI	Listed Building Consent - alterations	7 Market Place, Derby, DE1 3QE (NatWest)	Removal of one existing ATM and re-instatement of the wall to the existing aperture and installation of one replacement ATM and fascia sign	Granted Conditionally	13/09/2016
06/16/00691/PRI	Full Planning Permission	22 South Avenue, Littleover, Derby, DE23 6BA	Single storey rear extension to dwelling house (enlargement of kitchen)	Granted Conditionally	01/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/16/00693/PRI	Variation/Waive of condition(s)	Draka UK Industrial Cables Ltd, Alfreton Road, Derby, DE21 4AE	Extensions and alterations to existing units and erection of 19 new units - Variation of condition 1 of previously approved planning permission Code No. DER/07/14/01056 to amend the approved plans in respect of unit R1	Granted Conditionally	21/09/2016
06/16/00698/PRI	Full Planning Permission	10 Fairway Close, Allestree, Derby, DE22 2PD	Single storey rear extension to dwelling house (dining room and utility room)	Granted Conditionally	11/08/2016
06/16/00700/PRI	Full Planning Permission	Cleeve Villas Nursing Home 69-71 Wilson Street, Derby, DE1 1PL	Two storey rear extension to residential care home (training room, bedroom and bathroom) and installation of new windows to the east elevation	Granted Conditionally	02/09/2016
06/16/00703/PRI	Full Planning Permission	Former Clinic, Wyndham Street, Alvaston, Derby, DE24 0EP	Demolition of clinic building and erection of classroom block	Granted Conditionally	24/08/2016
06/16/00704/PRI	Works to Trees under TPO	Revive Healthy Living Centre, 23 Roe Farm Lane, Derby, DE21 6ET	Various works to trees protected by Tree Preservation Order No. 396	Granted Conditionally	24/08/2016
06/16/00708/PRI	Reserved Matters	Site of Locomotive Works off Roundhouse Road and Locomotive Way, Pride Park, Derby, DE24	Erection of offices, residential development, retail units, hotel and National Rail Centre Building - Approval of reserved matters under previously approved permission Code No.DER/05/06/00859 (erection of four storey office building)	Granted Conditionally	21/09/2016
06/16/00710/PRI	Full Planning Permission	17 Park Farm Centre, Park Farm Drive, Allestree, Derby, DE22 2QQ	Installation of a new shop front, access ramp and installation of a window to the rear elevation	Granted Conditionally	22/08/2016
06/16/00711/PRI	Full Planning Permission	29 Kingsley Road, Allestree, Derby, DE22 2JJ	Single storey rear extension to dwelling (lounge and bedroom) - amendments to previously approved planning permission Code No. DER/03/16/00292	Granted Conditionally	01/08/2016
06/16/00714/PRI	Works to Trees under TPO	Greenwich Gardens, 34 Greenwich Drive North, Derby, DE22 4AB	Various works to trees protected by Tree Preservation Order No. 293	Granted Conditionally	12/09/2016
06/16/00715/PRI	Full Planning Permission	Land at the side of 50 Poyser Avenue, Chaddesden, Derby, DE21 4NA	Erection of dwelling house (use class C3) and engineering works to the front garden to form parking area	Refuse Planning Permission	22/08/2016

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06/16/00718/PRI	Outline Planning Permission	Land at the side and rear of 35 Keats Avenue, Littleover, Derby, DE23 7EE	Residential development (one dwelling)	Granted Conditionally	22/08/2016
06/16/00719/DCC	Variation/Waive of condition(s)	River Derwent Corridor including sites from Darley Abbey, Little Chester, Chester Green, North Riverside, Bass Rec', Pride Park to Alvaston Park, Derby	Outline application with full details of 'Package 1' for flood defence works along the river corridor involving; demolition of existing buildings, boundary treatments and flood defence walls, removal of existing flood embankments, vegetation and trees, the raising, strengthening, realigning and construction of new flood defence walls, embankments, access ramps and steps, demountable flood defences and flood gates, the construction of replacement buildings, structures and community facilities, alterations to road, footpath and cycleway layouts along with associated and ancillary operational development in the form of ground works, archaeological investigation works and landscaping works to reinstate sites with environmental enhancements included - Variation of condition No 4 of previously approved planning permission Code No. DER/02/15/00210 to amend proposed design at Northedge	Granted Conditionally	07/09/2016
06/16/00720/PRI	Full Planning Permission	4 Carron Close, Sinfin, Derby, DE24 9LH	Two storey side and single storey front and rear extensions to dwelling house (porch, living room, two bathrooms, bedroom and enlargement of kitchen)	Granted Conditionally	19/08/2016
06/16/00721/PRI	Full Planning Permission	7 Cavendish Way, Mickleover, Derby, DE3 5BJ	Single storey front extensions to dwelling house (porch and enlargement of kitchen/dining area) and engineering works to include the formation of two parking bays and the erection of retaining walls	Granted Conditionally	06/09/2016

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06/16/00722/PRI	Full Planning Permission	Land adjacent to Interfleet House, 2 Roundhouse Road, Pride Park, Derby, DE24 8JE	Erection of store and associated fencing.	Granted Conditionally	02/08/2016
06/16/00723/PRI	Full Planning Permission	101 - 102 Friar Gate, Derby	Conversion of basement to form two apartments (use class C3) and associated alterations	Granted Conditionally	19/08/2016
06/16/00726/PRI	Full Planning Permission	41 Chelwood Road, Chellaston, Derby, DE73 1SJ	Single storey rear extension to dwelling (kitchen/diner) and formation of rooms in the roof space (two bedrooms and en-suite) to include the installation of a side dormer	Granted Conditionally	15/09/2016
06/16/00727/PRI	Full Planning Permission	Land adjacent 23 - 35 Courtyard Place, Spondon, Derby, DE21 7BJ	Erection of one dwelling house (use class C3)	Refuse Planning Permission	14/09/2016
06/16/00728/PRI	Local Council own development Reg 3	St. Giles School, Hampshire Road, Derby, DE21 6BT	Erection of detached garage, bin store and 2.4m high fence	Granted Conditionally	25/08/2016
06/16/00730/PRI	Full Planning Permission	42 Melton Avenue, Littleover, Derby, DE23 7FZ	Single storey rear extension and conversion of existing detached outbuilding to form annexe accommodation	Granted Conditionally	02/08/2016
