

DEVELOPMENT CONTROL COMMITTEE – 13 December 2005

In accordance with the provisions of Section 100D of the Local Government Act 1972, BACKGROUND PAPERS are the contents of the files whose registration numbers are quoted at the head of each report, but this does not include material which is confidential or exempt (as defined in Sections 100A and D of that Act, respectively).

REPORT OF THE HEAD OF PLANNING SERVICES

1. Planning Applications

2. Appeals

INDEX TO PLANNING APPLICATIONS

Application Reference	Item No.	Place	Ward	Page No.
9/2005/0011	1.1	Swarkestone	Aston	1
9/2005/0518	1.2	Newton Solney	Repton	5
9/2005/0927	1.3	Foston	North West	13
9/2005/1066	1.4	Drakelow	Linton	17
9/2005/1083	1.5	Bretby	Repton	25
9/2005/1195	1.6	Melbourne	Melbourne	29
9/2005/1214	1.7	Shardlow	Aston	31
9/2005/1275	1.8	Church Gresley	Gresley	34

When moving that a site visit be held, Members will be expected to consider and propose one or more of the following reasons:

1. The issues of fact raised by the Head of Planning Services' report or offered in explanation at the Committee meeting require further clarification by a demonstration of condition of site.
2. Further issues of principle, other than those specified in the report of the Head of Planning Services, arise from a Member's personal knowledge of circumstances on the ground that lead to the need for clarification that may be achieved by a site visit.
3. Implications that may be demonstrated on site arise for consistency of decision making in other similar cases.

13/12/2005

Item 1.1**Reg. No.** 9/2005/0011/U**Applicant:**

Mr N Hodgkiss
 Cuttlebridge Cottage Derby Road
 Swarkestone
 Derby
 DE73 1JB

Agent:

Mr N Hodgkiss
 Cuttlebridge Cottage Derby Road
 Swarkestone
 Derby
 DE73 1JB

Proposal: Formation of a vehicular access and retention of windows in garage at Cuttlebridge Cottage Derby Road Swarkestone Derby

Ward: Aston

Valid Date: 04/01/2005

The application is brought to Committee on the instruction of Councillor Atkin

Site Description

Cuttlebridge Cottage is located at the corner of Derby Road with Weston Road. The house has been extended and there is a recently constructed garage in the rear garden, with a games room in the roof space. The roof has three dormer windows. A Hawthorn hedge has been removed and replaced with a 2m high close-boarded fence along the Derby Road boundary.

Part of the fence is situated within highway limits, according to the Highway Authority. Concurrent with the fencing works a milepost was removed, which has been retrieved by the Highway Authority.

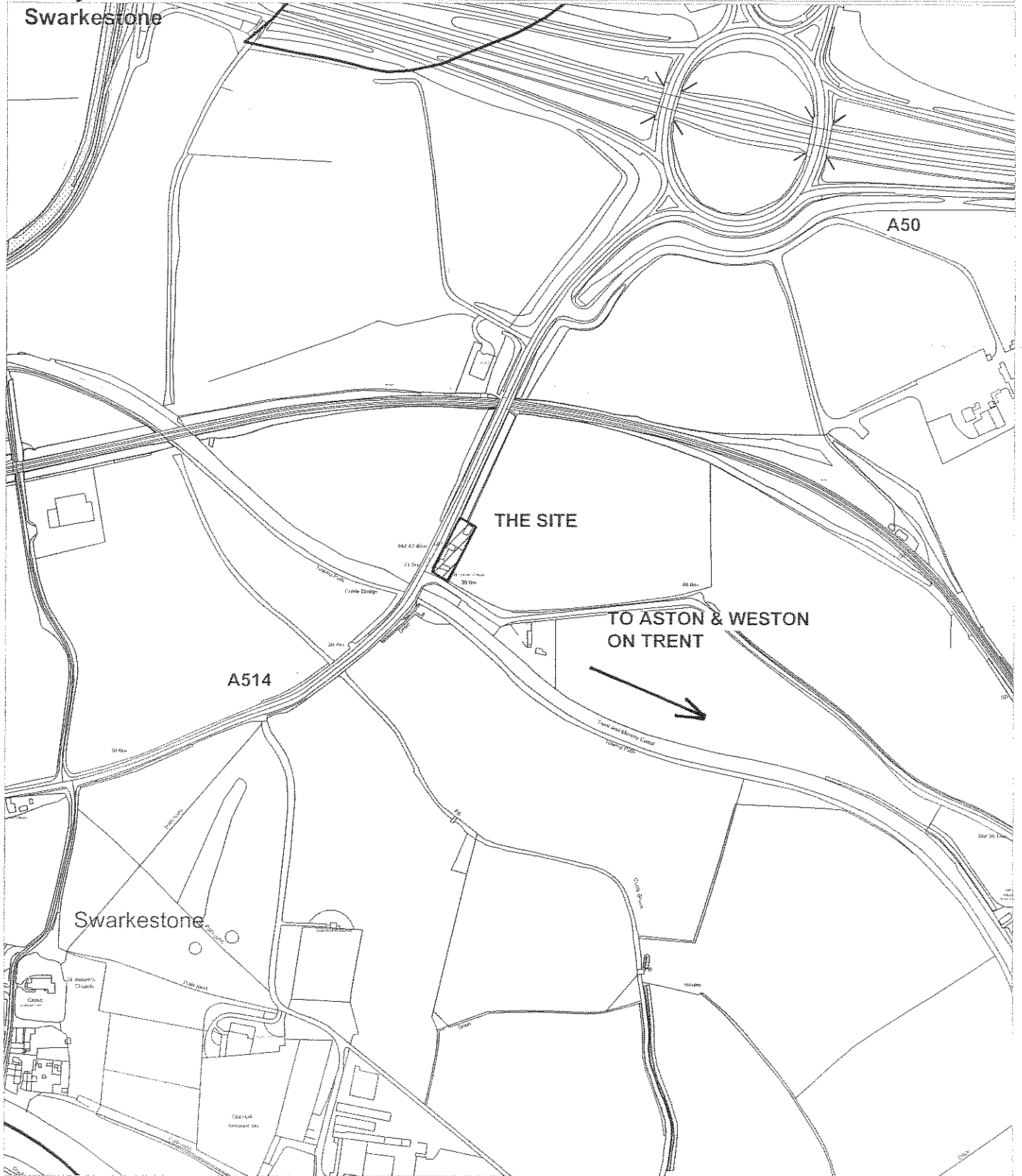
Proposal

Whilst the applicant originally sought to retain the 2 metre high fence along the highway boundary he has now decided not to proceed with that part of the proposals, and has stated that the fence will be reduced to a height not exceeding 1 metre within 2 months of the date of obtaining permission. If he does so then the lower fence would not require planning permission.

Therefore the content of the application is now as follows:

- To retain two windows in the east side wall of the garage.
- To form a new vehicular access on the adjacent farmland, some 12 metres to the east of the existing access, which would be closed. The access would join with the existing residential curtilage at a distance of about 15 m back from the highway edge (as opposed to 21 m in the previously refused proposal).

9/2005/0011/U Cuttlebridge Cottage
Derby Road
Swarkestone



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Scale 1:5000 Date Plotted 1/12/2005

Plot centred at 437624 328954

9/2005/0011/U Cuttlebridge Cottage
Derby Road
Swarkestone



It is not proposed to change the use of the land over which the access would be formed. The drawing indicates that it would be planted with trees.

