

Our Ref 1109/0034

Proposal DEMOLITION OF EXISTING DWELLING AND ERECTION OF THREE DETACHED DWELLINGS WITH INTEGRAL GARAGES

Location 81 Stanton Road Sandiacre Derbyshire NG10 5EQ

Decision Approve with Cond(Delegated) **Date** 15 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.

Before development is commenced there shall be submitted to an approved by the Borough Council details of the means of enclosure of the site including details relating to retaining walls. The development shall be implemented in accordance with the details approved by this condition.

Reason

To preserve the amenities of the occupants of nearby properties and in the interests of the visual amenity of the area.

Before development is commenced there shall be submitted to and approved by the Borough Council details of the materials to be used in the external elevations of the proposed buildings.

Reason

To ensure a satisfactory standard of external appearance.

Before any of the operations are commenced new vehicular accesses shall be created to Stanton Road in accordance with the application drawings, laid out constructed and provided with 2.4m x 43m visibility splays in either direction, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining carriageway channel level.

Reason

In the interests of highway safety.

Before any other operations are commenced (excluding creation of the new access the subject to condition 4 above), the existing vehicular access to Stanton Road shall be permanently closed with a physical barrier and the existing vehicle cross-over reinstated as a footway (or verge) in a manner to be agreed in writing with the Local Planning Authority in consultation with the County Highway Authority.

Reason

In the interests of highway safety.

No dwellings subject to the application shall be occupied until space has been provided within the application site in accordance with the application drawings for the parking and manoeuvring of residents and visitors vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

Reason

In the interests of highway safety.

Throughout the period of the development vehicle wheel cleaning facilities shall be provided and retained within the site, all construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud or other extraneous material on to the public highway.

Reason

In the interests of highway safety.

There shall be no gates or barriers within 5m of the nearside highway boundary and any gates shall open inwards

Reason

In the interests of highway safety.

The proposed access driveways to Stanton Road shall be no steeper than 1:15 for the first 5m from the nearside highway boundary

Reason

In the interests of highway safety.

Notwithstanding the provisions of Parts 1 and 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the dwellings shall not be extended or altered externally nor shall any incidental building, structure or enclosure be erected without the prior grant of planning permission.

Reason

To enable the Local Planning Authority to retain control over future extensions, alterations and the erection of outbuildings in view of the form and layout of the proposed development and the topography of the site.

This permission relates to the amended plans received by the Local Planning Authority on 8 January 2009 and to the details contained in drawing numbers NG105EQ-2-03-09A, NG105EQ-2-03-10A, NG105EQ-2-03-12A, NG105EQ-2-03-13A and NG105EQ-2-03-14A.

Reason

For the avoidance of doubt.

The development hereby permitted shall not commence until drainage works for the disposal of both surface water and foul sewage have been carried out in accordance with the details to be submitted to and approved by the Local Planning Authority in writing. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

All construction work and the movement of construction traffic shall occur only between 0800 hours and 1800 hours weekdays and 0800 hours and 1300 hours on Saturdays and at no time on Sundays or Public Holidays.

Reason

To safeguard the amenities of the occupiers of adjoining properties.

Prior to any development commencing a written method statement detailing measures to minimise dust nuisance shall be submitted and approved by the Planning Authority. The development shall be carried out in accordance with the statement so approved.

Reason

To safeguard the amenities of the occupiers of adjoining properties.

The development hereby approved shall not be commenced until details of the materials to be used on the hard surfaced areas of the site have been submitted to and approved by the Borough Council. The development shall be carried out in accordance with the details so approved.

Reason

To ensure a satisfactory standard of external appearance.

No dwelling shall be occupied until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping including a programme for implementation. The works shall be carried out as approved.

Reason

To ensure that satisfactory landscaping is provided within a reasonable period in the interests of visual amenity.

Notwithstanding the details shown on the approved plans, before development is commenced there shall be submitted to and approved by the Local Planning Authority cross sections through each of the dwellings from the highway to the north to land at the rear.

