



Derby City Council

PLANNING CONTROL COMMITTEE
11 October 2018

Report of the Director of Strategic Partnerships,
Planning and Streetpride

ITEM 6

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
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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2	14 - 28	04/17/00429	Site of former Cock N Bull PH, Sinfin Lane, Sinfin	Erection of an industrial unit with retail sales and car breaking (mixed use B2/A1/Sui Generis) and associated car parking	To grant planning permission with conditions

Committee Report Item No: 1

Application No: DER/07/18/01072

Type: Full Planning Application

1. Application Details

1.1. Address: Shell filling Station, 339 Duffield Road, Allestree

1.2. Ward: Allestree

1.3. Proposal:

Demolition of existing sales building and erection of replacement single-storey sales building

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/07/18/01072>

Brief description

The site is an existing petrol filling station fronting the A6 Duffield road, north of the A38 Palm Court junction. The site is generally surrounded by residential uses. To the north is a narrow highway, Church Walk. There are other commercial uses on both sides of Duffield Road.

The Allestree Conservation Area lies to the north west of the site, and includes the properties (nos. 2-6 Church Walk). The Conservation Area boundary follows the centre-line of Church Walk, such that the boundary wall of the site falls outside the Conservation area.

The proposal comprises the demolition and replacement of the sales building attached to the petrol filling station. The replacement building will be a larger structure (floor area: approx. 38m x 13m) with a flat roof (height: 4m), constructed of white composite cladding panels. The building would accommodate a shop, office, store, toilets and staff facilities. The proposed nett retail tradable area would be 230 m², which would be approximately double the existing floor area.

The proposal also includes a storage/bin compound on the west side and an adjoining Amazon locker. As the site slopes up away from the forecourt, the building and compound would be dug into the bank with appropriate retaining structures.

The building would follow a similar east-west alignment and would be set in an average of 2m from the north site boundary, with Church walk. The highway edge would be delineated by a series of bollards.

2. Relevant Planning History:

Several historic applications for advertising. The relevant planning applications include:

Application No:	DER/11/13/01359	Type:	Full Planning Permission
Decision:	Granted Conditionally	Date:	15/01/2014
Description:	Replacement fuel storage tanks and amendment to forecourt layout		

Application No:	DER/04/04/00720	Type:	Full Planning Permission
Decision:	Granted Conditionally	Date:	14/01/2005
Description:	Enlarged sales building and associated car parking		

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Type: Full Planning Application

Application No:	DER/12/00/01691	Type:	Full Planning Permission
Decision:	Granted Conditionally	Date:	12/06/2001
Description:	Installation of LPG tanks and compound		
Application No:	DER/11/97/01369	Type:	Full Planning Permission
Decision:	Granted Conditionally	Date:	12/01/1998
Description:	Enclosed Car Wash		
Application No:	DER/03/97/00374	Type:	Full Planning Permission
Decision:	Granted Conditionally	Date:	25/07/1997
Description:	Replacement car wash and jet wash		
Application No:	DER/05/81/00789	Type:	Full Planning Permission
Decision:	Granted Conditionally	Date:	29/10/1981
Description:	Erection of new service station and canopy		

3. Publicity:

10 Neighbour Notification Letters sent, dated 25/7/2018

Site Notice displayed 20/7/2018

Statutory Press Advert dated 27/7/2018

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

4. Representations:

Five representations have been received from local residents. Several representations generally support the principle of the application. The following comments have been made:

- Setting the building back from Church Walk will give additional space for access.
- Concern that the staff parking will impede on visibility at the junction of Church Walk. Also increased use of the site will cause more accidents, potentially from cars parking illegally on the pavement or the road frontage.
- Concern that the increase in store size should require additional visibility from the forecourt exit.
- Need confirmation regarding the status of the street lighting (which is attached to the existing boundary wall).
- Need CCTV cameras, to monitor potential anti-social behaviour, as the shop will be selling alcohol.
- No increase in car parking, to cope with the potential additional car-borne customers. Concern over car-pedestrian conflict over customers using the ATM and non-fuel customers.

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- Concern regarding the boundary treatment with Church Walk, particularly regarding the changes in levels and suitability/location of bollards.
 - The excavation of the site (to create the compound) will undermine the adjoining historic boundary wall and cause the unacceptable removal of landscaping.
 - Concern about access to Church Walk during construction works.
 - LPG hazardous zone needs to be protected.
 - Concern over potential use of Shell land to the west of the filling station.

5. Consultations:

5.1. Highways Development Control:

These observations are based on revised application drawing “PLNG-03/18/C”.

The proposals will revise the gross floor area of the shop from 103sqm to 230sqm; this falls below the threshold of requiring a formal supporting assessment of vehicular trips.

The Highway Authority does not consider that the proposals will have a severe impact upon the adjacent highway network.

Drawing “PLNG-03/18/C” shows proposals to remove the existing boundary wall to rectify historic encroachment on the highway. This will also entail the relocation of the councils lighting apparatus which is currently mounted on the existing wall.

It is understood that the applicant/developer is in discussions with the councils lighting section in respect to this element of the works – this falls outside of the planning process.

The full extent of the boundary relocation is not entirely clear from the application plan; however more accurate details can be provided in this respect (condition 1 below refers).

The drawing does show the provision of bollards (of a type unknown) along the boundary line to the site (notwithstanding the observation that further details of the boundary are required as above).

With further consideration of the drawing; it is apparent that towards the west levels are such that there is an (approximate) level change in level of 0.5m between the highway (Church Walk) and the site; with the Church Walk being higher than the site.

There are no details provided in respect of how this is to be controlled; ie to prevent pedestrians and vehicles from falling into the site. Suitable measures will need to be agreed between the developer and the Local Planning Authority (and Highway Authority) prior to the demolition of the existing structure and wall commencing; it is suggested that some sort of fencing may be appropriate.

This can be dealt with by appropriate condition.

The applicant/developer should note it is also important to ensure that the proposed bollards are of sufficient height to be able to be visible to drivers using Church Walk. As no details of the proposed bollards have been provided, it will be appropriate for

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the applicant to provide details of the proposed bollards for approval prior to the commencement of the works.

The proposals also show the creation of two staff parking spaces adjacent to Church Walk; within land in the applicants' ownership/control.

Verbal representation from other parties has been made to the effect that a pedestrian visibility splay (for vehicles emerging from Church Walk) should be conditioned across some of this land.

The revised drawing shows the spaces being set back further than the original drawing; and also shows the inclusion of suitable bollards to prevent vehicles overhanging the highway.

This also has the effect of providing and protecting a pedestrian visibility splay to the right (south) on egress, of 2m x 2m. This complies with advice given in figure DG23 of the 6C's Design Guide; although it should also be recognised that the current guidance which the Highway Authority adheres to (Delivering Streets and Places) does not give advice on the size required for such splays.

Photographic evidence (obtained from Google Streetview) shows that this area has been in regular use for the parking of vehicles for at least 10 years; albeit that it has not been specifically aside for staff (although markings have been in place since at least October 2015).

However, to the left on egress from Church Walk, the adjacent premises do not afford such provision. Interrogation of the council's accident records shows that in the last three years there have been no recorded injury accidents at this location; and none involving pedestrians in the last 8 years.

The proposals as shown on the revised drawing will have the effect of ensuring that the parking concerned will be further away from the highway boundary than it is at present and will retain improved visibility splays for users of Church Walk.

Parking provision for cycles has been made between the staff parking spaces and the proposed ATM. Whilst technically compliant, the applicant may wish to locate the cycle parking into a location which is better overlooked and therefore more secure.

Recommendation:

The Highway Authority has No Objection to the proposals, subject to the following suggested conditions:-

Condition 1: The development hereby permitted shall not be brought into use until the adjacent highway footpath (Church Walk) has been reinstated to highway boundary in accordance with the highway authority specification, and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To rectify historic highway encroachment.

Condition 2: The development hereby permitted shall not be commenced until a satisfactory site boundary detail has been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety.

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Condition 3: No part of the development hereby permitted shall be brought into use until the parking areas are provided, with the parking bays clearly delineated in accordance with the approved plan "PLNG-03/18/C". The parking areas shall not be used for any purpose other than parking of vehicles

Reason: In the interests of highway safety.

Condition 4: No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing "PLNG-03/18/C" has been provided, that area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel.

NOTES TO APPLICANT

N1. The demolition of the structure and the highway reinstatement works (referred to in the above conditions) involve work on the highway and as such require the consent of the City Council. To agree the formal extents of the highway and to the extent of the reinstatement works the applicant should contact StreetPride at Derby City Council. Contact maintenance.highways@derby.gov.uk tel 03332 006981

N2. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

5.2. Environmental Services (Health – Pollution):

I have reviewed the application information and I would offer the following comments in relation to Environmental Protection related issues:

Demolition/Building Works

I note that the proposal will involve some demolition and building works. Given the proximity of residential properties, I advise that contractors limit noisy works to between 07.30 and 18.00 hours Monday to Friday, 07.30 and 13.00 hours on Saturdays and no noisy work on Sundays and Bank Holidays. This is to prevent nuisance to neighbours.

There should also be no bonfires on site at any time. I would suggest an advisory note on any planning consent regarding these matters.

Construction

Given the scale of the Development and its proximity to sensitive receptors e.g. residential dwellings, I would recommend that the applicant prepares and submits a Construction Management Plan for the control of noise and dust throughout the demolition/construction phase of the Development. The statement will need to provide detailed proposals for the control of dust and other air emissions from the site, having regard to relevant guidance, for example guidance 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.

I would strongly recommend the inclusion of a condition requiring the above, for submission and approval before construction activities commence. The Plan should

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be complied with fully throughout the construction/demolition phase of the development.

I have no other comments to make on the application.

5.3. DCC – Conservation Officer:

These comments are made in the light of the Planning (listed buildings and conservation areas) Act 1990, and the relevant National and Local Planning Policies and Guidance (including the National Planning Policy Framework, Historic England guidance, the Derby City Local Plan Part 1 (2017), the saved policies in the Local Plan Review (January 2006) and other relevant guidance.

Comments:

The application site is a modern petrol filling station abutting the easternmost extremity of the Allestree conservation area boundary. Although the replacement building is larger, its alignment at right angles to Duffield Road means the increase will be accommodated within the depth of the site so it is moot as to whether it will have any net additional impact in public views. In any case its relationship to the adjacent conservation area is tangential at best.

Conclusion: The application is considered to have a neutral impact on the significance of the adjoining heritage asset, and accords with the objectives of the NPPF and Policies E18 of 2006 City of Derby Local Plan Review and C20 of the 2017 Derby Local Plan Core Strategy.

