

LIST OF PLANNING DECISIONS & CONDITIONS OR REASONS FOR REFUSAL BETWEEN 01/01/2010 – 08/01/2010 1

Our Ref TREE/0609/1082 P0030

Proposal FELLING OF HORSE CHESTNUT TREE IN REAR GARDEN

Location 7 Willoughby Close Breaston Derbyshire DE72 3UQ

Decision Approve with Cond(Delegated) **Date** 5 January 2010

Conditions or Reasons for Refusal:

Our Ref 1109/0019

Proposal CHANGE OF USE OF GROUND FLOOR FROM A1 (RETAIL) TO A2 (FINANCIAL & PROFESSIONAL) WITH TWO STOREY REAR EXTENSION

Location 20 Tamworth Road Long Eaton Derbyshire NG10 1JJ

Decision Approve with Cond(Delegated) **Date** 4 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

No development shall take place within the site until the developer has secured the implementation of an archaeological watching brief on all development ground works, to be carried out in accordance with a written scheme of investigation (WSI) submitted by the applicant and approved in writing by the Local Planning Authority. This scheme shall include on-site work and off-site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of preserving the historical environment.

Summary of Policies and Reason for Decision

The proposal is considered acceptable and so generally accords with the objectives of Planning Policy Statements 1, 6 and 25, Planning Policy Guidance Notes 4, 13 and 15 and Saved Policy LP1 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

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Our Ref 1109/0020

Proposal ADVERTISEMENT CONSENT FOR TWO INTERNALLY ILLUMINATED FASCIA SIGNS

Location 20 Tamworth Road Long Eaton Derbyshire NG10 1JJ

Decision Refused(Delegated) **Date** 4 January 2010

Conditions or Reasons for Refusal:

Summary of Policies and Reason for Decision

The Borough Council is of the opinion that the illuminated sign proposed to the north east facing elevation would detract from the appearance and character of the building upon which it would be displayed and would represent an incongruous addition to the detriment of the amenities of the locality. In these terms the proposal conflicts specifically with the national guidance advocated in PPG19 and also contravenes the criteria in Policy S10 of the Saved Local Plan.

Our Ref 1109/0021

Proposal RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM AGRICULTURE TO EXCAVATION CONTRACTORS BUSINESS

Location Ayrshire Fields Farm Hopwell Road Draycott Derbyshire DE72 3PE

Decision Refused(Delegated) **Date** 5 January 2010

Conditions or Reasons for Refusal:

REASON

The material change of use of the land most notably for the outdoor storage of building materials and the developments which have occurred including the encroachment of both the newly created access and hard standing areas into the countryside have a significant urbanising influence and are considered to be detrimental to the openness, character and appearance of the Green Belt at this location. There are no other considerations, which outweigh the harm which is being caused and the very special circumstances necessary to justify such uses and development on this land do not exist. For these reasons the Borough Council is of the opinion that the application conflicts with the reasons for including the land within the Green Belt contrary to the provisions and intentions of PPG2: Green Belts and Policies GB1 (Green Belt) and GB5 (Conversions and Change of Use within the Green Belt) of the Erewash Borough Saved Policies Document 2008.

Our Ref 1109/0017

Proposal SINGLE-STOREY FRONT EXTENSION TO FORM PORCH

Location 79 Meadow Lane Long Eaton Derbyshire NG10 2FP

Decision Approve with Cond(Delegated) **Date** 5 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

No development shall take place until a proposal to adequately deal with the potentially elevated levels of carbon dioxide has been submitted to the Local Planning Authority for approval and such approval is given in writing and such measures are implemented in the development.

Reason

To ensure the development does not compromise the safety or amenity of the occupiers of the dwelling.

This permission relates to the plans received by the Local Planning Authority on the 10th November (drawing numbers MOTT/001/B/DW & MOTT/002/B/DW), any variance or amendments to these plans may require further Planning Permission.

Reason

For the avoidance of doubt and to satisfy the Town and Country Planning Act 1990 as amended.

Summary of Policies and Reason for Decision

The proposal is considered acceptable and so generally accords with the objectives of Policy 1 of the East Midlands Regional Plan (2009) and Saved Policies LP1 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Notes to Applicant

The applicant is advised that the information required by Condition 3 of this planning permission may include a full ground gas survey but this may be avoided at the design stage. You are advised to contact the Council's Contaminated Land Officer for further advice at an early stage.

