

Time commenced: 6.00pm

Time finished: 7:20pm

PLANNING CONTROL COMMITTEE

14 February 2019

Present: Councillor Wood (Chair)
Councillors Care, Evans, Froggatt, Harwood, Hassall, S Khan,
McCristal, Nawaz, P Pegg, Potter, Rawson, West

In Attendance: James Bathurst – Senior Planning Technician
Paul Clarke – Chief Planning Officer
Sara Claxton – Development Control Team Leader
Andy Gibbard – Acting Group Manager
Laura Neale – The Major Projects Officer
Stephen Teasdale – Solicitor
Rosie Watson – Implementation Team Leader
Ian Woodhead – Development Control Manager

48/18 Apologies for absence

There were none.

49/18 Late items

The Chair orally reported an e-mail, from a former Director at Turley Associates, regarding positive engagement with officers as part of a re-development project at Friar Gate Square. The Chair praised the work of officers across the planning team and this received thanks and was supported by other Members.

50/18 Declarations of interest

Councillor Froggatt wished it to be noted that application 18/01628/FUL – 13 and 15 Ladbroke Gardens, Derby was within her ward but that she would approach it with an open mind.

51/18 Minutes of the meeting held on 10 January 2019

The minutes of the meeting held on 10 January 2019 were agreed as a correct record.

52/18 Minutes of the meeting of the Conservation Area Advisory Committee held on 6 December 2018

The minutes of the meeting of the Conservation Area Advisory Committee held on 6

December 2018 were noted.

53/18 Appeal Decisions

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride summarising appeal decisions taken in the last month.

Resolved to note the decisions on appeals taken.

54/18 Development Control Performance – Quarter 3 (Oct. – Dec. 2018)

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride on Development Control Performance – Quarter 3 (Oct. – Dec. 2018).

Resolved to note the report.

55/18 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.

05/18/00771 – Land off Phoenix Street, Derby

(Erection Of A New Building Providing 202 Residential Apartments (Use Class C3) Including Ancillary Floor Space Together With Associated Car Parking, Servicing, Site Infrastructure And Landscaping)

The Chief Planning Officer addressed the Committee. It was reported that a late letter of objection had been received from Mr Steer and circulated to the Committee. Members attention was drawn to the first paragraph which referred to the S106 Agreement and the feasibility of the scheme. It was also reported that a bundle of reordered conditions and recommendations had been circulated to the Committee.

Mr Jackson of Cushman and Jackson addressed the Committee in support of the application. Mr Steer addressed the Committee and made representations against the application.

Resolved:

- 1. to grant permission with the conditions and for the reasons as outlined within the report and subject to the S106 Agreement including a robust overage clause, the strengthening of the condition relating to the Approved Travel Plan and consulting the Secretary of State for Communities and Local Government and his response:**

2. to authorise the Director of Planning and Transportation to negotiate the terms of a Section 106 Agreement to achieve the objectives set out below and to authorise the Director of Governance to enter into such an agreement; and
3. to authorise the Director of Planning and Transportation to grant permission upon conclusion of the above Section 106 Agreement.

18/01808/FUL – 15 Surrey Street, Derby

(Change of use from a hot food take-away (Use Class A5) to a 4-bed house in multiple occupation (Use Class C4), including alterations to the front elevation window and creation of 2 parking spaces and cycle storage within the rear yard area (with vehicle access from Richardson Street))

The Development Control Manager addressed the Committee. It was reported that a late letter of objection had been received for Councillor A Pegg and had been circulated to the Committee. It was also reported that references to the Peal Street vehicle access at paragraph 5.1 on page 22 of the report, should refer to Richardson Street.

Councillor A Pegg, as Ward Councillor, was registered to speak but did not attend.

Resolved to grant permission with the conditions and for the reasons as outlined within the report, subject to the removal of condition 5.

18/01628/FUL – 13 and 15 Ladbroke Gardens, Derby

(Alterations to form a flat at ground floor level (use class C3))

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

Councillor A Pegg, as Ward Councillor, was registered to speak but did not attend.

Resolved to grant permission with the conditions and for the reasons as outlined within the report, subject to the addition of an extra condition in relation to the soundproofing of the walls and ceiling.

05/18/00760 - Shelton Junior & Infant School Carlton Avenue, Shelton Lock, Derby

(Erection Of Boundary Fencing And Gates)

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

Councillor McCristal, as Ward Councillor, addressed the Committee and made representations against the application. Councillor McCristal did not take part in the subsequent discussion and voting.

Resolved to reject the officer recommendation and refuse to grant planning permission.

Reason for Refusal

In the opinion of the Local Planning Authority, the proposed boundary fencing would, by virtue of its height and scale, be an unacceptable form of development which is detrimental to the residential amenities enjoyed by neighbouring residents, with an oppressive massing impact on the rear curtilages of those adjoining dwellings and would be harmful to the character and appearance of the wider residential area.

56/18 Potential Future Site Visits

The Committee was advised of future major applications.

Resolved to undertake site visits in relation to the following planning applications:

- **18/01922/FUL - Site of 59 Wilkins Drive, Derby; and**
- **19/00049/FUL - Land, west side of Ascot Drive (behind 619 - 697 Osmaston Road And adjacent to Ascot Drive Fire Station), Derby.**

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

- **18/01812/FUL - Arbourfield Lodge, 83 - 87 Uttoxeter New Road, Derby;**
- **18/01908/FUL - Site of 36 Agard Street, Derby; and**
- **18/01930/FUL - Portland Hotel, 603 London Road, Derby.**

MINUTES END