Recommendation: No objection

5.4 Derbyshire Wildlife Trust

With reference to the above application, I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which the Council and the Trust have signed. The following comments are aimed at providing accurate and up to date information on the nature conservation issues associated with the proposed development.

It is understood that there are proposals to demolish the existing sales building and construct a new replacement sales building. No ecological survey information has been provided as part of the planning application. We have reviewed our datasets and viewed on-line photographs of the building and we consider that the likelihood of nesting birds or roosting bats using this building to be very unlikely. From reviewing the existing and proposed site plans the red line boundary extends around an area of trees and vegetation to the west of the garage forecourt. This is to be undisturbed and retained as part of these proposals.

We do not consider that the lack of ecological information in support of this application is an issue, and consider that the application can be determined.

6. Relevant Policies:

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

Derby City Local Plan Part 1 - Core Strategy (2017)

- CP1(a) Presumption in favour of Sustainable Development
- CP12 Centres
- CP23 Delivering a Sustainable Transport Solution
- CP3 Placemaking Principles
- CP4 Character and Context
- CP9 Delivering a Sustainable Economy
- CP20 Historic Environment

Saved CDLPR Policies

- E12 Pollution
- E17 Landscaping Schemes
- E18 Conservation Areas
- GD5 Amenity
- T10 Access for Disabled People

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf

An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

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

7. Officer Opinion:

Key Issues:

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

7.1. The Principle of the Development

7.2. Design and Visual Appearance

7.3. Impact on Heritage assets

7.4. Highway Safety

7.5. Environmental and Amenity Issues

7.6. Other issues

7.1. The Principle of the Development

The proposal involves the demolition and replacement of the existing sales building associated with the petrol filling station. The proposal will maintain the retail use on the site. The proposed nett retail tradable area would be 230 m², which would be approximately double the existing floor area. The proposal would potentially result in an intensification of use of the site should the retail element attract more non-fuel customers. However, the primary use would remain the same and must be assessed against the relevant policies.

The site is within the Allestree Neighbourhood Centre, as defined by Core Strategy Policy CP12. The proposal is considered to be in accordance with Policy CP12, which states that Neighbourhood Centres meet needs for small scale retail and services of small local catchments. Even with a doubling of retail floorspace, the proposal would still be small scale and would maintain day-to-day local shopping needs. In the circumstances, subject to an assessment of any specific impact on amenity or highway safety, it is considered that the proposal is acceptable in principle.

7.2. Design and Visual Appearance

The proposed shop unit, constructed of white and brown composite cladding panels, would have a similar appearance to the existing structure. The rear boundary wall (which is currently encroaching onto Church Walk) would be removed, such that the appearance from Church Walk would now be materially different, with the proposed building no longer screened by a boundary wall. No openings are proposed on this elevation. The proposed height would be approx. 0.6m higher than the existing unit. The elevation facing Church Walk would be clad in brown panels, which would replicate the existing wall colour and be less visually intrusive, facing the Conservation Area. Overall, it is considered that the design and visual appearance would be acceptable.

7.3. Impact on Heritage assets

The Allestree Conservation Area lies to the north west of the site, and includes the properties (nos. 2-6 Church Walk). The Conservation Area boundary appears to follow the centre-line of Church Walk, such that the boundary wall of the site falls outside the Conservation area.

Concerns have been raised regarding the boundary treatment along Church Walk, particularly regarding the changes in levels and whether the proposed works would undermine the adjoining historic boundary wall and cause the unacceptable removal of landscaping. The submitted plans show a retaining wall around the proposed compound area with the stone wall retained. This situation can be reinforced by way of an appropriate Condition.

The proposed replacement building would be aligned at right angles to Duffield Road, such that it would have minimal additional impact on public views. Furthermore, it is considered that the proposal would only have an indirect impact on the adjacent Conservation Area. The Conservation Officer considers that the proposal would have a neutral impact on the significance of the adjoining heritage asset and consequently raises no objections.

7.4. Highway Safety

There are historic issues regarding this site, in that the existing north boundary wall encroached (by approx. 0.2m) onto Church Walk, classed as a highway. The Council subsequently had an agreement in 2004 with Shell, to rectify this encroachment, when a realigned sales unit was approved. However, that permission was never implemented. The current proposal has the opportunity to address this historic problem. The submitted plans show the illegal wall to be removed and all proposed works are within Shell's land holding. There are remaining concerns regarding the boundary treatment with Church Walk, particularly regarding the treatment of the highway boundary, as there appears to be a difference in levels of approx. 0.5m, the suitability/location of the proposed bollards and the location of the displaced street lighting (which is currently attached to the illegal wall).

Local residents raise concerns regarding several highway issues. These particularly concern visibility from the site exit and at the junction of Church Walk; the adequacy of the on-site parking; and potential car-pedestrian conflict on the site forecourt. The latter issues will not be affected by the proposal, which only relates to the enlargement of the shop.

The removal of the existing boundary wall would rectify the historic illegal encroachment onto the highway. However, in order for the proposed works to proceed safely, further details are required to clarify the treatment of the highway boundary, to ensure that any change in levels is properly addressed. Highways have suggested that appropriate Conditions can address this matter.

It will also cause the displacement of the Council's lighting apparatus, which is currently attached to the boundary existing wall. The applicant is in discussion with the Council's lighting section regarding the repositioning. In any respect, this matter falls outside the remit of the planning process.

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Regarding the visibility concerns raised, the revised proposals will have the effect of ensuring that the staff parking (adjacent to Church Walk) will be further away from the highway boundary than it is at present and will retain improved visibility splays for users of Church Walk. Consequently, subject to the imposition of Conditions, no highway objections are raised.

7.5. Environmental and Amenity Issues

Concerns have been raised regarding potential anti-social behaviour and the need to maintain the CCTV camera coverage. The amended plans show the repositioning of the camera on the north elevation of the building.

Environmental Protection have raised issues with respect to potential noise and dust nuisance caused by the proposed demolition and building works. Given the scale of the proposed development and its proximity to sensitive receptors (e.g. residential dwellings), the submission of a Construction Management Plan, for the control of potential nuisance throughout the demolition/construction phase of the development, is recommended. This Plan should also address any concerns about access to Church Walk during construction works. This can be the subject of an appropriate Condition.

7.6. Other issues

Other concerns have been raised by local residents, including the potential use of Shell land to the west of the filling station. Although this land is within the applicant's ownership, these works do not form part of the application.

8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposal would meet the Neighbourhood Centres needs for small scale retail and services of small local catchments and would be in accordance with Core Strategy Policy CP12. It is considered that the design, visual appearance and impact on heritage assets of the enlarged shop would be acceptable. The Highway Authority has no evidence to demonstrate that the proposals are hazardous to highway users and no highway objections are raised. Concerns relating to environmental and amenity issues have been addressed or can be dealt with by way of Condition.

8.3. Conditions:

1. Standard time limit condition
2. Standard approved plans condition
3. The sales building hereby approved shall only operate as an ancillary function of the petrol filling station and shall not operate as a stand-alone Class A1 retail unit.

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4. The development hereby permitted shall not be brought into use until the adjacent highway footpath (Church Walk) has been reinstated to highway boundary in accordance with the highway authority specification, and details to be submitted to and approved in writing by the Local Planning Authority.
 5. The development hereby permitted shall not be commenced until a satisfactory site boundary detail has been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.
 6. No part of the development hereby permitted shall be brought into use until the parking areas are provided, with the parking bays clearly delineated in accordance with the approved plan "PLNG-03/18/C". The parking areas shall not be used for any purpose other than parking of vehicles
 7. No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing "PLNG-03/18/C" has been provided, that area shall not thereafter be used for any purpose other than the parking of cycles.
 8. Prior to the commencement of any development, a Construction Management Plan shall be submitted to and approved in writing by the Local planning Authority. The Plan shall deal with issues of delivery and working hours, the location of the on-site contractor's compound and parking, and the control of noise and dust throughout the demolition/construction phase of the Development. The approved Plan should be complied with fully throughout the construction/demolition phase of the development.
 9. No development shall take place before a detailed scheme of landscaping and boundary treatment, which shall include details of both hard and soft landscape works, earthworks and any retaining structures, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

8.4. Reasons:

1. Standard time limit reason
2. To define the permission
3. To define the permission and to ensure the effective planning use of the site.
4. To rectify historic highway encroachment.
5. In the interests of highway safety.
6. In the interests of highway safety.
7. To promote sustainable transport

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8. To safeguard the amenities of the surrounding area and of adjoining residents.
9. To protect the visual amenities of the surrounding area.

8.5. Informative Notes:

- The demolition of the structure and the highway reinstatement works (referred to in the above conditions) involve work on the highway and as such require the consent of the City Council. To agree the formal extents of the highway and to the extent of the reinstatement works the applicant should contact StreetPride at Derby City Council. Contact maintenance.highways@derby.gov.uk tel 03332 006981
- It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.
- Given that the proposal will involve some demolition and building works in the proximity of residential properties, to prevent nuisance to neighbours, contractors are advised to limit noisy works to between 07.30 and 18.00 hours Monday to Friday, 07.30 and 13.00 hours on Saturdays and no noisy work on Sundays and Bank Holidays. There should also be no bonfires on site at any time.
- The Construction Management Plan (referred to in the above condition 8) will need to provide detailed proposals for the control of dust and other air emissions from the site, having regard to relevant guidance, for example guidance 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.

8.6. Application timescale:

The application determination period expired on 17 August 2018. The application was called-in to planning Committee by Cllr Webb. Agreement has been given to both an extension of time and to the imposition of pre-commencement conditions.

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Committee Report Item No: 2

Application No: DER/04/17/00429

Type: Full Planning Application

1. Application Details

1.1. Address: Site of former Cock N Bull PH, Sinfin Lane, Sinfin.

1.2. Ward: Sinfin

1.3. Proposal:

Erection of an industrial unit with retail sales and car breaking (mixed use B2 / A1 / Sui Generis) and associated car parking

1.4. Further Details:

Web-link to application:

<https://eplanning.derby.gov.uk/online-applications/plan/04/17/00429>

Brief description

This rectangular shaped site fronts onto Sinfin Lane and extends back approximately 80 metres from the highway, towards existing industrial units off neighbouring Amberley Drive and the adjacent Sinfin Commercial Park Industrial estate.

The site is currently vacant, as demolition of the previous Cock n Bull Public House has taken place. The site is bordered to the south by four properties, used for retail and residential purposes.

This stretch of Sinfin Lane is typically to the east side, made up of a mixture of two storey semi-detached and terraced properties and to the west side, a significant number of commercial units in close proximity.

