

02/03/2004

Item 1.8

Reg. No. 9 2004 0026 O

Applicant:

Mr Mrs Mitchell
127, Station Road
Hatton
Derby
DE655EJ

Agent:

Mr. S. Greaves
S. G. Design Studio
202 Woodville Road
Hartshorne
Swadlincote
Derbyshire
DE11 7EX

Proposal: **Outline application (all matters to be reserved except for siting and access) for the residential development of Land To The Rear Of 127 Station Road Hatton Derby**

Ward: **Hatton**

Valid Date: 12/01/2004

Site Description

The site comprises parts of the rear and side garden of 127 Station Road which is a large house in a substantial garden for a central village setting. The site is enclosed on all sides by hedges. In some places, the hedges have chain link fences within them. The site is level with its surroundings. The property to the rear has had a two storey extension with upper floor bedroom windows looking towards the site. No 125 Station Road has an upper floor window looking toward the site.

Proposal

This is an outline application with access to be determined at this stage. The access is shown as being located at the southern end of the site adjacent to the drive to 125 Station Road. The formation of the access would require some of the existing boundary hedge to be removed.

Responses to Consultations

Hatton Parish Council and Severn Trent Water comments views will be reported at the meeting if available.

The County Highways Authority has no objection subject to conditions.

Responses to Publicity

Four letters have been received objecting to the development for the following reasons: -

- a) The site is in close proximity to the junction of Yew Tree Road and Station Road as well as a bus stop and a shop. The proposal together with the above would contribute to traffic congestion and be a hazard at peak times.
- b) The site is known to be in an area of flood and drainage problems where the system has been shown in the past to be inadequate.
- c) Development of the site would result in the loss of land to absorb water at times of heavy rain.
- d) The security of adjacent dwellings could be compromised by persons gaining access to the side of those dwellings, which they cannot do now.
- e) Whilst the plans show trees to be retained, it is difficult to see how that could be achieved with the access drive in the position shown. There would be a loss of mature trees and the willow should have a preservation order put upon it.
- f) It is not clear if it would be a single or two-storey dwelling. The area is sufficiently built up already.
- g) There would be a loss of privacy to adjacent dwellings as well as to the garden area.
- h) There could be noise and light pollution to adjacent dwellings.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: Housing Policy 5.

Local Plan: Housing Policy 5

Emerging Local Plan: Policy H1 & ENV 21

Planning Considerations

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

- The provisions of the Development Plan
- The proposed access and its impact on highway safety
- The impact on neighbours
- The trees within the site.

Planning Assessment

The site lies within a serviced village identified in both the adopted and emerging Local Plans as suitable to accommodate new dwellings. The site is large enough to accept a dwelling within its boundaries and the County Highways Authority has no objection to the proposed position of the access subject to the recommended conditions.

The application is accompanied by a plan that indicates a potential siting for the dwelling. This does not form part of the current application and given the relationship of the site to the housing about it, a detailed survey drawing would need to accompany the subsequent reserved matters application. However, a dwelling would be easily accommodated on the site so as not to compromise the privacy of the occupiers of the two adjacent dwellings but whether it would accept the scale of dwelling indicated on the site plan, would be part of the assessment at the next stage.

There are a number of trees on the site and some would be lost if the development went ahead as indicated. The survey drawing referred to above would place the trees on the site. However, the