Planning History

The garage/games room was permitted under 9/2001/0362/F. Subsequently permission was granted for the three dormers (9/2003/1300/FH).

An application to form an access and change the use of adjacent farmland to domestic garden, was refused earlier this year (9/2005/0168/U). The subsequent appeal was dismissed on the grounds of policy and visual impact. Whilst noting the advantage of moving the access away from the road junction the inspector felt this would take more land than necessary merely to reposition the access.

Responses to Consultations

The Highway Authority has no objection in principle to the new access, which is considered to be superior.

However the authority objected because the fence encroached into the highway. It also raised objection to engineering works undertaken within the site that could cause instability to the highway. These matters are being resolved separately.

Responses to Publicity

A local household objects as follows:

- a) The fence is closer to the highway than the hedge that was removed and the rare milepost removed.
- b) The fence is out of keeping with the countryside.
- c) The windows in the garage are unsuitable and unnecessary for a garage.

Development Plan Policies

The relevant policies are:

Joint Structure Plan: General Development Strategy Policy 4

Local Plan: Environment Policy 1

Planning Considerations

The main issues central to the determination of this application are:

- The principle.
- Highway safety.
- Impact on the character of the area.

Planning Assessment

Because the application relates to an established residential property, and on the basis that the access is desired by the applicant to improve safety, the matters proposed do not conflict with the development plan in principle.

The access would take less land compared with the previous refused application. No other change of use of the land is proposed. The impact on the character of the countryside would thus be minimal and, subject to a condition requiring the area to be planted with appropriate trees and hedges, could eventually lead to an enhanced landscape.

On the advice of the Highway Authority the new access would not harm highway safety interests.

The installation of the two windows in the side of the garage/games room building has not produced a demonstrably more harmful appearance to the building.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

GRANT permission subject to the following conditions:

1. No works relating to the formation of the access shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the area shown hatched on the attached plan 9/2005/0011/U, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
Reason: In the interests of the appearance of the area.
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interests of the appearance of the area.
3. The access shall not be taken into use until the existing access has been closed up in accordance with a scheme that shall have previously been submitted to and approved in writing by the Local Planning Authority
Reason: In the interests of highway safety.
4. The access shall not be taken into use until the application site frontage has been cleared of all obstructions exceeding 1 m in height relative to road level for a distance of 2m from the carriageway edge. Thereafter the frontage shall be retained free of such obstructions.
Reason: In the interests of highway safety.
5. The access shall be a minimum of 5 m wide for a distance of 5m from the highway boundary.

Reason: In the interests of highway safety.

6. Prior to the first use of the access it shall be surfaced with a solid bound material, i.e. not loose chippings, for a minimum distance of 5m from the highway boundary and thereafter retained as such.

Reason: In the interests of highway safety.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gates, walls, fences or other means of enclosure shall be erected within the area shown hatched on the attached plan 9/2005/0011/F, except as authorised under the submitted application or by any other condition attached to this permission, without the prior grant of planning permission on an application made in that regard to the Local Planning Authority.

Reason: In the interests of highway safety and to ensure that any such structures are appropriate to the character and appearance of the locality.

8. Notwithstanding any details submitted, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development is occupied or in accordance with a timetable which shall first have been agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the area.

Informatives:

To contact the Area Engineer South, Trent Valley Area, Derbyshire County Council, Director of Environmental Services, County Hall, Matlock, Derbyshire (Tel. 01629 580000 ext 7595) at least six weeks before the commencement date of the proposed works in order to arrange the necessary supervision of works on the highway crossing.

13/12/2005

Item 1.2**Reg. No.** 9/2005/0518/FI**Applicant:**

C G P Chemicals Ltd
 The Old Dairy, Newton Road
 Newton Solney
 Burton-on-Trent
 Staffordshire
 DE15 0TQ

Agent:

Dodsworth Wright Grew Ltd
 Office Suite 3 Gretton House
 Waterside Court Third Avenue
 Centrum 100
 Burton On Trent
 DE14 2WQ

Proposal: The erection of an extension and new building for light industrial B1/storage and distribution B8 use at The Old Dairy, Bladon Paddocks Newton Road Newton Solney Burton-on-Trent

Ward: Repton

Valid Date: 22/04/2005

Site Description

The site is to the rear of an existing group of buildings in the countryside known as Bladon Paddocks on the east side of Newton Road (B5008). The Dalebrook Road junction is some 220m to the south and the entrance to Bladon House School is some 200m to the north

Proposal

It is proposed to enclose an existing loading canopy which is attached to the existing building and is 16.8m long by 7.8m wide by 4m at its highest point. This is to provide enclosed storage area. The proposed new building would be sited some 10.8m from the existing building. It would be 24.5m long by 12m wide by 4m to eaves and 5.8m to the ridge and most of it would be constructed on greenfield land. It would be clad in colour coated steel sheeting.

A block of tree planting – 12.4m by 21m, would be provided adjacent to the north side of the new building and a block of planting – 12m by 37m, adjacent to the south side of the building.

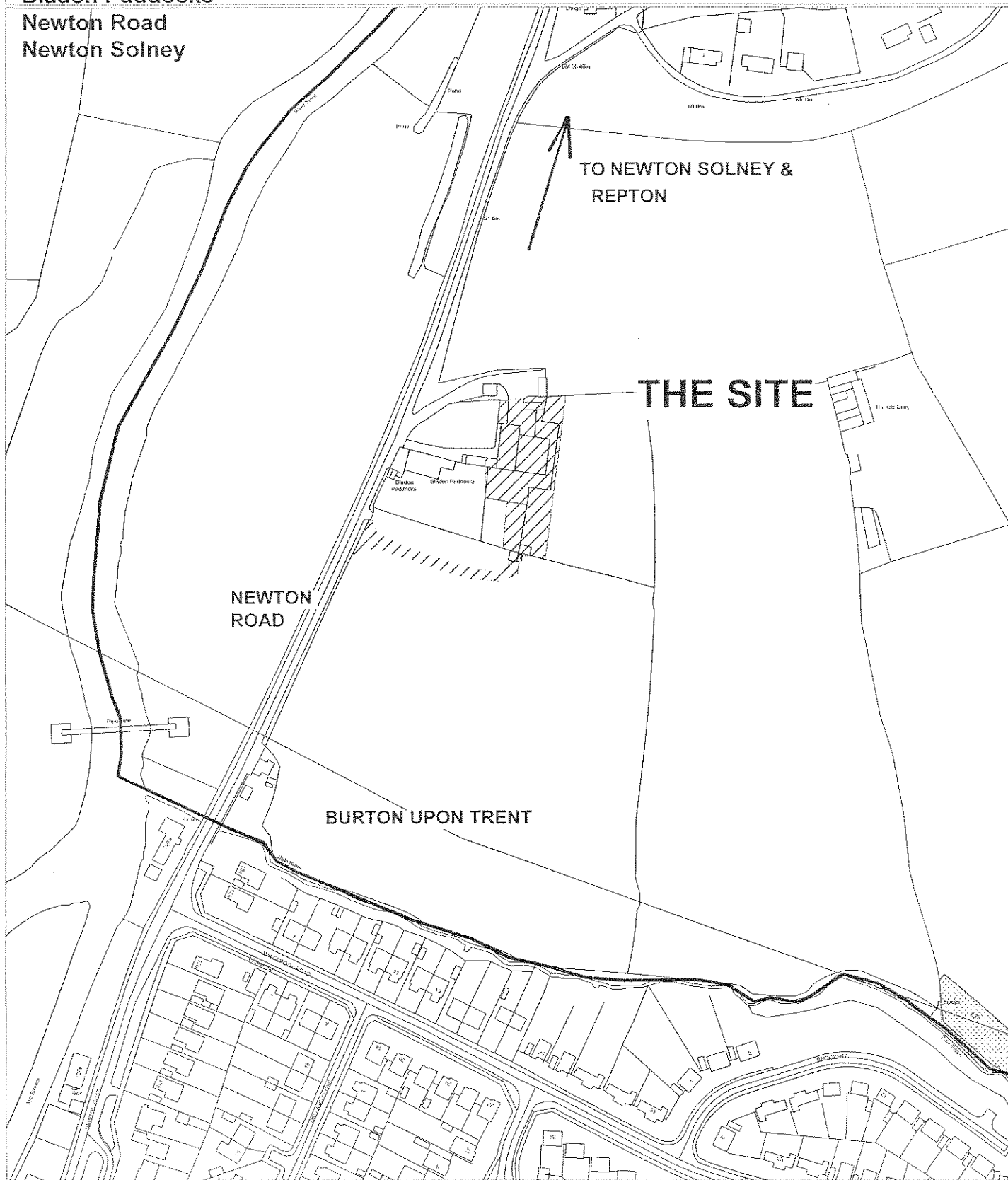
Entrance to the development would be gained from the existing access.