Along the northern boundary on adjacent land, there is row of 16 trees, mostly Lombardy Poplars, which are covered by a Tree Protection Order. They overhang the site boundary and there are no proposals to remove any of the trees.

The proposal would include the erection of one commercial/retail unit with associated car parking provided. The unit would be positioned to the west end of the site with parking and turning facilities to the front of the site and loading bays along the north elevation. The footprint of the building has been amended during the application to reduce the impact of the building on the protected trees to the north of the site. The layout has accordingly been pulled away from the trees and reduced in width and increased in length to the front of the site. The approximate dimensions of the unit are as follows: length- 47m, width-18.5m, height-8m. The building would have a shallow pitched roofline and be two storeys in height. The unit itself would consist of: reception area, staff room, storage area, toilets and a large open warehouse space where works will be carried out.

The proposed use would differ from the previously refused scheme as the use would also consist of the breaking of vehicles within the building. In the supporting statement accompanying the application the applicant states that the methods used are very specialised, catering to a specific clientele. They state that this is not a typical car breaking operation since customers are not allowed in the area where operations are carried out and would only come to reception, within the retail area of the unit. The applicant states that the business has been operating from the current site on Cotton Lane for approximately 15 years, processing on average 1-2 vehicles per week. The reason for submitting the application is due to the need to carry out

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works in an indoor environment. The applicant states that they do not envisage an increase in the number of vehicles processed and vehicles they tend to dismantle are typically less than 5 years old, costing anything up to 4K per unit. The annual tonnage would be approximately 250 tonnes.

A Noise Assessment and addendum have been provided in response to concerns raised by the Council's Environmental Protection team during the life of the application, which confirm that the proposed commercial use would be carried out internally only. An Arboricultural Impact Assessment has also been provided which assessed the impact of the original proposal on the protected trees which are located along the northern boundary of the site. (The revised proposal reduces the impact on the trees and further tree protection details and method statement will be subject to planning conditions).

2. Relevant Planning History:

Application No:	DER/05/11/00503	Type:	Full Planning Permission
Decision:	Refused	Date:	15/06/2012
Description:	Change of use from public house (Use Class A4) to car sales/storage, car spares and treatment facility for end of life vehicles (Sui Generis Use), installation of roller shutters to the rear elevation and erection of boundary fence		

Reason for refusal:

Located adjacent to the Sinfin Industrial Park the site is also in close proximity to a substantial residential area. Saved policy EP14 (Employment with Potential Off-site

Effects) requires demonstration that there would be no significant risk or detriment to the health, environment or amenity of nearby residents, employees or others in the area. The proposed development would involve processing work and storage of end of life motor vehicles in the open. In this respect, no noise risk assessment of the operation or mitigation measures required to protect the residential amenity of nearby dwellings has submitted in support of this application. As such the proposal would be contrary to the requirements of saved Policies GD5 and E14 in respect of failing to demonstrate that the proposed development would have no significant risk or detriment to the health, environment or amenity of nearby residential areas .

Application No:	DER/03/10/00310	Type:	Full Planning Permission
Decision:	Granted	Date:	07/05/2010
Description:	Change of Use from Public House (use class A4) to Assembly and Leisure (use class D2)		

Application No:	DER/09/95/01154	Type:	Advertisement Consent
Decision:	Granted conditionally	Date:	31/10/1995
Description:	Display of externally illuminated fascia sign		

Application No:	DER/06/82/00637	Type:	Advertisement Consent
Decision:	Granted	Date:	12/07/1982
Description:	Display of 1 free standing pictorial post sign and individual fascial letters.		

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3. Publicity:

Neighbour Notification Letter – 5 Letters

Site Notice

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

4. Representations:

Two letters of objection have been received and 92 signature petition in objection to the application have been received to date. The objections raised include:

- Car breaking element resulting in 'broken down cars piled high'
- Industrial activity on site unacceptable
- Noise
- Vandalism/drug taking
- Environmental impact- oil chemical and acid pollution of water table
- Trees to rear, impact upon wildlife
- Suggest that the site is used for residential purposes
- Impact on traffic.

5. Consultations:

5.1. Highways Development Control:

Further Highway Officers comments based on amended vehicle tracking layout plan submitted on 2 October to be reported verbally at Committee.

Revised comments based on submitted tracking plan (1 October):

The amended plan (which appear to show differing parking layouts between the plans) do not show turning for a transporter type vehicle; merely showing a car which it is self-evident can be manoeuvred within the site.

The use of the site applied for could inevitably result in large vehicles such as car transporters or commercial vehicles associated with the removal of waste parts using the site; the manoeuvring of these vehicles must be catered for within the site boundary.

I suggest that the applicant provides tracking information for those vehicles.

Revised comments based on amended layout plan (19 September):

These observations are based upon revised application plan A100 (the same drawing number apparently as previously submitted).

The revised plan appears to show a different footprint to the premises; with cycle parking inside and 7 parking spaces (including two spaces sized for disabled). It is unclear where vehicles for customers would be likely to park (assuming they do not use the disabled parking); nevertheless it is considered that ample space for parking would be available within the site as a whole.

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The proposals also show the retention of the "in/out" access arrangement.

However; the attention of the applicant and LPA is drawn to my suggested conditions in respect of the historic iteration of the application; where it was recommended that the access gates be set back a minimum of 5.5m from the highway boundary.

This has not been shown on the application drawings and may have an impact upon the proposed layout as shown.

As the proposed use of the site will no doubt involve deliveries of, and the removal of scrap vehicles; it is imperative to ensure that the transporters likely to be used can be accommodated within the site; this may be difficult given the layout proposed.

The applicant/developer is therefore required to provide vehicle tracking information to demonstrate that the site is suitable to be serviced such that vehicles can exit and enter the highway in a forward gear; in particular with the conditioned change to the position of the gates.

Sinfin Lane already serves a number of industrial/commercial premises and (in highway terms) the proposals will not have a significant impact on the highway.

The site falls towards the highway, and has no apparent form of water trap; I note that the application drawing shows "soakaways"; however the profiling of the site is such that these will not necessarily be sufficient to prevent surface water egress; further details can be supplied in response to conditions which will be requested.

The applicant/developer should note that any proposed soakaway should be located at least 5.0m to the rear of the highway boundary.

Recommendation

Whilst the Highway Authority is likely to be able to support the application (subject to appropriate conditions); the following information is required in order to fully determine its response:-

- Revised details which show the relocation of the gates 5.5m back from the highway boundary.
- Vehicle tracking information to demonstrate that the site is capable of being serviced by delivery/recovery vehicles, such that they are able to exit and enter the highway in a forward gear.

5.2. Natural Environment (Tree Officer):

Comments to Tree Survey received March 2018:

Initial comment is that the tree survey appears to be good however it is separate to the proposed development. The tree protection plan must have the proposed development annotated on it as well and include service run locations. Tree details/cats are slightly different to the tree survey for the adjacent plot and I would like to investigate this.

The tree survey recommends that the only feasible methodology for constructing in this circumstance would be to utilise a suspended raft floor on piled foundation. Is that what they are intending to do?

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Revised Comments to amended layout plan received 5 September 2018:

Proposed construction is just within RPAs of a few of the trees. Construction (including foundations) should be out of RPA unless using pile and beam or they can demonstrate that the minimal incursion into the RPA will be of no significant detrimental effect.

Construction Exclusion Zone should be shown on the plan.

No mention of treatment of surface area within RPAs.

5.3. Environmental Services (Health – Pollution):

Revised comments (December 2017):

Following my previous comments (9th October 2017) on the Noise Assessment Report (Report ref: 3785-R1 Workshop facility, Sinfin Lane, Derby by Clover Acoustics, dated 4th August 2017), a further submission has been made in support of the above planning application:

Letter Report, re: Proposed Sinfin Lane Unit – Clover Report 3785-R1. From Steve Clow, Clover Acoustics. 25th October 2017.

The submission addresses concerns made in previous comments:

Traffic (delivery of vehicles): The letter report refers to information from the client that 1-2 vehicles per week will be delivered to the site, and therefore be not significant in terms of noise impact. With the information provided relating to the scale of the operation, I am in agreement.

To ensure no loss of amenity to nearby receptors caused by noise from delivery vehicles, it is proposed that such deliveries should only take place during business hours, with an upper limit of 3 per week.

Hours of opening: it is noted in the application form that the proposed hours of activity at the unit are 8am to 6pm (Monday to Friday), and 9am to 3pm (Saturday), with no working Sundays or bank holidays.

Outdoor working: Agreement that car breaking/maintenance activities will only take place within the unit. Although the letter mentions 'all activities to take place internally', it is assumed that vehicles will be stored in the front yard for display.

Acoustic performance of unit roller doors: I am pleased to see modelling and calculation with regards to unit proximity, door area, and required acoustic performance. This concludes that the unit doors require a minimum sound reduction performance of 30dB Rw. Acoustic performance for walls and roof are also specified within the letter, and these should also not be diverged from without justification that it is not detrimental from an acoustic perspective.

The comments concerning the impact driver are noted, as are those relating to L_{Amax} (comparison with background), and the corresponding effect on the BS4142 assessment and WHO assessment.

Recommendations and conclusions:

With the additional information, the proposed development is predicted to have a rating level equal to the recorded typical background sound level, and will therefore

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not have an adverse impact on nearby sensitive receptors. However, this is based on several considerations, and therefore the following conditions are recommended:

ACOUSTIC PERFORMANCE: Given the proximity to residential properties, and the potential for noise disturbance, measures designed to control and/or minimise breakout noise from the proposed development shall be incorporated into the construction. These measures shall be based upon the findings and recommendations of the submitted noise assessment report (Report ref: 3785-R1 Workshop facility, Sinfin Lane, Derby by Clover Acoustics, dated 4th August 2017) and subsequent letter report (Letter Report, re: Proposed Sinfin Lane Unit – Clover Report 3785-R1. From Steve Clow, Clover Acoustics. 25th October 2017).

The required R_w values for doors, walls and roof, presented in the letter report shall be achieved by selection of appropriate materials, products and installation.

Once products have been selected, a detailed design scheme specifying these noise measures shall be submitted for approval prior to commencement of construction. A post-installation verification report shall be submitted for approval prior to occupation of the development.

OPENING HOURS: Hours of activity at the unit shall be 8am to 6pm (Monday to Friday), and 9am to 3pm (Saturday), with no working Sundays or bank holidays.

VEHICLE DELIVERY: To ensure no loss of amenity to nearby receptors caused by noise from delivery of vehicles, such deliveries shall only take place during business hours, with an upper limit of 3 per week (Monday to Saturday).