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Our Ref 1109/0018 P1458

Proposal ERECTION OF TWO SEMI-DETACHED BUNGALOWS

Location Land Adj 23 High Holborn Ilkeston Derbyshire

Decision Refused(Delegated) **Date** 5 January 2010

Conditions or Reasons for Refusal:

In the opinion of the Local Planning Authority the proposed development represents an incongruous form of development that fails to take the opportunity to enhance the character of the area and would by virtue of the design and layout have an adverse affect on the street scene and be detrimental to visual amenity, contrary to the thrust of PPS1: Planning and Sustainable Development and PPS3: Housing, the Adopted RSS8 Policies 1: Regional Core Objectives and Policy 2: Promoting Better Design and the adopted SPD - Design (Adopted 2005)and adopted policies LP1, H1, H12 and DC10 of the Erewash Borough Council Saved Policies Document July 2008.

Our Ref 1109/0016

Proposal SINGLE-STOREY FRONT EXTENSION

Location 3 Richmond Avenue Sandiacre Derbyshire NG10 5GY

Decision Approve with Cond(Delegated) **Date** 6 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

This permission shall relate only to the proposal as shown on the drawing labelled "Proposed Front Extension" and dated "October 2009" as received by the Local Planning Authority on 02 November 2009 and validated by the Local Planning Authority on 11 November 2009.

Reason

For the avoidance of doubt as to what is approved.

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

Summary of Policies and Reason for Decision

The proposal is considered to be of a suitable design that would not impact on the amenity of neighbours to a significant degree or cause harm to highway safety and so generally accords with the objectives of Policies 1 and 2 of the East Midlands Regional Plan (2009) and Saved Policies LP1, DC2 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Note to Applicant

You must ensure that no part of the development extends onto, over or under your neighbours property.

Our Ref 1109/0024

Proposal SINGLE STOREY FRONT AND SIDE EXTENSIONS

Location 22 Glebe Crescent Ilkeston Derbyshire DE7 5PF

Decision Approve with Cond(Delegated) **Date** 7 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

Summary of Policies and Reason for Decision

The proposal is considered to be acceptable as it will be in keeping with the existing dwelling and its surroundings, and it will not have a significant impact on neighbouring residential amenity. It therefore generally accords with the objectives of Saved Policies LP1, DC2 and DC10 of the Erewash Local Plan (2005), Erewash SPDs - 'Extending your Home' and 'Design' (Adopted 2006) and PPS1, and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Our Ref 1109/0006

Proposal SINGLE-STOREY REAR EXTENSION

Location 31 Charlton Avenue Long Eaton Derbyshire NG10 2BX

Decision Approve with Cond(Delegated) **Date** 7 January 2010

Conditions or Reasons for Refusal:

The development shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

This permission shall relate only to the development as shown on the drawings numbered 09/389/03 (Revision A) and 09/389/04 and received by the Local Planning Authority on 02 November 2009 and validated by the Local Planning Authority on 18 November 2009.

Reason

For the avoidance of doubt as to what is approved

The external wall and roof materials used in the development shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

Summary of Policies and Reason for Decision

The proposal is considered to be of a suitable design that would not impact on the amenity of neighbours to a significant degree or cause harm to highway safety and so generally accords with the objectives of Policies 1 and 2 of the East Midlands Regional Plan (2009) and Saved Policies LP1, DC2 and DC10 of the Erewash Local Plan (2005), and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

Note to Applicant

You must ensure that no part of the development extends onto, over or under your neighbours property.

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Our Ref TREE/1109/1117

Proposal FELLING OF VARIOUS TREES ADJACENT TO WESTERN BOUNDARY OF PROPERTY

Location Carpenters View The Village Dale Abbey Derbyshire DE7 4PN

Decision Approve with Cond(Delegated) **Date** 5 January 2010

Conditions or Reasons for Refusal:

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Our Ref TREE/1109/1116

Proposal FELLING OF VARIOUS TREES ADJACENT TO WESTERN BOUNDARY OF PROPERTY

Location Pinfold The Village Dale Abbey Derbyshire DE7 4PN

Decision Approve with Cond(Delegated) **Date** 5 January 2010

Conditions or Reasons for Refusal:

Our Ref TREE/1109/1115

Proposal VARIOUS PRUNING AND MAINTENANCE WORKS TO TREES AT ST MATTHEWS CHURCH

Location St Matthews Churchyard Church Lane Morley

Decision Approve with Cond(Delegated) **Date** 5 January 2010

Conditions or Reasons for Refusal:

The works hereby granted consent shall be carried out only in accordance with the submitted tree works schedule prepared by Canopy Tree Services which was received on the 24th November 2009. All tree works will be carried out in accordance with the British Standard Recommendations for Tree Work B.S. 3998:1989.

Reason: To ensure that the works are carried out in a way which safeguards the health and amenity of the trees.

Any trees removed as part of the scheme hereby granted consent shall be replaced. The replacement trees shall be planted in the first planting season following the felling of the existing trees. The species and location of the replacement trees shall be submitted to and agreed in writing by the Local Planning Authority before the felling of the existing trees.

Reason: To ensure that there are trees on the site and to ensure that the amenity value of the area is retained.