

COMMITTEE UPDATE SHEET

SUPPLEMENTARY REPORT OF THE PLANNING MANAGER

This sheet is to be read in conjunction with the main report.

Applications to be determined under the Town & Country Planning Acts

Planning Site Visits held on 2nd June 2023 commencing at 10:00 hours.

PRESENT:-

Councillors:

Cllr Tom Munro, Cllr John Richie, Cllr Rob Hiney-Saunders, Cllr Carol Wood and Cllr Phil Smith

N.B Cllr Phil Smith met us at the application site for Woburn Close.

Officers: Sarah Kay

SITES VISITED

1. 22/00380/FUL – Woburn Close, Blackwell
2. Oxcroft Lane (on route back to the offices) to view the boundary of the Oxcroft Settlement Conservation Area.

The meeting concluded at 11:50 hours.

Updates:

AGENDA ITEM 5

22/00380/FUL: WOBURN CLOSE, BLACKWELL

Consultee Comments

Updated comments received from **NHS Derby and Derbyshire Integrated Care Board / Joined Up Care Derbyshire** dated 30th May 2023, confirming that the development falls under their threshold for requesting a S106 contribution.

Additional Condition / Recommendation

Meter Boxes:

Since the publication of the officer report, it has been noted that on the elevation drawings of the proposed new dwellings, there are details of the 2 no. proposed meter boxes which could be improved.

On the submitted elevation plans for the new dwellings 1 no. meter box is shown on the side elevation but a 2nd larger box is shown to be finished white and sited on the principal elevations of the new dwellings.

In the interests of improving the overall appearance of the dwellings it is recommended that both meter boxes are re-sited on the side elevations of the dwellings to minimise their visual impact. Alternatively, if this is not possible, it is desirable that the 1 no. meter boxes that are sited on the principle elevations shall be finished in a red / brown tone to minimise their appearance

This detail is likely to be resolved by a simple update to the elevation plans listed in condition 2 of the recommendation.

Therefore, it is recommended that the committee agree to delegate a minor update to the conditions list to the Interim Head of Development Management to address this matter before the final decision is issued.

Boundary Walls:

An update to the wording of condition 13 (Hard and Soft Landscaping) is also recommended to ensure that good quality boundary treatments are proposed to side and rear garden boundaries where they face onto Primrose Hill and the rear boundaries of plots 12-15 which back onto the proposed Independent Living Building car park. This is because it is considered that standard 1.8m high timber fencing would not provide adequate quality in terms of appearance or durability in these prominent street scene locations.

Therefore, it is recommended that the wording of condition 13 be amended to:

13. Notwithstanding the submitted details, no building will be occupied until full details of both hard and soft landscape works, to include details of all proposed means of enclosure, along with a programme for implementation, has been submitted to and approved in writing by the Local Planning Authority and the works and implementation programme must be carried out as approved. The details of means of enclosure must include brick walls to garden boundaries facing Primrose Hill and the rear boundaries of plots 12-15.

If within a period of five years from the date of the planting of any tree or shrub that tree or shrub may die, be removed, uprooted or become seriously damaged it shall be replaced by another of the same species during the first available planting season, unless a variation of the landscaping scheme is approved in writing with the Local Planning Authority.