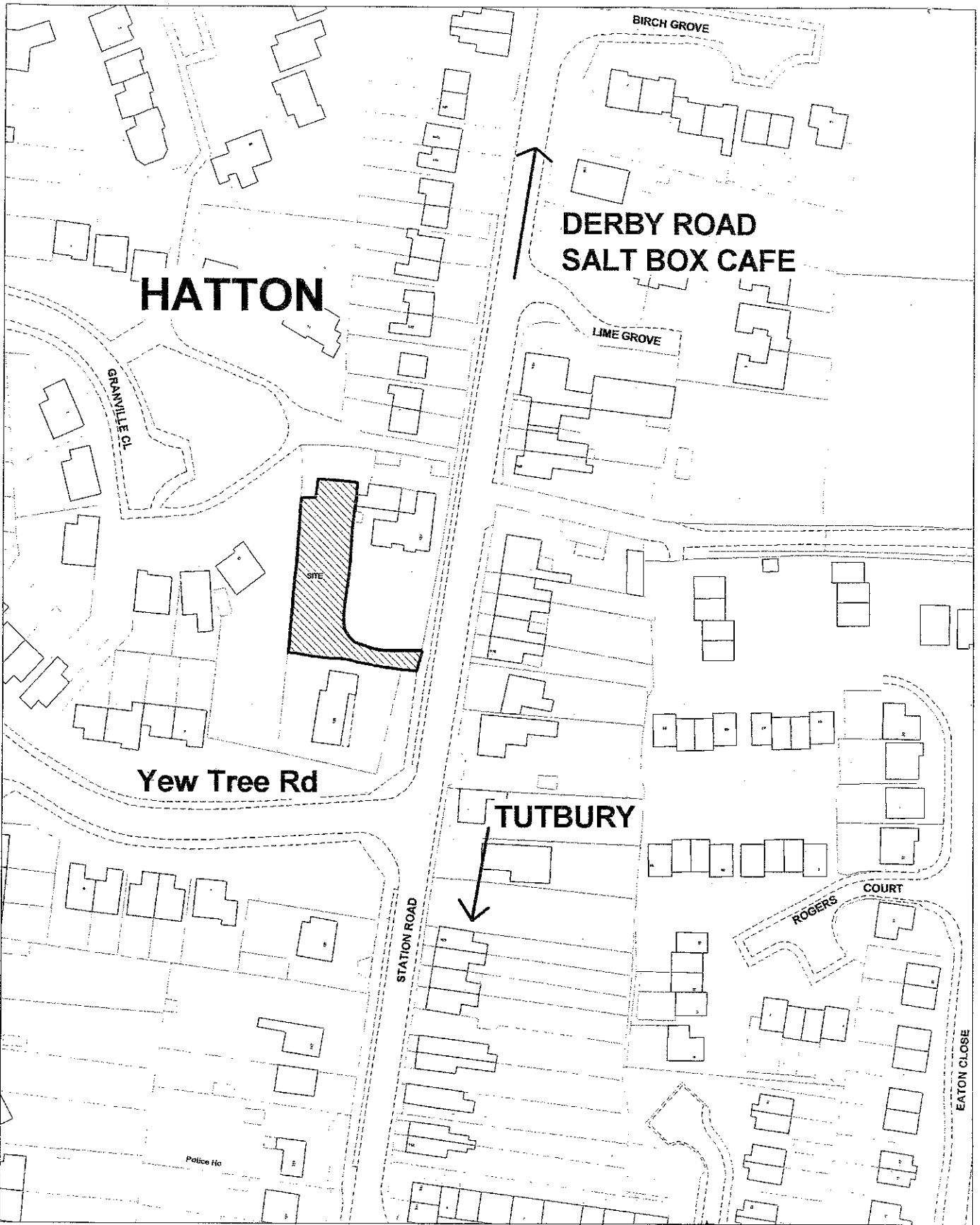
Council's tree officer has assessed the trees. None of the trees warrant a Tree Preservation Order and the largest of the trees, a willow referred to by objectors, is approaching the end of its natural life span – it is a relatively short-lived tree.

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. (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- (b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.
1. Reason: To conform with Section 92(2) of the Town and Country Planning Act 1990.
2. Approval of the details of the siting, design and external appearance of the building and the landscaping and means of enclosure of the site shall be obtained from the Local Planning Authority in writing before any development is commenced. The submitted details shall also be accompanied by a survey drawing to a minimum scale of 1:200 indicating the position of all dwellings adjacent to the site together with the positions of windows within those dwellings.
2. Reason: The application is expressed to be in outline only and the Local Planning Authority has to ensure that the details are satisfactory.
3. Prior to the development hereby approved commencing, details of the finished floor levels of the dwelling hereby approved and of the ground levels of the site relative to adjoining land levels, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the agreed levels.
3. Reason: To protect the amenities of adjoining properties and the locality generally.
4. The access shall have a minimum width of 3.2m, be provided with 2m x 2m x 45° pedestrian intervisibility splays and 2m x 90m visibility sightlines, the area forward of the sightlines being maintained in perpetuity free of any obstruction exceeding 1m in height relative to the nearside carriageway edge.
4. Reason: In the interests of highway safety.
5. Prior to the first use of the development hereby permitted, parking facilities shall be provided so as to accommodate, in the case of dwellings of four or more bedrooms three cars, in any other case two cars within the curtilage of each dwelling, or in any alternative location acceptable to the Local Planning Authority or as may otherwise be agreed in writing by the Local Planning Authority in accordance with its published standards. Thereafter three parking spaces (in the case of dwellings with four or more bedrooms) or two parking spaces (in any other case), measuring a minimum of 2.4m x 4.8m, shall be retained for that purpose within the curtilage of each dwelling unless as may otherwise be approved in writing by the Local Planning Authority.
5. Reason: To ensure that adequate parking/garaging provision is available.




