

ETWALL PARISH COUNCIL

**Minutes of the Planning Environment and Highways Committee held  
on Monday 27<sup>th</sup> April 2015**

Present:	<b>Committee members</b>	<b>Non-committee Members</b>
	Cllr D Neal	Cllr B Payton
	Cllr D Muller	Cllr I Bennett
	Cllr R Warburton	
	Cllr J Patten	One member of the public

- 261 **Apologies for absence** – Cllrs Cresswell and Ireland and Mr T Owen
- 262 **Declaration of interests** - All members of Etwall Parish Council attending this meeting, being automatically Trustees of Frank Wickham Hall Charity, declared their interest.
- 263 **Minutes of the meeting held on 27<sup>th</sup> October 2014** – Already approved at full Council meeting.
- 264 **Public Speaking** - No members of the public present at that time.
- 265 **Planning applications to be considered:-**
- (a) Extension to existing to provide additional storage at Hansons Auctioneers and Valuers, Brookfields Business Park, Heage Lane – NO OBJECTIONS
  - (b) The erection of an extension including alterations to the front porch at 90 Belfield Road – NO OBJECTIONS
  - (c) Advance warning had been given of Phase 2 of the development on Willington Road for an additional 99 houses on the land that had originally been intended for a cricket ground. The Clerk was to ask SDDC what the significance was of building 99 houses instead of 100. The website and newsgroup to be updated.
  - (d) Outline application (all matters reserved) for the development consisting of 52 dwellings, a residential care home, community hub and formation of access road, provision of open space and associated works on land at SK 2732 1638 Main Street, Etwall.

The developers had asked to clarify certain points made in the minutes of the public meeting held on 20<sup>th</sup> April and it was agreed that the minutes with revisions could be put on the website.

It was initially felt that residents were happy with the proposals with the exception of the fact that some of the bungalows were to be leasehold. Cllr Neal reported that nowhere in the Town and Country Planning Act was leasehold/freehold mentioned so it was unlikely that objections could be made to the planning application on this basis.

IT WAS DECIDED to object to this application on the following grounds as it was felt that there was too little detail:-

- Uncertainty on whether this would be a gated community – if the communal facilities were subject to a maintenance charge this was likely to be high if it covered the sewerage pumping station, roads, street lighting, communal grounds, pond, community hub etc. There were concerns that waste bins would not be collected from within the development if the road was not adopted meaning a large number of bins would be left at the entrance (“over 55’s” will probably be unable to move their bins the distances involved).
- The parking for the care home was considered to be totally inadequate.
- There was no provider for the care / nursing home in place. Unsure whether there was a need for an additional care home in Etwall.
- Concern over the length of time building would be carried out on the site due to the nature of self-build.
- Concern over the potential for the change of the mix of housing should the self-build be more popular than the bungalows.
- Feeling that the noise from the A513 had been under-estimated.
- It was noted that there was a balancing pond but it was felt that in times of sudden storms this may be insufficient to prevent a problem further downstream, particularly in view of the other developments planned in the area which will contribute to the flow in Etwall Brook.
- The doctors’ surgery at Hilton was oversubscribed.
- There was no bus service to Willington so elderly residents would not be able to attend the Willington Surgery using public transport.
- There was an infrequent bus service across Etwall to access the pharmacy.
- The development was outside the village envelope.
- The site was not identified in Phase 1 of the Local Plan.
- Concerns regarding the high pressure gas main.
- There were also concerns regarding sewerage disposal, water pressure and broadband reception.

266 **Risk Assessment Update** – The attached updated risk assessment was approved as was the risk assessment for the groundsman’s hut. Handwashing facilities were discussed and health and safety requirements were to be investigated to ensure compliance.

267 **Date of next meeting** – To be advised.

Signed .....

Date .....