
Delegated report Officer: Harriet Nind (Planning and Design Group)

Application ref. DMOT/2021/1600

Approval of details required by conditions 4,6 and 7 attached to ref. 9/2018/1261 (The variation of condition 2 of planning permission ref 9/2018/0619 (relating to replacement dwelling the change of use of agricultural land to additional residential garden, installation of drainage treatment plant and ground source heat pump along with associated works) at Hill Top Farm, Burton Road, Repton, Derby, DE65 6FN

Valid date:	18/10/2021
Consults expired:	15/11/2021
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

SDDC Landscape raise no objections.

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 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 4

Prior to their incorporation in to the building(s) and hardstanding(s) hereby approved, details and/or samples of the facing and surfacing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed using the approved materials.

The Applicant has submitted hard landscaping details and product specifications. The materials proposed incorporate a variety of textures and finishes, predominantly in a black and grey colour scheme. Cumulatively, the materials create a varied palette that adds visual interest to the wider development. The hard landscaping strategy as proposed is considered to enhance the setting of the development and the surrounding area. Condition 4 can therefore be discharged.

Condition 6

Notwithstanding any details submitted or the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order; no boundary treatments shall be erected until plans indicating the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with the approved details before the dwelling is first occupied or in accordance with a timetable which shall have first been submitted to and approved in writing by the Local Planning Authority.

Boundary treatments are predominantly proposed as 1.2m high steel railings, consisting of four solid rails, finished in black. The double entrance gates are of the same style and finish. The Applicant has provided product specifications, detailing the railings as 'Chatsworth' parkland fencing. The traditional and classic design of the boundary treatments proposed protects the visual appearance of the area and is entirely in keeping with the streetscene. Condition 6 can therefore be discharged.

Condition 7

Prior to the occupation of the dwelling a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the first occupation of the dwelling or the completion of the development, whichever is the sooner; and any plants which within a period of five years (ten years in the case of trees) from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and thereafter retained for at least the same period, unless the Local Planning Authority gives written consent to any variation.

Following comments received from SDDC Landscape, a revised soft landscaping scheme was submitted by the Applicant. The revised scheme now includes additional hedgerow and native species for both biodiversity and visual screening purposes. The main issues and comments raised by consultees have been sufficiently addressed so as to create a landscaping scheme that complements the development and the appearance of the wider area. Condition 7 can therefore be discharged.

On this basis, the documents submitted to discharge the conditions are acceptable and the application to discharge conditions 4, 6 and 7 is approved.

Recommendation

Approve conditions 4, 6 and 7

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.

Report agreed:	14/08/2023
Authorised officer:	Steffan Saunders