Applicants' supporting information

The Company undertake carriageway and distribution of chemical products ie. cleaning materials and the like to all types of commercial premises.

The new building will primarily be used to store product currently stored outside and also allow future expansion of the business.

9/2005/0518/FI The Old Dairy
Bladon Paddocks
Newton Road
Newton Solney



Scale 1:2500 Date Plotted 1/12/2005

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Plot centred at 426539 324382

9/2005/0518/FI The Old Dairy
Bladon Paddocks
Newton Road
Newton Solney



It is planned to mechanise the product labelling facility in the future and the new building would be used to house the machinery required.

The business expansion would not contravene the quantities listed in The Storage of Packaged Dangerous Substances HSG71.

CGP Chemicals Ltd does not break down product into smaller quantities. All the products are sold in the form they are purchased.

Planning History

Planning permission was granted in October 1993 to use the farm buildings for office use and the storage of non-hazardous chemicals.

Responses to Consultations

The Highway Authority raises no objection to the proposal provided the required visibility splays are provided.

The Environment Agency raises no objections subject to appropriate drainage and environmentally safe storage of chemicals.

The Health and Safety Executive has advised that responsibility for enforcing health, safety and welfare at workplaces is determined by the main activity at the workplace and the Health and Safety (Enforcing Authority) Regulations 1998. It says that the Local Authority is the current enforcing authority but following expansion of the site as proposed, enforcement is likely to fall to the HSE.

The Pollution Control Officer requires a ground contamination survey and any remediation to be undertaken prior to the construction of the new building. He adds that the site is used for the storage and distribution of a variety of chemical products, although on talking to the manager it appears that most products enter the site, are repackaged and then sent on to customers. There is no mixing or blending of chemicals and they do not leave the container they are supplied in. The extension is to store items currently left outside of the building. With regards to the storage of the chemicals the site is regulated by the Health and Safety Executive and also has a hazardous chemicals licence.

East Staffordshire Borough Council comments that no evidence has been submitted in support of the development that states that it is essential to the efficient working of the rural economy. It therefore objects to the scheme on grounds of urban encroachment into open countryside, and the isolated and unsustainable location of the scheme place it in direct conflict with both National and Local Planning Policy.

Responses to Publicity

Five letters of objection have been received and petition signed by 14 residents. The objections are summarised as follows:

- * Location in the countryside would mean high dependence on the private car
- * The proposed scale of the commercial use would be more appropriate on an industrial estate

- It is not essential to a rural based activity
- Involves extension onto undeveloped farmland
- The development is avoidable in the countryside
- The size of the development would have an unacceptable impact on the appearance of the countryside
- It would be an unwelcome intrusion into residential amenity
- The handling of hazardous substances is potentially dangerous to those living nearby
- The increase in building size would increase this risk
- The increase in activity would be detrimental to highway safety
- There are no details of noise or odour arising from the development
- It would be visible from a wide area
- Industrial uses would be inappropriate in a residential area

Development Plan Policies

The relevant policies are:

RSS8: Policy 2 and 3

Joint Structure Plan: GDS Policy 4 and Economy Policy 4

Local Plan: Employment Policy 1

Planning Considerations

The main issues central to the determination of this application are:

- The principle of development
- Impact of the development on the countryside
- Highway safety
- Sustainable location
- Residential amenity

Planning Assessment

PPS7: Sustainable Development in Rural Areas requires local planning authorities to set out in Local Development Documents their criteria for permitting economic development in different locations, including the future expansion of business premises, to facilitate healthy and diverse economic activity in rural areas.

The Development Plan allows for the expansion of businesses in rural areas. Economy Policy 4 of the Joint Structure Plan states that provision will be made for the extension or expansion of existing business, general industrial and distribution uses, unless unacceptable local environmental conditions would result.

Employment Policy 1 of the Local Plan states that the expansion of industrial and business uses on or adjacent to their existing sites, or the continuation of temporary uses, will be permitted, provided that the proposal is not detrimental to the character of the locality or residential amenity and does not cause environmental or traffic problems.

With regards to visual intrusion in the countryside, the development would be set well back from the road to the rear and adjacent to existing buildings and would be some 220m from the rear of properties on Dalebrook Road and 180m from properties on The Close at Bladon House School.

The closest residential properties are the two neighbouring properties known as Bladon Paddock and Hillside. The new building would be single storey and have a low pitched roof and with an appropriate colour finish would not look dissimilar to a typical steel framed farm building. In addition, the proposal includes blocks of tree planting to the north and south of the building to mitigate any residual visual impacts.

Most of the new building would be sited on green field land. However, in view of this being an established business and the small area of greenfield land at stake, it would be unreasonable to restrict the expansion of the business on this ground alone.

The Highway Authority raises no objections on highway safety grounds subject to achieving adequate visibility splays. Final comments are awaited to confirm that the applicant can achieve the required visibility splays on land in his control.

The site is in a relatively sustainable location being on the Derby to Burton bus route, which is an hourly or better "Hail and Ride" service.

With regards to residential amenity, a B1 light industrial use is defined as an industrial use capable of being undertaken in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, ash, dust or grit. The proposal is therefore unlikely to cause undue harm to amenity. The health and safety aspects of chemical storage are covered under separate legislation and duplicating safeguards through the planning system should be avoided.

The original permission was for the storage of non-hazardous chemicals. For land use planning purposes, hazardous substances are defined in the Planning (Hazardous Substances) Regulations 1992. The hazardous substances consent controls are designed to regulate the presence of hazardous substances so that they cannot be kept or used above specified quantities until the responsible authorities have had the opportunity to assess the risk of an accident and its consequences for people in the surrounding area and for the environment. They complement, but do not override or duplicate, the requirements of the Health and Safety at Work etc Act 1974 and its relevant statutory provisions (defined at s.53 of that Act) which are enforced by the Health and Safety Executive.

