



**North East
Derbyshire
District Council**

Supplementary Agenda

Item 7 - Late Representations

Contact: Alan Maher
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Date: Monday, 13 September 2021

To: **Members of the Planning Committee**

Please attend a meeting of the Planning Committee to be held on **Tuesday, 21 September 2021 at 2.00 pm** in the Council Chamber at the District Council's offices, 2013 Mill Lane, Wingerworth, Chesterfield S42 6NG.

The meeting will be open to the public. However, because of the capacity limits on those who can be present in the Council Chamber, due to the Coronavirus (Covid-19) outbreak, the number of places will be restricted. Those wishing to attend will need to book in advance. **If you would like to attend this meeting then please contact the Governance Service: Governance@ne-derbyshire.gov.uk or phone: 01246 217391 to register your request.**

The meeting will also be live streamed from the Council's website on its You Tube Channel.

Yours sincerely



Joint Head of Corporate Governance and Monitoring Officer

Members of the Committee

Councillor William Armitage
Councillor Jayne Barry
Councillor Andrew Cooper
Councillor Peter Elliott
Councillor Mark Foster
Councillor Roger Hall
Councillor David Hancock

Councillor Heather Liggett
Councillor Alan Powell
Councillor T Reader
Councillor Jacqueline Ridgway
Councillor Kathy Rouse
Councillor Diana Ruff

For further information about this meeting please contact: Alan Maher 01246 217391

AGENDA

7 Late Representations - Summary Update Report (Pages 3 - 5)

(Planning Manager – Development Management)

We speak your language

Polish
Mówimy Twoim językiem

Romanian
Vorbim limba dumneavoastră

Urdu
ہم آپ کی زبان بولتے ہیں

Chinese
我们会说你的语言



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If you require an adjustment to enable you to participate in or access the meeting
please contact the Governance Team at least 72 hours before the meeting starts.

Planning Committee 21st September 2021

SUMMARY OF LATE COMMENTS/REPORT UPDATE

The aim of this report is to seek to avoid the need for lengthy verbal updates that Planning Officers have sometimes needed to provide in the past at the Planning Committee. In consultation with the Chair, it has been decided that on the evening before committee a summary of all the late comments/representations received so far will be emailed to the Committee Members by the Governance Team.

It is possible that verbal updates will still be required at the meeting as sometimes comments are received at the last minute or Officers may wish to amend their recommendations: however Officers will seek to keep verbal updates to a minimum.

At the meeting Officers will only refer briefly to any key points of the case in the summary that has been emailed, as well as providing the usual verbal update for any additional last minute items.

If Members have any queries about the comments or the application itself please feel free to contact the relevant case officer given beneath the title of each summary below.

PARISH: Wingerworth

APPLICATION: 21/00380/FL

CASE OFFICER: Alice Lockett

SOURCE OF COMMENTS: Officer comments

DATE RECEIVED: 16 September 2021

SUMMARY:

The applicant submitted amended plans removing the rooms in the roof however the application title was not updated to reflect this until 16th September 2021.

OFFICER COMMENTS:

As a consequence the title in the planning committee agenda does not reflect the application. Officers apologise for any confusion which resulted from this amendment and the title of the application has been amended within the uniform system and on the presentation to members in order to reflect the amendment.

SOURCE OF COMMENTS: Officer comments

DATE RECEIVED: 14 September 2021

SUMMARY:

Officers note that paragraph 4.2 of the report to members appears to have some text omitted. In the interests of clarity, the paragraph should read:

Highways Comments

The Highway Authority raised no objections to the above proposal as part of the initial outline application (ref: 18/00703/OL) and similarly to the subsequent full planning application (ref: 20/00170/FL) that is understood to have been refused. This application now seeking reserved matters consent to the outline application.

Reiterating previous comments, the applicant is not showing any control of the shared driveway from the site to Longedge Rise (the public highway), as part of the application site boundary. I presume your Authority is satisfied that an access for future residents will be available between the application site and the highway.

It is noted that a bin area for refuse and recycling is proposed to the side of the proposed turning area in the South-West corner of the site. However, given the distance from the public highway provision will need to be made for the collection of refuse bins on bin collection days, clear of the public highway. It is assumed that a refuse vehicle is unlikely to enter the private driveway and will operate a roadside collection service only. Facilities for the collection of bins, which does not restrict the operation of the driveway or inhibit pedestrian movement on the adjoining public highway will need to be considered. This could form a condition of any consent issued.

OFFICER COMMENTS:

A condition is included on the outline permission requiring the submission of a scheme of storage and collection of waste.

From a Highway standpoint there are no objections to the above proposal subject to similar conditions to those recommended as part of the outline application being appended to any consent in the interest of highway safety.

SOURCE OF COMMENTS: Applicant submission

DATE RECEIVED: 1 September 2021

SUMMARY:

A planning Statement was submitted by the applicant

OFFICER COMMENTS:

The comments above raise no new material considerations.

SOURCE OF COMMENTS: Objection Comment Mr Knight

DATE RECEIVED: 1 September 2021

SUMMARY:

In response to the applicant submitting a Planning Statement, the following representation was received from Mr Knight:

At the time of writing although the agreed expiry date of 30th August 2021 has expired a new document called "Planning Statement" has appeared on the planning portal 1st Sept 21.

Its very misleading stating that its independent, leading people to think it may have been requested by the NEDDC as an independent planning statement, this is not the case as it has been requested by the applicant and is therefore very biased towards the planning application getting approval.

John Church is a well-known local freelance chartered planner who often write papers in support of applicants planning applications and his position should have been clarified before the document was uploaded.

Yet another attempt to get this application in place, same old plan wrapped up differently.

OFFICER COMMENTS:

Officers would comment that it is not unusual for applicants' to submit planning statements in support of their applications. The statement has not been requested by officers and nowhere within it does it suggest that it has been. The planning statement is considered as part of the application alongside all the other submissions, the development plan and in this case any conditions laid out in the Outline application.