06/16/00731/PRI	Non-material amendment	96 Traffic Street, Derby, DE1 2NL	Change of use of first floor from office (use class B1) and erection of additional storey to form four flats (use class C3) -non-material amendment to previously approved planning permission DER/01/16/00063 to render and paint the external elevations	Granted	04/08/2016
06/16/00732/PRI	Full Planning Permission	352 Ladybank Road, Mickleover, Derby, DE3 5TN	Single storey side and two storey and single storey rear extensions to dwelling house (garage, sun lounge, bedroom and enlargement of kitchen) - amendments to previously approved planning permission Code No. DER/01/16/00108	Granted Conditionally	04/08/2016
06/16/00734/PRI	Full Planning Permission	25 Weston Park Avenue, Shelton Lock, Derby, DE24 9ER	Single storey side extension to dwelling house (utility room and enlargement of kitchen)	Granted Conditionally	04/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/16/00735/PRI	Full Planning Permission	8-9, St. Marys Gate, Derby, DE1 3JF	Change of use from assembly and leisure (use class D2) to financial and professional services (use class A2)	Granted Conditionally	10/08/2016
06/16/00736/PRI	Full Planning Permission	Land at the rear of 109-119 Lexington Road, Chaddesden, Derby, DE21 6UZ	Erection of four dwellings (use class C3)	Granted Conditionally	20/09/2016
06/16/00737/PRI	Full Planning Permission	8 Snelston Crescent, Littleover, Derby, DE23 6BL	Two storey extension to dwelling house (kitchen, conservatory, living area, bedroom and en-suite) and formation of rooms in roof space (2 bedrooms and en-suite with dormer) - amendments to and retention of previously approved development under application Code No. DER/02/12/00227.	Granted Conditionally	15/08/2016
06/16/00738/PRI	Full Planning Permission	125 Sancroft Road, Spondon, Derby, DE21 7ES	Single storey front and two storey side extension to dwelling house (porch, w.c, utility, kitchen/diner, bedroom, dressing room and ensuite)	Granted Conditionally	09/08/2016
06/16/00740/PRI	Works to Trees under TPO	6 Cherry Close, Mickleover, Derby, DE3 9DD	Crown reduction by 2.5m, crown thin by 15% and crown raise to 4m above ground level of Horse Chestnut tree protected by Tree Preservation Order no. 324	Granted Conditionally	13/09/2016
06/16/00741/PRI	Full Planning Permission	15 Clipstone Gardens, Oakwood, Derby, DE21 2HD	Single storey front extension to dwelling house (porch)	Granted Conditionally	22/08/2016
06/16/00745/PRI	Full Planning Permission	3 Fairway Crescent, Allestree, Derby, DE22 2NZ	Two storey side and two storey and single storey rear extensions to dwelling house (covered way, dining room, bedroom and enlargement of bedroom)	Granted Conditionally	04/08/2016
06/16/00747/PRI	Full Planning Permission	100 Chaddesden Park Road, Derby, DE21 6HG	Two storey side extension to dwelling house (entrance hall, utility room, bathroom bedroom and enlargement of dining room) - amendments to previously approved planning permission Code No. DER/11/15/01358	Granted Conditionally	04/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/16/00748/PRI	Full Planning Permission	7 Curzon Close, Allestree, Derby, DE22 2SX	Two storey side and single storey rear extension to dwelling house (study, shower room, utility room, breakfast room, bedroom and enlargement of kitchen) and installation of a canopy to the front elevation	Granted Conditionally	04/08/2016
06/16/00749/PRI	Full Planning Permission	Land at Manor Kingsway Development, Kingsway, Derby	Erection of 'DrivAbility' Centre to include a 10 car internal garage, clinics, office, associated accommodation and external parking with training circuit	Granted Conditionally	04/08/2016
06/16/00750/PRI	Full Planning Permission	214 Blagreaves Lane, Littleover, Derby, DE23 7PS	Two storey side extension to dwelling house (lobby, living room and two bedrooms) and erection of 1.8m high boundary fence	Granted Conditionally	05/08/2016
06/16/00754/PRI	Advertisement consent	19 St. Christophers Way, Pride Park, Derby	Display of two non-illuminated triangular freestanding signs	Granted Conditionally	05/08/2016
06/16/00755/PRI	Full Planning Permission	41 Evans Avenue, Allestree, Derby, DE22 2EP	Two storey and single storey rear and single storey front extensions to dwelling house (porch, kitchen, dining room, bedroom, en-suite and balcony) and installation of two bay windows to the front elevation	Granted Conditionally	04/08/2016
06/16/00756/PRI	Full Planning Permission	7b Campion Street, Derby, DE22 3EH	Change of use from residential (Use Class C3) to office (Use Class B1(a))	Granted Conditionally	05/08/2016
06/16/00757/PRI	Full Planning Permission	291 Birchover Way, Allestree, Derby, DE22 2RQ	Single storey front extension to dwelling house (porch) and installation of render and a replacement roof to the existing front projection	Granted Conditionally	04/08/2016
06/16/00758/PRI	Full Planning Permission	3 Snelston Crescent, Littleover, Derby, DE23 6BL	First floor side and single storey front, side and rear extensions to dwelling house (porch, store, utility room, pantry, kitchen/dining area and enlargement of bedroom) and formation of raised patio area	Granted Conditionally	10/08/2016
06/16/00759/PRI	Works to Trees under TPO	3 Holmoak Close, Oakwood, Derby, DE21 2UJ	Felling of Oak Tree protected by Tree Preservation Order No. 31	Granted Conditionally	01/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/16/00760/PRI	Certificate of Lawfulness Proposed Use	9 Hazel Drive, Spondon, Derby, DE21 7DS	Single storey rear extension to dwelling (conservatory and kitchen) and installation of a rear dormer	Granted	08/08/2016
06/16/00761/PRI	Full Planning Permission	25 Overdale Road, Derby, DE23 6AU	Single storey rear extension to dwelling house (enlargement of kitchen and dining room)	Granted Conditionally	04/08/2016
06/16/00763/PRI	Full Planning Permission	50-54 Eastwood Drive, Littleover, Derby, DE23 6BN	Two storey and single storey rear extension to two dwelling houses (two kitchens/ dining rooms, two wet rooms, utility, lobby, two bathrooms, en-suite and five bedrooms)	Granted Conditionally	09/08/2016
06/16/00764/PRI	Full Planning Permission	6 The Spot, Osmaston Road, Derby, DE1 2JA	Change of use from financial and professional services (use class A2) to cafe (use class A3)	Granted Conditionally	05/08/2016