OUTDOOR WORKING: No car breaking or maintenance activities shall take place outside the unit. Any such activities taking place shall be within the unit, and with roller doors closed throughout the duration of those activities to ensure adequate control of noise.

Original comments received August 2017:

I have reviewed the application information and I would offer the following comments in relation to Environmental Protection related issues:

Land Contamination:

Due to the site's historical use, it has been identified as 'potentially contaminated'. I would recommend that conditions are attached to any consent requiring:

- Before commencement of the development, a Phase I desktop study shall be completed for the site, documenting the site's previous history and identifying all potential sources of contamination and the impacts on land and controlled waters, relevant to the site. A conceptual model for the site should be established, which should identify all plausible pollutant linkages. A report will be required for submission to the Council for approval.
- Where the desktop study identifies potential contamination, a Phase II intrusive site investigation shall be carried out to determine the levels of contaminants on site. A risk assessment will then be required to determine the potential risk to end users and other receptors. Consideration should also be given to the possible effects of any contaminants on groundwater. A detailed report of the investigation will be required for submission to the Council for written approval.

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- In those cases where the detailed investigation report confirms that contamination exists, a remediation method statement will also be required for approval.
- Finally, all of the respective elements of the agreed remediation proposals will need to be suitably validated and a validation report shall be submitted to and approved by Derby City Council, prior to the development being occupied.

Noise

I note that as part of the planning application a noise impact assessment has been submitted. We will review this Report in detail in due course and respond accordingly. In the meantime, I would recommend that the following conditions be attached to any planning consent, should it be granted:

- The submitted noise impact assessment shall be agreed in writing with the Local Planning Authority.
- Where the submitted acoustic report has indicated that noise mitigation is required, a scheme must be submitted by the developer for approval by Derby City Council before the Development commences. All agreed recommendations for noise mitigation must be incorporated into the Development before it is occupied.

Demolition/Building Works:

I note that the proposal will involve some demolition and building works. Given the proximity of residential properties, I advise that contractors limit noisy works to between 07.30 and 18.00 hours Monday to Friday, 07.30 and 13.00 hours on Saturdays and no noisy work on Sundays and Bank Holidays. This is to prevent nuisance to neighbours.

There should also be no bonfires on site at any time.

I would suggest an advisory note on any planning consent regarding these matters.

I have no other comments to make on the application.

6. Relevant Policies:

The Derby City Local Plan Part 1 - Core Strategy was adopted by the Council on Wednesday 25 January 2017. The Local Plan Part 1 now forms the statutory development plan for the City, alongside the remaining 'saved' policies of the City of Derby Local Plan Review (2006). It provides both the development strategy for the City up to 2028 and the policies which will be used in determining planning applications.

Derby City Local Plan Part 1 - Core Strategy (2017)

CP2	Responding to Climate Change
CP3	Placemaking Principles
CP4	Character and Context
CP9	Delivering a Sustainable Economy
CP10	Employment Locations
CP13	Retail and Leisure Outside Defined Centres
CP23	Delivering a Sustainable Transport Network

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Saved CDLPR Policies

GD5	Amenity
S10	Trade and Showroom Type Sales
E12	Pollution
T10	Access for Disabled People

Derby And Derbyshire Waste Local Plan (Adopted March 2005)

W1b	Need for the development
W2	Transport principles
W6	Pollution and related nuisances
W7	Landscape and other visual impacts

National Planning Policy for Waste (NPPW)

The above is a list of the main policies that are relevant. The policies of the Derby City Local Plan Part 1 – Core Strategy can be viewed via the following web link:

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/Core%20Strategy_ADOPTED_DEC%202016_V3_WEB.pdf

Members should also refer to their copy of the CDLPR for the full version or access the web-link:

http://www.derby.gov.uk/media/derbycitycouncil/contentassets/documents/policiesandguidance/planning/CDLPR_2017.pdf

An interactive Policies Map illustrating how the policies in the Local Plan Part 1 and the City of Derby Local Plan Review affect different parts of the City is also available at – <http://maps.derby.gov.uk/localplan>

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

7. Officer Opinion:

Key Issues:

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

7.1. Ability for facility to meet all relevant policies

7.2. Amenity and environmental impacts

7.3. Design/layout

7.4. Highway implications

7.1. Ability for facility to meet all relevant policies

The site of the proposal is not allocated for any particular use in the Local Plan – Part 1. The proposal includes an element of waste management and so falls to be considered under the Waste Local Plan in addition to the CDLPR saved policies and the Local Plan – Part 1.

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Policy S10 allows for trade and showroom type sales outside the defined shopping centre hierarchy provided that the surrounding area is predominantly commercial or industrial in character, and, where appropriate, is accessible by a choice of means of transport. The proposed retail element, for the sale of parts recovered from vehicles, is not an activity that would normally be found within a retail centre and therefore can be considered in the same vein as trade/showroom type sales. The allowance for retail activity in this location is based on the particular type of business therefore a condition restricting sales to vehicle parts recovered from the vehicles broken on site only should be applied to prevent uncontrolled retail activity. The western side of Sinfin Lane is largely industrial in character and so the proposal complies with this part of the policy.

The treatment facility for end of life vehicles is relatively small at 250 tonnes per annum and appears to be an integral part of the overall scheme. Policy W1b allows for waste development if it would help to cater for the needs of the local area. The proposal would be assumed, to serve the Derby area, which could be described as the local area in relation to a waste treatment facility. Policy W2 seeks to prevent an overall significant increase in the distance and number of waste related journeys for people, materials or waste. The proposal is to allow the relocation of an existing business without an increase in throughput; the proposal would therefore meet the intentions of Policy W2.

Policies W6 and W7 of the Waste Local Plan are similar in intent to policies in the CDLPR and Local Plan – Part 1 in that they seek to protect the environment. The proposal would assist in moving waste up the Waste Hierarchy in line with the requirements of the guidance contained in the NPPW.

Policy CP10 allows for new business and industrial development in areas not specifically allocated for those uses provided that it does not conflict with the objectives of the Plan; would not adversely impact on the amenity of nearby residents; is well integrated into the urban area; would not lead to a significant oversupply of employment land and; would contribute to the aims and objectives of Policy CP9.

7.2. Amenity and environmental impacts

The application site is located in close proximity to existing industrial uses, at the adjacent Amberley Drive and the existing industrial estate to the rear at Sinfin Business Park. There are two residential properties to the south of the application site located to the rear of retail units fronting Sinfin Lane. These residential units are non-conforming uses in the context of the predominantly employment character of this area to the west of Sinfin Lane. Residents have objected to the noise that would be created by the proposal.

There are no undue amenity impacts associated with the proposed development. Although significantly larger in footprint than the previous building, the new industrial unit has been designed at a relatively low height level for this type of building, at approximately 8m. As a result the proposed massing of the building will not have significant adverse impact on the amenities of surrounding residential properties to the south of the site. The location of the proposed new building would not give rise to any significant overshadowing or overlooking of neighbouring properties on Sinfin

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Lane, taking into consideration the orientation and distance between the proposed new building and surrounding neighbouring units.

Noise concerns have been raised by neighbouring residents in regards to the potential noise and general disturbance caused by collection and drop off of vehicles. During the life of the application an acoustic noise report was submitted, which has satisfactorily addressed these concerns and the Environmental Health Officer considers that the development would not have an adverse impact on nearby sensitive receptors (ie. residential properties). This is subject to specific conditions being attached to control the acoustic performance of the building, operating and delivery hours and to prevent outdoor working.

These restrictions would in my opinion adequately protect the living conditions of residents nearby from any excessive noise disturbance.

In terms of amenity impacts the proposal reasonably satisfies the requirements of saved policies E12 and GD5 of the City of Derby Local Plan Review.

In terms of tree impacts of the development the site is bounded to the north by the following:

- TPO 441: G2 – Row of 5 x Lime trees fronting onto Sinfin Lane and
- TPO 441: G3 – Row of 10 x Poplar trees located on adjacent to the northern boundary of the site on Sinfin Lane Business Park.

In order to assess the impact of the proposed development on these protected trees an Arboricultural Impact Assessment was submitted in support of the proposal, although since then the layout of the building has been amended to reduce the encroachment into the Root Protection Areas (RPA) of the trees.

The Council's Tree Officer is comfortable that the amended scheme would have a lesser impact on the protected trees, although the built footprint would still be located marginally within the RPAs of a number of the trees, adjacent to the site. Further tree protection information and method statement for the proposed foundations of the unit have been promised by the applicant, to address the Tree Officer's comments (September 2018). If received, they will be reported at the meeting and if not then I am satisfied that the details can be controlled by suitable pre-commencement conditions attached to the permission.

Overall, the protected trees to the north of the site should not be adversely affected by the development, subject to compliance with conditions and the scheme reasonably satisfies the requirements of Policy CP16 of the Derby City Local Plan – Part 1.

7.3. Design/layout

The design and layout of the proposed industrial unit would be acceptable given the general surrounding context. The proposed external elevations for the unit have been designed to reflect and complement the context of the surrounding industrial units and existing mature groups of trees. The proposed elevation treatment draws on the existing range of materials and architectural language seen throughout the units in

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close proximity to the site in order to create a simple but attractive image. The final details of material types are to be conditioned and agreed.

I am therefore satisfied that the proposal reasonably satisfies the design requirements of adopted policies CP3 and CP4 of the Derby City Local Plan Part 1.

7.4. Highway implications

The supporting Design and Access Statement states that delivery vehicles would not be entering the site during operations, but that cars and vans would drive into the site. However, the Highways Officer considers that deliveries of scrap vehicles would involve trucks and transporters entering the site and therefore the tracking details for the proposal should demonstrate this. Whilst the proposed parking and access layout shown on the revised scheme is considered to provide adequate opportunity for larger vehicles to be able to access and manoeuvre in the site, a tracking plan to show this is required and was submitted on 2 October. The Highways Officer's comments on this amended tracking plan shall be reported orally at the committee meeting.

The amended layout plan shows 7 parking spaces plus 2 disabled bays being provided within the site and there considered to be ample space within the site as a whole for parking. The applicant has followed the advice of the Highway Authority and provided a number of cycle parking spaces within close proximity of the premises for use by staff. Sinfin Lane already serves a number of industrial/commercial premises and the proposals would not have a significant impact on highway safety on the local road network.

The amended proposal shows that entrance gates can be set back 5.5 metres into the site as requested by the Highways Officer. Details of the gates and boundary fencing will be required and can be secured by a suitable planning condition.