HSE would be a statutory consultee for planning applications where hazardous substances are involved when the quantities present exceed those specified in Schedule 1 to the 1992 Regulations as amended by the Planning (Control of Major-Accident Hazards) Regulations 1999. The applicant has confirmed that the quantities and types of chemicals to be stored will not alter if the application is successful and therefore the 1999 Regulations would not apply.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

Provided the Highway Authority raises no objections **GRANT** permission subject to any requirements of the Highway Authority and the following conditions:

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

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. No development shall commence on site in connection with this approval until samples of materials for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved materials.

Reason: To ensure the materials and colour finish are appropriate in this rural location.

3. No development shall take place in connection with this approval until there has been submitted to and approved in writing by the Local Planning Authority a scheme of tree planting in the areas indicated on the approved plans.

Reason: To screen the development in the interests of safeguarding the appearance of the countryside.

4. Further to condition 3 above, soft landscape details shall include a tree planting specification noting quantities, species, tree sizes and planting centres.

Reason: To ensure that adequate tree planting is provided.

5. All tree planting comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the tree planting is implemented and maintained in the interests of the appearance of the countryside.

6. No development shall take place in connection with this approval until details of a scheme for the disposal of surface and foul water have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in conformity with the details which have been agreed before the development is first brought into use.

Reason: To prevent pollution of the water environment.

7. Prior to be discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

8. Any facilities for the storage of chemicals, hereby approved, shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks plus 10%. All filling points, vents or gauges and site glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and be protected from accidental

damage. All filling points and tank overflow pipe outlets shall be designed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

9. Development of the new building hereby approved shall not until a site investigation to determine whether the land is contaminated and any associated remedial works have been carried out to the satisfaction of the Local Planning Authority. This will include:
 - A. A desktop study of the area of the proposed development.
 - B. An intrusive site investigation, its scope to be confirmed with the Local Planning Authority, prior to its commencement. The report should contain recommendations for any remedial or further works at the site.
 - C. A remediation method statement, to be agreed with the Local Planning Authority, prior to its commencement at site.
 - D. A remediation validation report along with a signed copy of the attached certificate. This should be supplied prior to the occupation of any buildings at site.

Reason: To protect the health of the public and the environment from hazards arising from previous contamination of the site which might be brought to light by development of it.

10. Any hedges that are removed as a result of providing the visibility splays shall be replaced in the planting season following their removal with an appropriately sited replacement hedge details of which shall have first been submitted to and approved in writing by the Local Planning Authority. Any hedge plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of safeguarding the appearance of the countryside.

Informatives:

For the discharge of the site investigation, as a minimum, the report should include:

- a) Details of an overview of the initial walkover survey to including the identification of contaminants from other sources e.g. gases emitted from natural organic deposits such as coal, or structures such as disused drains.
- b) Detailed on site sampling to identify any contamination.
- c) The locations of any contaminated zones within the site including details of more extensive and geographically wider investigation of these zones. This will provide a more reliable picture of the distribution of contamination on the site and reduce the risk of failing to discover a hot spot of contamination.
- d) An assessment of any off site impacts such as the effect on watercourses etc.
- e) A thorough explanation of the chosen remedial measures including depth, breadth of excavation and details of soil replacement.
- f) Plan of action if further contamination is identified during remediation.
- g) Details of the measures to verify that the contaminant has been removed to an acceptable level.
- h) The identification as to whether a long-term monitoring and maintenance programme is required, if so, details of the plans.

- i) Details of the long and short term risk to human health including the construction phase and post-development.
- j) Details of the British Standards or other guidelines used in both the assessment and remediation measures proposed.

Further guidance can be obtained from the following:

- I. Model Procedures for the Management of Land Contamination CLR 11
- II. CLR Guidance notes on Soil Guideline Values, DEFRA and EA
- III. Sampling Strategies for Contaminated Land, CLR4 1994, DoE.
- IV. Investigation of Potentially Contaminated Land Sites - Code of Practice, BSI 10175 2001.
- V. Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination, R & D Technical Report P5 - 066/TR 2001, Environment Agency.
- VI. Guidance for the Safe Development of Housing on Land Affected by Contamination' Environment Agency. ISBN 0113101775.

Soil contamination or the potential for it is a material planning consideration and must be taken into account by a local planning authority in the determination of a planning application. This site is suspected to be contaminated with chemicals associated with farming. The responsibilities for providing information on whether and how a site is contaminated rests with the developer, as does the subsequent safe development and secure occupancy of the site. Under these circumstances, you should undertake a site investigation and submit the results and remediation proposals as part of the planning application.

If a reclamation strategy is submitted and agreed by the planning authority compliance with it will be condition of any subsequent approval.

The developer will also be required to sign a completion certificate confirming that the works of reclamation have been carried out in accordance with the agreed strategy.

The applicant is advised to provide the Environment Agency with details of any substance which is toxic to the water environment or is persistent. Please contact Charlotte Storr on 0115 846 2647.

The Environment Agency also advises the following:

Detergents entering oil interceptors may render them ineffective.

The premises will be subject to control of Pollution (Oil Storage) (England) Regulations 2001 which apply to the storage of oil or fuel of any kind in any kind of container which is being used and stored above ground, including drums and mobile bowers, situated outside a building and with a storage capacity which exceeds 200 litres.

A person with custody or control of any oil or fuel breaching the Regulations will be guilty of a criminal offence. The penalties are a maximum of £5000 in Magistrates' Court or an unlimited fine in Crown Court. Further details of the Regulations are available from the Environment Agency.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to prevent flood risk by attenuating the rate and quantity of surface water run-off from a site. The approach can also offer benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulation 2000 sets out a hierarchy for surface water disposal which encourages a SUDS approach.

Further information on SUDS can be found in PPG25 paragraphs 40-42, PPG25 appendix E, in the CIRIA C522 document Sustainable Urban Drainage Systems - design manual for England and Wales and the Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency's web site at: www.environment-agency.gov.uk and CIRIA's web site www.ciria.org.uk

The Health and Safety Executive advises that relevant guidance on the storage of chemicals can be found in the following publications:

HSG 71 Chemical warehousing - the storage of packaged dangerous substances

HSG 51 The storage of flammable liquids in containers

HSG 166 Formula for Health and Safety - Guidance for small and medium-sized firms in the chemical industry

These are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 6FS

13/12/2005

Item 1.3**Reg. No.** 9/2005/0927/F**Applicant:**

Elbar Services Ltd
Hay Lane
Foston
Derby
DE65 5PJ

Agent:

Alan Taylor
Talbot Associates Limited
Talbot House
Grange Close
Ticknall
Derbyshire
DE737LF

Proposal: The erection of a packaging store at Elbar Services Ltd Hay Lane Foston Derby

Ward: North West

Valid Date: 03/08/2005

Site Description

The proposed extension would be erected in an enclosed part of the site adjacent to the boundary of the site with the garden to Lawn Farm House. The site is enclosed to the north by existing buildings and to the west by a 1.8 metre high boundary fence. Beyond this fence is a substantial group of trees that effectively screen the site from the neighbour's dwelling. To the south is a fence against which the applicants have planted a row of trees. The east boundary is open to the rest of the applicants land holding.

Proposal

The proposal is to extend the existing dry packaging material store to allow the stock currently stored in containers on the site to be located within a purpose built structure. It would measure 34.3m x 12.36 m it would have an eaves height of 5.3 metres. It would be constructed in materials that would match the adjacent existing store building.

