
Delegated report Officer: Eleanor Overton

Application ref. DMOT/2019/0902

Application for approval of details required by condition 8 attached to planning permission ref. 9/2017/1257 (relating to the demolition of existing village hall and the erection of a new village hall at Village Hall, Askew Grove, Repton, Derby, DE65 6GR) Village Hall, Askew Grove, Repton, Derby, DE65 6GR

Valid date: 15/08/2019

Consults expired:

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Responses to consultations and publicity

One public comment received, referring to a previously submitted letter addressed to the planning enforcement team. The content of this letter does not directly relate to the condition under consideration and the issues raised are subject to enforcement investigations.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are set out in the officer report relating to the host permission.

Planning considerations

Whether the information provided is adequate to enable condition 8 (hard and soft landscaping) to be discharged.

Planning assessment

Condition 8 of application ref: 9/2017/1257 was previously discharged on the 21/01/19, however subsequently an application was made to fell two TPO protected trees on the site. Consent was granted for the proposed removal, subject to conditions for replacement planting elsewhere on the site. The proposed replacement planting would not have been in accordance with the previously approved landscaping. The current discharge is therefore seeking to amend the approved landscaping details to address the conditions imposed on the TPO consent.

The revised landscaping details propose two tree species (as previously agreed) to be planted in the area to the west of the village hall, show an area of permeable paving (as required) and propose an area of artificial grass (previously approved as natural lawn).

The details proposed are considered acceptable, would result in a development which is in keeping with the local context and would address the requirements of the TPO consent.

Recommendation

Approve

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	21/10/2019
Report agreed:	28/10/2019
Authorised officer:	Richard Stewart
