

Time commenced: 18:00pm  
Time finished: 19:50pm

## PLANNING CONTROL COMMITTEE 9 January 2020

Present: Councillor Hassall  
Councillors Bettany, Care, S Khan, McCristal, Nawaz, Pearce,  
P Pegg, Potter, West

In Attendance: James Bathurst – Senior Planning Technician  
Paul Chamberlain - Group Manager - Traffic and Transportation  
Paul Clarke – Chief Planning Officer  
Sara Claxton – Development Control Team Leader  
Jet Dehal – Senior Traffic and Transportation Technician  
Arran Knight – Senior Planning Officer  
Steven Mason – Democratic Services Officer  
Rachel Reid – Senior Planning Officer  
Karl Suschitzky – Senior Environmental Health Officer  
Stephen Teasdale – Solicitor  
Ian Woodhead – Development Control Manager

### 42/19 Apologies for absence

Apologies were received from Councillor Carr

### 43/19 Late items

There were none.

### 44/19 Declarations of interest

Councillor West wished it to be noted that planning application 19/01164/FUL – The County Hotel, Sinfin Lane, Derby, was in her Ward.

### 45/19 Minutes of the meeting held on 21 November 2019

The minutes of the meeting held on 21 November 2019 were agreed as a correct record.

### 46/19 Minutes of the meeting of the Conservation Area Advisory Committee held on 17 October 2019

The minutes of the meeting of the Conservation Area Advisory Committee held on 17 October 2019 were noted.

## 47/19 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.**

## 48/19 Applications to be Considered

The Committee considered a report from the Chief Planning Officer on planning applications which were to be determined by the Committee.

19/00763/FUL – Land North of Onslow Road and East of Station Road, Mickleover, Derby

(Erection of 203 dwellings (Use Class C3) with associated infrastructure, open space and landscaping.)

The Development Control Team Leader addressed the Committee. It was reported that five further letters of objection had been received and had been circulated to the Committee.

Mr Harley of Oxalis Planning, on behalf of the applicant, addressed the Committee. Mr Czuplak, Ms. Warren and Councillor M Holmes, as Ward Councillor, addressed the Committee and made representations against the application.

### **Resolved**

- A. To authorise the Acting Director of Planning and Transportation 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.**
- B. To authorise the Acting Director of Planning and Transportation to grant permission subject to the conditions as set out in the report the conclusion of the Section 106 Agreement.**

19/01164/FUL – The County Hotel, Sinfin Lane, Derby

(Demolition of public house. Erection of MOT testing station, car repair workshop (Use Class B2) and use of land as hand car wash (SUI Generis).)

The Development Control Manager addressed the Committee. It was reported that mid-way down page 74 of the report, within the Highways consultation, 'accessible spaces' should be supplanted with 'disabled spaces'.

Councillor Shanker, as Ward Councillor, addressed the Committee and made representations against the application.

**Resolved:**

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

19/00491/OUT – Derby Triangle, Wyvern Way, Derby

(Mixed use development, comprising use class B2 (general industry) and use class B8 (storage and distribution). Associated development including site re-grading, flood alleviation works, provision of access from and alterations to Wyvern Way and safeguarding of land for the Derby and Sandiacre Canal restoration project. Approval is sought for two vehicular accesses from Wyvern Way, with all other matters to be reserved.)

The Senior Planning Officer addressed the Committee. It was reported that on page 41 of the report, there was reference to a pub garden in the context of land contamination comments that should be removed. This was a reference to the scheme as originally submitted, with a range of leisure, retail and commercial uses. It was also reported that on page 59, the planning application reference code should read 11/14/01570. Members noted that on page 62, it should read, 'there is no flood risk sequential test required and the site is an allocated one under Policy AC11.' It was also noted that on page 68, section 8.1 it should read as follows:

Recommendation:

- A. To authorise the Acting Director of Planning and Transportation to negotiate the terms of the Section 106 Agreement.
- B. To authorise the Acting Director of Planning and Transportation to grant permission upon conclusion of the above Section 106 Agreement.

**Resolved:**

- A. To authorise the Acting Director of Planning and Transportation to negotiate the terms of a Section 106 Agreement to achieve the objectives in the report and to authorise the Director of Governance to enter into such an agreement.**
- B. To authorise the Acting Director of Planning and Transportation to grant permission subject to the conditions as set out in the report upon the conclusion of the Section 106 Agreement.**

**49/19 Potential Future Site Visits**

The Committee was advised of future major applications.

**Resolved not to undertake a site visit in relation to the following planning application:**

- 19/01581/FUL – Royal Derby Hospital, Uttoxeter Road, Derby;**

- **19/01582/FUL – Fireplace Workshop Ltd, Wyvern Way, Derby;**
- **19/01588/RES – Land North of Allan Way/Pritchett Drive, Littleover;**
- **19/01594/VAR – 30-31 Friar Gate, Derby;**
- **19/01613/RES – North of Oregon Way, Chaddesden, Derby (Access from Acorn Way);**
- **19/01632/FUL – 27-32 Victoria Street, Derby;**
- **19/01747/VAR – Land South of Mansfield Road, Breadsall Hilltop, Derby (between Porters Lane and Lime Lane); and**
- **19/01682/FUL – Precision Casting Facility, Rolls Royce PLC, Wilmore Road, Sinfen.**

MINUTES END