The details of the proposed finished floor levels for each of the dwellings and a cross section through the site from east to west including the floor levels of each adjacent property shall also be submitted to and approved by the Local Planning Authority before any development is commenced. The development must then be built in accordance with the approved details.

Reason

To ensure a satisfactory development and to safeguard the amenities of neighbouring residential properties.

Summary of Policies and Reason for Decision

The proposal is considered acceptable and so generally accords with the objectives of Planning Policy Statements 1 and 3, Policies 3 and 4 of the East Midlands Regional Plan (2009) and Saved Policies LP1, H1, H12 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

Pursuant to Section 184 of the Highway Act 1980 and Section 86(4) of the New Roads and Street works Act 1991, a minimum of 3 months prior notification shall be given to the Environmental Services Department at County Hall, Matlock (tel. 01629 580000 ext.7595) before any works commence on the vehicular access within highway limits.

Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level.

The Highway Authority recommends that the first 5m of the proposed access driveway should not be surfaced with loose material (i.e. unbound chippings or gravel etc). In the event that the loose material is transferred to the highway and is regarded as a hazard or nuisance to the highway users the Authority reserves the right to take any necessary action against the householder.

Pursuant to Sections 149 and 151 of the Highways Act 1980 where the site curtilage slopes down towards the public highway measures should be taken to ensure that surface water run off from within the site is not permitted to discharge across the footway margins. This usually takes the form of a dish channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

The applicant is advised that the finished floor levels of House 3 should be set comparable to those of No.77 Stanton Road.

Our Ref 1109/0033

Proposal SINGLE STOREY REAR EXTENSION

Location 3 Park Drive Ilkeston Derbyshire DE7 5NR

Decision Refused(Delegated) **Date** 15 January 2010

Conditions or Reasons for Refusal:

The proposed single-storey rear extension, by reason of its siting, height and length of projection, would not relate well to the neighbouring property at No.2 Park Drive and would have a significant adverse impact on the residential amenity that the occupiers of No.2 Park Drive could reasonably expect to enjoy by way of loss of light, loss of outlook, overshadowing and overbearing impact. Consequently, the proposal is considered to constitute an un-neighbourly form of development contrary to the Erewash Borough Saved Policies DC2 and DC10, and the Supplementary Planning Document 'Extending Your Home'.

Our Ref 1109/0036

Proposal ADVERTISEMENT CONSENT FOR ONE ILLUMINATED FASCIA SIGN

Location 44 Granby Street Ilkeston Derbyshire DE7 8HP

Decision Approve with Cond(Delegated) **Date** 18 January 2010

Conditions or Reasons for Refusal:

This consent shall operate for a period of five years from the date of this decision.

Reason

In accordance with the requirements of Regulation 14 (7) of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.

At the end of the period of consent for the display of the advertisement as specified in Condition 1 above the advertisement and all supporting structures shall be removed from the site.

Reason

In the interests of highway safety.

This approval relates to the plans received by the Local Planning Authority on the 23 November 2009 - drawing numbers SFPH117, SS117, EXPL117, LB117, PRPL117 and PRPLH117, and any revision to these plans may be subject to further consent.

Reason

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

Notwithstanding the details submitted prior to the installation of the sign or its lighting further details of the exact location of the sign and its lighting (which must not obscure the traditional shop front details or corbelling), method of installation and method by which the lighting box will illuminate the sign shall be submitted to and approved in writing by the Local Planning Authority. The sign and lighting shall be implemented in accordance with the details approved by this condition and retained in perpetuity unless otherwise agreed in writing.

Reason

In the interests of maintaining the integrity of the traditional shop front

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 highways safety and so generally accords with the objectives of Policies 1 and 2 of the East Midlands Regional Plan (2009) and Saved Policies LP1, DC1 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.

