

PLANNING COMMITTEE (SPECIAL)

11th May 2021

PRESENT:-

Labour Group

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

Conservative Group

Councillors Bridgen, Brown, Muller and Watson.

Independent Group

Councillors Angliss and Dawson.

Non-Grouped

Councillor Wheelton.

PL/172 **APOLOGIES**

The Committee was informed that no apologies for absence had been received.

PL/173 **DECLARATIONS OF INTEREST**

Councillor Wheelton declared a person interest in item PL/176 by virtue of reparations made with consideration to Healthcare provision.

PL/174 **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/175 **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/176 **THE REMOVAL OF CONDITIONS NO. 1 AND 2 AND THE VARIATION OF CONDITIONS NO. 4, 6, 7,14, 19 AND 34 OF PERMISSION REF. 9/2015/1030 FOR THE VARIATION OF CONDITION 47 OF PLANNING PERMISSION REF.**

9/2009/0341 (RELATING TO A HYBRID PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR UP TO 2,239 DWELLINGS INCLUDING A RETIREMENT VILLAGE, AN EMPLOYMENT PARK, TWO LOCAL CENTRES COMPRISING RETAIL SERVICES, LEISURE EMPLOYMENT AND COMMUNITY USES, PUBLIC OPEN SPACES, A NEW PRIMARY SCHOOL, ASSOCIATED LANDSCAPE AND INFRASTRUCTURE, INCLUDING CAR PARKING, ROAD AND DRAINAGE MEASURES, AND THE REFURBISHMENT OF THE LISTED STABLES AND COTTAGES (WITH FULL DETAILS- COMPRISING CHANGE OF USE AND REPAIR OF THE BUILDING)) ON LAND AT SK2420 2230, DRAKELOW PARK, WALTON ROAD, DRAKELOW, SWADLINCOTE

The Planning Delivery Team Leader appraised the Committee and outlined the proposed variations to the 2016 previously approved proposal and the Deed of Variation to the Section 106 Agreement to ensure the construction of the Walton Bypass. The Planning Delivery Team Leader highlighted the main points of interest that included listed structures to be safeguarded and the sunken garden that would be brought back into use.

Members raised concerns regarding healthcare provision, affordable homes and tree planting. The Planning Delivery Team Leader informed the Committee that a healthcare feasibility study was being carried out by the Clinical Commissioning Group and that the proposal would be considered to be a well-planned sustainable development with tree planting and open green spaces throughout the site and that there was proposed to be 30% affordable homes.

Members agreed on the many benefits of the development and discussed the need for the healthcare facility providers to urge the Clinical Commissioning Group to work with the Council when considering the future provision of the development.

RESOLVED:

That permission was granted as per the recommendations within the report of the Strategic Director (Service Delivery).

PL/177 **THE ERECTION OF 189 DWELLINGS INCLUDING PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE AND WORKS ON LAND AT BROOMY FARM, WOODVILLE ROAD, HARTSHORNE, SWADLINCOTE, DE11 7EY**

The Senior Planning Officer presented the proposal to the Committee and addressed concerns raised by residents regarding landscaping, planting, open space and

The Planning Delivery Team Leader read out a statement on behalf of an Objector who could not attend the Committee Meeting in person due to Covid-19 isolation rules. The Applicant's Agent attended the Committee Meeting and addressed Members regarding the application.

As the Local Ward Member, Councillor Taylor addressed the Committee and raised concerns on behalf of the local residents.

Members raised concerns about landscaping, drainage, provision of healthcare and education and affordable homes. The Senior Planning Officer confirmed that Section 106 Agreement would include contributions for the provision of healthcare and that works required for planting and landscaping would be covered the Section 106 Agreement and conditions. and that County Council would be involved regarding the additional education provision required. The Committee was informed that a Sustainable Drainage System (SuDS) to the would be subject to conditions and the Sections 106 Agreement.

RESOLVED:

That planning permission be granted as per recommendation in the report of the Strategic Director (Service Delivery) subject to 2 additional conditions as recommended by the Coal Authority, an additional condition for the Burton Road access to be in use prior to the occupation of any dwellings and amendments to conditions to 12 and 31.

PL/178 **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.

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 19:45 hours.

COUNCILLOR TILLEY

CHAIRMAN