

Time commenced: 6.00pm
Time finished: 8.15pm

PLANNING CONTROL COMMITTEE 10 January 2019

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

In Attendance: James Bathurst – Senior Planning Technician
Paul Chamberlain - Group Manager Traffic and Transportation
Paul Clarke – Chief Planning Officer
Greg Jennings – Director of Development and Growth
Steven Mason – Democratic Services Officer
Laura Neale – The Major Projects Officer
Helen Oakes – Urban Designer
Chloe Oswald – Conservation Team Leader
Andy Shervill – Tree Preservation Order Officer
Karl Suschitzky - Senior Environmental Health Officer
Stephen Teasdale – Solicitor
Chris Thorley – Traffic and Transport Engineer
Ian Woodhead – Development Control Manager

41/18 Apologies for absence

Apologies were received from Councillor Evans.

42/18 Late items

There were none.

43/18 Declarations of interest

There were none.

44/18 Minutes of the meeting held on 22 November 2018

The minutes of the meeting held on 22 November 2018 were agreed as a correct record.

45/18 Minutes of the meeting of the Conservation Area Advisory Committee held on 18 October 2018

The minutes of the meeting of the Conservation Area Advisory Committee held on 18

October 2018 were noted.

46/18 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.

18/01695/FUL – 24 Uttoxeter Road, Derby

(Change of use from a bank (use class A2) and subdivision of building to create a micro pub (use class A4) and education centre (use class D1) together with a first floor rear extension and installation of new windows and doors to the front elevation)

The Development Control Manager addressed the Committee advising that the description of the development in the report required amending inserting reference to the “subdivision of building to create a micro pub”.

Councillor M Holmes, as Ward Member, addressed the Committee and made representations against the application.

Resolved to grant planning permission with the conditions and for the reasons as outlined in the report.

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 one further letter of support had been received from the Dean of Derby and had been circulated to the Committee. It was also reported that further comments had been received from Derwent Valley Mills World Heritage Partnership, reiterating their concerns and focusing specifically on the recent Integrated Heritage Townscape and Visual Impact Assessment document and the viewpoints in that document and had been circulated to the Committee. Members noted that Church House on Queen Street was no longer a listed building and should be removed from the list of Heritage Assets on page 68 of the report.

Mr Jackson of Cushman and Wakefield, Mr Phipps of Latham Architects and Mr Forkin of, Marketing Derby addressed the Committee in support of the application. Mr Walsh, Historic England, addressed the Committee and made representations against the application.

Resolved to reject the officer recommendation to refuse the application in regards to the proposed reasons for refusal 1 and 2 in the report, in that Committee considered that the public benefits of the development would outweigh the less than substantial harm to the heritage assets and that the design and form of the development was acceptable and of sufficient quality,

and to further resolve that the Committee would be minded to grant planning permission subject to the applicant overcoming the reasons 3 and 4 for refusal in the report (relating to flooding and the loss of trees) and subject to the agreement of the S106 and appropriate conditions. It was agreed to have the matter reported back to the Planning Control Committee for final determination.

10/18/01504 – Carsington House, Park Farm Centre, Park Farm Drive, Allestree, Derby

(Change of use of existing building from residential flats (Use Class C3) to student accommodation (Sui Generis use), including refurbishment of building with single storey rooftop extension)

The Development Control Manager addressed the Committee. It was reported that a further condition was to be added, to cover the precise details of the bin storage and the management thereof for the life of the development. It was also reported that two further representations had been received and circulated to the Committee.

Mr Arbon, on behalf of the applicant, addressed the Committee. Mr Steer, Mr Reading and Councillor Webb, as Ward Member, addressed the Committee and made representations against the application.

Resolved:

- 1. to reject the officer recommendation and refuse to grant planning permission; and**
- 2. to nominate Councillor Potter to represent the Committee at any future appeal.**

Reason for Refusal

1. In the opinion of the Local Planning Authority the proposed development would by virtue of its excessive scale, massing and height of the building and its elevational treatment, result in a sub-standard architectural design and over development of the building, which would represent an unacceptable form of development in design terms that would be distinctly out of character with the Park Farm District centre and the wider residential area of Allestree. As such, the proposal is contrary to policies CP3 and CP4 of the adopted Derby City Local Plan Part 1: (Core Strategy), saved policy H13 of the adopted City of Derby Local Plan Review and the guidance in Part 12 of the National Planning Policy Framework (2018) which attaches great importance to the design of the built environment.
2. In the opinion of the Local Planning Authority the proposed development would by virtue of its excessive height, bulk and scale of the resulting building, result in an unreasonable level of massing and overbearing impact on nearby residential properties in the vicinity of the site, served from Carsington Crescent and Park Farm Drive, leading to significant harm to residential amenity in the local area. As such, the proposal is contrary to policies CP3 and

CP4 of the adopted Derby City Local Plan Part 1: (Core Strategy), saved policy GD5 of the adopted City of Derby Local Plan Review and the guidance in Part 12 of the National Planning Policy Framework (2018) which attaches great importance to the design of the built environment.

47/18 Potential Future Site Visits

The Committee was advised of future major applications.

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

- **18/01822/FUL – 1-3 Reginald Road South, Derby; and**
- **18/01840/FUL – Land to North Side Parcel Terrace, Derby.**

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

- **07/18/01040 – Waterside Inn, 3 Mansfield Road, Derby;**
- **10/18/01537 – 69 Wardwick, Derby**
- **18/01677/FUL – Site of former Derbyshire Royal Infirmary, London Road, Derby; and**
- **18/01739/FUL – Land at Brook Medical Centre, 183 Kedleston Road, Derby**

MINUTES END