
Delegated report Officer: Eleanor Overton

Application ref. DMOT/2020/0342

Approval of details required by condition 8 (materials) attached to permission ref 9/2017/0349 (for the residential development of 311 dwellings, public open space and associated infrastructure pursuant to reserved matters approval ref. 9/2018/1240) on Land at New House Farm, Etwall Road, Mickleover, Derby

Valid date: 13/07/2020

Consults expired:

EIA development? No

Section 106 agreement? Not required

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

Relevant planning history

This application seeks approval of details required by conditions set out on the host permission, as described above. The host permission forms the most relevant planning history for this application.

Responses to consultations and publicity

None.

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

Condition 8 is as follows:- No development of a phase or sub-phase shall take place until details of the materials proposed to be used within the phase on the surfaces of the roads, footpaths, car parking areas and courtyards along with samples of the materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development of each phase or sub-phase shall be carried out using the approved materials unless otherwise agreed in writing with the Local Planning Authority.

Details subject to this condition have been previously discharged, however due to there being availability issues in relation to some of the approved bricks, amendments to the proposed palette has been necessary. Although this application provides full details of the materials proposed for this development, all aside from the amended pallet of bricks have been previously approved. As such the assessment will focus on the amended brick types.

Planning assessment

Throughout the course of this application there has been extensive dialog, along with a site meeting held between the Officer and the Developer. Initially there were concerns raised in regards to the colour and texture of a number of the amended bricks and how they would appear when viewed in context and adjacent to the existing development on site. This resulted in various amendments being made. Ultimately a slightly reduced pallet of bricks have now been proposed, and although these would not have been first choice, they have been selected on the basis of their similarities to the materials initially approved and their complimentary nature with existing development. On balance, when viewed in context they would not result in any materially harmful detrimental impacts in terms of character and appearance and their use would prevent the developments progress from being further stalled.

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: 21/09/2020

Report agreed: 23/09/2020

Authorised officer: Chris Nash