South Derbyshire
District Council
Civic Offices
Civic Way
Swadlincote
DE11 0AH

Land 127 Station Road
Hatton 9/2004/0026/O

Date Plotted 12/3/2004

NORTH ↑

Plot centred at 428536 325343

Scale 1:1250

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02/03/2004

Item 1.1
Reg. No. 9 2003 1180 D

Applicant:
Butler Developments Ltd
Comberford Hall
Comberford
Tamworth
Staffordshire
B79 9BA

Agent:
Architectural Design Consultancy
19 Bird Street
Lichfield
Staffordshire
WS13 6PW

Proposal: The erection of 24 two bedroom apartments and associated external works at Horse & Jockey Meadow Lane Newhall Swadlincote

Ward: Newhall

Valid Date: 30/09/2003

Site Description

This roughly rectangular 0.16ha vacant sloping site is on the east side of Meadow Lane at its junction with Robinson Road. It has a road frontage length of 48m along Meadow Lane and 15m along Robinson Road. The site was formerly occupied by a public house, which has since been demolished. Visible beyond its south east boundary at some 35m distance is St John's Church a grade II listed building. The site is separated from the rear of properties fronting High Street by a private right of way, which connects Robinson Road to Church Road. Two storey dwellings face the site from across Meadow Lane and Robinson Road.

Proposal

It is proposed to erect a three storey building providing 18 two bed and 6 one bed apartments. The longest elevation of the building (28m) would be set at the back edge of the pavement to Meadow Lane with a return elevation (23m long) facing Robinson Road. As the site is sloping the building would be in staggered block formation with an average height to eaves of about 8m. Traditional and contemporary detailing and materials are proposed to provide interest and visual richness to the external elevations. The ground floor elevations of the building would be of stone effect block work with brickwork for the two storeys above. The eaves detail would be a projecting stone effect cornice and there would be a decorative projecting brick band course running at mid height around the building. Full height square projecting window bays would break the elevations at regular intervals. The height of the building would be reduced along Meadow Lane to lessen the scale and massing along this elevation and to allow the third floor windows to break through the eaves line thus providing greater visual interest to this important elevation. There would be a mix of roof types including hipped and parapet gables to provide variety and to further break the apparent bulk of the building into smaller scale components.

The proposed 33 space parking area would be to the rear of the site and largely hidden from view by the building with access to it off Meadow Lane some 40m down from Robinson Road.

The Council's housing waiting list demonstrates a high demand for one and two bedroom apartments in the Newhall area. On this basis the applicant proposes to submit a unilateral undertaking made under Section 106 of the Town and Country Planning Act 1990 to the effect that no apartments shall be offered for sale or rent on the open housing market before the Council's Housing Manager has been given the right and adequate opportunity to first nominate and offer the apartments to individuals who are in need of housing accommodation on the Council's housing waiting list. The sale price shall be no less than the market value of the apartment being offered. The undertaking will give people on low incomes an opportunity to acquire accommodation subject to the availability of housing association subsidies.

Planning History

Outline permission was granted for residential development on 27th June 2001 with all matters including siting, design, external appearance, means of access and landscaping reserved for subsequent approval.

Responses to Consultations

This proposal was first submitted as a full planning application and advertised as such and several consultation replies were received in response to that. However, as the site already benefits from outline permission for residential development the applicant decided to convert the application type to reserved matters thus limiting matters for consideration to siting, design, external appearance, means of access and landscaping. Consequently, comments from consultees that go beyond these matters cannot be introduced as material planning considerations at this stage. These include financial contributions to schools and medical facilities, open space provision, remediation of any land contamination that may arise during construction or measures to protect future occupiers from noise from the adjacent work shop facilities.

The Highway Authority comments that there is a shortfall in parking spaces and the following points also need to be addressed:

- Visibility severely substandard for drivers emerging from parking spaces next to the entrance
- No separate pedestrian entrance to site from the highway
- As the access to the parking court is to remain private, it should be constructed with a splayed dropped crossing, not radii and footways.

The Police Liaison Officer makes the following comments:

Lighting

Good level of lighting will deter intruders and reduce the fear of crime. The main site access, car parking areas and any secluded areas on the site should have the appropriate level of lighting.

Landscaping

This should not impede natural surveillance and must not create potential hiding places for intruders especially adjacent to footpaths or close to buildings where it may obscure doors and

windows. However, the correct use of certain species of plants can help prevent graffiti and loitering and in addition to fencing may be used to define/reinforce boundaries. Defensive planting ie Berberis or similar may be used to achieve this purpose.

