

PLANNING COMMITTEE
16TH JANUARY 2024

CORRESPONDENCE RECEIVED AFTER PREPARATION OF THE AGENDA

ITEM 5.1 – 23/00990/FUL – ENGINEERING WORKS TO FACILITATE ADDITIONAL PARKING (RETROSPECTIVE), ERECTION OF A BOUNDARY FENCE AND CAR PORT AT 5 HACKNEY ROAD, HACKNEY, DERBYSHIRE, DE4 2PW

Further comments have been received from the neighbours at 18a Old Hackney Road which raise the following concerns:

- In the engineers initial letter dated 12 September 2023, paragraph 2 states that *“The front of the gabion wall has been set approximately 0.5m back from the face of the stone wall.”* This wall is the boundary between our two properties
- We measured this gap from our garden today (10 January 2024) and the gap is now only 20cm on the left-hand side, and 6cm on the right hand side
- So between September and January (4 months) this car park has already moved 30-44 cm downslope towards our garden
- This does not support the claim that the structure is stable and safe.

Further to the above comments, the applicant’s structural engineer has advised the following:

- The measurements given (above) relate to the back of the stone wall not the face of the wall – to be clear the face of the stone wall is the face on your neighbours’ side
- Therefore the dimensions given need the thickness of the wall adding to them
- This will give the approximate 500mm we originally measured back in August.

Officer’s Response

- The applicant’s structural engineer has advised the face of the wall refers to that on the side of the wall facing 18a Old Hackney Road (the front of the wall) and not the side facing the applicant’s property (the back of the wall)
- Having considered the photographs submitted by the neighbours in their first letter of representation, and compared them to the photographs detailed in their latest letter set out above, the gabion basket wall does not appear to have moved at all.

ITEM 5.2 - 23/00695/REM - APPROVAL OF RESERVED MATTERS FOR THE ERECTION OF UP TO 75 NO. DWELLINGS (OUTLINE PLANNING PERMISSION 22/01044/OUT) AT LAND OFF CHESTERFIELD ROAD AND QUARRY LANE, MATLOCK.

The Housing Section would advise that, based on their previous experience and knowledge of housing need in the district, 2 bed homes built to NDSS for 4 persons would be much preferable to those built to NDSS for 3 persons (as in the current design). They would be a closer match to housing need, more popular with potential occupants, provide scope for family sizes to increase over time and consequently be likely to be a more reliable and long-term asset for the purchaser.

Officer Response

The agent's have provided a further letter from Auxesia Homes which is summarised in paragraph 7.32 of the Committee Report. Whilst it may be preferable for dwellings to be larger 4 person homes, the dwellings do meet the NDSS standard for 3 persons. As stated in paragraph 7.31 the Affordable Housing Mix in the S106 can be varied and the mix proposed is considered acceptable. In part 2 paragraph 1.5 the S106 does state that "the RP Affordable Housing Units shall be constructed in accordance with the NDSS". The Registered Provider would take on all the rental and shared equity units of a total of 18 dwellings and these all comply with the NDSS. The five Beechwood dwellings that don't comply with the standard are First Homes that would not be managed by the RP. First Homes are discounted market housing which are transferred direct from the developer to the purchasers with the LPA having a role in signing off whether the prospective purchasers meet the relevant criteria. On this basis, the affordable housing mix is acceptable and all the RP affordable Housing Units would comply with the NDSS and as such the proposal complies with the requirements of the outline S106.