

PLANNING COMMITTEE 14TH SEPTEMBER 2021
CORRESPONDENCE RECEIVED AFTER PREPARATION OF THE AGENDA

ITEM 5.1 - 21/00456/FUL - DEMOLITION OF GARAGE AND ASSOCIATED BUILDINGS AND ERECTION 37 NO. AFFORDABLE DWELLINGHOUSES AT DOVE SERVICE STATION GARAGE, MAYFIELD ROAD, ASHBOURNE

Following publication of the agenda and having reviewed the officer recommendation the applicants Legal Team have advised that officers clarify that the applicant is willing to enter into a S106 planning obligation rather than a planning obligation agreement to secure the delivery and tenure of 37 no. affordable dwellings.

RESPONSE:

In light of the above comments, should members be minded to approve the application it is recommended that authority be delegated to the Development Manager to grant planning permission subject to conditions and the applicant entering into a S106 planning obligation that secures the delivery and tenure of 6 no. 1 bedroomed (affordable rent), 18 no. two bedroomed (9 affordable rent and 9 shared ownership) and 13 no. three bedroomed (6 affordable rent and 8 shared ownership) affordable dwellings.

1. THE FOLLOWING CONSULTATION COMMENTS HAVE BEEN RECEIVED FROM THE ENVIRONMENT AGENCY:

Thank you for consulting us on the above application. We have reviewed the applicants' response and drawings submitted in support of overcoming the issues detailed in our previous response dated 11 August 2021, and can confirm that we are now able to remove our objection subject to conditions and advisory notes, which can be viewed on the Councils website.

RESPONSE:

In light of the above comments, and the updated Flood Risk Assessment submitted to the Local Planning Authority should members be minded to approve the application it is recommended that the Conditions and Advisory Notes set out in the Environment Agency's consultation response and a condition which removes permitted development rights from Plots 18, 19, 20, 21, 22, 23 and 24 should be included in any decision notice.

2. THE FOLLOWING COMMENTS FROM HILLARY CHETWYN, RESIDENT OF MAYFIELD ROAD HAVE BEEN RECEIVED:

I wish to object to the planning application for 37 affordable homes by Mypad 2020, on the Dove Garage land on Mayfield Road, Ashbourne, Derbyshire. As a resident on the said road, I believe that the amount of new houses will be the cause of even more traffic congestion and even greater parking problems. At the rear of Mayfield Road there is a small parking area which, if lucky, you can get a parking space. If not you have no option but to park on Mayfield Road where your car is at risk from being damaged by the large, continual amount of traffic. As the plans state there will be 57 parking spaces, this is still not enough for 2 car families, resulting in them having to park on the roadside. The parking problem extends all the way down Mayfield Road and towards the church and school, at all times, with cars parking on the pavements making it difficult for pedestrians.

As well as the obvious parking issues there is also the situation with catering for more pupils, with QEGS at full capacity now. The other issue is the flood plain with the site backing onto Henmore Brook. Ashbourne Town Council have apposed the plan saying `it underestimates the off-street parking. I think the planning committee should really consider how the building of so many houses is going to impact on not only the residents of Mayfield Road, but also the general flow of the traffic if more cars are trying to park on the roadside.

RESPONSE:

Officers advise that the comments be noted and considered.

3. THE FOLLOWING COMMENTS FROM SHARON SMYTHE, RESIDENT OF MAYFIELD ROAD HAVE BEEN RECEIVED:

Dears sirs, I write to object to the building of these homes. The basis of my objections are as follows: The site is on a flood plain, Insufficient parking has been allowed on the site, given the number of homes, The housing would increase the traffic on an already busy road, The extra traffic poses a risk to the school, The housing would impact on the existing residents, noise and extra traffic, The local school on Mayfield Road has no spaces for more pupils and no space to expand further, The secondary school in the town is full and The loss of a local amenity would be detrimental to the town as a whole.

RESPONSE:

Officers advise that the comments be noted and considered.

4. THE FOLLOWING COMMENTS FROM SHARON SMYTHE, RESIDENT OF MAYFIELD ROAD HAVE BEEN RECEIVED:

I am unable to make representation at the Planning Committee meeting to debate the planning issues. I am happy for my comments to be shared by my neighbour and spokesperson who will be attending. I had written to oppose the boundary wall query on the original plans but I am happy to support the revised plans with the boundary wall moving further back as shown on the plans on the Council's website.

RESPONSE:

Officers advise that the comments be noted and considered.

ITEM 5.9 - CREATION OF VEHICULAR ACCESS AND PARKING AREA WITH TURNABLE

An additional response has been received from the Local Highway Authority, which can be summarised as follows:

I do not consider that the amended plan has overcome the previous objections. The access remains at an acute angle with substandard visibility and relies on the use of a turntable for manoeuvring.

Can the access only being entered and exited in an uphill direction be enforced? And the use of a turntable in terms of future maintenance?

A mirror is not acceptable to the Highway Authority, as they create their own safety implications and are therefore not permitted to be used to overcome substandard features.

The plans showing the visibility sightlines are not dimensioned and it is not clear on this plan what distance from the edge of carriageway the sightlines have been measured from or what distance is achievable. Additionally, the sightlines need to be measured tangentially and to a point no greater than 1m into the carriageway from the nearside carriageway edge.