Applicants' supporting information

The applicants state that because of increases in business the factory keeps running out of packaging material. The existing store only has a limited capacity and the extension would allow for additional packaging material to be delivered in the same number of vehicles that visit the site at the present time i.e. it would be a more efficient delivery process. Thus the applicants argue that the site is unlikely to generate any additional traffic as a result of the development and that there is unlikely to be any additional noise associated with the use on the basis that this is a dry goods store for cardboard packaging.

9/2005/0927/F Elbar Services Ltd

Hay Lane

Foston



SOUTH DERBYSHIRE
DISTRICT COUNCIL
CIVIC OFFICES
CIVIC WAY
SWADLINCOTE DE11 0AH

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Date Plotted 1/12/2005
Scale 1:7500

Licence No LA 079375

Planning History

The objectors made reference to the fact that the premises should not have been allowed to develop here in the first place. The factory was started in the late 1980's processing turkeys that were produced on local farms. It then moved to importing and cutting of chickens imported from all over the country and Europe.

Once established the expansion of the premises was acceptable under current policy subject to no adverse environmental or traffic impacts. Under the terms of this policy the factory expanded and some of the noise issues that arose from the operation of the original premises were addressed. The factory continued to grow in the 1990's including the expansion of the premises to the east to its current boundaries. The original operators sold the premises in 1999.

The then new owners sought to establish 24-hour working and the formation of a new access to the site from Woodyard Lane. This was refused permission in 2002 but the roadway had been put in place and is the subject of enforcement action still outstanding. (The removal of the roadway is being pursued following the decision to refuse permission for the erection of the cold store.) Shortly after this, the site ceased operations and the factory was empty until the current owners purchased the site and started the current business.

At the last meeting the Committee resolved to refuse planning permission for the erection of a separate cold store building on the land to the east of the current application site. To date no appeal has been lodged against that decision. The refusal was based on an objection from the County Highway Authority to the application as it was concerned that a store of the scale proposed would/could add significantly to the level of heavy goods traffic on Hay Lane to the detriment of highway safety. In those circumstances, the development was also considered contrary to the provisions of Employment Policy 1 of the adopted Local Plan.

Responses to Consultations

Foston and Scropton Parish Council objects on the grounds that it cannot see how the development that involves a significant increase in the storage capacity of the site could not involve an increase in both traffic and employment. Can the company give a 100% assurance that there will be no increase in traffic on Hay Lane? In addition the extension is close to residential property and it appears that the extension goes beyond the building line. The Parish Council would also like its objections to the previous application for the cold store taken into account as part of its objection to this proposal. The objections were as follows: -

- a) The development encroaches into green belt land and is contrary to Structure and Local Plan policies.
- b) This is not an agricultural process, but the collection and distribution of frozen goods and thus more suited to a location on Dove Valley Park.
- c) Residential development on green and brown field site has been refused
- d) No jobs will be created in the locality
- e) The Lane is too narrow and it is disputed that the land has been widened and strengthened as stated in the traffic report. Additional traffic would be generated by the use with continental lorries parking on the local roads awaiting the factory to open. The Parish Council has written to the County Highway Authority requesting information on the suitability of the lane to support such an operation.
- f) Lorries already use the village as a short cut to Dove Valley Park and as such this type of abuse will increase.
- g) Noise levels are a concern and there is inconsistent data in the noise assessment.

- h) Permission has been refused at this site in the past 2/3 years.

The County Highway Authority has no objection subject to the application not resulting in the freeing up of additional processing space. *The applicants have confirmed that the extra storage capacity is necessary to meet the demands of the existing floor space that is available to them. Had the new store been permitted that would have stored goods produced in the existing factory within the permitted hours of operation.*

The Environmental Protection Manager has no objection to the proposed store.

Responses to Publicity

Two letters have been received requesting refusal of the application based upon the following objections:-

- a) The loss of amenity of neighbours.
- b) The location of the development on currently undeveloped land.
- c) Extending building line of industrial site southwards.
- d) The potential impact of Noise from lorry and forklift truck movements inside and outside proposed store on the amenity of residential properties.
- e) The size and appearance of this packaging store in this residential/agricultural location.
- f) Approximately 4 times size of current packaging store.
- g) Diversification of business and the precedent it would set for future development of adjacent industrial land.
- h) The impact of traffic on Hay Lane and through Foston Village.
- i) The further industrial development of Foston.

Development Plan Policies

The relevant policies are:

RSS8: 2, 3 & 24

Joint Structure Plan: Economy Policy 4

Local Plan: Employment Policy 1

Planning Considerations

The main issues central to the determination of this application are:

- The Development Plan
- The impact of the proposal on the local environment in terms of noise and traffic impacts
- The design and location of the extension.

Planning Assessment

The development plan allows for the expansion of established businesses provided that the development would not give rise to unacceptable levels of noise or traffic impact. There is a distinction to be drawn between this application and the one for the wholly separate building that was refused permission at the last meeting. Additional information was awaited from the applicants regarding the nature of the extension that has now been received.

The applicants have confirmed that the store extension is required to satisfy the current operations on the site. Its presence would allow several lorry bodies currently on the site to be removed, as all packaging materials would be stored in the one location within the site.

Objectors have made several points against the development including the potential noise and traffic impacts as well as the detrimental impact it would have on residents. The applicants are stating that the extension would rationalise storage on the site of packaging materials. Deliveries and access to the packaging materials would be via doors located as far as possible from the nearest dwelling. There is also concern from the neighbour that the personnel door at the rear of the extension could be left open and allow noise to penetrate to their dwelling. The door is intended for emergency use only and a condition could be imposed to ensure that the door is linked to the fire alarm system so that the ability to open it is minimised.

The County Highway Authority and the Environmental Protection Manager are satisfied that the extension would not give rise to unacceptable levels of traffic impact or noise intrusion. Accordingly this proposal is considered to conform to the above-mentioned policies.

The design and location of the extension would match much of what is already on the site and would match the adjacent building. It would be well screened from the neighbouring dwelling by the extensive tree belt that has been planted on the neighbour's side of the fence.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

GRANT permission subject to the following conditions:

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

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. All external materials used in the development to which this permission relates shall match those used in the existing packaging store building.

Reason: To safeguard the appearance of the existing building and the locality generally.

3. Before the development is commenced, details of how the personnel door at the rear of the proposed extension is to be linked to the fire alarm system. the link to the alarm system shall be installed prior to the first use of the extension and thereafter be maintained as part of the fire alarm system for the factory.

Reason: In order to limit the occasions when the personnel door is open in the interests of the amenity of the occupiers of the adjacent dwelling.

4. Within one month of the packaging store being brought into use, the lorry bodies/containers referred to in your letter dated 30 November 2005, currently used to store packaging material shall be permanently removed from the site unless prior to that date the Local Planning Authority has granted planning permission for an alternative use for the lorry bodies/containers in response to an application made in that regard.

Reason: In the interests of the amenity of the area.

13/12/2005

Item 1.4**Reg. No.** 9/2005/1066/J**Applicant:**

E.ON UK Plc
 Westwood Way
 Westwood Business Park
 Coventry
 CV4 8LG

Agent:

E.ON UK Plc
 Westwood Way
 Westwood Business Park
 Coventry
 CV4 8LG

Proposal: Application for consent to construct and operate a combined cycle gas turbine power station on the site of Drakelow Power Station Walton Road Drakelow Burton-on-trent

Ward: Linton

Valid Date: 06/09/2005

Procedures

The application for consent to construct the power station is made to the Secretary of State under Section 36 of the Electricity Act 1989. This Council, amongst other bodies, is a consultee to that procedure.