Further to relevant conditions being met and satisfactory tracking details for HGV/delivery vehicles, the proposal reasonably satisfies the requirements of adopted transport policy CP23 of the Derby City Local Plan Part 1: (Core Strategy) and the saved policy T10 of the adopted City of Derby Local Plan Review.

Conclusion

The proposed development is considered acceptable within a predominantly employment area to the west of Sinfin lane, in line with local plan policies subject to the imposition of relevant conditions and therefore planning permission should be granted.

Overall it is felt that the proposal is acceptable and residential amenity would not be unreasonably affected. Although one objection and a petition, have been received officers are satisfied that all relevant planning matters have been adequately addressed within the officers report. The proposal reasonably satisfies the requirements of the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review.

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8. Recommended decision and summary of reasons:

8.1. Recommendation:

To grant planning permission with conditions.

8.2. Summary of reasons:

The proposed industrial development is appropriate in principle in this location and is considered acceptable in terms of impacts on residential amenity, highway safety, protected trees and character of the streetscene, subject to compliance with recommended conditions.

8.3. Conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans:
3. Details of external materials to be agreed.
4. Details of tree protection and method statement for building foundations, which will protect the root protection areas of affected trees to be agreed.
5. Hardstanding to be constructed with provision to prevent the discharge of surface water from the site to the public highway. The provision to prevent the discharge of surface water to the public highway
6. Parking, turning and servicing areas to be provided with the parking spaces clearly delineated in accordance with the approved plan. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles.
7. The gates at the access point shall open inwards only, be set back a minimum of 5.5 metres from the highway boundary, and constructed in accordance with details of gates and boundary fencing to be agreed.
8. The cycle parking layout, as indicated on submitted plan to be provided and that area shall not thereafter be used for any purpose other than the parking of cycles.
9. Retail activity to be restricted to sale of vehicle parts recovered from the vehicles broken on site only.
10. Phase I desktop study for site contamination to be carried out and submitted for agreement.
11. In those cases where the detailed site investigation report confirms that contamination exists, a remediation method statement will be required for approval and respective elements of the agreed remediation proposals to be suitably validated and a validation submitted for agreement.
12. Given the proximity to residential properties, and the potential for noise disturbance, measures designed to control and/or minimise breakout noise from the proposed development to be incorporated into the construction. These

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measures shall be based upon the findings and recommendations of the submitted noise assessment report (Report ref: 3785-R1 Workshop facility, Sinfin Lane, Derby by Clover Acoustics, dated 4th August 2017) and subsequent letter report (Letter Report, re: Proposed Sinfin Lane Unit – Clover Report 3785-R1. From Steve Clow, Clover Acoustics. 25th October 2017). A post-installation verification report shall be submitted for approval prior to occupation of the development.

13. Hours of operational activity at the unit shall be 8am to 6pm (Monday to Friday), and 9am to 3pm (Saturday), with no working Sundays or bank holidays. Delivery of vehicles shall only take place during these business hours, and shall be limited to no more than 3 deliveries per week (Monday to Saturday).
14. No car breaking or maintenance activities to take place outside the building hereby approved. Any such activities taking place shall be within the building, and with roller doors closed throughout the duration of those activities to ensure adequate control of noise.

8.4. Reasons:

1. To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory external appearance of the development in the interests of visual.
4. To protect trees and other vegetation on and adjoining the site during the course of construction works in order to preserve the character and amenity of the area.
5. To ensure surface water from the site is not deposited on the public highway causing a danger to highway users.
6. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.
7. In the interest of highway safety.
8. To promote sustainable travel.
9. and to accord with the adopted policies of the Derby City Local Plan Part 1: (Core Strategy) and the saved policies of the adopted City of Derby Local Plan Review as included in this Decision Notice.
10. To protect residential and environmental amenity.
11. To protect residential and environmental amenity.
12. To protect residential and environmental amenity.
13. To protect residential and environmental amenity.
14. To protect residential and environmental amenity.

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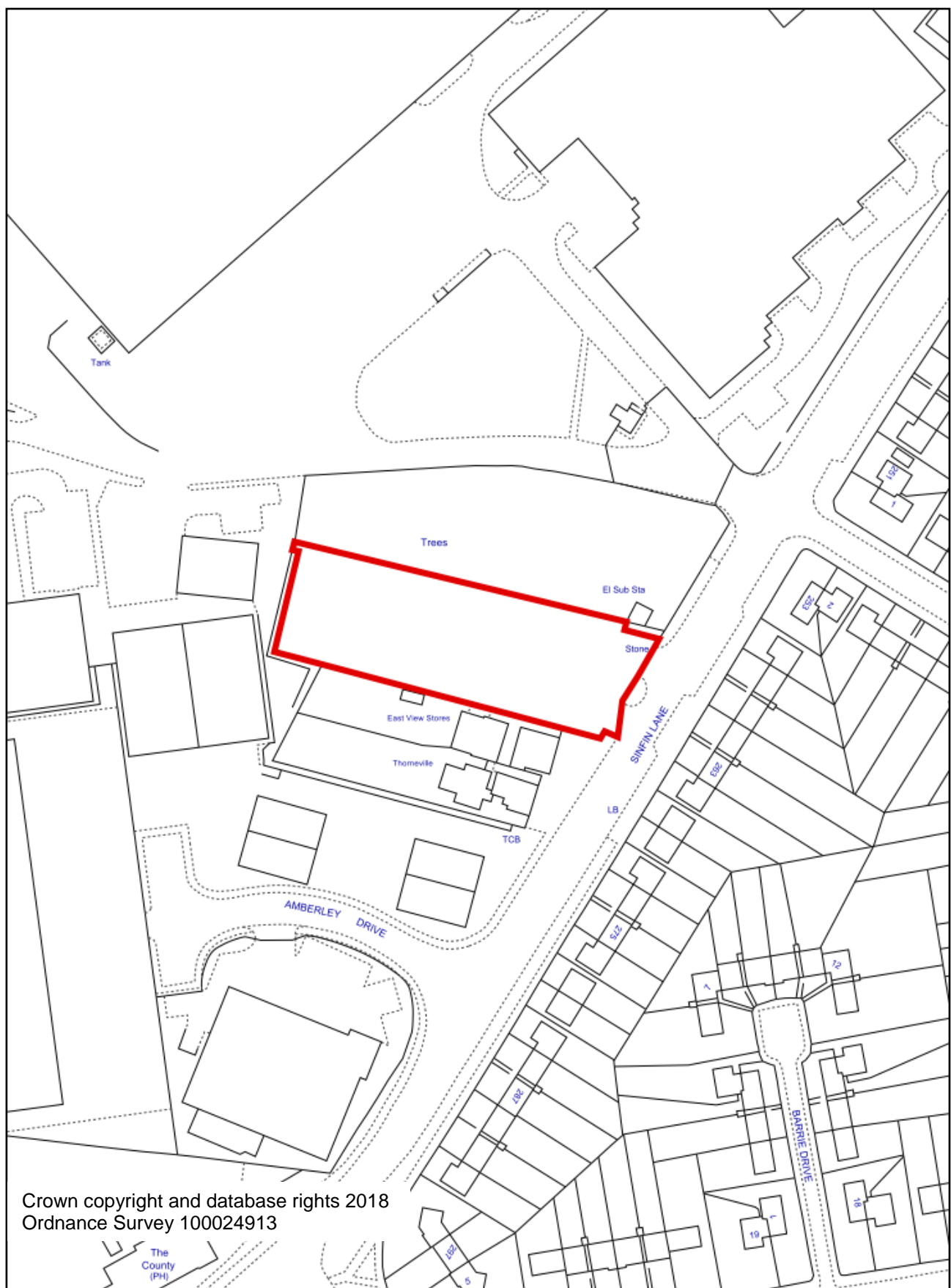
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8.5. Informative Notes:

- a) It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud and deleterious matter on the public highway, and as such you should undertake every effort to prevent it occurring.
- b) The consent granted will result in the construction of a new building which needs naming and numbering. To ensure that the new addresses are allocated in plenty of time, it is important that the developer or owner should contact traffic.management@derby.gov.uk with the number of the approved planning application and plans clearly showing the site, location in relation to existing land and property, and the placement of front doors or primary access
- c) I advise that contractors limit noisy works to between 07.30 and 18.00 hours Monday to Friday, 07.30 and 13.00 hours on Saturdays and no noisy work on Sundays and Bank Holidays. This is to prevent nuisance to neighbours.
- d) There should also be no bonfires on site at any time.

8.6. Application timescale:

The application target date expired August 2016, it has been delayed due to requirement of further supporting information. A further extension of time will be agreed with applicant.



