

ITEM 4

Time commenced:6.00pm

Time finished:7.47pm

PLANNING CONTROL COMMITTEE

14 September 2017

Present: Councillor West (Chair)
CouncillorsCare, Harwood, Hassall, Nawaz, Pegg, Sandhu

In Attendance: James Bathurst – Senior Planning Technician
Paul Chamberlain –Development Control Group Manager
Paul Carke – Head of Planning
Sara Claxton –Development Control Team Leader
Greg Jennings - Director of Regeneration, Property and Housing Projects
Steven Mason – Democratic Services Officer
Rachel Reid – Planning Officer
Stephen Teasdale – Solicitor
Chris Thorley – Traffic and Transport Engineer
Ian Woodhead–Development Control Group Manager

19/17 Apologies for absence

Apologies were received from Councillors Evans,Froggatt, S Khan, Potter and Wood.

20/17 Late items

There were no late items.

21/17 Declarations of interest

There were none.

22/17 Minutes of the meeting held on 20 July2017

The minutes of the meeting held on 20 July 2017 were agreed as a correct record.

23/17 Minutes of the meetings of the Conservation Area Advisory Committee Held on 6 July 2017

The minutes of the meetings of the conservation Area Advisory Committee on 6 July 2017 were noted.

24/17 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.

25/17 Enforcement Report

The Committee received a report of the Director of Strategic Partnerships, Planning and Streetpride summarising the current workload of the Enforcement Officer.

Resolved to note the level of complaints dealt with by the officer.

26/17 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.

10/16/01241 - Unit 7, Northedge Business Park, Alfreton Road, Derby

(Development of facilities to enable the testing of a new technology based on a pyrothermic conversion process utilising SRF (solid recovered fuel) and erection of external 20 metre height chimney stack for a temporary period of 18 months)

It was reported that the application had been withdrawn.

03/17/00283 - Land south of Mansfield Road, Breadsall Hilltop (between Porters Lane and Lime Lane)

(Erection of 250 dwellings and formation of highways, public open space, drainage attenuation area and landscaping – approval of reserved matters under previously approved Outline permission Code No. DER/04/15/00449)

The Development Control Team Leader reported that 10 further objections had been received and circulated to the Committee and covered the following concerns:

- Loss of trees
- Overdevelopment
- High density of affordable housing
- Not enough off street parking
- A number of properties in the shadow of trees
- Future maintenance of green space

It was also reported that the Land Drainage Officer had provided further comments, with no further objection raised to the drainage layout and confirming that details of

the drainage strategy should be submitted under outline condition. The comments were circulated to the Committee.

Mrs Wells, from the applicant Persimmon Homes, addressed the Committee. Mr Evans addressed the Committee and made representations against the application.

Resolved:

- 1. to grant planning permission for the reasons and subject to the conditions as set out in the report and the additional conditions outlined in 2 below;**
- 2. to include additional conditions to require the details of management of the public open spaces to be agreed and to secure the provision of the footpath and cycle links; and**
- 3. to attach an informative note to require the applicant to consider the use energy efficiency measures and renewable energy generation in the development.**

05/17/00698 - Laverstoke Court, Peet Street, Derby

(Change of use from student accommodation (Sui Generis use) to a hostel (Sui Generis use))

The Development Control Group Manager reported that a further letter of objection had been received and circulated to the Committee.

Mr Taylor, of Lichfields, on behalf of the applicant, addressed the Committee. Mr Toone, Mr Harris and Councillor Afzal, as Ward Member, addressed the Committee and made representations against the application.

Members requested that more information be provided about the maximum number of people who would use the hostel and clarity on staff numbers and security arrangements.

Resolved to defer the matter to a future meeting.

01/17/00030 - Site of former Derbyshire Royal Infirmary, London Road, Derby

(The construction of up to 500 dwellings (Class C3 and Class C2) and for 1,000 sqm (max) Class A1 (shops); 500 sqm (max) Class A3 (restaurants & cafes); and 1,100 sqm (max) Class B1(a) (offices)/A2 (financial & professional services); and for Class D1/D2 (non-residential institutions/assembly and leisure), Class A4 (drinking establishments) together with access, public open space, landscaping and associated engineering works and the demolition of a former hospital building)

The Development Control Team Leader reported that following the deferral at the July meeting, an alternative proposal had now been submitted, with the option detailed as 'scheme 2' retaining both 'pepper pot towers'. It was also reported that the applicant was requesting Members to reconsider the original proposal, now referred

to as 'scheme 1', which was still recommended for approval. Members were requested to select their preferred option of schemes 1 or 2 in making their resolution. It was also reported that further comments had been received from the following and circulated to the Committee:

- Conservation Area Advisory Committee – welcomed scheme 2
- The Victorian Society – welcoming the second scheme
- Highways Officer – additional information showing that it was possible to route a road around the second pepper pot tower
- Conservation Officer – welcoming the second scheme. Recommend alignment of access road considered at reserved matters.

Resolved:

- 1. to grant outline planning permission for the option detailed as 'scheme 2' (retaining both 'pepper pot towers') in the report for the reasons set out in that report;**
- 2. to authorise the Director of Strategy Partnerships, Planning and Streetpride to negotiate the terms of a Section 106 Agreement to achieve the objectives relevant to 'scheme 2' as outlined in the report and to authorise the Director of Governance to enter into such an agreement;**
- 3. to authorise the Director of Strategy Partnerships, Planning and Streetpride to grant permission upon conclusion of the above Section 106 Agreement, subject to the conditions set out in the report and the additional conditions outlined in 4 and 5 below;**
- 4. to agree an additional condition for submission of a travel plan; and**
- 5. to agree an amendment to condition 28 in relation to the provision of a cycle route between London Road and Osmaston Road.**

12/16/01478 - 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)

The Development Control Group Manager reported that there were policy additions on pages 181 and 182 of the report to include DCLP policies CP1, AC2, AC4, and AC5 and CDLPR policy E30 as these were relevant and addressed in the report. It was also reported that the updates circulated to the Committee included a further letter of support from the agent and information boards showing the existing site and model images of the proposed development from 12 vantage points. Members noted that following dialogue with the applicant's consultant both the BE team and Historic England agreed that Section 72(1) of the Act did not apply in this case. It was also noted that this was because the site was not located in a CA and that references to that particular section of the P (LBCA) Act 1990 should be ignored in the determination of this application. It was reported that the applicant's consultant had also expressed the opinion that as HE, in part, raised objections to the cumulative impact of the development with the Cathedral Road student accommodation scheme (which the Council, as LPA, granted pp for) there was a difference in stance and,

accordingly, the Council and HE must take different positions about any cumulative harm.

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 outlined in the report and to authorise the Director of Governance to enter into such an agreement; and**
- 2. To authorise the Director of Strategy Partnerships, Planning and Streetpride to grant permission upon conclusion of the above Section 106 Agreement subject to the conditions and for the reasons as set out in the report.**

27/17 Major Site Visits

The committee was advised of future major applications.

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

- 06/17/00798 – Land at the rear of Tesco Express, Stenson Road (accessed from Bosworth Avenue), Derby;**
- 07/17/00880 – Site of 18 Agard Street, Derby;**
- 07/17/00927 – Bemrose Community School, Uttoxeter New Road, Derby;**
- 08/17/01038 – Land at Hackwood Farm, Radbourne Lane, Derby (access from Starflower Way); and**
- 08/17/01041 – Murray Park Community School, Murray Road, Mickleover.**

MINUTES END