Our Ref 1109/0040 P0116

Proposal CHANGE OF USE FROM B1/B2 (BUSINESS/GENERAL INDUSTRIAL) AT SITE TO B1/B2/B8 (BUSINESS/GENERAL INDUSTRIAL/STORAGE & DISTRIBUTION) AND SUB-DIVISION OF EXISTING (B2) BUILDING AT REAR OF SITE INTO A MAXIMUM OF THREE (B1/B2/B8) UNITS

Location Bucyrus Uk Limited Hallam Fields Road Ilkeston Derbyshire DE7 4BR

Decision Approve with Cond(Delegated) **Date** 18 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.

No raw materials, finished products or parts, crates, packing materials, waste or other goods shall be stacked or stored outside the buildings(s) except in accordance with a scheme which shall have first been submitted to, and approved in writing by, the Local Planning Authority and implemented as agreed. The submitted scheme shall include details of the height of storage and measures to contain and screen the material.

Reason

In the interests of the visual amenity of the area.

No plant or equipment (including air-conditioning, cooling or refrigeration plant/equipment), shall be installed or operated outside the structure of the building(s) without the prior written consent of the Local Planning Authority.

Reason

To protect the amenities of occupiers of nearby properties.

No vents, ducts, discharge points or chimneys shall be installed or discharged through the exterior of the building(s) without the prior written consent of the Local Planning Authority.

Reason

To protect the amenities of occupiers of nearby properties and in the interests of visual amenity.

No additional floor-space shall be created within the building(s) (e.g. through the installation of mezzanine flooring), without the prior written consent of the Local Planning Authority.

Reason

To enable the Local Planning Authority to retain control over the amount of floor-space being created.

The proposed change of use/subdivision is acceptable, as it involves no external alterations; the premises is well-served by existing parking/manoeuvring/servicing areas; and it is within an existing industrial area of Ilkeston. The proposal is, therefore, considered to be in keeping with the existing development on the site and with its surroundings. It is also considered that it would have no significant impact on neighbouring occupants or on highway safety, and so the development generally accords with the objectives of Policy LP1 of the Erewash Saved Policies (2008) and the advice given in PPS1 and PPS4, 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 1109/0038

Proposal CONVERSION OF INTEGRAL GARAGE INTO PLAYROOM, NEW CONSERVATORY TO THE SIDE AND NEW DETACHED DOUBLE GARAGE

Location 4 Hedingham Close Ilkeston Derbyshire DE7 5HR

Decision Approve with Cond(Delegated) **Date** 15 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.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 Parts 1 and 2 of Schedule 2, Article 3 the off-street parking spaces shall be retained for such use.

Reason

To ensure that adequate off-street parking is provided and retained for use to reduce the incidence of on-street parking and its attendant dangers.

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.

This approval relates to the plans received by the Local Planning Authority on the 23rd November 2009 and any revision to these plans may be subject to further consent.

Reason

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

No development shall take place until a proposal to adequately deal with the potential ground gas problem 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.

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

A validation report detailing the gas protection steps taken must be produced for approval by the planning authority before bringing the development into use. A full ground gas survey can be avoided if further advice and guidance has been sought from Alan Newman who can be contacted on 0845 907 2244.

If any unexpected contamination is found either within the collected sample from visible or olfactory evidence during the development work must be stopped and a suitable remediation response agreed with the planning authority prior to recommencement of works.

The applicant's attention is drawn to the comments of the Contaminated Land Officer in the Planning Officer's report and is advised to contact the Environmental Health Department on 0845 907 2244 if further information or guidance is required.

Our Ref 1109/0041

Proposal TWO STOREY SIDE EXTENSION AND PART TWO STOREY PART SINGLE STOREY REAR EXTENSION

Location 259 Victoria Avenue Ockbrook Derbyshire DE72 3RL

Decision Approve with Cond(Delegated) **Date** 18 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 drawings numbered "11/06/2009/03 Rev. B" and "11/06/2009/04 Rev. B" as received by the Local Planning Authority on 23 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.