Section 36 provides, amongst other matters, that a generating station shall not be constructed, extended or operated except in accordance with a consent granted by the Secretary of State. The procedures for obtaining consent provide that where there is an objection to an application by a local planning authority, the Secretary of State must hold a public local inquiry before granting consent. In the case of objection being raised by a body that is not a local planning authority, the Secretary of State is not obliged to hold a public inquiry but is required to consider objections along with all other material considerations with a view to considering whether an inquiry should nonetheless, be held. It should be noted that Derbyshire County Council considered this proposal on 28 October and has resolved to raise no objection to the development.

Whilst planning permission is also required because the scale of the works fall outside of deemed permission granted under the Town and Country Planning (General Permitted Development Order) 1995, the Secretary of State is authorised to direct, upon granting consent, that planning permission for the development and for ancillary development shall be deemed to be granted subject to conditions as may be specified by Section 90 of the Town and Country Planning Act.

Site Description/History

This site has long been used for the generation of electricity, following demolition of Drakelow Hall in 1934 'A' station was completed in 1955, 'B' station in 1960 and 'C' station in 1966. The combined output of the three stations was 2170MW but 'A' and 'B' stations were demolished at the end of their design lives and 'C' station was closed in 2003.

9/2005/1066/J Drakelow Power Station

Walton Road

Drakelow



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DISTRICT COUNCIL
CIVIC OFFICES
CIVIC WAY
SWADLINCOTE DE11 0AH

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The site lies in a rural location with the River Trent to the north and agricultural land surrounding it on the other three sides (beyond land owned by Roger Bullivant Ltd that lies to the immediate east). There are protected trees to the roadside. Due to its size, the former power station dominated the countryside for miles around. However, many of the vacant buildings have already been demolished and the cooling towers are due to be demolished early next year. Once the demolition is complete the site will be a level area devoid of any significant structures or hazardous wastes. No development is intended on the Drakelow Nature Reserve area of the site.

As to other applications relating to this site, the County Council has granted permission for landfilling of asbestos waste arising from the demolition of the existing power station.

Proposal

This application relates to the former coal fuelled electricity generating station at Drakelow. In particular it is for the redevelopment of the former 'C' station's coal stockyard area with a new gas fuelled electricity generating station (a combined cycle gas turbine – CCGT). The existing cooling water pumphouse structure is to remain and it is intended that it will be re-used to house new plant and equipment. An application for the construction of a pipe-line to feed the proposed power station is to be made separately under the Pipe-lines Act 1965. A similar facility is available to the Secretary of State to direct on planning matters in connection with the proposed pipe line, however, this procedure relates only to the pipe-line, apparatus and works associated with it and does not cover any building to house a compressor or the landscaping works associated with such a building for which planning permission must be obtained in the normal way.

The new power station would comprise three 400MW gas turbines together with ancillary equipment. Each generating unit would be 100m long, 30m wide and around 25m high although submitted documentation states that this design is not finalised (a combined boiler house structure could be up to 45m in height with the height of the stacks at around 80m). This application (made to the Secretary of State) seeks consent under Section 36 of the Electricity Act 1989 for the construction of the new power station together with deemed planning permission under Section 90 of the Town and Country Planning Act for the ensuing works. It is anticipated that the site would be operational in the summer of 2009.

Applicant's Supporting Information

The applicants say that the decision to re-develop Drakelow was influenced by the following main factors:

- The proximity to the gas and electricity infrastructures
- Re-use of other Drakelow site assets from the former power station
- Proximity to an existing cooling water system
- Mature screening
- Proximity to established transport infrastructures
- Affordable space within the landholding
- Deficit of generation within the East Midlands area
- Opportunities for Combined Heat and Power

Other information submitted with the consultation documents, specifically within the Environmental Statement, states that the operation of the power station would affect air quality, water quality, terrestrial ecology, flood risk, landscape and visual effects, transport, noise, socio-

economic effects, cultural heritage, health and safety and environmental management. Taking these in turn, in summary, the information supplied suggests that all emissions will be within Air Quality Strategy or World Health Authority's guidelines, plume visibility will be minimal and measures will be taken to mitigate dust during construction. As to the effects of operating the new power station on global warming, the report says that typically a gas fired station would emit less than half of the CO₂ per unit of electricity than a coal-fired plant.

As to water quality the report acknowledges that the most significant impact from the operation of the proposed CCGT will arise from the cooling water system. However it concludes that results predict that the return of water to the River Trent will not have a significant effect on the River Trent close to and beyond Drakelow and the CW discharge will not result in a breach of any relevant quality standard. There would be no adverse residual impacts of significance on the terrestrial ecology. Appropriate mitigation measures would be undertaken to reduce the likelihood of flooding and effects of construction traffic. Once the plant is operational there will be no discernable increase in traffic. The structure would be less intrusive than existing buildings on the site and noise from the site will be considerably less than the Drakelow 'C' Station. Economically the construction will provide up to 800 jobs. Other matters will comply with regulations/licensing arrangements.

Responses to Consultation

The Highways Agency

The Highways Agency requests that the application be held in abeyance in order to provide the Highways Agency with sufficient time to analyse the traffic implications for the A38 Trunk Road and its associated junctions debated within the Environmental Assessment.

Derbyshire County Council Archaeology

The County Archaeologist states that the Environment Statement includes a desk-based archaeological assessment undertaken that provides a useful summary of the available documentary, archival and cartographic evidence, and a search of relevant aerial photographic coverage. The report recognises past periods of occupation and settlement together with the impact of the construction and operation of the power station, and of localised gravel extraction upon the archaeological potential of the proposed development site. Areas in which there remains a potential for archaeological evidence to survive are identified. The report recommends that a suitable scheme of archaeological investigation be devised and carried out in advance of any development activity and the County Council accept the report and its recommendations as submitted. It recommends inclusion of a condition that is included (with others) at the end of this report.

Derbyshire Wildlife Trust

The Trust state that although the Environmental Statement in its entirety has been studied, particular in its response emphasis has been placed on Section 3.4 Terrestrial Ecology and Nature Conservation. It concludes that the ecological survey and assessment which underpin the Environmental Statement have been undertaken to a satisfactory standard. The proposed mitigations/recommendations resulting from this process are considered to be both adequate and appropriate and The Wildlife Trust then went on to offer detailed advice on specific matters. These additional comments are not reproduced within this report but are appended to the list of matters that the Council would wish the applicant to be informed of.

Walton on Trent Parish Council advise that a Special Convened Public Meeting in November will be followed by a meeting to determine its view. No further response has been received.

The Pollution Control Officer (Contaminated Land) recommends that the standard condition be attached to any permission.

The National Forest Company has no comments to make on the broad planning merits of the application. The National Forest Company (NFC) has not been involved in the application process and the development of the Environmental Statement. It is a major omission that the developers have not taken the Forest fully into account. The NFC is particularly concerned that no new woodland planting or other habitat creation is planned as part of this development. This runs contrary to national, regional and local planning policies related to the Forest's creation. Guidelines that form part of the Government endorsed National Forest Strategy 2004- 2014 of 20% site planting and landscaping should be applied to this application. Concern is also raised about the unquantified loss of existing trees and shrubs. The NFC would like to see a broader approach taken towards landscape enhancement that adds to existing on-site landscaping and should aim to achieve significantly more than retaining the existing tree belts.