Derby City Council

Delegated decisions made between 01/09/2018 and 30/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/17/00200/PRI	Full Planning Permission	25 Morley Road, Chaddesden, Derby	Two storey and single storey side extensions to dwelling house (utility, bedroom and enlargement of kitchen/diner) and installation of a pitched roof to the existing single storey rear projection	Granted Conditionally	03/09/2018
08/17/01034/PRI	Full Planning Permission	Land at rear of Chestnut House, Friar Gate, Derby (access from Mill Street)	Erection of an office building (use class B1)	Granted Conditionally	25/09/2018
08/17/01097/PRI	Full Planning Permission	Balfour Beatty Ltd, West Service Road, Raynesway, Derby	Demolition of three buildings. Change of use, internal and external alterations to storage building including addition of mezzanine, to form workshop and formation of additional car parking spaces.	Granted Conditionally	20/09/2018
11/17/01549/PRI	Outline Planning Permission	Land at the front of 482 Burton Road, Derby	Residential development (one dwelling)	Granted Conditionally	25/09/2018
12/17/01625/PRI	Works to Trees under TPO	84 Rykneld Road, Littleover, Derby	Crown reduction by 2m of a tree protected by Tree Preservation Order No. 78	Granted Conditionally	19/09/2018
01/18/00154/PRI	Advertisement consent	Retail unit adjacent to The Needles PH, Bembridge Drive, Alvaston, Derby	Display of various signage	Granted Conditionally	14/09/2018
02/18/00236/PRI	Full Planning Permission	Public Open Space adjacent to St. Anne's Church, Whitecross Street, Derby, DE1 3NE	Formation of eight parking bays	Granted Conditionally	13/09/2018
02/18/00242/PRI	Works to Trees under TPO	638 Burton Road, Littleover, Derby	Various works to trees protected by Tree Preservation Order no. 155	Granted Conditionally	26/09/2018
02/18/00243/PRI	Works to Trees under TPO	638 Burton Road, Littleover, Derby	Felling of a Pine tree protected by Tree Preservation Order no. 155	Refuse Planning Permission	26/09/2018
02/18/00305/PRI	Works to Trees under TPO	46 Station Road, Chellaston, Derby	Felling of Damson and Apple trees protected by Tree Preservation Order No. 422	Granted Conditionally	13/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
02/18/00306/PRI	Full Planning Permission	2 Raynesway, Derby (Island Service Station)	Retention of the erection of a self-service launderette unit	Granted Conditionally	17/09/2018
03/18/00317/PRI	Variation/Waive of condition(s)	Site of the former Normanton Junior School, Grange Avenue, Derby	Erection of a school (use class D1) - variation of conditions 2, 3 and 4 of previously approved planning permission Code No. DER/01/17/00088 to revise the site layout, change the elevation materials and provide details of tree works and protection measures	Granted Conditionally	06/09/2018
03/18/00333/PRI	Full Planning Permission	1 Ashopton Avenue, Derby	Two storey side extension to dwelling house (three bedrooms, wet room and w.c.)	Granted Conditionally	07/09/2018
03/18/00335/PRI	Full Planning Permission	14 Berkshire Street, Derby	Two storey side extension to dwelling house (dining/living space, bedroom, bathroom and w.c.)	Granted Conditionally	07/09/2018
03/18/00391/PRI	Variation/Waive of condition(s)	Land at Holmleigh Way, Chellaston, Derby	Residential development -157 dwellings (38 within Derby City boundary and 119 within South Derbyshire boundary) and associated infrastructure, landscaping, pumping station and public open space - Variation of condition 1 of previously approved permissions Code No.'s DER/08/13/00941 and DER/01/17/00049 to amend the approved plans (substitution of houses types)	Granted Conditionally	10/09/2018
03/18/00436/PRI	Full Planning Permission	46 Willson Road, Littleover, Derby	Single storey front extension to dwelling house (porch), installation of cladding and enlargement and alterations to the roof including installation of front dormer windows to form rooms in the roof space (three bedrooms, en-suite, bathroom and storage)	Granted Conditionally	18/09/2018
04/18/00489/PRI	Full Planning Permission	21 Nunsfield Drive, Alvaston, Derby	Single storey rear extension to dwelling house (lounge/dining area)	Granted Conditionally	04/09/2018
04/18/00493/PRI	Full Planning Permission	Flat Above 127 Pear Tree Road, Derby	Erection of an external staircase	Granted Conditionally	13/09/2018
04/18/00508/PRI	Works to Trees under TPO	308 Burton Road, Derby	Felling of a Willow tree protected by Tree Preservation Order No. 141	Granted Conditionally	05/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
04/18/00509/PRI	Works to Trees under TPO	17 Keats Avenue, Littleover, Derby	Crown reduction by 2m of a Cedar tree. Cutting back of branches overhanging 22 Golf Close to give 8m clearance from the rear of the house to the crown and crown lift to 4m every 2-3 years for a ten year period protected by Tree Preservation Order no. 269	Granted Conditionally	07/09/2018
04/18/00511/PRI	Full Planning Permission	14 Springwood Drive, Oakwood, Derby	Two storey rear extension to dwelling house (living/family space, bedroom, dressing room, ensuite and enlargement of bedroom)	Granted Conditionally	03/09/2018
04/18/00562/PRI	Works to Trees under TPO	Highfields Park Estate, Off Broadway, Derby	Various works to trees protected by Tree Preservation Order no. 303	Granted Conditionally	19/09/2018
04/18/00571/PRI	Full Planning Permission	8 Sherwood Avenue, Littleover, Derby	Demolition of dwelling and erection of a replacement dwelling (use class C3)	Granted Conditionally	07/09/2018
04/18/00572/PRI	Advertisement consent	Retail unit adjacent to The Needles PH, Bembridge Drive, Alvaston, Derby	Display of one internally illuminated fascia sign	Granted Conditionally	13/09/2018
04/18/00580/PRI	Full Planning Permission	27 St. Albans Road, Derby	Single storey front, side and rear extensions to dwelling house (utility and enlargement of hall. lounge, kitchen and dining room)	Granted Conditionally	18/09/2018
04/18/00590/PRI	Full Planning Permission	4 Chesterton Road, Spondon, Derby	First floor side extension to dwelling house (bedroom and shower room)	Granted Conditionally	26/09/2018
04/18/00626/PRI	Works to Trees under TPO	406A Burton Road, Derby	Removal of a branch from a Silver Birch tree protected by Tree Protection No. 279	Granted Conditionally	26/09/2018
04/18/00628/PRI	Full Planning Permission	9 Morledge, Derby	Change of Use of from ground floor hot food shop (Use Class A5) and first floor restaurant (Use Class A4) to Podiatry clinic (Use Class D1) and associated retail (Use Class A1) on ground and first floor with retention of residential unit above	Granted Conditionally	27/09/2018
05/18/00640/PRI	Full Planning Permission	245 Duffield Road, Derby	Erection of a detached garage	Withdrawn Application	12/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
05/18/00643/PRI	Full Planning Permission	629 Nottingham Road, Derby	Single storey side and rear extensions to dwelling house (kitchen/family/dining area, utility room, and w.c.)	Granted Conditionally	07/09/2018
05/18/00679/PRI	Full Planning Permission	3 Grimshaw Avenue, Alvaston, Derby	Single storey side/rear extension to dwelling house (bedroom and shower room)	Granted Conditionally	21/09/2018
05/18/00690/PRI	Full Planning Permission	Carrick, Snelsmoor Lane, Chellaston, Derby	Erection of an outbuilding (garage and store)	Granted Conditionally	07/09/2018
05/18/00693/PRI	Full Planning Permission	11 Ruskin Way, Littleover, Derby	Two storey side extension to dwelling house (sitting room and bedroom)	Granted Conditionally	20/09/2018
05/18/00702/PRI	Works to Trees under TPO	310 Burton Road, Derby	Felling of two Birch trees protected by Tree Preservation Order No. 141	Granted Conditionally	04/09/2018
05/18/00719/PRI	Full Planning Permission	Former canal land, South of Nottingham Road, Spondon, Derby	Reinstatement of former canal basin to create surface water balancing pond and formation of multi use path	Granted Conditionally	20/09/2018
05/18/00720/PRI	Works to Trees under TPO	10 Sherston Close and 52 Northacre Road, Oakwood, Derby	Pollarding of a Norway Maple tree protected by Tree Preservation Order no. 31 and cutting back of the lower branches of an Ash tree protected by Tree Preservation Order no. 247	Granted Conditionally	12/09/2018
05/18/00723/PRI	Full Planning Permission	1 Windermere Drive, Spondon, Derby	Single storey front extension to dwelling house (porch and wetroom) and siting of a shepherd hut and increase in height of boundary fencing to 2.3 metres	Granted Conditionally	13/09/2018
05/18/00725/PRI	Advertisement consent	Infinity Park, Sinfin Moor Lane, Derby	Display of various signage	Withdrawn Application	11/09/2018
05/18/00731/PRI	Full Planning Permission	2 Knoll Close, Littleover, Derby	Erection of a boundary fence	Granted Conditionally	26/09/2018
05/18/00733/PRI	Full Planning Permission	Land adjacent to 26 Church Lane, Darley Abbey, Derby	Erection of a dwelling house (use class C3)	Granted Conditionally	17/09/2018
05/18/00739/PRI	Full Planning Permission	24 Saltburn Close, Derby	Two storey side and single storey front extensions to dwelling house (porch, living room, utility, w.c., bedroom and en-suite)	Granted Conditionally	28/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
05/18/00740/PRI	Full Planning Permission	293 Uttoxeter Road, Mickleover, Derby	Two storey side and single storey rear extensions to dwelling house (store, wet room, utility, dining room, bedroom, bathroom and enlargement of kitchen), installation of a rear dormer and enlargement of outbuilding (store) - amendments to previously approved planning permission Code No. DER/02/18/00177 to omit the utility and wet rooms and extend the width of the kitchen and to extend the width of the rear facing dormer.	Granted Conditionally	26/09/2018
05/18/00743/PRI	Full Planning Permission	Unit 3B, Wyvern Retail Park, Wyvern Way, Chaddesden, Derby, DE21 6NZ	Change of use from retail (use class A1) to a flexible use of retail (use class A1) and/or a gym/health and fitness centre (use class D2)	Granted Conditionally	12/09/2018
05/18/00763/PRI	Full Planning Permission	Railway Technical Centre, London Road, Derby	Formation of additional car parking spaces with associated landscaping	Granted Conditionally	17/09/2018
05/18/00770/PRI	Variation/Waive of condition(s)	Land at junction of Cathedral Road, Willow Row and Walker Lane, Derby	Erection of student accommodation (319 cluster flats), associated student support and formation of two parking bays and landscaping - variation of conditions 1, 4, 7, 9a, 17, 18 and 20 and removal of condition 19 of previously approved application Code No. DER/12/16/01478 to allow for: the change of use of the Block A ground floor communal area and internal bin store; the subsequent provision of 7 additional bedrooms; the provision of an external bin store; and amendments to the façade treatments and design	Granted	27/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
05/18/00772/PRI	Variation/Waive of condition(s)	Land at the rear of 115 Kedleston Road, Derby, DE22 1FR (access off Cowley Street)	Erection of one detached studio flat (use class C3) - variation of condition 2 of previously approved planning permission Code No. DER/01/16/00025 to amend the approved plans to change the design and include a first floor	Granted Conditionally	19/09/2018
