
Delegated report Officer: James Norton

Application ref. DMOT/2021/1216

Approval of details required by condition 3 attached to ref. DMPA/2020/1212 (Retrospective application to regularise an agricultural building) at Shades Farm, Unnamed Road From Geary Lane To Town Farm, Burton On Trent, DE15 0RD

Valid date: 04/08/2021

Consults expired: 11/09/2021

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

Council's Landscape Architect - Requested wider planting to continue along south boundary and the use of native species and enhanced biodiversity to mitigate for the increased development. Following the submission of an amended landscaping scheme the proposal is now considered acceptable.

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

This application seeks approval of details required by conditions set out on the host permission such that the scope of planning considerations is confined to the matters which those conditions seek to control or address. Matters of principle are thus not of relevance under this assessment.

Planning assessment

Condition 3 - The Council's Landscape Architect initially requested more extensive landscaping in terms of bolstering more of the existing boundary. Following the submission of a revised landscaping scheme following direct discussion between the Council's Landscape Architect and the applicant's consultant, the landscaping plan provided is considered acceptable.

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: 09/11/2021

Report agreed: 10/11/2021

Authorised officer: Steffan Saunders