Development Plan Policies

The relevant policies are:

RSS8: Core Strategy Policy 1

Joint Structure Plan: General Development Strategy Policies 1,2, 3 and 4; Economy Policy 2;

Transport Policies 1 and 4; Environment Policies 1, 4, 6, 8, 12, 14, 16 and 17;

Local Plan: Employment Policies 1, 7 and 8; Transport Policies 6 and 7; Environment Policies 1, 2, 6, 9, 10, 11 and 14.

Planning Assessment

This site is defined as 'brownfield' and given its past usage that is locationally dependent upon access to water for cooling there would be no objection to the principle of its redevelopment as a power station subject to all other matters being acceptable. In this context the location of the site within the National Forest planting and the design of the buildings are the key issues in consideration of the proposal.

Given the magnitude of the proposal, this development would have wide reaching considerations. The Environmental Impact Assessment (EIA) that must accompany an application of this nature is required to assess the main effects of the proposal on human beings, flora, fauna, soil, water, air, climate, the landscape, the inter-action between any of the foregoing, material assets, and the cultural heritage. It should also address the cumulative effects of the development. The submitted EIA has dealt with visual cumulative effects as being those of Drakelow with the cooling towers of the former Willington power station. In the absence of the Assessment embracing the effects of the pipe-line that would be necessary to feed it, it is considered that it falls short of its requirements. This point is also raised in some of the consultation responses since it is likely that in contrast with the new power station that is proposed to be developed on 'brownfield' land the new pipeline would involve disturbance in the open countryside and involve an area considerably larger than that required for the new CCGT power station. Another omission is that the report does not deal with the decommissioning of the power station when it comes to the end of its life. Nevertheless it is considered that this shortfall would not lead to this Council raising formal objection on this point

alone. In order to produce the EIA a Scoping Document was produced, a number of local and national bodies were consulted in that process and the applicants say that comments made were incorporated into the EIA.

Environment

In terms of the environment, as the construction of this proposed power station will exceed 10MW Schedule 9 of the Electricity Act imposes a duty on a licence holder to have regard to the desirability of preserving natural and manmade features and to do what he reasonably can to mitigate the effect that the proposal would have. Again there is a similar duty of care imposed in the regulations for the construction of the pipe-line.

In terms of its impact on the landscape, the whole development is proposed to be considerably lower than existing structures and the proposal would be much less visually intrusive. However, whilst the evaluation of its impact has been carried out on the basis of new buildings being around 25m high, the design is yet to be finalised and the Environmental Statement states at page 29 that the building could be 45m high. A building of this height is not shown in any of the photo-montages that accompanied the application. Provided the Secretary of State would be prepared to impose a condition on any consent that would enable the final design to be fully assessed there would be no objection.

In terms of trees and woodlands the County Council has recommended that in order to protect and enhance the landscape character a number of remediation measures are recommended subject to which there would be no objection in principle. Whilst there is a belt of protected trees along the road frontage of the site, given the position of the development within the National Forest it is considered that in accordance with Environment Policy 10 in the South Derbyshire Local Plan the proposal should be accompanied by appropriate tree planting. Again provided the Secretary of State would be prepared to impose a condition on any consent that appropriate landscaping should accompany the proposal there would be no objection to the development.

Whilst in terms of the environment the submitted documentation states that the most significant impact from the operation of the proposed CCGT will arise from the cooling water system, it concludes that results predict that the return of water to the River Trent will not have a significant effect on the River Trent close to and beyond Drakelow. The CW discharge will not result in a breach of any relevant quality standard and the County Council's Environment Officer agrees with the applicant's submission.

Economy

In addition to economic benefits that electricity generation brings to homes and industry the applicant anticipates that during the construction period there would be around 800 workers on the site. Since only a few of these would be specialists the majority of the workforce would be drawn from the local labour force. On subsequent operation of the power station the applicants say that the number of new permanent jobs will be relatively small (around 50 jobs) thus the positive benefits for the local economy will be during the construction stage together with around 200 jobs from time to time for regular major maintenance work..

Highways

Whilst the submitted information states that once the plant is operational there will be no discernable increase in traffic and the County Highways Authority agrees with this as far as it goes, the County say that during the two year construction period traffic movements to/from the

site could almost be described as extra-ordinary. The County states that the suggestion in the report that traffic will be distributed over a variety of routes does not stand up. Furthermore no junction capacity analysis has been submitted and it recommends that it may wish to see HGV's restricted from residential areas at certain times and the submission of a Travel Plan. In addition the Authority may wish to seek contributions towards monitoring and enforcement by Trading Standards Officers of the Traffic Regulation Order and the Environmental Weight Limit. It has therefore raised no objection in principle subject to this and other matters in the County Council's report being addressed in the determination of the application. It should also be noted however that during the construction phase no information has been provided with regard to encouraging construction workers to use public transport or indeed the provision of a works bus.

Determination of subsequent details

During informal discussions with the applicant officers had been led to believe that following a consent from the Secretary of State determination of subsequent reserved matters would fall to be determined by the District Council under the Town & Country Planning Acts. However, on perusal of the legislation and the wording of the application this may not be the case. Clarification is being sought from the Department of Trade and Industry in this regard and an update will be provided verbally to Members at the Committee. The outcome of the clarification may have implications for the wording of the recommendation.

Conclusion

As set out earlier in this report, there is no objection to the principle of redevelopment of the former power station site with new plant that produces energy more efficiently. Any concern lies with the detail of the scheme that is not yet available.

Recommendation

- A That the Secretary of State be advised that this Council raises **No Objection** to the principle of redevelopment of the site based on the EIA that shows that the building would be 25m high.
- B If the detailed design results in a higher building this Council would wish to have the opportunity to evaluate its impact.
- C It is requested that the matters of concern raised in this report be dealt with by the Secretary of State as appropriate with the possibility of the inclusion of the following conditions and notes to applicant:
 - 1) Details of the siting, design and external appearance of the buildings the means of access thereto and the landscaping of the site shall agreed in writing with the Local Planning.
 - 2) Prior to the commencement of development, details, specifications and, where necessary, samples of the facing materials to be used in the construction of the external walls and roof of the buildings shall be submitted to and approved in writing by the Local Planning Authority.
 - 3) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/tree planting, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

- 4) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.
- 5) A landscape management plan which shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.
- 6) No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted by the applicant and approved in advance by the Development Control Archaeologist on behalf of South Derbyshire District Council
- 7) No development shall take place until a site investigation to determine whether the land is contaminated and any associated remedial works have been carried out to the satisfaction of the Local Planning Authority. This will include:
 - A. A desktop study of the area of the proposed development.
 - B. An intrusive site investigation, its scope to be confirmed with the Local Planning Authority, prior to its commencement. The report should contain recommendations for any remedial or further works at the site.
 - C. A remediation method statement, to be agreed with the Local Planning Authority, prior to its commencement at site.
 - D. A remediation validation report along with a signed copy of the attached certificate. This should be supplied prior to the occupation of any buildings at site.

The Council request that the applicant be made aware of the following:

1. The Council would wish to see consideration of a 'Green Travel Plan' for construction workers.
2. All archaeological work should be undertaken by a suitably qualified and experienced archaeological contractor. The appointed archaeological contractor should produce the written scheme of investigation (WSI) for the applicant. A written brief from which the WSI may be developed can be supplied by the Development Control Archaeologist upon request.
3. For the discharge of the site investigation, as a minimum, the report should include:
 - a) Details of an overview of the initial walkover survey to including the identification of contaminants from other sources e.g. gases emitted from natural organic deposits such as coal, or structures such as disused drains.
 - b) Detailed on site sampling to identify any contamination.
 - c) The locations of any contaminated zones within the site including details of more extensive and geographically wider investigation of these zones. This will provide a more reliable picture of the distribution of contamination on the site and reduce the risk of failing to discover a hot spot of contamination.
 - d) An assessment of any off site impacts such as the effect on watercourses etc.