05/18/00777/PRI	Advertisement consent	Unit 2a, Meteor Centre, Mansfield Road, Derby	Display of four internally illuminated fascia signs and four non illuminated glazing graphics	Granted Conditionally	07/09/2018
05/18/00785/PRI	Full Planning Permission	30 & 32 Green Lane, Derby	Installation of new shop fronts and replacement windows	Granted Conditionally	24/09/2018
05/18/00786/PRI	Advertisement consent	30 & 32 Green Lane, Derby	Display of two non-illuminated projecting signs	Granted Conditionally	24/09/2018
05/18/00795/PRI	Works to Trees under TPO	Tree at the rear of 1 & 3 Beechwood Park Drive, Derby	Crown reduction by 2m of an Ash tree protected by Tree Preservation Order No. 45	Refuse Planning Permission	26/09/2018
05/18/00799/DCC	Advertisement consent	Highway verge, Chequers Road, Derby	Display of free standing post mounted sign board	Granted Conditionally	13/09/2018
05/18/00800/DCC	Advertisement consent	Highway verge, north side of Kingsway, Derby	Display of free standing post mounted sign board	Granted Conditionally	13/09/2018
05/18/00813/PRI	Full Planning Permission	22 Bramblewick Drive, Littleover, Derby	Two storey rear and single storey front, side and rear extensions to dwelling house (kitchen/dining area, utility, bedroom, two en-suites, bathroom, outhouse and enlargement of hall)	Granted Conditionally	25/09/2018
06/18/00851/PRI	Variation/Waive of condition(s)	137 Pastures Hill, Littleover, Derby	Two storey side and two storey and single storey rear extensions to dwelling house (garden room, wetroom, kitchen, three bedrooms, two en-suites and enlargement of kitchen), erection of a detached garage and enlargement of a vehicular access - variation of condition 2 of previously approved permission Code No.DER/08/17/01026 to include a new ground floor window to the southeast elevation	Granted Conditionally	11/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/18/00854/PRI	Full Planning Permission	25 Cavendish Avenue, Allestree, Derby	Demolition of existing side garage and shed. Two storey side extension to dwelling house (study, utility, kitchen, bedroom and bathroom). Widening of access and driveway.	Granted Conditionally	18/09/2018
06/18/00867/PRI	Full Planning Permission	153 Morley Road, Oakwood, Derby	Single storey rear extension to dwelling (family/dining room and enlargement of kitchen)	Granted Conditionally	13/09/2018
06/18/00880/PRI	Listed Building Consent - alterations	1 St. Peters Street, Derby (HSBC)	Internal and external alterations to include the installation of signage, new flooring and a stud partition	Granted Conditionally	14/09/2018
06/18/00884/PRI	Advertisement consent	1 St. Peters Street, Derby (HSBC)	Display of various non-illuminated signage	Granted Conditionally	14/09/2018
06/18/00892/PRI	Full Planning Permission	Liversage Court Residential Home, Liversage Place, Derby	Alterations to the yard area to include installation of glazed roof, windows and doors to form a summer room and conservatory	Granted Conditionally	18/09/2018
06/18/00900/PRI	Full Planning Permission	419 Kedleston Road, Derby	Single storey rear extension to dwelling house (dining/kitchen)	Granted Conditionally	28/09/2018
06/18/00901/PRI	Full Planning Permission	18 Milldale Road, Spondon, Derby	Installation of a brick outer skin to the existing dwelling and a new tile roof	Granted Conditionally	20/09/2018
06/18/00904/PRI	Full Planning Permission	32 Windley Crescent, Darley Abbey, Derby	Single storey rear extension to dwelling house (enlargement of kitchen/dining area) and installation of a sedum roof to the existing garage	Granted Conditionally	19/09/2018
06/18/00918/PRI	Certificate of Lawfulness Proposed Use	Former Toys R Us Unit, Wyvern Way, Chaddesden, Derby	Sub-division of the existing building into two separate retail units (use class A1)	Granted Conditionally	19/09/2018
06/18/00920/PRI	Full Planning Permission	43A Meadow Lane, Chaddesden, Derby	Two storey side and rear and single storey front and side extensions to dwelling house (w.c., lounge, playroom, two bedrooms, en-suite and enlargement of kitchen) and installation of wood cladding	Granted Conditionally	13/09/2018
06/18/00921/PRI	Works to Trees under TPO	Fire Station, Ascot Drive, Derby	Re-pollarding of 12 London Plane trees protected by Tree Preservation Order No 540	Granted Conditionally	27/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
06/18/00923/PRI	Full Planning Permission	24 Jubilee Road, Shelton Lock, Derby	Two storey side and single storey rear extensions to dwelling house (store, utility, w.c., kitchen/diner, bedroom, en-suite and dressing room)	Granted Conditionally	17/09/2018
06/18/00980/PRI	Works to Trees under TPO	488A Duffield Road, Derby	Felling of a Lime tree and two Maple trees protected by Tree Preservation Order No. 481	Granted Conditionally	19/09/2018
06/18/00981/PRI	Full Planning Permission	101 Wilsthorpe Road, Chaddesden, Derby	Two storey and single storey rear extensions to dwelling house (enlargement of kitchen/dining area, bedroom and dressing room)	Granted Conditionally	28/09/2018
06/18/00982/PRI	Full Planning Permission	St. Andrew's School, St. Andrews View, Derby	Single storey extensions to school (reception and waiting areas, offices and corridor)	Granted Conditionally	03/09/2018
06/18/00986/PRI	Full Planning Permission	13 Royal Approach, Chellaston, Derby	Two storey and first floor side extensions to dwelling house (bedroom, two en-suites, balcony and enlargement of bedroom) and erection of an outbuilding (garage)	Granted Conditionally	13/09/2018
06/18/00989/PRI	Full Planning Permission	134A Whitaker Road, Derby (The Bungalow)	Raising of the roof height including installation of dormers, first floor windows to the side elevation and extensions to dwelling (canopy, hall, sitting room, three bedrooms, en-suite and bathroom)	Refuse Planning Permission	28/09/2018
06/18/00995/PRI	Full Planning Permission	47 Arundel Drive, Spondon, Derby	Installation of a dormer to the front elevation	Granted Conditionally	26/09/2018
06/18/01001/PRI	Full Planning Permission	Southlands, 12 Parkfields Drive, Derby	Two storey and single storey extensions to dwelling (orangery, study and bedroom) and re-roofing of the existing two storey side extension	Granted Conditionally	27/09/2018
07/18/01011/PRI	Full Planning Permission	Royal Derby Hospital, Uttoxeter New Road, Derby	Extensions to hospital to provide additional ward accommodation and associated facilities	Granted Conditionally	19/09/2018
07/18/01012/PRI	Full Planning Permission	85 Maine Drive, Chaddesden, Derby	Retention of a single storey rear extension to dwelling house (kitchen/dining area)	Granted Conditionally	05/09/2018
07/18/01017/PRI	Full Planning Permission	26 Park Lane, Allestree, Derby	Two storey and single storey rear extensions to dwelling house bedroom, en-suite and enlargement of living space)	Granted Conditionally	10/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/18/01018/PRI	Full Planning Permission	3 Prestwick Way, Chellaston, Derby	Two storey front and single storey rear extensions to dwelling house (enlargement of garage, bedroom and kitchen/dining area)	Granted Conditionally	04/09/2018
07/18/01031/PRI	Full Planning Permission	8 Vicarage Road, Chellaston, Derby	Single storey rear extension to dwelling house (kitchen/dining area) and erection of a garage	Granted Conditionally	18/09/2018
07/18/01032/PRI	Full Planning Permission	152 High Street, Chellaston, Derby	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	21/09/2018
07/18/01035/PRI	Full Planning Permission	6 Arthur Street, Derby	Change of use from two flats back to one dwelling house (use class C3) including installation of a gate to the front elevation	Granted Conditionally	21/09/2018
07/18/01038/PRI	Full Planning Permission	9 Murray Road, Mickleover, Derby	Single storey rear extension to dwelling house (conservatory)	Granted Conditionally	19/09/2018
07/18/01049/PRI	Full Planning Permission	971A London Road, Derby (Veolia ES (UK) Ltd)	Erection of a water holding tank & associated pump house/plant room	Granted Conditionally	17/09/2018
07/18/01050/PRI	Full Planning Permission	14 West Drive, Mickleover, Derby	Single storey rear extension to dwelling house (enlargement of kitchen)	Granted Conditionally	03/09/2018
07/18/01051/PRI	Full Planning Permission	3 Spinney Road, Derby	Single storey rear extension to dwelling house (w.c. and playroom)	Granted Conditionally	04/09/2018
07/18/01052/PRI	Full Planning Permission	26 Greenwich Drive North, Derby	Two storey side and single storey front and rear extensions to dwelling house (porch, garage, utility, bedroom, bathroom and kitchen/dining area)	Granted Conditionally	07/09/2018
07/18/01053/PRI	Full Planning Permission	6 Ford Lane, Allestree, Derby	Second floor rear extension to dwelling house (enlargement of study)	Granted Conditionally	12/09/2018
07/18/01057/PRI	Advertisement consent	Land in front of 63 St. Peters Street, Derby	Display of replacement internally illuminated digital freestanding double sided advertising unit	Granted Conditionally	04/09/2018
07/18/01058/PRI	Full Planning Permission	20 Penrhyn Avenue, Derby	Single storey side and rear extensions to dwelling house (bathroom, kitchen and dining room)	Granted Conditionally	28/09/2018
07/18/01061/PRI	Full Planning Permission	10 Gatcombe Close, Oakwood, Derby	First floor side extension to dwelling house (bedroom and en-suite)	Granted Conditionally	07/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/18/01065/PRI	Full Planning Permission	9 Babington Lane, Derby	Change of use from restaurant (use class A3) to an indoor golf centre with associated bar and restaurant facilities (use classes D2, A4 and A3)	Granted Conditionally	12/09/2018
07/18/01066/PRI	Non-material amendment	97 Uttoxeter Road, Mickleover, Derby	First floor front and single storey rear extensions to dwelling house (kitchen/living space and enlargement of bathroom) - non-material amendment to previously approved planning permission DER/11/17/01519 to amend the flat roof to a parapet roof	Granted Conditionally	18/09/2018
07/18/01068/PRI	Full Planning Permission	34 Longford Street, Derby	Installation of a dormer to the rear elevation to form rooms in the roof space (bedroom and en-suite)	Granted Conditionally	10/09/2018
07/18/01069/PRI	Full Planning Permission	145 Warwick Avenue, Derby	Single storey rear extension to dwelling house (garden room)	Granted Conditionally	19/09/2018
07/18/01070/PRI	Full Planning Permission	Unit 3, Heatherton District Centre, Hollybrook Way, Littleover, Derby	Change of use from hairdressing and beauty salon (use class A1/sui generis use) to a dog grooming salon with training centre and retail sales (use classes sui generis, D1 and A1)	Granted Conditionally	11/09/2018
07/18/01071/PRI	Full Planning Permission	33 Chadwick Avenue, Allenton, Derby	Single storey rear extension to dwelling house (kitchen/dining area) and installation of a new pitched roof and porch to the front elevation	Granted Conditionally	12/09/2018