Car Parking

In curtilage car parking arrangements are preferred but where communal car parking areas are necessary, they should be in small groups, close and adjacent to the owners which they serve and open to view of residents. Planting should be designed to avoid hiding places and the area should be well lit and have good natural surveillance.

Responses to Publicity

Ten letters of objection have been received of which seven are reiterated objections following the publicising of amendments. The objections raised are summarised as follows:

- A three storey development would be out of character with the area.
- Sited on a hill the building due to its height would dominate surrounding properties.
- The height and closeness to neighbouring properties will cause a loss of privacy and overshadowing.
- The exit from the proposed car park would be dangerous and noise disturbance would increase dramatically.
- Meadow Lane is narrow and the additional access from it to the development will be dangerous for pedestrians and motorists. Parking is already a problem on Meadow Lane.
- The scale of the development would result in over development of the site.
- The development could restrict visibility when turning into Meadow lane from Robinson Road. The junction is barely adequate to allow cars to pass.
- Boundaries to the development should be made secure for crime prevention purposes.
- A less dense scheme would be preferable.
- The immediate area has been prone to vandalism and burglary and the closed in nature of the development could increase opportunities for anti-social behaviour.
- The area has deteriorated over the past few years and needs development that will go towards restoring the character of Meadow Lane and surrounding vicinity. The development would not have that effect.
- The development would hide views of the Parish Church which is an attractive building.
- The development should include the stone track running from Robinson Road to Church Road which should be brought up to a standard suitable for use by the community and also removing an eyesore.

A 16-signature petition has also been received objecting to the proposal but no reasons are given for the objection.

Ward Councillor Bambrick has written to object on the following grounds:

1. The three storey buildings are out of context with the other buildings in the area.
2. The buildings will have an overbearing effect on the other properties over the road to the apartments.
3. Loss of privacy because of the height of the buildings
4. We have a petition lodged at Derbyshire County Council regarding the footpath, which was used for many years through the grounds from Meadow Lane to Church Road.

Ward Councillor Richards has written saying that the site has caused a considerable amount of concern to the electorate of Newhall Ward and especially the elderly who once had access to a walkway that connected Meadow Lane to High Street (via Church Road). The route has been used for many years (about 40 years) and was once the site of the Newhall market.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: Housing Policy 3.

Local Plan: Housing Policy 4, Housing Policy 11.

Emerging Local Plan: Policy ENV 21.

Planning Considerations

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

- Scale and character of the development.
- Loss of privacy.
- Parking requirement.
- High safety.
- Loss of an informal pedestrian through route.
- The setting of the listed church.

Planning Assessment

The principle of residential development on the site has been established from the outline planning permission.

Scale and character of the development

This is a sloping site at the back of Newhall High Street surrounded on all sides by development of varying form and age. The context of the site is urban, of diverse form, with an underlying unity coming from the general use of red brick and dark roof coverings.

The site is a large one and therefore can accommodate some contrast with existing forms. The design of the proposed development is contemporary but it reflects locally distinctive features in the choice of materials, alignment and overall shape of the buildings. The three storey building block is aligned with Robinson Road and Meadow Lane creating street frontages with existing buildings opposite. The block is visually broken up by stepping the building line and varying heights. Splayed corners create visual interest and long eaves lines benefit from being broken by prominent tall bays of projecting windows.

The three storeys allow for a higher density than would otherwise be possible in line with central government policy. The building would be higher than adjoining houses to the south and west. To minimise this the scheme has been amended to utilise part of the roof space for top floor rooms.

The proposed materials are a flat profile dark grey roof covering and red brick with a contrasting buff material (which will give the appearance of stone) on the ground floor and for eaves and cills. The windows are to be powder-coated aluminium.

This contemporary approach will provide a lively contrast within the existing urban setting whilst at the same time the use of materials that match those locally will help the block blend harmoniously with the area. The bays of windows are a strong design feature and the choice of colour will have a significant impact on the appearance of the building.

The overall success of the development will be affected by the quality of the both detailing and materials. Approval of reserved matters should therefore be conditional on the approval of eaves, verges, horizontal band, colour of the windows, all materials and all boundary treatments.

Loss of privacy

There has been a general concern raised by residents relating to loss of privacy. The proposal is however in accordance with the Council's SPG for housing layouts. The SPG does allow a relaxation of distances between dwellings across a highway, in this case Meadow Lane and Robinson Road, to create a street frontage with buildings opposite. Despite conformity with the SPG, to appease residents concerns the applicant has either reoriented or deleted a total of six bedroom windows and six living room windows.