06/16/00765/PRI	Full Planning Permission	34 Southwood Street, Derby, DE24 8TY	Single storey rear extension to dwelling house (enlargement of kitchen)	Granted Conditionally	08/08/2016
06/16/00766/PRI	Full Planning Permission	Lord Street Community Nursery School, Lord Street, Allenton, Derby, DE24 9AX	Installation of a freestanding canopy	Granted Conditionally	04/08/2016
06/16/00768/PRI	Works to Trees under TPO	193 Broadway, Derby, DE22 1BP	Removal of branch of Willow Tree protected by Tree Preservation Order No. 462	Granted Conditionally	01/09/2016
06/16/00769/PRI	Full Application - disabled People	8 Wilmslow Drive, Oakwood, Derby, DE21 2HR	Two storey rear and first floor side extension to dwelling house (utility room, bedroom and shower room)	Granted Conditionally	10/08/2016
06/16/00770/PRI	Full Planning Permission	26 Arridge Road, Chaddesden, Derby, DE21 6HQ	Single storey rear extension to dwelling house (utility room/w.c. and enlargement of kitchen/living space)	Granted Conditionally	04/08/2016
06/16/00771/PRI	Local Council own development Reg 3	62 Nevinson Avenue, Sunnyhill, Derby, DE23 7GW	Single storey side and rear extension to dwelling house (bedroom, shower room and enlargement of kitchen)	Granted Conditionally	10/08/2016
06/16/00772/PRI	Local Council own development Reg 3	10 Challis Avenue, Chaddesden, Derby, DE21 6LG	Single storey side extension to dwelling house (shower room and store)	Granted Conditionally	10/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/16/00773/PRI	Full Planning Permission	21 Statham Street, Derby, DE22 1HR	Single storey rear extension to dwelling house (enlargement of kitchen/dining area) and installation of a rear dormer	Granted Conditionally	10/08/2016
06/16/00774/PRI	Full Planning Permission	56 Sunnyhill Avenue, Derby, DE23 7JQ	Single storey rear extension to dwelling house (kitchen, play room, w.c. and shower room)	Granted Conditionally	15/08/2016
06/16/00776/PRI	Full Planning Permission	49 Arnhem Terrace, Spondon, Derby, DE21 7PS	Single storey side and rear extension to dwelling house (utility room, w.c. and conservatory)	Granted Conditionally	25/08/2016
06/16/00777/PRI	Certificate of Lawfulness Proposed Use	4 Harlech Close, Spondon, Derby, DE21 7RE	Single storey rear extension to dwelling house (sun lounge)	Granted	12/08/2016
06/16/00779/PRI	Full Planning Permission	123 Nottingham Road, Spondon, Derby, DE21 7NN	Formation of vehicular access	Granted Conditionally	04/08/2016
06/16/00780/PRI	Full Planning Permission	St. Judiths Court, South Street, Derby	Sub-division of the first and second floors to form two additional flats (use class C3) and installation of new doors to the south west elevation	Granted Conditionally	25/08/2016
06/16/00781/PRI	Full Planning Permission	24 Cotton Brook Road, Derby, DE23 8YJ (Kohinoor)	Erection of boundary wall, railings and gates	Granted Conditionally	19/09/2016
06/16/00782/PRI	Full Planning Permission	26 Woodminton Drive, Chellaston, Derby, DE73 1RZ	First floor side extension to dwelling house (bathroom)	Granted Conditionally	04/08/2016
06/16/00783/PRI	Full Planning Permission	32 Hobkirk Drive, Sinfin, Derby, DE24 3DT	Single storey side extension to dwelling house (living space and wet room)	Granted Conditionally	04/08/2016
06/16/00785/PRI	Certificate of Lawfulness Proposed Use	30 Ferrers Way, Derby, DE22 2AB	Single storey side extension to dwelling house (utility room and wet room)	Granted	15/08/2016
06/16/00786/PRI	Full Planning Permission	11 Newbridge Crescent, Shelton Lock, Derby, DE24 9FR	Erection of single storey building to form annexe accommodation for dependent relative	Granted Conditionally	09/08/2016
06/16/00787/PRI	Certificate of Lawfulness Proposed Use	12 Causeway, Darley Abbey, Derby, DE22 2BW	Single storey side extension to dwelling (garage)	Granted	08/08/2016
06/16/00788/PRI	Works to Trees under TPO	Park Lane House, 24 Park Lane, Littleover, Derby, DE23 6FX	Various works to trees protected by Tree Preservation Order No. 127	Granted Conditionally	24/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/16/00794/PRI	Full Planning Permission	73 Portreath Drive, Allestree, Derby, DE22 2SA	Two storey side and single storey rear extensions to dwelling house (study, shower room, bedroom and enlargement of kitchen)	Granted Conditionally	01/09/2016
06/16/00796/PRI	Full Planning Permission	74 Blagreaves Lane, Littleover, Derby, DE23 7FP	Two storey and single storey rear and single storey front extensions to dwelling house (porch and enlargement of lounge, dining room and three bedrooms) and installation of a pitched roof to the existing front dormer	Granted Conditionally	15/08/2016
06/16/00798/PRI	Full Planning Permission	Land at the side of 4 Renfrew Street, Derby, DE21 6GB	Erection of one dwelling house (use class C3), creation of off-street parking and associated development	Granted Conditionally	15/08/2016
06/16/00799/PRI	Full Planning Permission	25 Uplands Avenue, Littleover, Derby, DE23 7GE	Single storey rear extension to dwelling house (kitchen/dining room)	Granted Conditionally	22/08/2016
06/16/00801/PRI	Full Planning Permission	41 Sancroft Road, Spondon, Derby, DE21 7EU (Spondon Dental)	Single storey side and rear extensions to dental practice (entrance, consulting room, office/staff room, store/plant room and w.c.)	Granted Conditionally	09/08/2016
06/16/00802/PRI	Certificate of Lawfulness Proposed Use	88 Western Road, Mickleover, Derby	Single storey rear extension to dwelling house (dining room)	Granted	17/08/2016
06/16/00803/PRI	Full Planning Permission	421 Uttoxeter New Road, Derby, DE22 3HY	Single storey front and two storey and single storey rear extensions to dwelling house (porch and enlargement of kitchen, lounge, bedroom and sitting room) and erection of outbuilding (play area and gymnasium)	Granted Conditionally	16/08/2016
06/16/00804/PRI	Works to Trees under TPO	Derby High School, Hillsway, Littleover, Derby, DE23 7DT	Various works to trees protected by Tree Preservation Order No. 30	Granted Conditionally	14/09/2016
06/16/00805/PRI	Full Planning Permission	4A Ashbourne Road, Derby, DE22 3AA	Change of use from cafe/restaurant (use class A3) to house in multiple occupation (use class C4)	Granted Conditionally	19/08/2016
