

ETWALL PARISH COUNCIL

**Minutes of the Planning Environment and Highways Committee
held on Monday 24th April 2017**

Present:	Committee Members	Non-Committee Members
	Cllr D Neal Cllr D Muller Cllr A Kirke Cllr D McDonald	Cllr N Ireland Cllr I Bennett Cllr B Payton 11 members of the public

359 **Apologies for absence** – None

360 **Declaration of interests** – All members of Etwall Parish Council attending this meeting, being automatically Trustees of the Frank Wickham Hall Charity, declared their interest. Cllr Payton declared an interest in the planning application for Egginton Road as this was close to his property.

361 **Minutes of the meeting held on 20th February 2017** – Already approved at full Council meeting.

362 **Public speaking** – As this was an informal meeting with the aim of obtaining the best response to the planning application for 120 dwellings on Egginton Road, public comments were accepted throughout the meeting.

363 **Planning applications to be considered:-**

- (a) Ref 9 2017 0294 for the erection of up to 120 dwellings; earthworks, drainage works, structural landscaping, formal and informal open space and car parking on land at SK 2631 7520 Egginton Road (near sewage works)
- (b) Ref 9 2017 0295 for the delivery of earthworks; drainage works including balancing ponds and a pumping station; structural landscaping; informal space including pedestrian linkage; site remediation and all other ancillary works at the same site.

These two planning applications were considered together and the following points were made:-

General

- Visual impact when entering the village was the main reason for refusal of this application when it was originally made in 2015.
- It was understood that applicants only had six months to appeal a planning refusal. It was explained that this was not an appeal but a new application.
- The application mentioned re-profiling the site but it was unclear exactly how the different levels would be dealt with.
- It was questioned whether it was acceptable for sewage vehicles and tankers accessing the sewage pumping station to be using narrow estate roads.

Local Plan

- This site was not in Part 1 of the adopted Local Plan although there was a site identified for 52 dwellings on the opposite side of Egginton Road in Part 2 of the Local Plan which was expected to be adopted soon. **Post meeting note:** Part 2 of the Local Plan is being examined by the Inspector w/c 24th April.
- Should the railhead development be approved the Local Plan may be rewritten.
- SDDC would have to prove that they had a 5 year housing supply in order to refuse this application but the adoption of the Local Plan did not stop speculative planning applications being made.

Infrastructure

- Cllr Muller confirmed that some of the 106 monies from the Mickleover development and from Willington Road would be going towards the two Etwall schools but that a new school was to be built at Mickleover. No date for this had been given.
- There are inaccuracies within the proposed travel plan especially since the withdrawal of the V2 bus services.

Noise

- Noise from the A50 was an issue but the developers had dealt with this by moving the proposed housing nearer to existing houses and facing them away from the A50.
- Noise from the A50 was a problem experienced by existing residents and in fact they had received financial compensation when the A50 was built.
- It was suggested that an independent noise survey be carried out. Such a survey had been funded by residents in the vicinity of Jacksons Lane and proved to be very useful.
- Noise was a more serious issue now as the road surface on the A50 was becoming more worn.
- Lorries travelling over the viaduct were particularly noisy.

Flooding

- There were times when the site had been flooded and photographic evidence should be given to the SDDC planners.
- One resident had not experienced flooding in her property for 18 years but after the four new houses were built on Egginton Road her cellar had flooded.
- The development of this land together with other developments in Etwall and Mickleover was likely to increase the risk of flooding in Etwall and Egginton.
- Old Station Close was felt to be particularly vulnerable.

Buffer Zone

- It was felt that the 5m buffer zone from existing properties was inadequate. Some properties were only 3m from the existing boundary which would make them very close to any new properties.
- It was unclear in certain areas where the buffer zone would be measured from.

- It was also unclear where measurements were being taken from in the area of the sewerage pipe which crossed the land. Any tree planting in that area should take account of this pipe to avoid damage to the pipe by tree roots.

Highways

- It was confirmed that there would be only one access onto the site from Egginton Road.
- It was felt that the entrance/exit would be too close to the bridge.
- Cllr Muller reported that Derbyshire County Council Highways did not have any issues with the proposals.

It was reiterated that comments had to be made to SDDC by 5th May and that individual letters carried much more weight than standard letters or petitions.

364 **Mowing of newly grassed area at the top of the church wall** – IT WAS DECIDED that a petrol flymo could be purchased to cut the grass bank at St Helen’s Church together with other areas of the village at a cost of up to £400 + VAT together with a set of wheels up to a value of £107 + VAT. A second hand mower to be purchased if possible. St Helen’s had offered to make a contribution towards the cost.

365 **Date of Next Meeting** – To be decided.

Signed

Date