

PLANNING COMMITTEE (SPECIAL)

29th September 2021

PRESENT:-

Labour Group

Councillor Tilley (Chair) Councillor Shepherd (Vice-Chair) and Councillors Gee, Pearson and Southerd.

Conservative Group

Councillors, Haines Lemmon, Muller, Redfern and Watson.

Independent Group

Councillors Angliss and MacPherson

Non-Grouped

Councillor Wheelton

PL/56 **APOLOGIES**

The Committee was informed that apologies had been received from Councillor Bridgen and Councillor Brown (Conservative Group) and Councillor Dawson (Independent Group).

PL/57 **TO RECEIVE THE OPEN MINUTES OF THE FOLLOWING MEETINGS**

The Open Minutes Meetings held on 22nd September 2020, 20th October 2020, 17th November 2020, 15th December 2020 and 9th February 2020 were taken as read, approved as a true record and signed by the Chairman.

PL/58 **DECLARATIONS OF INTEREST**

The Committee was informed that Councillor Wheelton Declared a Personal Interest regarding item PL/61 as she had made representations with consideration to health provision on the Drakelow site,

The Committee was informed that Councillor Southerd Declared a Personal Interest regarding Item PL/61 as he had made representations with consideration to health provision on the Drakelow site,

PL/59 **QUESTIONS BY MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE NO.11**

The Committee was informed that no questions from Members of the Council had been received.

MATTERS DELEGATED TO COMMITTEE

PL/60 **REPORT OF THE STRATEGIC DIRECTOR (SERVICE DELIVERY)**

The Strategic Director (Service Delivery) submitted reports for consideration and determination by the Committee and presented oral reports to the Meeting to update Members as necessary. Consideration was then given thereto and decisions were reached as indicated.

PL/61 **APPROVAL OF RESERVED MATTERS (ACCESS, LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) PURSUANT TO OUTLINE PERMISSION REF. DMPA/2020/1460 FOR 1,042 DWELLINGS ON LAND AT SK2420 2230 DRAKELOW PARK, WALTON ROAD, DRAKELOW, SWADLINCOTE.**

It was reported that Members of the Committee had visited the site earlier in the day.

The Head of Planning and Strategic Housing introduced the application to the Committee giving an overview of the proposal and the substantial benefits which included a 5 year housing supply with affordable housing, a new school, medical provision, a new bridge and the redevelopment of listed buildings.

The Planning Delivery Team Leader detailed the updates to the report post publication that included improved landscaping with tree planting, the removal of 5 dwellings to address the lead local flood agency concerns, the areas of clustered affordable housing that would contain no more than 65 dwellings per cluster and an improved connectivity plan.

The Applicant attended the Committee Meeting and addressed Members regarding the application.

Councillor Wheelton raised concerns regarding the lack of consultation response to the application, the objections of the statutory consultees that needed to be addressed and requested that local residents be kept informed regarding the construction of the new bridge.

The Head of Planning and Strategic Housing reassured the Committee that all the concerns raised by Councillor Wheelton would be addressed and that a collective response from all relevant officers had been sent in response to the consultee's objections.

Councillor Southerd raised concerns regarding the design of the main road through the site to ensure that it remained a clear way.

The Planning Delivery Team Leader advised that it would be designed to be a Clear Way and that all houses on that road would have two park spaces to ensure that there would be no parking on the road

Members also highlighted the need to keep roads debris free during the construction phase, the importance of the cycling route infrastructure and raised concerns regarding the viability of the site and possible reduction in affordable housing.

The Head of Planning and Strategic Housing informed the Committee that the previous application had been subject to the scrutiny of the District Valuer regarding the viability, that the Section 106 Agreement funding included the cost of the new bridge and confirmed that all the affordable housing would be separately funded by Homes England to ensure delivery as per the proposal.

Councillor Watson queried the width of the roads within the site and asked that the Applicant considers making them wider.

Members discussed the need for a Liaison Group that would be arranged outside of the Committee meeting.

RESOLVED:

That planning permission be approved as per the recommendations in the report of the Strategic Director (Service Delivery).

PL/62

LOCAL GOVERNMENT ACT 1972 (AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985)

RESOLVED:-

That, in accordance with Section 100(A)(4) of the Local Government Act 1972 (as amended), the press and public be excluded from the remainder of the Meeting as it was likely, in view of the nature of the business to be transacted or the nature of the proceedings, that there would be disclosed exempt information as defined in the paragraphs of Part 1 of the Schedule 12A of the Act indicated in brackets after each item.

TO RECEIVE THE EXEMPT MINUTES OF THE FOLLOWING MEETING

The Exempt Minutes of meetings held on 22nd September 2020, and 9th February 2021 were received

EXEMPT QUESTIONS BY MEMBERS OF THE COUNCIL PURSUANT TO COUNCIL PROCEDURE RULE No 11.

The Committee was informed that no questions had been received.

The meeting terminated at 18:45 hours.

COUNCILLOR N TILLEY

CHAIR