06/16/00806/PRI	Full Planning Permission	147 Radbourne Street, Derby, DE22 3BW	Single storey rear extension to dwelling house (enlargement of kitchen and dining area)	Granted Conditionally	31/08/2016
06/16/00808/PRI	Certificate of Lawfulness Proposed Use	47 Redshaw Street, Derby, DE1 3SH	Bricking up of garage opening, installation of a door to the front elevation and installation of a roof lights to the front and rear elevations	Granted	15/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/16/00809/PRI	Certificate of Lawfulness Proposed Use	45 Redshaw Street, Derby, DE1 3SH	Bricking up of garage opening, installation of a door to the front elevation and installation of a roof lights to the front and rear elevations	Granted	15/08/2016
06/16/00810/PRI	Full Application - Article 4	63 Otter Street, Derby, DE1 3FD	Installation of replacement windows to the front elevation	Granted Conditionally	15/08/2016
06/16/00812/PRI	Full Planning Permission	35 Highfield Road, Derby, DE22 1GX	Single storey side and rear extension to dwelling house (bedroom and shower room) and installation of two roof lights to the side elevation	Granted Conditionally	22/08/2016
06/16/00813/PRI	Full Planning Permission	The Manor House Residential Home, 137 Manor Road, Derby, DE23 6BU	Retention of single storey side extensions to residential care home (bathroom, store and two en-suites)	Granted Conditionally	17/08/2016
06/16/00814/PRI	Full Planning Permission	Land at the side of 76 Scarborough Rise, Derby, DE21 4GH	Erection of a dwelling house (use class C3)	Refuse Planning Permission	21/09/2016
06/16/00815/PRI	Listed Building Consent - alterations	Wilderslowe, 121 Osmaston Road, Derby, DE1 2GA	Retention of the lead-free flashings and roof covering for a temporary period of three years	Granted Conditionally	18/08/2016
06/16/00816/PRI	Full Planning Permission	18 Beech Avenue, Alvaston, Derby, DE24 0DX	Two storey side and single storey rear extensions to dwelling house (garage, two bedrooms and family room)	Granted Conditionally	22/08/2016
06/16/00818/PRI	Full Planning Permission	The Lodge P.H, Grange Road, Alvaston, Derby, DE24 0JW	Alterations to the elevations to include the installation of timber cladding, render, new doors and the erection of an external raised seating area and alterations to the existing raised seating area and alterations to the parking layout	Granted Conditionally	14/09/2016
06/16/00819/PRI	Full Planning Permission	57 West Bank Road, Allestree, Derby, DE22 2FY	Two storey side and single storey front and rear extensions to dwelling house (garage, utility room, w.c., kitchen/dining area, bedroom and en-suite)	Granted Conditionally	22/08/2016
06/16/00820/PRI	Full Planning Permission	Kingsway House, Kingsway, Derby, DE22 3HL	Single storey extensions to office building (five offices and store) and infilling of the east and west courtyard areas to form office/meeting rooms	Granted Conditionally	22/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/16/00822/PRI	Full Planning Permission	Hartland Works, Haydock Park Road, Derby, DE24 8HW	Erection of office building - amendments to previously approved planning permission Code No. DER/02/16/00273 to increase the roof height	Granted Conditionally	19/08/2016
06/16/00823/PRI	Full Planning Permission	Former Draycott Dyeing Co, Megaloughton Lane, Spondon, Derby, DE21 7ND	Retention of change of use of part of premises to maintenance/servicing/repair of motor vehicles (use class B2) and MOT station	Granted Conditionally	25/08/2016
06/16/00824/PRI	Full Planning Permission	58 Leslie Close, Littleover, Derby, DE23 7AW	Single storey rear extension to dwelling house (kitchen)	Granted Conditionally	24/08/2016
06/16/00825/PRI	Full Planning Permission	Homebase, Unit 2, Wyvern Retail Park, Wyvern Way, Chaddesden, Derby, DE21 6NZ	Single storey front extension to retail unit (entrance lobby) and alterations to the front elevation to include re-cladding	Granted Conditionally	24/08/2016
06/16/00826/PRI	Full Planning Permission	16 Arundel Drive, Spondon, Derby, DE21 7QW	Single storey rear extension to dwelling (conservatory)	Granted Conditionally	16/08/2016
06/16/00828/PRI	Full Planning Permission	Site of 41 Farley Road, Derby, DE23 6BW	Demolition of bungalow and erection of two dwelling houses	Granted Conditionally	14/09/2016
06/16/00829/PRI	Full Planning Permission	Rolls Royce Marine, Raynesway, Derby, DE21 7BE	Alterations to flue layout on office roof	Granted Conditionally	19/08/2016
06/16/00830/PRI	Works to Trees under TPO	Ridgeway Court, 224 Warwick Avenue, Derby, DE23 6HP	Crown reduction by 2.5m of Cedar Tree protected by Tree Preservation Order no.231	Granted Conditionally	14/09/2016
06/16/00831/PRI	Works to Trees under TPO	6 Thatch Close, Derby, DE22 1EA	Re-pollarding of Lime Tree protected by Tree Preservation Order no. 154	Granted Conditionally	14/09/2016
06/16/00832/PRI	Full Planning Permission	1 Chapel Street, Spondon, Derby, DE21 7JP	Change of use of part of ground floor from hairdressers (use class A1) to tattoo studio (sui generis use)	Granted Conditionally	22/08/2016
06/16/00834/PRI	Works to Trees in a Conservation Area	Hallmark Hotel, Midland Road, Derby, DE1 2SQ	Felling of 10 Lombardy Poplar trees and crown lift to 4m and remove deadwood of 11 Lime trees within the Railway Conservation Area	Raise No Objection	02/08/2016
07/16/00840/PRI	Certificate of Lawfulness Proposed Use	65 Inglewood Avenue, Mickleover, Derby, DE3 0RU	Single storey rear extension to dwelling house (garden room)	Granted	22/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/16/00841/PRI	Full Planning Permission	17 Church Lane, Darley Abbey, Derby, DE22 1EX	Single storey front extension to dwelling house (porch)	Granted Conditionally	24/08/2016
07/16/00845/PRI	Full Planning Permission	18 Keats Avenue, Littleover, Derby, DE23 7ED	Single storey front and two storey and single storey side extensions to dwelling house (porch, snug, utility room, w.c., living area, kitchen, bedroom, dressing room and en-suite) and erection of detached garage	Granted Conditionally	14/09/2016
07/16/00846/PRI	Works to Trees in a Conservation Area	96 Osmaston Road, Derby, DE1 2RD	Crown reduction by 1.5m of Cherry tree, felling of 5 Holly trees, pollarding to 3m of 5 Cotoneaster Himalayan trees and re-pollarding of an Ash tree to approximately 5m within the Hartington Street Conservation Area	Raise No Objection	11/08/2016