The window serving the en-suite bathroom to the master bedroom in the north-west facing rear elevation of the building and the window serving the dressing room in the south-west facing side elevation of the building shall be glazed with obscure glass which shall thereafter be retained unless planning permission has first been granted by the Local Planning Authority.

Reason

To avoid the possibility of overlooking in the interests of preserving the amenity of neighbouring residents.

The flat-roof above the kitchen and store shall at no times be used as a balcony, veranda or external sitting area unless planning permission has first been granted by the Local Planning Authority.

Reason

In the interests of preserving the amenity of neighbouring residents.

SUMMARY OF POLICIES AND REASON FOR DECISION

The proposals are 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 accord 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.

NOTES TO APPLICANT

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

Our Ref 1109/0042 EH/00027016

Proposal INSTALLATION OF COMBINED HEAT & POWER UNIT TO EXTERIOR OF STORE

Location Waverley Street Long Eaton Derbyshire NG10 1HG

Decision Approve with Cond(Delegated) **Date** 18 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 drawings numbered "2949gag1#.dgn Issue 1" as received by the Local Planning Authority on 03 November 2009 and "124KWel.dgn", "AHUel.dgn" and "2949el###.dgn" as received by the Local Planning Authority on 24 November 2009.

Reason

For the avoidance of doubt as to what is approved.

Notwithstanding the submitted details, prior to the installation of the combined heat and power unit and air handling units, a noise report detailing the (i) representative current background noise levels, including night time and daytime levels at the nearest residential properties, (ii) predicted noise levels of the equipment intended to be used including any tonal elements, (iii) details of how the noise will be minimised i.e. the type of attenuation methods used and how these will be fitted along with the predicted attenuation levels, (iv) predicted noise levels at the nearest residential properties after attenuation and (v) details of the maintenance and servicing of the units including how often the equipment will be serviced, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details approved by way of this condition and shall thereafter be maintained throughout the lifetime of the development.

Reason

To protect the amenity of the occupants of nearby dwellings.

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 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.

Our Ref 1109/0039

Proposal SINGLE STOREY SIDE EXTENSION

Location 60 Collingwood Road Long Eaton Derbyshire NG10 1DR

Decision Approve with Cond(Delegated) **Date** 15 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.

This permission relates to the submitted plans as subsequently amended by drawing number 436810_PL_01 Revision B received by the Local Planning Authority on 13 January 2010.

Reason

For the avoidance of doubt as to what is approved; the original proposals being considered unsatisfactory.

Summary of Policies and Reason for Decision

The proposal is considered acceptable and so generally accords with the objectives of Policies 1 and 2 of the East Midlands Regional Plan (2009) and Saved Policies LP1, T7, 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.

Our Ref 1109/0044

Proposal RETROSPECTIVE APPLICATION FOR SINGLE-STOREY REAR EXTENSION

Location 11 Hadley Street Ilkeston Derbyshire DE7 4AR

Decision Refused(Delegated) **Date** 19 January 2010

Conditions or Reasons for Refusal:

REASON

The single-storey rear extension, by reason of its siting, height and length of projection, does not relate well to the neighbouring property at No.10 Hadley Street and has a significant adverse impact on the residential amenity that the occupiers of No.10 Hadley Street could reasonably expect to enjoy by way of loss of light, loss of outlook and overbearing impact. Consequently, the extension is considered to constitute an un-neighbourly form of development contrary to the Erewash Borough Saved Policies DC2 and DC10, and the Supplementary Planning Document 'Extending Your Home'.

NOTES TO APPLICANT

The applicant should note that as this retrospective application has been refused, the extension remains unauthorised. With this in mind, the matter has been referred to the Borough Council's Planning Enforcement section and the applicant is advised to liaise with this section to formulate a timetable for its removal.