Parking requirement

Working to the old parking standard the Highway Authority requires a total of 45 off-street parking spaces. In accordance with central government policy, however, the emerging Local Plan sets maximum parking numbers and in this case one space is required per unit demanding a total of 24 spaces. The proposal is for 33 spaces which exceeds the maximum requirement. However, in view of the narrowness of Meadow Lane and the problems already encountered with street parking the extra spaces would be useful in absorbing fluctuations in parking demand for the benefit of the area.

Highway safety

Amended plans are anticipated to overcome the outstanding matters raised by the Highway Authority. Apart from these minor amendments the Highway Authority raises no objections to the proposal, and being the Council's expert on highway matters the development is acceptable from this point of view.

Loss of informal pedestrian through route

This is largely a private matter between local residents and the landowner. From a crime prevention point of view, however, its removal would be beneficial, as the loss of a potential escape route is likely to discourage would be criminals. In addition, whilst the loss of this through route may cause some inconvenience to local residents, the High Street and its facilities remain near at hand with adequate means of accessing it.

The setting of the listed church

The proposed building would be some 65m from the church building and is therefore far enough away not to detrimentally affect its setting. A view of the church from Robinson Road across the

site would be affected but this is not a publicly significant view and would only be totally safeguarded if the site remained undeveloped.

In conclusion

Whilst this development has generated objection from some residents, it does offer a valuable opportunity to provide further quality development to the centre of Newhall thus bringing investment confidence to the area for the benefit of the community and local environment. It also provides the opportunity for affordable accommodation to be provided in a highly sustainable location.

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:

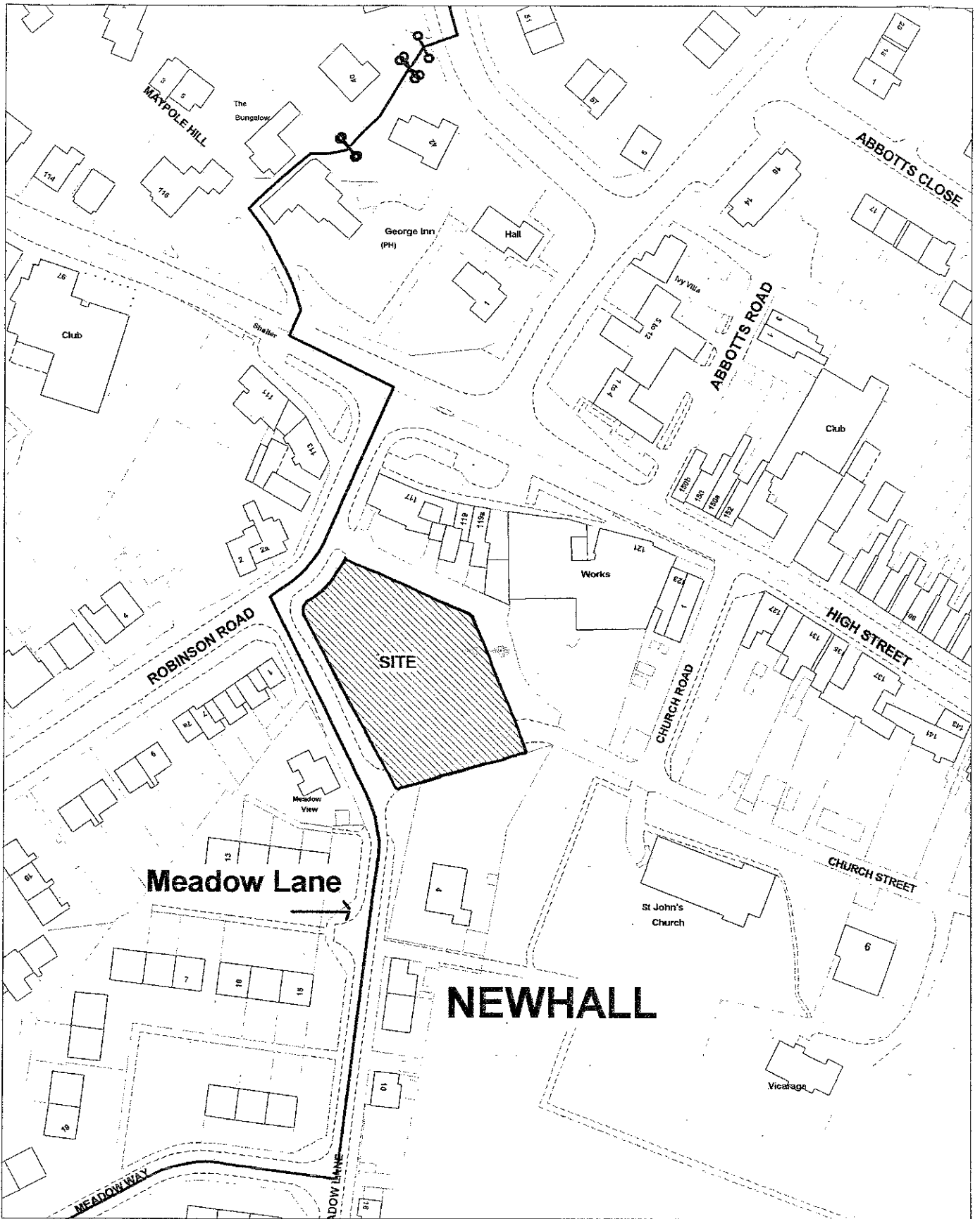
1. This permission shall relate to the amended drawings, nos 056/01 B, 056/02 A, 056/03 A, 056/05 B, 056/06 received on 12th DEcember 2004 showing in particular:
 - a. amended fenestration
 - b. amended parking layout
 - c. amended elevations and detailing.
1. Reason: To safeguard the amenities of the area and in the interests of highway safety.
2. No development shall commence on site in connection with this approval until samples of materials for the external elevations of the building 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.
2. Reason: The building will be prominent in the streetscene and the Local Planning Authority wishes to ensure that the materials match those traditionally used locally to help the development blend harmoniously with the area.
3. No development shall commence on site in connection with this approval until large scale drawings to a minimum Scale of 1:10 of the fenestration and external doors joinery, including horizontal and vertical sections, precise construction method of opening and cill and lintel details have been submitted to and approved in writing by the Local Planning Authority and the external details shall be constructed in accordance with the approved drawings.
3. Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.
4. No development shall commence on site in connection with this approval until large scale drawings to a minimum Scale of 1:10 of eaves (including rain water goods), verges and band courses, including horizontal and vertical sections have been submitted to and approved in writing by the Local Planning Authority and the external joinery shall be constructed in accordance with the approved drawings.
4. Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.

