

REPORT TO:	PLANNING COMMITTEE	AGENDA ITEM: 6
DATE OF MEETING:	17th JULY 2018	CATEGORY: DELEGATED
REPORT FROM:	STRATEGIC DIRECTOR (SERVICE DELIVERY)	OPEN
MEMBERS' CONTACT POINT:	TONY SYLVESTER (tony.sylvester@south-derbys.gov.uk)	DOC:
SUBJECT:	CHANGES TO CONDITIONS FOR OUTLINE PERMISSION AT NEW HOUSE FARM MICKLEOVER (9/2017/0349)	REF:
WARD(S) AFFECTED:	ETWALL	TERMS OF REFERENCE: DC01

1.0 Recommendations

1.1 That the minor changes to conditions attached to the outline permission as set out in this report be authorised as an amendment to the resolution previously made.

2.0 Purpose of Report

2.1 To consider confirmation of minor amendments to certain conditions to be attached to the outline permission for the development of the site.

3.0 Detail

- 3.1 Members will recall that at its meeting of 19 December 2017 outline permission was granted for the development subject to (inter alia) an agreement under Section 106 of the Town and Country Planning Act 1990: outline application (all matters except for access to be reserved) for the residential development of up to 1,100 dwellings, an extra care facility, a local centre comprising: a small supermarket with a floorspace not exceeding 1000 sqm (net); a smaller retail unit with a total floorspace not exceeding 200sqm (net); a cafe/restaurant with a floorspace not exceeding 200 sqm (net); a public house with a floorspace not exceeding 650 sqm (net); a doctors surgery or creche; and a community facility, as well as a primary school together with associated playing fields and the provision of associated infrastructure (including roads, footpaths, cycleways, sustainable urban drainage and open space).
- 3.2 Since then negotiations have been taking place to secure the provisions of the s106 agreement as granted but a number of conditions now need to undergo minor changes. It now looks as though the site will be delivered in four phases. The attached schedule cites the conditions before and after amendment.
- 3.3 The draft decision contains a number of pre-commencement conditions for various technical works to be carried out before either the development is started or dwellings occupied. These conditions need to be amended to enable the various

technical reports/technical works to be carried out prior to either the commencement of the phase or its first occupation. This enables the parcels to be developed more quickly and more independently of each other and on a phase by phase basis. The substance of each requirement would not alter.

4.0 Conclusions

- 4.1 It is expedient in the interests of housing site delivery for certain conditions previously agreed by the Committee to be amended.

5.0 Financial Implications

- 5.1 None.

6.0 Corporate Implications

- 6.1 Timely on site delivery contributes towards the Corporate Plan theme of facilitating and delivering a range of integrated and sustainable housing and community infrastructure.

7.0 Community Implications

- 7.1 The delivery of housing and associated infrastructure as set out in the Local Plan are a community benefit for existing and future residents helping to achieve the vision for the Vibrant Communities theme of the Sustainable Community Strategy. The minor amendments recommended would have no adverse effect on one or more groups of people, who have protected characteristics under the Equality Act.

8.0 Background Information

Schedule of conditions attached.