Our Ref 1109/0045

Proposal CHANGE OF USE FROM STORAGE (B8) TO RETAIL UNIT (A1) WITH NEW SHOPFRONT

Location Unit 15 Draycott Mill Market Street Draycott Derbyshire DE72 3NB

Decision Approve with Cond(Delegated) **Date** 19 January 2010

Conditions or Reasons for Refusal:

Throughout the lifetime of the development the shop front shall be coloured black.

Reason

To present a sympathetic appearance.

No plant or equipment shall be installed outside the structure of the building without the prior written consent of the Local Planning Authority.

Reason

To safeguard the amenities of the area.

SUMMARY OF POLICIES AND REASON FOR DECISION

The proposal is considered acceptable and so generally accords with the objectives of Planning Policy Guidance Note 15 and Saved Policies DC10, EV5 and EV6 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

This permission does not grant approval or imply the acceptance of any advertisements. No advertisements should be displayed without first obtaining a separate consent.

Our Ref 1109/0046

Proposal LISTED BUILDING CONSENT APPLICATION FOR CHANGE OF USE FROM B8 (STORAGE) TO RETAIL (A1) WITH NEW SHOPFRONT

Location Unit 15 Draycott Mill Market Street Draycott Derbyshire DE72 3NB

Decision Approve with Cond(Delegated) **Date** 19 January 2010

Conditions or Reasons for Refusal:

Throughout the lifetime of the development the shop front shall be coloured black.

Reason

To present a sympathetic appearance.

SUMMARY OF POLICIES AND REASON FOR DECISION

The proposal is considered acceptable and so generally accords with the objectives of Planning Policy Guidance Note 15 and Saved Policy EV6 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

This permission does not grant approval or imply the acceptance of any advertisements. No advertisements should be displayed without first obtaining a separate consent.

Our Ref 1109/0043

Proposal DEMOLITION OF EXISTING HOUSE AND GARAGE AND ERECTION OF NEW FOUR BEDROOMED DETACHED HOUSE

Location 29 High Lane East West Hallam Derbyshire DE7 6HW

Decision Withdrawn **Date** 19 January 2010

Conditions or Reasons for Refusal:

Our Ref 1109/0048 P0715

Proposal SINGLE STOREY REAR EXTENSION

Location 74 Parkside Avenue Long Eaton Derbyshire NG10 4AJ

Decision Approve with Cond(Delegated) **Date** 15 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 walls and roof materials shall be those specified on the approved drawings unless otherwise agreed in writing with the Local Planning Authority beforehand.

Reason

To ensure a satisfactory standard of external appearance.

a) No development shall take place until a proposal to adequately deal with the potential ground gas problem has been submitted to the Local Planning Authority for approval and such approval is given in writing.

b) A validation report detailing the gas protection steps taken must be produced for approval by the local planning authority before bringing the development into use.

c) If any unexpected contamination is found during the development, work must be stopped and a suitable remediation response agreed with the planning authority prior to recommencement of works.

Reason

The site is on drift deposits known locally to give ground gas problems (release of carbon dioxide) from time to time.

Floor levels within the proposed development shall be set no lower than the existing development and details of flood proofing of the proposed development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development and incorporated where appropriate.

Reason

To protect the development from the impact of flood water.

This permission relates to the approved drawing 226-01.

Reason

For the avoidance of doubt

Summary of Policies and Reason for Decision

The proposal is considered acceptable 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.

Notes to Applicant

The appropriate actions to deal with the ground gas issue 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 advice.

The Council's Environmental Health Officer advises that in order to minimise noise disturbance to the occupiers of adjacent residential properties construction work and deliveries should be restricted to between the following hours:

*8.00am and 6.00pm Monday to Friday,
8.00am and 1.00pm Saturday, and no work on Sundays, Bank and Public Holidays*

Our Ref 1109/0049

Proposal ALTERATIONS TO CONSERVATORY PREVIOUSLY APPROVED UNDER ERE/0208/0050, NEW WINDOW TO FRONT ELEVATION AND NEW MONO-PITCH ROOF OVER EXISTING FRONT CANOPY

Location 95 Kenilworth Drive Ilkeston Derbyshire DE7 4EX

Decision Approve with Cond(Delegated) **Date** 19 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 proposals as shown on the drawing labelled "Proposed Alterations and Rebuilding of Conservatory/Sunroom" and numbered "Drwg 1/B" as received by the Local Planning Authority on 09 November 2009 and validated by the Local Planning Authority on 26 November 2009.