- e) A thorough explanation of the chosen remedial measures including depth, breadth of excavation and details of soil replacement.
- f) Plan of action if further contamination is identified during remediation.
- g) Details of the measures to verify that the contaminant has been removed to an acceptable level.
- h) The identification as to whether a long-term monitoring and maintenance programme is required, if so, details of the plans.
- i) Details of the long and short term risk to human health including the construction phase and post-development.
- j) Details of the British Standards or other guidelines used in both the assessment and remediation measures proposed.

Further guidance can be obtained from the following:

- I. Model Procedures for the Management of Land Contamination CLR 11
- II. CLR Guidance notes on Soil Guideline Values, DEFRA and EA
- III. Sampling Strategies for Contaminated Land, CLR4 1994, DoE.
- IV. Investigation of Potentially Contaminated Land Sites - Code of Practice, BSI 10175 2001.
- V. Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination, R & D Technical Report P5 - 066/TR 2001, Environment Agency.
- VI. Guidance for the Safe Development of Housing on Land Affected by Contamination' Environment Agency. ISBN 0113101775.

Soil contamination or the potential for it is a material planning consideration and must be taken into account by a local planning authority in the determination of a planning application. This site is suspected to be contaminated with chemicals associated with farming. The responsibilities for providing information on whether and how a site is contaminated rests with the developer, as does the subsequent safe development and secure occupancy of the site. Under these circumstances, you should undertake a site investigation and submit the results and remediation proposals as part of the planning application.

If a reclamation strategy is submitted and agreed by the planning authority compliance with it will be condition of any subsequent approval.

The developer will also be required to sign a completion certificate confirming that the works of reclamation have been carried out in accordance with the agreed strategy.

13/12/2005

Item 1.5**Reg. No.** 9/2005/1083/F**Applicant:**

Belinda Field
 81 Bretby Lane
 Bretby
 Burton-on-Trent
 Staffordshire
 DE15 0QP

Agent:

Hi Tech Energy
 P O Box 9238
 Burntwood
 Staffordshire
 WS7 4ZH

Proposal: The erection of a wind turbine at Common Farm 81 Bretby Lane Bretby Burton-on-Trent

Ward: Repton

Valid Date: 26/09/2005

Site Description

Common Farm is in open countryside and in sight of residential development on the eastern edge of Winshill and northern side of Bretby Lane. The farm is approached from Bretby Lane along a 200m long track. The structure would be sited at the northern edge of the farm buildings.

Proposal

It is proposed to erect a single turbine to provide energy for the one domestic property at Common Farm. It would be sited at the north side of the farm complex. The 5.5m diameter rotor would be supported at the top of a 15m high tubular galvanised steel tower.

The applicant has the option and intends to connect to the National Grid to enable green energy suppliers to buy any surplus. The proposal has attracted grant assistance from the Government's Clear Skies initiative.

Supporting information

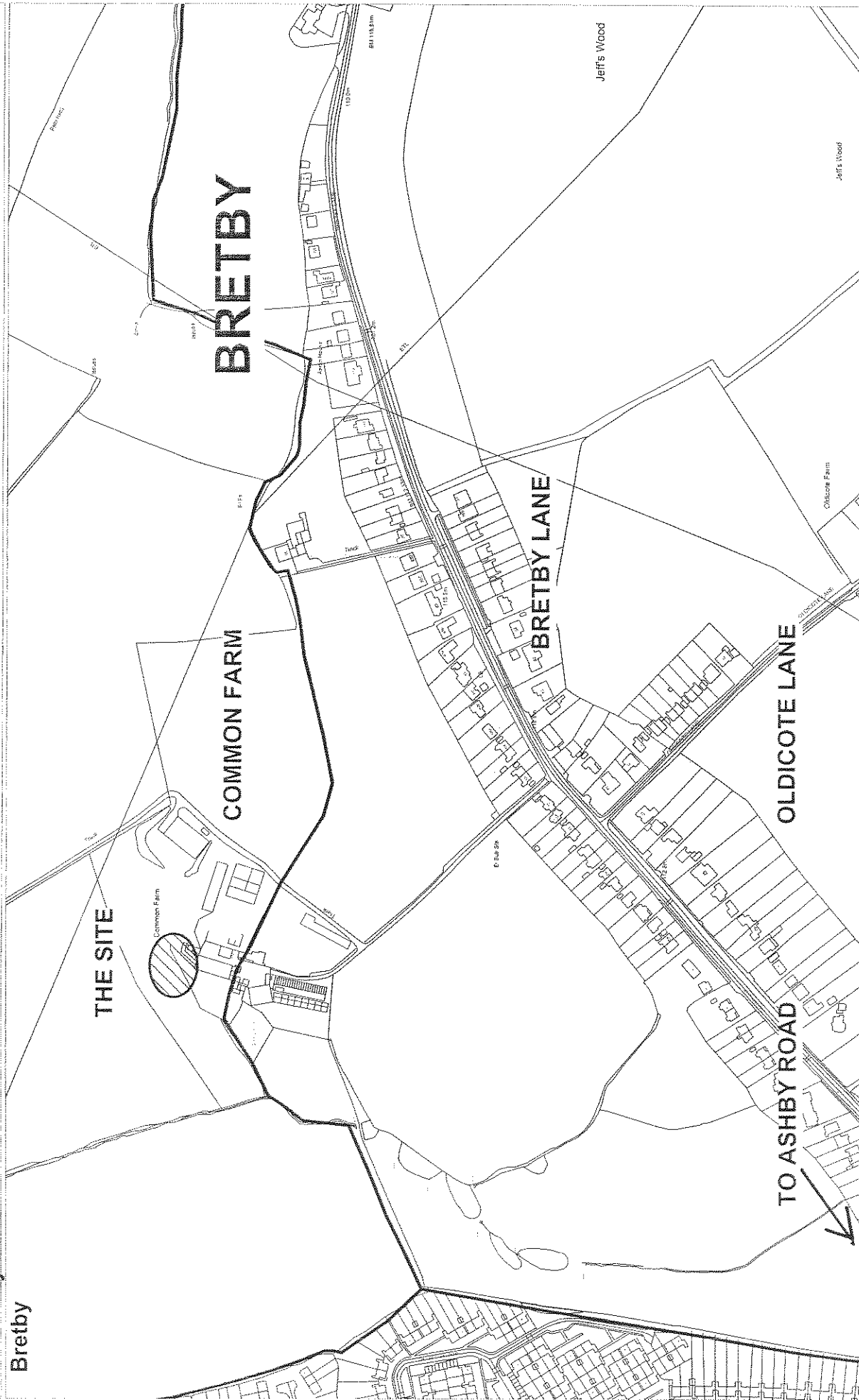
The applicant has indicated that the position of the tower has been chosen to maintain an optimum distance from surrounding houses.

Responses to Consultations

East Midlands Airport raises no objection to the proposal.

Bretby Parish Council raises no objection but would not wish any approval to set a precedent.

9/2005/1083/F Common Farm
81 Bretby Lane
Bretby



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