07/16/00847/PRI	Full Planning Permission	24 Louvain Road, Derby, DE23 6BZ	Erection of first floor rear extension, retention of the installation of a raised decking area with steps, erection of a 1.8m high screen and erection of a front boundary wall and gates	Granted Conditionally	15/09/2016
07/16/00848/PRI	Full Planning Permission	86 Pear Tree Crescent, Derby, DE23 8RQ	Single storey rear extension to dwelling house (conservatory and enlargement of kitchen)	Granted Conditionally	31/08/2016
07/16/00849/PRI	Works to Trees under TPO	96 Osmaston Road, Derby, DE1 2RD	Works to Ash and Lime trees protected by Tree Preservation Order No. 286. Initial re-pollard Ash tree to previous pollard points (approximately 5m from ground level) then re-pollard Ash tree every 3-5 years. Initial crown reduction in height by 3m and sides by 2m of Lime tree and then crown reduction in height by 3m and sides by 2m of Lime tree every 3-5 years. Approval sought for both tree works up to 10 years from date of decision. (After this date a new application to be submitted).	Granted Conditionally	16/08/2016
07/16/00850/PRI	Works to Trees under TPO	358A Stenson Road, Derby, DE23 7HF	Crown raise to 5m three Lime trees protected by Tree Preservation Order No. 356	Granted Conditionally	14/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/16/00855/PRI	Full Planning Permission	12 Canberra Close, Mickleover, Derby, DE3 5NB	Single storey front, side and rear extensions to dwelling house (porch, study, w.c., and enlargement of kitchen/dining area)	Granted Conditionally	24/08/2016
07/16/00856/PRI	Full Planning Permission	3 Barden Drive, Allestree, Derby, DE22 2AL	Single storey side extension to dwelling house (kitchen)	Granted Conditionally	19/09/2016
07/16/00857/PRI	Full Planning Permission	79 Fellow Lands Way, Chellaston, Derby, DE73 1SW	First floor side extension to dwelling house (bedroom and dressing room)	Granted Conditionally	26/08/2016
07/16/00859/PRI	Advertisement consent	Asda, Derby Road, Spondon, Derby, DE21 7UY	Display of various non illuminated and internally illuminated signs	Granted Conditionally	15/08/2016
07/16/00860/PRI	Full Planning Permission	Rolls Royce Sinfin Site A, Victory Road, Allenton, Derby, DE24 8BX	Erection of two tent structures for a temporary period of two years.	Granted Conditionally	11/08/2016
07/16/00861/PRI	Works to Trees under TPO	Hunters Moon, 30 Penny Long Lane, Derby, DE22 1AW	Felling of two Ash trees protected by Tree Preservation Order no. 201	Refuse Planning Permission	14/09/2016
07/16/00863/PRI	Demolition-Prior Notification	Site of 18 and 20 Hatfield Road, Alvaston, Derby, DE24 0BU	Demolition of two bungalows	Raise No Objection	01/08/2016
07/16/00865/PRI	Full Planning Permission	16 Salisbury Street, Derby, DE23 6SL	First floor rear extension to dwelling house (bedroom)	Granted Conditionally	13/09/2016
07/16/00866/PRI	Full Planning Permission	18 Vancouver Avenue, Spondon, Derby, DE21 7GB	Single storey rear extension to dwelling (lounge and dining room)	Granted Conditionally	26/08/2016
07/16/00867/PRI	Full Planning Permission	Unit 5, Raynesway Park Drive, Derby	Change of use from non-residential institution (use class D1) to business and storage and distribution (use classes B1 & B8)	Granted Conditionally	13/09/2016
07/16/00868/PRI	Full Planning Permission	Rolls Royce Sports Centre, Moor Lane, Allenton, Derby	The temporary erection of four changing room units, one toilet facilities unit, fencing and gateway, and the laying of hardstanding and associated works	Granted Conditionally	08/09/2016
07/16/00869/PRI	Full Planning Permission	60 Beech Avenue, Alvaston, Derby, DE24 0DZ	Single storey front, side and rear extensions to dwelling house (porch, garage and enlargement of kitchen)	Granted Conditionally	25/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/16/00870/PRI	Full Planning Permission	9 Hamblin Crescent, Sinfin, Derby, DE24 9PL	Two storey side and single storey rear extensions to dwelling house (family room, w.c. and bedroom) - amendments to previously approved planning permission Code No. DER/04/16/00417	Granted Conditionally	02/09/2016
07/16/00871/PRI	Full Planning Permission	12 Dalesgate Close, Littleover, Derby, DE23 7XL	Two storey side extension to dwelling house (utility room, enlargement of lounge, two bedrooms and bathroom) - amendments to previously approved planning permission Code No. DER/11/15/01446	Granted Conditionally	06/09/2016
07/16/00873/PRI	Full Planning Permission	248 Stenson Road, Derby, DE23 7JL	Two storey rear extension to dwelling house (covered area, bathroom, en-suite and enlargement of bedroom) and installation of rooflights	Granted Conditionally	07/09/2016
07/16/00874/PRI	Full Planning Permission	135 Moorside Crescent, Sinfin, Derby, DE24 9PT	Two storey side and single storey rear extensions to dwelling house (covered way, w.c., fridge, dining room, sun lounge, bedroom and en-suite)	Granted Conditionally	07/09/2016
07/16/00875/PRI	Full Planning Permission	6-10 Monk Street, Derby, DE22 3QB (Londis)	Single storey rear extension to shop (w.c. and two store rooms)	Granted Conditionally	06/09/2016
07/16/00876/PRI	Full Planning Permission	33 Pear Tree Crescent, Derby, DE23 8RN	First floor and single storey rear extensions to dwelling house (kitchen/dining area and bedroom)	Granted Conditionally	07/09/2016
07/16/00877/PRI	Full Planning Permission	70 Stenson Road, Derby, DE23 7JE	Two storey side and single storey front and rear extensions to dwelling house (porch, sitting room, wet room, utility room, kitchen/dining area, two bedrooms and en-suite)	Granted Conditionally	26/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/16/00878/PRI	Full Planning Permission	58 Thackeray Street, Sinfin, Derby, DE24 9GZ	Two storey side and rear and single storey front extensions to dwelling house (living room, dining room, wet room, bedroom, en-suite and bathroom)	Refuse Planning Permission	25/08/2016
07/16/00880/PRI	Certificate of Lawfulness Proposed Use	30 Boscastle Road, Alvaston, Derby, DE24 0NR	Siting of a mobile home to be used as an annexe for ancillary accommodation to the main dwelling	Granted	14/09/2016
07/16/00881/PRI	Advertisement consent	Land adjacent to traffic island on Infinity Parkway, Derby, DE24 9FU	Display of one non-illuminated freestanding sign	Granted Conditionally	07/09/2016