Reason: For the avoidance of doubt as to what is approved.

The external brickwork of the conservatory, hereby approved, 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

The external wall and roof materials used in the construction of the new mono-pitch roof over the existing front canopy 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.

Our Ref 1109/0050

Proposal ERECTION OF NEW BUILDING FOR STORAGE PURPOSES IN CONNECTION WITH MAINTENANCE OF GOLF COURSE

Location Breadsall Priory Moor Road Breadsall Derbyshire DE7 6DL

Decision Approve with Cond(Delegated) **Date** 19 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 proposed external materials to be used in the development shall be as specified in the application details unless otherwise approved in writing by the LPA.

REASON: To ensure a satisfactory standard of external appearance.

Notwithstanding the submitted application details, the proposed roller shutter doors on the building shall be colour-coated, prior to installation on site, and in accordance with colour details to be submitted to and approved by the LPA, in writing.

REASON: To ensure a satisfactory standard of external appearance.

Details of the external colour to be used for the proposed roof-sheeting and for the timber cladding on the building shall be submitted to and approved by the LPA, in writing, prior to installation on site. Thereafter, the roof-sheeting and timber cladding shall be installed in accordance with the agreed colour scheme.

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.

This permission shall relate to the following approved plans, which were validated by the LPA on 26/11/09:-

*05/11/2009/01 - proposed site layout
05/11/2009/02 - floor plan/construction notes
05/11/2009/03 - elevations/section
05/11/2009/04 - proposed roof plan
Site Location Plan (Scale 1:2500)*

Any revision to these plans may be subject to further consent.

Reason

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

SUMMARY OF POLICIES AND REASON FOR DECISION

The development is acceptable as it is considered to be of an appropriate design for its purpose, and it would not have any adverse impact on the openness of the Green Belt, or any significant impact on the historic setting of the nearby listed buildings, and so it generally accords with the objectives of Saved Policies LP1, EV6, EV9, GB1 and DC10 all of the Erewash Saved Policies (2008), SPD: Design (2006) and the advice given in PPS1, PPG2, PPG15 and PPG16, 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 County Archaeologist advises the following:-

Please note that the archaeological condition (5) should in no circumstances be discharged simply on approval of the WSI. Site work may start on approval of the WSI but the condition should only be discharged when all archaeological work is complete and reports/archiving secured. In this case the archaeological watching brief will proceed alongside development ground-works, and full discharge may therefore not be possible until during or after construction work on site. The applicant should be made aware of this (in line with recommendation 6 of the Killian Pretty review).

All archaeological work should be undertaken by a suitably qualified archaeological contractor. The Development Control Archaeologist at Derbyshire County Council (Steve Baker - tel: 01629 580000 ext 3358) should be contacted in the first instance for a written brief from which the WSI can be developed.

Our Ref 1109/0047

Proposal SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location 196 Hearn Road Ilkeston Derbyshire DE7 8TE

Decision Approve with Cond(Delegated) **Date** 20 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.

This permission shall relate to the following approved plans, which were validated by the LPA on 26/11/09:-

Drawing Number: P4B-1109B A - floor plan/elevational details

Site Location Plan (Scale 1:1250)

Any revision to these plans may be subject to further consent.

Reason

For the avoidance of doubt as to what is approved, and to satisfy the Town and Country Planning Act 1990 (as amended).

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 (2008), 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 1109/0051 P2121

Proposal SINGLE-STOREY REAR EXTENSION

Location 23 Stanhope Street Stanton By Dale Derbyshire DE7 4QA

Decision Approve with Cond(Delegated) **Date** 20 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.

