
Delegated report Officer: Neil Thompson

Application ref. DMOT/2021/0787

Approval of details required by condition(s) 23, 24, 27 of permission ref: 9/2018/0323 relating to the variation of condition 3 (masterplan) and 6 (access gradients) of outline planning permissions re: 9/2016/0288 (relating to development of upto 72 dwellings together with associated access and open space landscaping infrastructure and facilitating works including the demolition of 61 Court Street) on Land at SK 31190 0360, SK 3019 9268 and 61 Court Street, Woodville, Swadlincote, DE11 7JJ

Valid date:	13/05/2021
Consults expired:	18/06/2021
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

The County Highway Authority has no objection to the details provided.

Derbyshire Wildlife Trust are satisfied with the Landscape and Ecological Management Plan and confirm that condition 24 can be discharged.

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

The assessment will be carried out based on whether the submitted details comply with the requirements of the two main consultees that requested the imposition of the conditions, namely the Highway Authority for conditions 23 and 27 and the Derbyshire Wildlife Trust in relation to the ecology and biodiversity issues.

Planning assessment

Condition 23 (External lighting); and Condition 27 (Cycle parking):

The Highway Authority has assessed the submitted proposals in relation to the proposed street lighting and the cycle parking provision. The facilities shall be retained on the site for the lifetime of the development. The street lighting will need to be installed prior to any adoption by the Highway Authority. Shields are proposed to some of the columns close to POS or woodland to limit light spill to more sensitive areas. DWT raised made no comments on this. It is considered that the submitted detail is satisfactory for the two conditions to be discharged.

Condition 24 (Landscape and ecological management plan):

Derbyshire Wildlife Trust are now satisfied with the submitted details within the LEMP for the site. On this basis, this condition can be discharged.

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:	23/02/2022
Report agreed:	01/03/2022
Authorised officer:	Sarah Beeby