07/16/00882/PRI	Advertisement consent	Land opposite junction of Wilmore Road and Infinity Parkway, Derby, DE24 9FU	Display of non-illuminated freestanding sign	Granted Conditionally	07/09/2016
07/16/00883/PRI	Full Planning Permission	Chellaston Academy, Swarkestone Road, Chellaston, Derby, DE73 1UA	Erection of a classroom block for a temporary period until July 2017	Granted Conditionally	14/09/2016
07/16/00884/PRI	Full Planning Permission	23 Crich Avenue, Littleover, Derby, DE23 6ET	Single storey side and rear extension to dwelling house (garage and music room)	Granted Conditionally	06/09/2016
07/16/00889/PRI	Works to Trees in a Conservation Area	10 North Street, Derby, DE1 3AZ	Felling of Leylandii, re-pollarding of Sycamore tree, reduction in height of a row of Leylandii and re-pollarding and cutting back of sides by 1-1.5m of an Ash tree within the Strutts Park Conservation Area	Raise No Objection	12/08/2016
07/16/00890/PRI	Full Planning Permission	17 Shamrock Street, Derby, DE23 6PT	Two storey side and single storey rear extensions (garage, bathroom, two bedrooms, enlargement of kitchen/dining area and living room) to dwelling house and installation of two dormers to the rear elevation	Granted Conditionally	26/09/2016
07/16/00893/PRI	Full Planning Permission	7 Bamford Avenue, Derby, DE23 8DT	Single storey rear extension to dwelling house (shower room, store, kitchen and dining area)	Granted Conditionally	14/09/2016
07/16/00894/PRI	Full Planning Permission	Land at the side of 18 Birdcage Walk, Mackworth, Derby, DE22 4LA	Erection of a dwelling house (use class C3)	Refuse Planning Permission	06/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/16/00895/PRI	Non-material amendment	Land west of Belmore Way, Alvaston, Derby, DE21 7AY	Erection of industrial units and associated infrastructure - non-material amendment to previously approved planning permission DER/11/14/01517 to amend the footprint of unit 10	Granted	15/08/2016
07/16/00897/PRI	Full Planning Permission	156 Dale Road, Spondon, Derby, DE21 7DH	Single storey rear extension to dwelling house (kitchen) and formation of a raised platform	Granted Conditionally	08/09/2016
07/16/00898/PRI	Non-material amendment	56 Lambourn Drive, Allestree, Derby, DE22 2UT	Erection of dwelling house - non-material amendment to previously approved planning permission DER/02/15/00241 to amend the first floor layout	Granted	17/08/2016
07/16/00899/PRI	Full Planning Permission	15 Theatre Walk, Derby, DE1 2NF (Derby Theatre)	Installation of an air handling plant and associated duct works	Granted Conditionally	15/09/2016
07/16/00900/PRI	Full Planning Permission	72 Park Grove, Derby, DE22 1HF	Single storey rear extension to dwelling house (enlargement of kitchen)	Granted Conditionally	19/09/2016
07/16/00902/PRI	Full Planning Permission	3 Abbeyfields Close, Darley Abbey, Derby, DE22 1JS	First floor extension to dwelling house (bedroom, bathroom and en-suite)	Granted Conditionally	13/09/2016
07/16/00903/PRI	Prior Approval - Householder	30 Cummings Street, Derby, DE23 6WW	Single storey rear extension (projecting beyond the rear wall of the original house by 4.23m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not required	15/08/2016
07/16/00904/PRI	Works to Trees under TPO	5 Amesbury Lane, Oakwood, Derby, DE21 2LX	Felling of Ash tree protected by Tree Preservation Order No. 247	Granted Conditionally	20/09/2016
07/16/00906/DCC	Local Council own development Reg 3	Borrow Wood Junior & Infant School, Arundel Drive, Spondon, Derby, DE21 7QW	Erection of three sheds	Granted Conditionally	21/09/2016
07/16/00907/PRI	Full Planning Permission	45 Amber Road, Allestree, Derby, DE22 2QB	Single storey rear extension to dwelling house (living area) and erection of detached garage - amendments to previously approved planning application Code No. DER/03/16/00396 to increase the size of the rear extension	Granted Conditionally	25/08/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/16/00908/PRI	Full Planning Permission	St. Michael's Church Hall, Elvaston Lane, Alvaston, Derby, DE24 0PU	Erection of boundary fence	Granted Conditionally	30/09/2016
07/16/00909/PRI	Full Planning Permission	56 Allestree Lane, Derby, DE22 2HR	Single storey rear extension to dwelling house (kitchen)	Granted Conditionally	08/09/2016
07/16/00910/PRI	Full Planning Permission	104 Sancroft Road, Spondon, Derby, DE21 7ES	Two storey and single storey rear extensions to dwelling house (sitting area, pantry, balcony and enlargement of kitchen and bedroom)	Granted Conditionally	08/09/2016
07/16/00912/PRI	Prior Approval - Householder	86 St. Andrews View, Derby, DE21 4ET	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 2.8m, height to eaves 2.8m) to dwelling house	Prior Approval Not required	15/08/2016
07/16/00913/PRI	Advertisement consent	The Lodge PH, Grange Road, Alvaston, Derby, DE24 0JW	Display of various signage	Granted Conditionally	13/09/2016
07/16/00915/PRI	Full Planning Permission	218 Warwick Avenue, Derby, DE23 6HP	Two storey side and single storey rear extensions to dwelling house (garage, utility room, two bedrooms with en-suites, wet room and enlargement of kitchen) and installation of a canopy to the front elevation	Granted Conditionally	15/09/2016
07/16/00916/PRI	Non-material amendment	Car Park between Units 3/4 & 5, Kingsway Retail Park, Derby, DE22 3FA	Erection of retail unit (Use Class A1) and associated alterations to car parking and landscaping - non-material amendments to previously approved planning permission DER/08/15/01035	Granted	09/08/2016
07/16/00917/PRI	Works to Trees in a Conservation Area	68 Belper Road, Derby, DE1 3EN	Removal of one overhanging branch from an Apple tree within the Strutts Park Conservation Area	Raise No Objection	25/08/2016
07/16/00919/PRI	Full Planning Permission	22 High Street, Chellaston, Derby, DE73 1TD	Change of use from retail (use class A1) to combined use retail (Use Class A1 and hot food takeaway (use class A5) including alterations to the fenestration, installation of a new shop front and a single storey rear extension	Granted Conditionally	28/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/16/00921/PRI	Variation/Waive of condition(s)	Land at Rolls Royce Plc, Moor Lane and land adjacent Merrill Way, Derby, DE24 8BJ	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 - Variation of condition 2 of previously approved planning permission Code No. DER/04/15/00507 to amend the approved plans	Granted Conditionally	27/09/2016