This approval relates to the plans received by the Local Planning Authority on the 27 November 2009 - drawing numbers 1906/01, 1906/02, 1906/03, 1906/04, 1906/05, 1906/06, 1906/07, 1906/08A and 1906/10, and any revision to these plans may be subject to further consent.

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 to be of a suitable design that would not impact on the amenity of neighbours to a significant degree or cause harm to highways safety and so generally accords with the objectives of Policies 1, 2 and 31 of the East Midlands Regional Plan (2009) and Saved Policies LP1, DC2, EV5 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.

Our Ref 1109/0057 EH/00009268

Proposal ADVERTISEMENT CONSENT FOR ONE TIMBER FASCIA SIGN

Location Stanhope Arms 17 Stanhope Street Stanton By Dale Derbyshire DE7 4QA

Decision Approve with Cond(Delegated) **Date** 18 January 2010

Conditions or Reasons for Refusal:

This consent shall operate for a period of five years from the date of this decision.

Reason

In accordance with the requirements of Regulation 14 (7) of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.

This approval for Advertisement Consent relates to the plans received by the Local Planning Authority on the 27th November 2009 and numbered IS/PSA/02e. Any variations to these plans may be subject to further consent.

Reason

To ensure compliance with 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 3 of the East Midlands Regional Plan (2009) and Saved Policy S10 and Shop Fronts Supplementary Planning Guidance (SPD) (Adopted 2006), 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.

Our Ref 1109/0052

Proposal ALTERATIONS TO EXISTING SHOPFRONT

Location Unit B, Dales Shopping Centre The Village West Hallam Derbyshire DE7 6GR

Decision Refused(Delegated) **Date** 22 January 2010

Conditions or Reasons for Refusal:

"The proposals, especially the removal of the window from the western elevation, are considered harmful to the design of the building, reducing the retail appearance of the unit and consequently reducing the vitality and vibrancy of this small shopping centre to the detriment of the appearance of the conservation area. Additionally the loss of the window would reduce natural surveillance of the area outside the unit with implications for potential crime and disorder.

Consequently the proposal is considered contrary to the objectives of Planning Policy Statement 1 'Creating Sustainable Communities', Planning Policy Statement 4, 'Planning for Sustainable Economic Growth', Planning Policy Guidance Note 15 'Planning and the Historic Environment', Policies 1, 2 and 27 of the East Midlands Regional Plan (2009) and Saved Policies LP1, S9, EV5, DC9 and DC10 of the Erewash Local Plan (2005) and Erewash Borough Council's SPD on Shopfronts."

Note to Applicant

For the avoidance of doubt the signage shown on the plans is subject to separate application.

Our Ref 1109/0054

Proposal CHANGE OF USE FROM B1 (BUSINESS) TO B8 (STORAGE AND DISTRIBUTION)

Location Clarendon Court, Unit 1 Manners Avenue Ilkeston Derbyshire DE7 8EF

Decision Approve with Cond(Delegated) **Date** 20 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 approval relates to the plans received by the Local Planning Authority on the 27 November 2009 - drawing numbers KJ2040/1, KJ2040/2 and KJ2040/3 any revision to these plans may be subject to further consent.

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 to be of a suitable design that would not impact on the amenity of neighbours to a significant degree or cause harm to highways safety and so generally accords with the objectives of Policies 1 and 2 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

1) Note I02 (Coal)

2 *The applicant is advised that the unit should operate lawfully within the parameters of a B8, warehousing use and at no time should the trade counter form the primary function of the unit and visiting members of the public should be kept to a minimum*

Our Ref 1109/0055 EH/00009268

Proposal ERECTION OF FOUR NEW LANTERNS TO THE FRONT

Location Stanhope Arms 17 Stanhope Street Stanton By Dale Derbyshire DE7 4QA

Decision Approve with Cond(Delegated) **Date** 19 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.