5. 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.
5. Reason: The boundary treatment is an important part of the development and the Local Planning Authority wishes to ensure the details are appropriate to safeguard the quality of the development and the appearance of the streetscene.
6. All plumbing and service pipework, soil and vent pipes, electricity and gas meter cupboards and heating flues shall be located inside the building unless specifically agreed in writing by the Local Planning Authority. The type, number and position of heating and ventilation flues outlets shall be agreed in writing with the Local Planning Authority before development is commenced.
6. Reason: In the interests of the appearance of the development and the character of the area.
7. A sample panel of pointed brickwork and pointed 'stonework' 1 metre square or such other area as may be agreed by the Local Planning Authority shall be prepared for inspection and approval in writing by the Local Planning Authority before the work is generally executed.
7. Reason: In the interests of the appearance of the development and the locality generally.
8. No part of the development shall be carried out until precise details including paving patterns, specifications and samples of the materials to be used in the hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
8. Reason: To ensure the materials are acceptable to safeguard the quality of the development and the appearance of the area.
9. Gutters and downpipes shall have a black finish. No fascia boards shall be used.
9. Reason: In the interests of the appearance of the building and the character of the area.

Informatives:

The applicant is advised that the following conditions from the outline permission, 9/2001/0360, are outstanding:

2 (landscaping), 5 (earthworks), 6 (landscaping implementation), 7 (disposal of foul and surface water), 8 (safeguarding public sewer), 9 (finished floor levels).



NEWHALL



South Derbyshire
District Council
Civic Offices
Civic Way
Swadlincote
DE11 6AU

Former Horse & Jockey
Newhall 9/2003/1180/D

Date Plotted 12/3/2004

NORTH ↑

Plot centred at 428536 325343

Scale 1:1250

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02/03/2004

Item 1.5

Reg. No. 9 2003 1503 TP

Applicant:

Donald Ward Ltd
Rawdon Works
Moirra Road
Woodville
Derbyshire
DE118DG

Agent:

Donald Ward Ltd
Rawdon Works
Moirra Road
Woodville
Derbyshire
DE118DG

Proposal: Removal of four trees closest to the north side of the building addressed as 8 Moirra Road covered by South Derbyshire District Council Tree Preservation Order Number 217 at 8 Moirra Road Woodville Swadlincote

Ward: Woodville

Valid Date: 15/12/2003

Site Description

This line of six leylandii trees and one hawthorn are on the west side of Moirra Road on the south side of the entrance to Donald Wards scrap yard.

Proposal

The trees are subject to a tree preservation order made under the emergency procedures in November 2003. The reason given for making the order is that the trees provide an all season partial screen to the scrapyard when viewed from the public highway and residential properties on Moirra Road.

It is proposed to fell four trees closest to the applicant's office building.

Applicants' supporting information

A Chartered Engineers report was submitted with the application, which concludes that:

The significant cracking present at the north corner is undoubtedly caused by subsidence of the foundation. The cracking is recent, progressive and accelerating. The strongest possible cause of the subsidence is the presence and action of the adjacent cypress trees, which may still be growing, and require considerable amounts of root water for survival.

Coupled with the last very dry summer and the fact that the area is elevated above the surrounding area, there is a strong possibility that the soil under the foundation has become partially desiccated by the roots of these trees. The presence of clay soil exacerbates the

situation, as it is highly susceptible to shrinkage during the drying out process. Such shrinkage would cause the foundation to subside.

It is recommended that as a precautionary measure against further damage to the property and possible structural problems, all trees within a radius of their fully grown height be removed as soon as possible.

Responses to Consultations

The Council's arboriculturist considers that removal is reasonable, as Leyland Cypress is a high water demanding species. 15 to 20 metres from the building is a more appropriate distance on heavy clay for this vigorous species. The land is very 'industrially disturbed' and there are many reasons other than these relatively small trees why cracking is occurring. He does not consider it wise, however, to ignore the request to take out four conifers only four metres from the building. He recommends that the trees are replaced by 3 tall evergreen shrubs, Cotoneaster Cornubia (3 litre pots) and 1 Picea Omorika (Serbian spruce) (10litre pot, 800mm tall). This evergreen planting will not be nearly so water demanding as Leylandii. In the future it may be better to replace all the Leylandii and use Serbian spruce as a replacement.

A letter of objection has been received signed by Ward Councillors S Taylor and G Isham, as follows:

Our principle reason for objection is to safeguard the amenity value of these trees, in their current established form they offer considerable benefit to the community.

Prior to the occupation of this former domestic property by Donald Ward Ltd, the surrounding trees contributed greatly to mitigating the adverse effects of the business undertaken at this location. Following the inclusion of this property into the business a significant number of trees were removed. This has had a quite detrimental effect on the amenity of the street scene, and local residents.

The few remaining trees retain some element of protection to the amenity of immediate community. They screen the site, and also give protection from the direct effects of noise. Their removal would change the profile of the streetscape. This is particularly apparent on the approach towards Woodville Tollgate.

Woodville Parish Council objects to the proposal stating that they are of value to the community as this is a very noisy site and the trees act as a sound barrier.

Structure/Local Plan Policies

The relevant policies are:

Joint Structure Plan: Environment Policy 16.

Adopted Local Plan: Environment Policy 9.

Draft Local Plan: ENV3.

Planning Considerations

The main issue central to the determination of this application is whether the damage to the building allegedly caused by the trees is sufficient justification to have them removed.

Planning Assessment

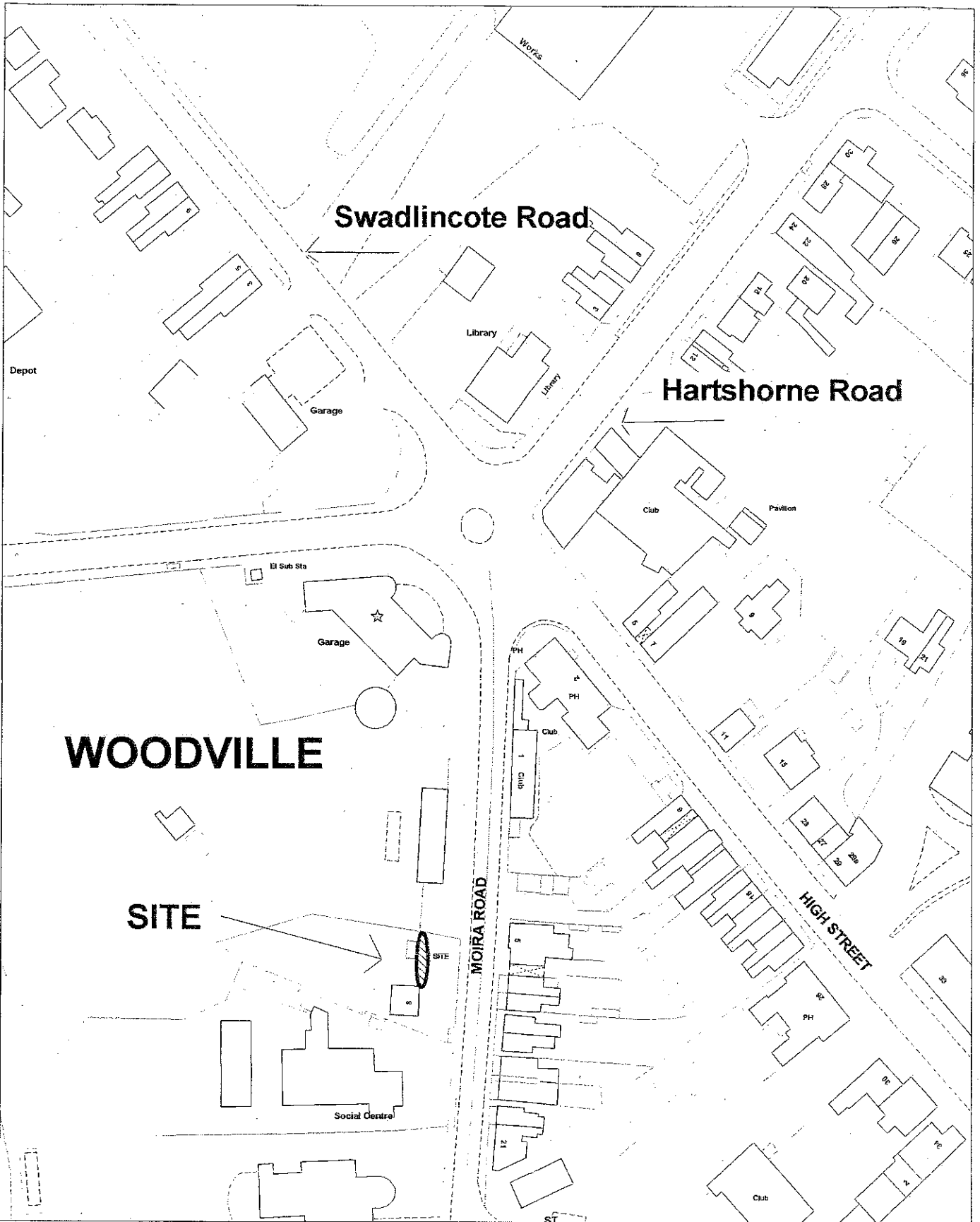
The chartered engineers report concludes that in all likelihood it is the trees that are causing damage to the building and the Council's tree specialist agrees with this on the basis that the trees are high water demanding on shrinkable clay following a very dry summer. On this basis it would therefore be expedient to remove the trees. Refusal to fell could result in a claim for compensation against the Council for any further damage caused by the trees after the issuing of the refusal notice.

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

Recommendation

GRANT permission subject to the following conditions:

1. The work hereby approved shall be carried out within two years of the date of this consent.
1. Reason: To enable the LPA to assess future proposals should this work not be implemented.
2. No works to any trees shall be carried out until the local planning authority has approved in writing full details (including location, species and size of planting) of every tree and shrub to be planted by way of replacement for those to be felled under the terms of this consent, including its proposed location, its species, its size at the date of planting, and the approximate date when it is to be planted
2. Reason: To ensure replacement planting is provided to safeguard the amenities of the area.
3. Trees and shrubs shall be planted in accordance with the details approved by the Council under Condition 2.
3. Reason: To safeguard the amenities of the area.
4. If within a period of two years from the completion of the planting any of the trees or shrubs planted in accordance with condition 3, or any tree or shrub planted as a replacement of any of those trees or shrubs, is cut down, felled, uprooted, removed or destroyed or dies or becomes on the opinion of the Local Planning Authority, seriously damaged or defective, a replacement shall be planted of the same specification and species as that lost.
 - (a) the local planning authority shall be notified as soon as reasonably possible,
 - (b) another tree or shrub of the same species shall be planted at the same location, at a time to be agreed in writing unless the local planning authority agrees in writing to dispense with or vary the requirement.
4. Reason: To provide for replacement planting if necessary in the interests of safeguarding the amenities of the area.




**South Derbyshire
 District Council**
 Civic Offices
 Civic Way
 Swadlincote
 DE11 0AH

Donal Ward Ltd
Moira Rd
Woodville 9/2003/1503/TP

Date Plotted 12/3/2004

 Plot centred at 428536 325343

NORTH ↑

Scale 1:1250

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