07/16/00922/PRI	Prior Approval - Householder	5 Sale Street, Derby, DE23 8GE	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 2.9m) to dwelling house	Prior Approval Approved	25/08/2016
07/16/00923/PRI	Prior Approval - Householder	3 Sale Street, Derby, DE23 8GE	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 4m, height to eaves 2.9m) to dwelling house	Prior Approval Approved	25/08/2016
07/16/00925/PRI	Works to Trees under TPO	26 Beechwood Park Drive, Derby, DE22 1BF	Removal of a 3 metre dead limb and crown reduction by 1.5 metres of a Lime Tree protected by Tree Preservation Order No.308	Granted Conditionally	20/09/2016
07/16/00926/PRI	Full Planning Permission	5 Abney Close, Mickleover, Derby, DE3 5DZ	Single storey front and rear extensions to dwelling house (porch, sitting area and enlargement of kitchen) and alterations to form pitched roof to existing garage	Granted Conditionally	21/09/2016
07/16/00928/PRI	Full Planning Permission	37 Spenbeck Drive, Allestree, Derby, DE22 2UH	Single storey side extension to dwelling house (utility room and enlargement of kitchen and dining area)	Granted Conditionally	26/09/2016
07/16/00931/PRI	Full Planning Permission	35 Pear Tree Road, Derby, DE23 6PZ (Pear Tree Travel)	Retention of the installation of an ATM	Granted Conditionally	14/09/2016
07/16/00932/PRI	Advertisement consent	35 Pear Tree Road, Derby, DE23 6PZ (Pear Tree Travel)	Retention of an internally illuminated ATM surround	Granted Conditionally	07/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/16/00935/PRI	Full Planning Permission	Highway verge at junction of Mornington Crescent and Prince Charles Avenue, Derby (District Centre side)	Installation of replacement 15m high monopole, an equipment cabinet and ancillary development	Granted Conditionally	26/09/2016
07/16/00936/PRI	Listed Building Consent - alterations	Joseph Wright House, 34 Iron Gate, Derby, DE1 3GA	Alterations in association with the change of use of the upper two floors from offices (use class B1) to six apartments (use class C3)	Granted Conditionally	28/09/2016
07/16/00937/PRI	Prior Approval - Householder	17 Whitstable Close, Derby, DE23 7WJ	Single storey rear extension (projecting beyond the rear wall of the original house by 4.87m, maximum height 3.92m, height to eaves 2.19m) to dwelling house	Prior Approval Not required	25/08/2016
07/16/00939/PRI	Listed Building Consent - alterations	The Gassing Shed, Darley Abbey Mills, Darley Abbey, Derby, DE22 1DZ	Retention of alterations to office including the installation of heating, lighting, kitchenette/ wc and associated plumbing and wiring and installation of replacement office pod	Granted Conditionally	20/09/2016
07/16/00940/PRI	Full Planning Permission	Asda, Derby Road, Spondon, Derby, DE21 7UY	Installation of replacement condensers to roof area	Granted Conditionally	27/09/2016
07/16/00941/PRI	Full Planning Permission	79 Station Road, Chellaston, Derby, DE73 1SU	Two storey side and rear extensions to dwelling house (living area, dining area, w.c., two bedrooms and en-suite)	Granted Conditionally	30/09/2016
07/16/00942/PRI	Full Planning Permission	12 Talgarth Close, Oakwood, Derby, DE21 2RX	First floor side extension to dwelling house (bedroom and en-suite)	Granted Conditionally	23/09/2016
08/16/00948/PRI	Full Planning Permission	111 Brighton Road, Alvaston, Derby, DE24 8SZ	Single storey rear extension to dwelling (kitchen)	Granted Conditionally	26/09/2016
08/16/00949/PRI	Full Planning Permission	Capethorn, 249 Morley Road, Oakwood, Derby, DE21 4TB	Single storey rear extension to dwelling house (kitchen) and erection of shed	Granted Conditionally	27/09/2016
08/16/00952/PRI	Advertisement consent	Homebase, Unit 2, Wyvern Retail Park, Wyvern Way, Chaddesden, Derby, DE21 6NZ	Display of various non-illuminated signage	Granted Conditionally	28/09/2016
08/16/00955/PRI	Full Planning Permission	63-65 Clarence Road, Derby, DE23 6LR	Change of use from doctors surgery (Use Class D1) to four flats (Use Class C3) together with the erection of an external staircase	Granted Conditionally	23/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/16/00956/PRI	Prior Approval - Householder	54 Dewchurch Drive, Sunnyhill, Derby, DE23 7XP	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3.5m, height to eaves 2.8m) to dwelling house	Prior Approval Not required	25/08/2016
08/16/00958/PRI	Full Planning Permission	8 Liversage Square, Derby (Susanna Wesley House)	Change of use from dwelling house (use class C3) to a non-residential institution (use class D1)	Granted Conditionally	27/09/2016
08/16/00959/PRI	Certificate of Lawfulness Proposed Use	54 Dewchurch Drive, Sunnyhill, Derby, DE23 7XP	Single storey rear extension to dwelling house (conservatory)	Granted	24/08/2016
08/16/00960/PRI	Full Planning Permission	6 Sherston Close, Oakwood, Derby, DE21 2ER	First floor side extension to dwelling house (bedroom)	Granted Conditionally	28/09/2016
08/16/00961/PRI	Prior Approval - Householder	51 Ridgeway, Chellaston, Derby, DE73 1UJ	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 3.95m, height to eaves 2.6m) to dwelling house	Prior Approval Not required	25/08/2016
08/16/00962/PRI	Full Planning Permission	2 The Hollow, Mickleover, Derby, DE3 5DG	Erection of outbuilding (summer house)	Granted Conditionally	14/09/2016
08/16/00964/PRI	Full Planning Permission	Joseph Wright House, 34 Iron Gate, Derby, DE1 3GA	Change of use of the upper two floors from offices (use class B1) to six apartments (use class C3)	Granted Conditionally	28/09/2016
08/16/00965/PRI	Full Planning Permission	2 Cottisford Close, Littleover, Derby, DE23 7SL	Two storey and first floor side extensions to dwelling house (living room, bedroom and ensuite)	Granted Conditionally	22/09/2016
08/16/00968/PRI	Full Planning Permission	Royal Derby Hospital, Uttoxeter New Road, Derby	Installation of replacement 17.5m high monopole, three antennas and a 0.3m dish, two equipment cabinets and ancillary works - amendments to previously approved planning permission Code No. DER/12/15/01529	Granted Conditionally	22/09/2016
