

Jessica Cheadle

From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Sent: 06 December 2021 11:44
To: James Norton
Cc: SDDC Planning Applications
Subject: FW: 82019244 FW: DMPA/2021/0851 - Victoria Villas

Hi James,

Apologies, sent to Erewash instead of SDDC.

Paul

Paul Bigg | Engineer - Development Control | paul.bigg@derbyshire.gov.uk

Place | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG

From: Paul Bigg (Place)
Sent: 06 December 2021 11:42
To: James Norton <James.Norton@southderbyshire.gov.uk>
Cc: planning@erewash.gov.uk
Subject: RE: 82019244 FW: DMPA/2021/0851 - Victoria Villas

Hi James,

Thanks for the e-mail and the updated response is as follows:

Application Ref: DMPA/2021/0851

Address: Land adjacent to 1 Victoria Villas Beards Road Newhall Swadlincote

Proposal: The erection of one two storey detached dwelling and the formation of a vehicular access to serve

Comments:

Previous responses to this application have been issued by the Highway Authority which confirmed that whilst the application is acceptable in principle further details were required with regards to the proposed parking provision for the proposed dwelling as well as the proposed new driveway and parking arrangements for No. 1 Victoria Villas.

The applicant has submitted an amended site plan showing the parking spaces for the proposed dwelling and the existing dwelling which is now acceptable.

Taking this into account the highway authority has no objections to the application subject to the following condition being imposed should planning approval be granted.

1. The proposed parking spaces shall be constructed in accordance with the approved drawings and the spaces be completed prior to the completion of the dwellings to which they relate, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highways and to ensure that the

facilities provided are reserved for the benefit of the development for which they are specifically required.

In addition, the following Informatives should be included on any consent.

- a) Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
- b) Where the site curtilage slopes down towards the public highway provisions within Section 163 of the Highways Act 1980 requires measures to be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dished channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
- c) Planning permission does not give you approval to work on the public highway. To carry out works associated with this planning permission, separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is strongly recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website www.derbyshire.gov.uk, email highways.hub@derbyshire.gov.uk or telephone 01629 533190.

If you have any queries please do not hesitate to contact me.

Many thanks

Paul

Paul Bigg | Engineer - Development Control | paul.bigg@derbyshire.gov.uk

Place | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG

From: James Norton <James.Norton@southderbyshire.gov.uk>

Sent: 03 December 2021 17:46

To: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>

Subject: RE: 82019244 FW: DMPA/2021/0851 - Victoria Villas

Hi Paul,

Here is the latest version. Could you confirm that this is acceptable.

Many thanks,

James

From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>

Sent: 26 November 2021 11:32

To: SDDC Planning Applications <Planning.Apps@southderbyshire.gov.uk>

Cc: James Norton <James.Norton@southderbyshire.gov.uk>

Subject: FW: 82019244 FW: DMPA/2021/0851 - Victoria Villas

Please see e-mail below.

Paul

Paul Bigg | Engineer - Development Control | paul.bigg@derbyshire.gov.uk

Place | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG

From: Paul Bigg (Place)
Sent: 26 November 2021 11:31
To: james.norton@southderbyshire.gov.uk
Subject: FW: 82019244 FW: DMPA/2021/0851 - Victoria Villas

Hi James,

Thanks for the e-mail which Sue has forwarded on to me for comment.

Having reviewed the amended site plan it does seem that they have drawn on the 2 parking spaces for 1 Victoria Villas, although they are difficult to see as partially obscured by the Victoria Villas text.

Whilst this is acceptable in principle these parking spaces as well as those for the proposed dwelling do look very tight. With this in mind I consider that we need to see the plans on a fully dimensioned drawing to ensure that the parking spaces can be satisfactorily provided and accessed without resulting in highway or pedestrian safety issues.

Many thanks

Paul

Paul Bigg | Engineer - Development Control | paul.bigg@derbyshire.gov.uk

Place | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG

From: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>
Sent: 25 November 2021 15:38
To: Place Development Control (Place) <ETE.DevControl@derbyshire.gov.uk>
Subject: 82019244 FW: DMPA/2021/0851 - Victoria Villas

Please book in to Paul Bigg as South PA – amended plan, planner James Norton, TP58202, put in existing folder

From: James Norton <James.Norton@southderbyshire.gov.uk>
Sent: 25 November 2021 11:20
To: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>
Subject: DMPA/2021/0851 - Victoria Villas

Hi Sue,

Thanks for commenting on the above application again. It would appear that the agent provided an amended plan (dated as 17/11/21) which is shown on the Council's website. The only difference between this plan and the previous plan of the 25th October is the inclusion of an arrow pointing to the rear of the driveway in the host property with the text 'proposed 2no parking spaces 3m x 5.5m'.

Please could you let me know if this is acceptable or whether you require the plan to show the parking spaces specifically drawn on the plan.

Kind regards

James Norton
Planning Officer - Service Delivery

T: 01283 595745
M: 07794 241492
www.southderbyshire.gov.uk

We are currently receiving a high number of planning applications which is resulting in delays to our usual response times. We are determining applications and responding to enquiries in the order they are received. We will respond as soon as possible.



Any advice is given at officer level only and does not prejudice any formal decision the Council makes in the future.

Due to ongoing Covid-19 situation I am working from home for the foreseeable future. I will respond to your email but please bear with me if this takes a little longer than usual. Caring responsibilities mean that I will be varying my working pattern. For urgent matters you can contact me on my work mobile.

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