
Delegated report Officer: Sarah Beeby

Application ref. DMOT/2022/0512

Approval of details required by condition 16 attached to ref. DMPA/2021/1035 (The approval of reserved matters (access, layout, scale, appearance and landscaping) pursuant to outline permission ref. DMPA/2020/1460 for 1,036 dwellings) on Land at SK2420 2230, Drakelow Park, Walton Road, Drakelow, Swadlincote

Valid date: 21/04/2022

Consults expired: 21/05/2023

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

CHA - No highway safety 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

This application seeks to discharge Condition 16 (Access) of the planning permission under the reference of DMPA/2021/1035 which granted the approval of the reserved matters (access, layout, scale, appearance and landscaping) pursuant to outline permission ref. DMPA/2020/1460 for 1,036 dwellings at the site under the address of Land at SK2420 2230 Drakelow Park, Walton Road, Drakelow, Swadlincote. The principle of the development has been established and the following assessment considers only the matters which are relevant to the condition concerned.

Planning assessment

Condition 16 of permission DMPA/2021/1035 states the following:
Notwithstanding the detail shown on the approved plans, prior to the commencement of development hereby approved details of the new vehicular access points on Walton Road shall be submitted to and approved by the local planning authority in consultation with the County Highways Authority. The plans shall demonstrate full compliance with DMRB CD 116 and appropriate visibility from all approaches and exits. The approved detail thereafter shall be completed in full prior to the occupation of any of the dwellings hereby approved.

Reason: To ensure safe and suitable access into the site and in the interests of highway safety

The submitted information has been revised during the course of the application, however the most recent submission of information has been reviewed and considered in the context of the initial approval to which this submission relates. Technical input has been requested and received from Derbyshire County Council as Highways Authority, who have recently granted their own technical approval for the information submitted. They raise no highway safety objections to the information submitted and on this basis it is recommended that these details can be approved under this planning condition.

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:	19/10/2023
Report agreed:	24/10/2023
Authorised officer:	Steffan Saunders