08/16/00971/PRI	Full Application - disabled People	235 Portland Street, Derby, DE23 8WP	Two storey side and single storey rear extensions to dwelling house (two halls, dressing room and bedroom/sitting room) erection of garden store and a canopy to the front elevation	Granted Conditionally	28/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/16/00973/PRI	Full Planning Permission	462 Kedleston Road, Derby, DE22 2ND	Two storey side and rear extensions to dwelling house (living room, office, two bedrooms, en-suite, bathroom and enlargement of kitchen/dining room) and single storey front extension (basement/garage) to include engineering works and formation of an external staircase	Granted Conditionally	15/09/2016
08/16/00974/PRI	Advertisement consent	Unit 10, Kingsway Retail Park, Derby, DE22 3FA (Halfords)	Display of one internally illuminated fascia sign and three non-illuminated fascia signs	Granted Conditionally	21/09/2016
08/16/00975/PRI	Works to Trees under TPO	45 Belper Road, Derby, DE1 3EP	Felling of Birch tree protected by Tree Preservation Order no. 381	Refuse Planning Permission	20/09/2016
08/16/00978/DCC	Local Council own development Reg 3	67 Whitehurst Street, Allenton, Derby, DE24 8LF	Two storey side and single storey rear extensions to dwelling house (lounge, utility room, study, wet room, three bedrooms, bathroom and enlargement of kitchen)	Granted Conditionally	15/09/2016
08/16/00980/PRI	Full Planning Permission	55-77 Addison Road, Derby	Installation of two replacement entrance doors	Granted Conditionally	30/09/2016
08/16/00981/PRI	Full Planning Permission	3 Donington Drive, Sunnyhill, Derby, DE23 7LZ	Single storey front extension to dwelling house (porch & w.c.)	Granted Conditionally	14/09/2016
08/16/00982/PRI	Full Planning Permission	10 Borrowfield Road, Spondon, Derby, DE21 7HD	Single storey side extension to dwelling (porch, dining room and enlargement of kitchen)	Granted Conditionally	27/09/2016
08/16/00984/PRI	Works to Trees in a Conservation Area	2 Siddals Lane, Allestree, Derby, DE22 2DY	Felling of a Conifer Tree within the Allestree Conservation Area	Raise No Objection	06/09/2016
08/16/00985/PRI	Works to Trees under TPO	24 Bass Street, Derby, DE22 3BS	Various works to trees protected by Tree Preservation Order No. 133	Granted Conditionally	22/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/16/00987/PRI	Variation/Waive of condition(s)	20 Lonsdale Place, Derby, DE22 3LP (Aston Engineering)	Change of use from light industrial building to form 3 dwellings (Use Class C3), redevelopment of former filling station to form retail shop (Use Class A1) at ground level and 8 apartments above, and formation of associated car parking - variation of condition 1 of previously approved planning permission DER/10/15/01280 to amend the approved plans	Granted Conditionally	22/09/2016
08/16/00993/PRI	Full Planning Permission	105 Arthur Street, Derby, DE1 3EJ	Single storey rear extension to dwelling house (enlargement of kitchen)	Granted Conditionally	29/09/2016
08/16/00999/PRI	Full Planning Permission	165B Pastures Hill, Littleover, Derby, DE23 7AZ	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	14/09/2016
08/16/01003/PRI	Full Planning Permission	54 Green Lane, Derby, DE1 1RP	Installation of a new shop front	Granted Conditionally	30/09/2016
08/16/01009/PRI	Works to Trees in a Conservation Area	22 Devas Gardens, Spondon, Derby, DE21 7AD	Felling of a Sycamore Tree within the Spondon Conservation Area	Raise No Objection	13/09/2016
08/16/01010/PRI	Full Planning Permission	Innovation Centre, Infinity Park, Derby	Formation of 27 additional parking spaces	Granted Conditionally	14/09/2016
08/16/01013/PRI	Demolition-Prior Notification	Rolls Royce Sinfin D Site, Sinfin Lane, Sinfin, Derby	Demolition of the submarines gas furnace	Raise No Objection	26/09/2016
08/16/01021/PRI	Prior Approval - Householder	38 Ettrick Drive, Sinfin, Derby, DE24 3EA	Single storey rear extension (projecting beyond the rear wall of the original house by 5m, maximum height 2.75m, height to eaves 2.2m) to dwelling house	Prior Approval Not required	07/09/2016
08/16/01031/DCC	Listed Building Consent - alterations	Unit J, Markeaton Craft Village, Markeaton Park, Derby, DE22 3BG	Structural repair of a timber beam	Granted Conditionally	23/09/2016
08/16/01040/PRI	Full Application - disabled People	41 Arkle Green, Sinfin, Derby, DE24 9NW	Single storey rear extension to dwelling house (shower room)	Granted Conditionally	29/09/2016
08/16/01046/PRI	Non-material amendment	Plot 250, Ascot Business Park, Longbridge Lane, Derby, DE24	Erection of 2 industrial units	Granted	19/09/2016

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/16/01047/PRI	Prior Approval - Householder	6 Kendon Avenue, Sunnyhill, Derby, DE23 7LB	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3.8m, height to eaves 3.8m) to dwelling house	Prior Approval Not required	21/09/2016
08/16/01053/PRI	Prior Approval - Householder	31 Bank View Road, Derby, DE22 1EL	Single storey rear extension (projecting beyond the rear wall of the original house by 3.1m, maximum height 3.4m, height to eaves 2.4m) to dwelling house	Prior Approval Approved	28/09/2016
08/16/01059/PRI	Full Planning Permission	25 Park Drive, Littleover, Derby, DE23 6FY	Single storey side and rear extension to dwelling house (utility room and enlargement of kitchen/diner) formation of raised platform	Granted Conditionally	28/09/2016
08/16/01069/PRI	Works to Trees in a Conservation Area	The White House, 2 New Road, Darley Abbey, Derby, DE22 1DR	Felling of Silver Birch and Crown lift to 4 metres and Crown thin by 10% to Copper Beech within Darley Abbey Conservation Area	Raise No Objection	28/09/2016
08/16/01070/PRI	Works to Trees in a Conservation Area	18 Arthur Street, Derby, DE1 3EF	Felling of Willow Tree within Strutts Park Conservation Area	Raise No Objection	21/09/2016
09/16/01084/PRI	Non-material amendment	Site of Mackworth College buildings, Prince Charles Avenue, Mackworth, Derby, DE22 4LR	Residential development, health centre, retention of sports hall and demolition of college buildings - non-material amendment to previously approved planning permission code No. DER/03/14/00307 to substitute the house types of plots 138-141, 152 -153, 157- 158 and 220 - 222	Granted	28/09/2016