07/18/01078/PRI	Prior Approval - Householder	14 Thurstone Furlong, Chellaston, Derby, DE73 1PZ	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.2m, height to eaves 2.1m) to dwelling house	Prior Approval Not required	04/09/2018
07/18/01079/PRI	Variation/Waive of condition(s)	Land to the south of 19 - 21 Old Hall Road, Derby (access via The Hollow)	Erection of two detached dwelling houses and two garages - variation of condition 2 of previously approved planning permission Code No. DER/07/14/00906 to include single storey side extensions and include additional rooms in the roof space including the installation of roof lights	Granted Conditionally	17/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/18/01082/PRI	Full Planning Permission	27 Fallow Road, Spondon, Derby	Single storey side and rear extensions to dwelling house (garage, utility and enlargement of kitchen/family room)	Granted Conditionally	10/09/2018
07/18/01084/PRI	Works to Trees in a Conservation Area	115 City Road, Derby	Felling of a Spruce tree within Little Chester Conservation Area	Raise No Objection	25/09/2018
07/18/01086/PRI	Full Planning Permission	76 Brentford Drive, Derby	Two storey side and single storey front extensions to dwelling house (porch, kitchen, bedroom and bathroom)	Granted Conditionally	17/09/2018
07/18/01088/PRI	Full Planning Permission	Sinfin Library, Sinfin District Centre, Sinfin District Centre, Sinfin, Derby	Installation of replacement windows and an access ramp to the rear elevation	Granted Conditionally	13/09/2018
07/18/01089/PRI	Full Planning Permission	106 Allestree Lane, Derby	Formation of a vehicle access	Granted Conditionally	12/09/2018
07/18/01091/PRI	Full Planning Permission	Royal Derby Hospital, Uttoxeter New Road, Derby	Installation of a fuel tank	Granted Conditionally	12/09/2018
07/18/01092/PRI	Full Planning Permission	12 Connaught Road, Derby	Erection of an outbuilding (garage and store)	Granted Conditionally	12/09/2018
07/18/01093/PRI	Full Planning Permission	21 Chantry Close, Mickleover, Derby	Two storey and single storey side and rear and single storey front extensions to dwelling house (hall, study, utility, two bedrooms and enlargement of lounge and kitchen/dining area) -amendments to previously approved planning permission Code No. DER/01/18/00004 to increase the size of the rear extension	Granted Conditionally	12/09/2018
07/18/01094/PRI	Full Planning Permission	38 Charingworth Road, Oakwood, Derby	Formation of rooms in the roof space (bedroom and en-suite) to include the installation of dormers to the side elevations	Granted Conditionally	13/09/2018
07/18/01099/DCC	Local Council own development Reg 3	Moorways Sports Centre, Moor Lane, Allenton, Derby (adjacent to Elm Wood Road and south of Moorways Sports complex)	The installation of ball netting	Granted Conditionally	07/09/2018
07/18/01101/PRI	Full Planning Permission	88 Allestree Lane, Derby	Single storey side extension to dwelling house (garage, utility, shower room and study)	Granted Conditionally	17/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/18/01108/PRI	Full Planning Permission	9 Pegwell Close, Sunnyhill, Derby	First floor side extension to dwelling house (enlargement of bedroom)	Granted Conditionally	18/09/2018
07/18/01109/PRI	Full Planning Permission	Flat above 112 Cambridge Street, Derby	Installation of an external staircase to the rear elevation	Granted Conditionally	17/09/2018
07/18/01112/PRI	Full Planning Permission	68 Wilson Road, Chaddesden, Derby	Erection of a detached garage	Granted Conditionally	21/09/2018
07/18/01116/PRI	Full Planning Permission	78 Arnhem Terrace, Spondon, Derby	Erection of a detached garage with canopy	Granted Conditionally	21/09/2018
07/18/01118/PRI	Works to Trees in a Conservation Area	19 Cornhill, Allestree, Derby	Pruning of Yew tree in Allestree Conservation Area to give 2-3m canopy clearance to Yew Tree Cottage and crown lift over highway to give 4-5m clearance and crown clean.	Raise No Objection	03/09/2018
07/18/01120/PRI	Full Planning Permission	81 Sancroft Road, Spondon, Derby	Two storey side extension to dwelling house (w.c, garage, kitchen, utility, bedroom, dressing room and en-suite)	Granted Conditionally	25/09/2018
07/18/01123/PRI	Works to Trees under TPO	7 Greenway Drive, Littleover, Derby	Felling of a Lime tree protected by Tree Preservation Order No 30	Granted Conditionally	19/09/2018
07/18/01124/PRI	Full Planning Permission	128 Station Road, Mickleover, Derby	Single storey rear extension to dwelling house (kitchen/dining area)	Granted Conditionally	11/09/2018
07/18/01133/PRI	Certificate of Lawfulness Proposed Use	160 Allestree Lane, Derby	Single storey rear extension to dwelling house (dining room)	Refuse Planning Permission	19/09/2018
07/18/01135/PRI	Advertisement consent	Unit 13, Eagle Park, Alfreton Road, Derby	Display of two illuminated fascia sign and two poster signs	Granted Conditionally	13/09/2018
07/18/01140/PRI	Full Planning Permission	86 Station Road, Mickleover, Derby	Two storey side extension to dwelling house (study and enlargement of hall)	Granted Conditionally	20/09/2018
07/18/01141/PRI	Certificate of Lawfulness Proposed Use	5 Hindscarth Crescent, Mickleover, Derby	Bricking up of the existing garage door and installation of new windows to form an additional room within the dwelling house	Granted	21/09/2018
07/18/01142/PRI	Full Planning Permission	1 Fairisle Close, Oakwood, Derby	First floor side extension to dwelling house (en-suite and enlargement of bedroom) and installation of two dormer windows to the front elevation	Granted Conditionally	21/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
07/18/01143/PRI	Outline Planning Permission	Land at the side of 41 Brisbane Road, Mickleover, Derby	Residential development - one dwelling (use class C3) (all matters reserved)	Granted Conditionally	20/09/2018
07/18/01159/PRI	Non-material amendment	105 Morley Road, Chaddesden, Derby	Raising of the roof height and installation of side dormers to form a dwelling house and erection of a detached garage - non-material amendment to previously approved planning permission DER/02/18/00250 to include an additional side facing ground floor window	Granted	20/09/2018
07/18/01161/PRI	Full Planning Permission	8 Glenwood Road, Chellaston, Derby	Single storey front and rear extensions to dwelling house (shower room and family room) and raising of land levels in the rear garden	Granted Conditionally	21/09/2018
07/18/01162/PRI	Prior Approval - Householder	96 Chain Lane, Littleover, Derby	Single storey rear extension (projecting beyond the rear wall of the original house by 7.3m, maximum height 4m, height to eaves 2.65m) to dwelling house	Prior Approval Not required	10/09/2018
07/18/01164/PRI	Full Planning Permission	Land at the rear of 322 Stockbrook Street, Derby (access off Moss Street)	Erection of two dwelling houses (use class C3)	Refuse Planning Permission	24/09/2018
07/18/01166/PRI	Full Planning Permission	17 Nunsfield Drive, Alvaston, Derby	First floor rear extension to dwelling house (enlargement of bathroom), raising of the roof height of the existing garage and erection of a childrens playhouse with a raised platform	Granted Conditionally	26/09/2018
08/18/01170/PRI	Full Planning Permission	101 Glossop Street, Derby	Single storey rear extension to dwelling house (orangery)	Granted Conditionally	25/09/2018
08/18/01172/PRI	Full Planning Permission	7 Pelham Street, Derby	Change of use from a dwelling house (use class C3) to a 14 bedroom house in multiple occupation (sui generis use)	Withdrawn Application	25/09/2018
08/18/01174/PRI	Full Planning Permission	424 Kedleston Road, Derby	Single storey side and rear extensions to dwelling house (garage, utility/boot room and enlargement of kitchen/dining area) and alterations to vehicular access	Granted Conditionally	26/09/2018
08/18/01175/PRI	Full Planning Permission	87 Rykneld Road, Littleover, Derby	Single storey rear extension to dwelling house (kitchen, store and shower room)	Granted Conditionally	25/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/18/01178/PRI	Full Planning Permission	33 Cadgwith Drive, Derby	Single storey front, side and rear extensions to dwelling house (porch, garage, bathroom and enlargement of lounge and kitchen/dining area)	Granted Conditionally	27/09/2018
08/18/01182/PRI	Full Planning Permission	30 Lime Avenue, Breadsall, Derby	Two storey side and single storey front extensions to dwelling house (porch, dining/sitting room and bedroom)	Granted Conditionally	26/09/2018
08/18/01184/PRI	Works to Trees in a Conservation Area	58 Friar Gate, Derby	Various works to trees within the Friar Gate Conservation Area	Raise No Objection	12/09/2018
08/18/01186/PRI	Full Planning Permission	1 Stanhope Road, Mickleover, Derby	Two storey side and single storey rear extensions to dwelling (garage, utility and enlargement of kitchen/living room) and formation of rooms within the roof space (two bedrooms with en-suites)	Granted Conditionally	26/09/2018
08/18/01239/PRI	Prior Approval - Householder	65 Locko Road, Spondon, Derby, DE21 7AP	Single storey rear extension (projecting beyond the rear wall of the original house by 4.6m, maximum height 2.9m, height to eaves 2.9m) to dwelling house	Prior Approval Not required	13/09/2018
08/18/01240/PRI	Prior Approval - Householder	134 Pear Tree Street, Derby, DE23 8PL	Single storey rear extension (projecting beyond the rear wall of the original house by 6m, maximum height 3m, height to eaves 3m) to dwelling house	Prior Approval Not required	19/09/2018
08/18/01267/PRI	Non-material amendment	Vacant land east and south of Tecnograv Ltd, off Nottingham Road, Spondon, Derby	Residential development (extension of time limit of previously approved application Code no. DER/02/07/00306 for a further three years) - approval of reserved matters of layout, scale, appearance, access arrangements and landscaping under outline planning permission DER/08/12/01016 - non-material amendment to previously approved planning permission DER/03/18/00408 to allow minor re-positioning of the western road spur and some plots	Granted Conditionally	20/09/2018

Application No.	Application Type	Location	Proposal	Decision	Decision Date
08/18/01274/PRI	Non-material amendment	23 Park Drive, Littleover, Derby	Two storey side and single storey rear extension to dwelling house (kitchen, store, gym, storage area), formation of a raised patio area and installation of a new first floor side elevation window and a dormer to the rear elevation - non-material amendment to previously approved planning application DER/04/18/00506 to include a new window and door and repositioning of the door facing Park Drive	Granted	13/09/2018
08/18/01285/PRI	Non-material amendment	The Carpet Stop, Osmaston Park Road, Derby	Two storey side and single storey rear extension to retail unit (commercial space and gallery storage) - non-material amendment to previously approved planning permission DER/05/15/00611 to reinstate the existing access to Osmaston Park Road as well as retaining site access to Elton Road	Granted	28/09/2018
09/18/01358/PRI	Prior Approval - Householder	30 Charingworth Road, Oakwood, Derby	Single storey rear extension (projecting beyond the rear wall of the original house by 4m, maximum height 3.65m, height to eaves 2.5m) to dwelling house	Finally disposed of	14/09/2018