

Time Commenced: 6.07pm  
Time Finished: 8.41pm

## PLANNING CONTROL COMMITTEE 12 APRIL 2018

Present: Councillor S Khan (Chair)  
Councillors Care, Evans, Froggatt, Harwood, Hassall, Pegg,  
Potter, Sandhu, Shanker, West and Wood

In Attendance: James Bathurst – Senior Planning Technician  
Sara Claxton – Development Control Team Leader  
Jody Shelton – Democratic Services Officer  
Karl Suschitzky – Senior Environmental Health Officer  
Stephen Teasdale – Solicitor  
Ian Woodhead – Development Control Group Manager  
Paul Clarke – Head of Planning

### 60/17 Apologies for absence

There were no apologies received.

### 61/17 Late items

There were no late items. The Chair however took the opportunity to advise members that training for members of the Planning Control Committee would take place at 6pm on Thursday 24 May 2018.

### 62/17 Declarations of interest

In relation to planning application 11/17/01432, Councillor West declared that this application site was within the ward that she lived and represented.

### 63/17 Minutes of the meeting held on 15 February 2018

The minutes of the meeting held on 15 February 2018 were agreed as a correct record subject to the following amendments:

Item no. DER/04/17/00429 - Site of former Cock N Bull PH, Sinfin Lane, Sinfin, was withdrawn from the agenda.

### 64/17 Minutes of the meeting of the Conservation Area Advisory Committee

The minutes of the meeting of the Conversation Area Advisory Committee held on 25 January 2018 were noted.

65/17

## Appeal Decisions

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride summarising appeal decisions taken since the committee's last meeting.

**Resolved to note the decisions on appeals taken.**

66/17

## Applications to be considered

The Committee considered a report from the Director of Strategic Partnerships, Planning and Streetpride on planning applications which were to be determined by the Committee.

02/18/00176 – Site of Rose and Crown PH and St. Ralph Sherwin Centre, Swarkestone Road, Chellaston

(Demolition of existing buildings and structures and erection of (Use Class A1) retail store, car parking and servicing areas, access and associated works)

The Development Control Group Manager addressed the Committee and introduced the item. It was reported that any representations passed after the 21 day consultation period have been reported to Members, as was normal Council practice.

Mr Nicholson, on behalf of the applicant, addressed the Committee. Councillor Ingall, as Ward Councillor, Mrs Witheford and Mr Whitehouse addressed the Committee and made representations against the application.

**Resolved to grant planning permission for the reasons and subject to the conditions outlined in the report. Following the vote, this matter was carried on the Chairs casting vote.**

Councillors Care, Evans, Harwood, Hassall, Potter and Wood requested that their vote against the recommendation be recorded.

At this point Councillor Sandhu left the meeting.

07/16/00924 – Bio House, Derwent Street, Derby

(Demolition of existing office buildings and the erection of a new building providing 105 apartments, ground floor commercial unit (A1, A2, A3) and car parking, including associated works, flood defence and a new substation.)

The Chief Planning officer addressed the Committee and introduced the item. It was noted that Members had been circulated a copy of the recent advice from the Environment Agency which concluded that they had decided to not formally pursue their objection. The Committee were informed that the site was not in a Conservation Area and accordingly reference to s72 Planning (Listed Building and Conservation Areas) Act 1990 as referred to in the report should be ignored.

**Resolved:**

- 1. To authorise the Director of Strategy Partnerships, Planning and Streetpride to negotiate the terms of a Section 106 agreement to achieve the objectives set out in the report and to authorise the Director of Governance to enter into such an agreement;**
- 2. To authorise the Director of Strategy Partnerships, Planning and Streetpride to grant permission upon conclusion of the Section 106 Agreement.**

11/17/01432 – Former Rolls Royce Works, Nightingale Road, Sinfen

(Erection of 406 dwellings with associated car parking and landscaping together with refurbishment of 5 existing dwellings)

The Development Control Group Manager addressed the Committee and introduced the item.

**Resolved to note the report and receive further detail on the application at a later Committee.**

10/17/01371 – 3 Chester Avenue, Allestree

(Two storey and single storey rear extensions to dwelling house (living space and bedroom))

The Development Control Team Leader addressed the Committee and introduced the item.

Mr Devaney, the applicant, addressed the Committee. Councillor Webb, as Ward Councillor and Mr Steadman addressed the Committee and made representations against the application. During the meeting Councillor Webb circulated a selection of photographs of the property.

**Resolved to grant planning permission for the reasons and subject to the conditions outlined in the report.**

01/18/00002 – 53 Chambers Street, Derby

(Sub-division and two storey side and single storey rear extensions to form four flats (Use Class C3))

The Development Control Team Leader addressed the Committee and introduced the item.

Mr Cooney, on behalf of the applicant, addressed the Committee. It was reported that Councillor Graves' who had asked for the matter to be referred to the Committee for their consideration and had been present with the intention of speaking against

the application had given his apologies for having to leave the meeting before consideration of this item.

**Resolved to grant planning permission for the reasons and subject to the conditions outlined in the report and an amendment to the cycle parking condition to include provision for mobility scooters**

11/17/01418 – 16 Harriet Street, Derby

(Change of use from one dwelling to four flats (Use Class C3) including installation of a new window)

The Development Control Team Leader addressed the Committee and introduced the item. It was reported that a residents parking permit scheme was in the process of being introduced but was not yet in place.

**Resolved to grant planning permission for the reasons and subject to the conditions outlined in the report.**

## 67/17 Major Site Visits

The Committee was advised of future major applications.

**Resolved not to undertake site visits in relation to the following planning applications:**

**DER/02/18/00224 – Site A, Pektron Ltd, Alfreton Road, Derby.**

**DER/02/18/00239 – Cattle Market Site, Chequers Road, Derby**

**DER/02/18/00269 – Land at the rear of St. Peters House, Gower Street (fronting St. Peters Churchyard), Derby**

**DER/02/18/00281 – 67-71 Macklin Street, Derby**

**DER/02/18/00286 – Vacant land, Uttoxeter New Road/Talbot Street, Derby (access off Uttoxeter New Road), Derby**

**DER/03/18/00330 – EOS Sinfon D Site, Rolls Royce Plc, Wilmore Road, Sinfon**

**DER/03/18/00408 – Vacant land east and south of Tecnograv Ltd, off Nottingham Road, Spondon**

MINUTES END