Prior to the installation of the lanterns hereby approved, the existing lights (as detailed below) and their associated fixtures, fittings and cabling must be removed as follows:-

a) Black painted metal halogen flood light at first floor eaves level on the East Elevation facing Stanhope Street

b) Black Painted Metal Halogen flood light on First floor gable on the North Elevation facing service yard/beer garden entrance

c) Black Metal Lantern at Ground floor level on the North Elevation facing the service yard/beer garden entrance.

Reason:

To ensure the character and amenity of the Conservation Area is preserved and for it to accord with PPG 15.

The approved lanterns must only be illuminated the hours that the public house is open to the public. The lanterns must be switched off at all other times.

Reason:

To protect the residential amenity of the adjoining occupiers.

This approval for the installation of 4 number lanterns relates to the plans received by the Local Planning Authority on the 27th November 2009 and numbered IS/PSA/02e. Any variations to these plans may be subject to further consent.

Reason: To ensure compliance with the Planning and Compulsory Purchase Act 2004 (As amended).

SUMMARY OF POLICIES AND REASON FOR DECISION

The proposal is considered acceptable and so generally accords with the objectives of Policy 3 of the East Midlands Regional Plan (2009) and Saved Policy S10 and Shop Fronts Supplementary Planning Guidance (SPD) (Adopted 2006), 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 lights should be positioned in such a manner that they do not cause a nuisance to neighbouring residents. Reference should be made to the Assessment of the Problem of Light Pollution from Security and Decorative Light, Published Guidance/Standards on Obtrusive Light, written by Temple (2006) and is available from the DEFRA website.

Our Ref 1109/0053 P2736

Proposal SINGLE STOREY REAR EXTENSION

Location 10 The Ridings Ockbrook Derby, Derbyshire DE72 3SF

Decision Refused(Delegated) **Date** 20 January 2010

Conditions or Reasons for Refusal:

"The proposed single-storey rear extension, by reason of its siting, height and length of projection, would not relate well to the neighbouring property at No.8 The Ridings and would have a significant adverse impact on the residential amenity that the occupiers of No.8 The Ridings could reasonably expect to enjoy by way of loss of light, loss of outlook, overshadowing and overbearing impact.

Consequently, the proposal is considered to constitute an un-neighbourly form of development contrary to advice in National Planning Policy Statement 1 'Creating Sustainable Communities' (2005); Policy 2 of the East Midlands Regional Plan (2009); Saved Policy DC2 of Erewash Borough Council's Local Plan (2005) and Erewash Borough Council's SPD 'Extending Your Home'(2005)."

Our Ref 1209/0006 P1757

Proposal ADDITION OF RENDERED FINISH TO EXISTING BRICKWORK PANELS AND ALUMINIUM OVERCLADDING TO BARGEBOARD/FASCIAS

Location Aldi Store Cross Street Long Eaton Derbyshire NG10 1HD

Decision Refused(Delegated) **Date** 18 January 2010

Conditions or Reasons for Refusal:

The addition of white painted render to the existing brickwork panels is considered to represent an unnecessary addition, which would effectively obscure intricate brickwork detail to the overall detriment of the visual appearance of the building. Accordingly, the Borough Council is also of the opinion that as a result, the proposed scheme would have an undue impact on the character and appearance of the street scene contrary to the requirements of policies LP1 and DC10 of the Erewash Borough Saved Policies Document and advice advocated within Planning Policy Statement 1.

Our Ref CD8/1209/171

Proposal OUTLINE APPLICATION FOR CONSTRUCTION OF A 32 BEDROOM SPECIALIST COMMUNITY CARE BUILDING AND RELATED FACILITIES

Location Former Long Eaton School Tamworth Road Long Eaton Derbyshire NG10 1BE

Decision CD8 APP - NO OBJECTION **Date** 18 January 2010

Conditions or Reasons for Refusal: