

Also, since the last Development Services Committee, Netherseal has been declared a sustainable village within a hierarchy established in the context of South Derbyshire. This again is at variance from the conclusion of the inspector.

It remains a concern, that the grant of permission in this instance might not result in the benefit of the relocation of the business after all, simply its demise and replacement with housing. The Council's Estates Officer considers the site to have been undervalued by the Applicant's Accountant and suggests the site is more valuable than stated. Nevertheless, it may fairly be concluded that there is not a lot of difference between resale for commercial purposes or for residential redevelopment, as proposed, but that there is probably an advantage to the applicants in obtaining a permission.

On the other hand, taking their position at face value, the approach to this matter by the applicants has all the hallmarks of a genuine concern for parochial interests. They could have proceeded to market the site as it is before now with a view to relocation on the strength of a sale.

They could have pursued wholesale relocation to another locality altogether. It would be very difficult for the Local Planning Authority to prevent continued use of Woolstich Farm for storage and distribution unrelated to agriculture, if indeed a permission were required, or for some other industrial process that did not embody significant expansion. They continue to affirm their concern not to clash with local interests and to develop and expand their business in the most effective way as a profitable, local concern.

In conclusion, contrary to the inspector's view, the proposal can be shown to be more rather than less sustainable overall. It provides for employment within the same location for a local workforce, using more direct and shorter road links for heavy traffic to the principal network. The new plant is proposed on a site within a nearby sustainable village settlement with a balance of residential, employment and service uses. The alternative use on the application site would involve considerably less vehicular movements and the village is likely to be officially acknowledged in the revised Local Plan as sustainable. Netherseal would also benefit from an improved environment.

There are, therefore, sound reasons to override the development plan in a manner that can clearly be distinguished from similar cases where the residential redevelopment (and proposed removals of agricultural occupancy conditions) is not accompanied by a clear and cogent economic imperative as well as environmental improvements for the locality and the site.

The provision of a footway on Clifton Road would be detrimental to its rural character and should be avoided. There would be less of a need for such given the forecast of the significant reduction in vehicle movements. However, a management agreement to secure the maintenance of the roadways is considered to be in the interests of the future occupants of the site.

### **Recommendation**

- A. That the Council refers the application to the S of S on the basis of its intention to **GRANT** permission subject to the satisfactory conclusion of an agreement under Section 106 to secure the formation of a Management Company for the purpose of managing the future maintenance and repair of the roadways, and all surrounding landscape areas contained within the red line site as shown on drawing 643-16; and an undertaking that no adoption

(i.e. maintainable at public expense) of any part of the roadways or landscape areas would be sought.

**B.** That the following conditions be imposed:

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

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990

2. No part of the development shall be carried out until precise details, specifications and, where necessary, samples of the facing materials to be used in the construction of the external walls and roof of the building(s) have been submitted to and approved in writing by the Local Planning Authority.

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

3. 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.

4. Gutters and downpipes shall have a black finish and be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.

Reason: In the interests of the appearance of the building(s), and the character of the area.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the dwelling hereby permitted shall not be altered, enlarged or extended, no satellite dishes shall be affixed to the dwelling and no buildings, gates, walls or other means of enclosure (except as authorised by this permission or required by any condition attached thereto) shall be erected on the application site (shown edged red on the submitted plan) without the prior grant of planning permission on an application made in that regard to the Local Planning Authority.

Reason: To maintain control in the interest of the character and amenity of the area, having regard to the setting and size of the development, the site area and effect upon neighbouring properties and/or the street scene.

6. 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.

Reason: To ensure that adequate parking/garaging provision is available.

7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, 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.

8. A landscape management plan which shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

9. 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.

10. Prior to its construction, full details of the lake as shown on drawing 643-16 shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the lake shall only be constructed in accordance with the agreed scheme.

Reason: No details have been submitted.

25/09/2001

**Item** A13**Reg. No.** 9 2001 0752 F**Applicant:**

Repton School  
 Repton  
 Derbyshire  
 DE65 6FH

**Agent:**

Tony Simms  
 A F Simms & Co  
 99 Friar Gate  
 Derby  
 DE1 1EZ

**Proposal:** The erection of a studio theatre, foyer and store at Land  
 Adjoining The 400 Hall Repton School Repton

**Ward:** Repton

**Valid Date:** 08/08/2001

**Site Description**

The site lies within a complex of mainly modern school buildings, visible from Willington Road.

**Proposal**

The proposed building would be attached to the existing theatre building and a new glazed foyer would serve the existing and proposed facilities. The new building would be of similar design to the existing structure.

**Responses to Consultations**

The Parish Council objects for the following reasons:

- There is no additional parking provision and the existing situation would be made worse.
- There should be more parking spaces and proper signage to take cars away from the Church lychgate/Arch/Cross area.
- No mention is made of the seating capacity of the new theatre.

**Responses to Publicity**

None.

**Structure/Local Plan Policies**

The relevant policies are:

Joint Structure Plan: General Development Strategy Policy 2 and Environment Policy 9.  
 Local Plan: Community Facilities Policy 1 and Environment Policy 12.

## **Planning Considerations**

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

- The principle of the development
- Impact on the conservation area.
- Highway safety.

## **Planning Assessment**

The site is located within the village framework of Repton. Therefore, the principle of the development is acceptable.

The extension would reflect the architecture of the existing theatre building. Therefore, the proposal would preserve the character and appearance of this part of the conservation area.

As the building is a school facility and complementary to the existing building that is already in place there is unlikely to be a material increase in traffic caused by it. The Highway Authority raises no objection in this regard and, therefore, there would be no substantive reason to refuse the submission on highway grounds.

The development is needed as part of the existing established school complex and in the absence of demonstrable harm is favoured by the community facilities policy in the Local Plan.

## **Recommendation**

**GRANT** permission subject to the following conditions:

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

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990

2. Samples of both the roofing material and the brick shall be submitted for approval in writing by the Local Planning Authority before work commences. The agreed materials shall then be used to construct the development hereby approved.

Reason: To ensure the building/extension is in keeping with its surrounding in the interest of the character and visual amenity of the area.

25/09/2001

**Item** A14**Reg. No.** 9 2001 0769 R**Applicant:**

Spencers Drinks Ltd  
 127 Swadlincote Road  
 Woodville  
 Derbyshire  
 DE118DA

**Agent:**

Mr. B. A. Williamson  
 Genista  
 Broomhills Lane  
 Repton  
 Derbyshire  
 DE656FS

**Proposal:** The variation of conditions 6 and 8 of planning permission  
 9/2000/0668/U at 54 Swadlincote Road Woodville Swadlincote

**Ward:** Swadlincote

**Valid Date:** 03/08/2001

**Site Description**

The site is a former transport depot adjacent to the former Bretby Art Pottery to the south of Swadlincote Road, Woodville. To the west of the site are residential properties, whilst to the east is an area of open land.

**Proposal**

Conditions 6 and 8 attached to planning permission 9/2001/0769 read as follows:

6. *Notwithstanding the submitted details, no crates or other items shall be stored outside the area hatched red or blue on the attached plan no. A1. Nothing shall be stacked in excess of a height of 4 metres measured against normal ground level in the area hatched red. In the area hatched blue nothing shall be stacked higher than 2 metres in height above adjoining normal ground level.*
8. *The areas shown on the attached plan no A1 for the parking, turning and manoeuvring of vehicles shall be laid out, hard surfaced and marked out prior to the first use of the development hereby permitted. Thereafter those areas shall remain unobstructed for their designated use.*

The current application plan shows the on-site parking area and one of the storage areas swapped round so that both of the storage areas are amalgamated.

**Planning History**

Planning permission 9/2001/0769 for the use of the premises for the storage of drinks cases on pallets was granted permission in October 2000.

## **Responses to Consultations**

The County Highway Authority and the Environmental Health Manager have no comments.

## **Responses to Publicity**

Three neighbours have written making the following comments:

- a. The conditions attached to the current permission are currently being breached causing a danger to highway safety mainly because vehicles are too long to access the site safely.
- b. Some of the land towards the front of the site should be made available for neighbours off-street parking and more fencing of the site should be done.
- c. Since the company has occupied the site it has become an “absolute disgrace and an eyesore”. Crates are being stacked too high and the main gate is being left open to swing into the road.
- d. Permission should not be granted for any increase in the height of stacks or allow them any closer to the road.

## **Structure/Local Plan Policies**

The relevant policies are:

Joint Structure Plan: Economy Policy 4.

Local Plan: Employment Policy 3.

## **Planning Considerations**

The main issue central to the determination of this application is whether the relocation of the parking and storage areas harm interests of residential amenity or highway safety.

## **Planning Assessment**

Policy seeks to approve applications for business development in Swadlincote provided they would not be detrimental to the amenity of the locality on environmental and traffic grounds. Additionally, the principle of the use of this site for an industrial use has already been established.

There would not be any harm caused to the near neighbours by the variation of the conditions as the effect of granting consent would be to remove the storage of pallets away from the boundary with residential properties and replace it with car parking and turning areas. This would not adversely affect the amenity of the neighbours as there is a requirement to provide for an effective noise barrier on that boundary by other conditions attached to the extant permission. Indeed the removal of the storage area from the boundary would improve the amenity of the residents. This view is backed up by the fact that the Environmental Health Manager who has not objected to the submission.

Additionally, the alterations to the parking and manoeuvring areas would not affect highway safety.

Other matters relating to other conditions raised by neighbours will be taken up separately.

**Recommendation**

**GRANT** permission subject to the following conditions:

1. Notwithstanding the submitted details, there shall be no pallets stored above 4 metres from ground level within the proposed storage area as marked on plan no. A1 (revision A). No storage of any pallets, bottles or other goods or materials shall be stored outside the designated area.

Reason: To ensure that all the activities associated with the development are contained within the curtilage of the site, so as to avoid parking and manoeuvring on the highway to the detriment of highway safety.

2. The car parking spaces/manoeuvring areas shown on the submitted plan no. A1 (revision A) shall be hard surfaced with a solid bound material and marked out prior to the first use of the development and thereafter retained for that purpose free of obstruction.

Reason: To ensure that all the activities associated with the development are contained within the curtilage of the site, so as to avoid parking and manoeuvring on the highway to the detriment of highway safety.



25/09/2001

**Item** A15**Reg. No.** 9 2001 0779 R**Applicant:**

G Simpson  
 Shortwood Farm, Green Lane  
 Overseal  
 Swadlincote  
 Derbyshire  
 DE126JP

**Agent:**

G Simpson  
 Shortwood Farm, Green Lane  
 Overseal  
 Swadlincote  
 Derbyshire  
 DE126JP

**Proposal:** The renewal of planning application 9/0996/0441/F for the use for preparation of vehicles prior to export of an outbuilding at Shortwood Farm Green Lane Overseal Swadlincote

**Ward:** Overseal

**Valid Date:** 08/08/2001

**Site Description**

The site lies in open countryside with access from Green Lane via Sealwood Lane, a narrow track in varying states of repair. The buildings being utilised for the business are situated well over 100 metres from the nearest dwelling on Linton Heath.

A public footpath runs along the southern boundary of the site.

**Planning History**

A temporary permission was first granted for the use in September 1995 following a Planning Committee site visit. The permission was renewed in 1996 subject to a temporary permission which expires on 31 October 2001.

**Responses to Consultations**

The Parish Council reports that it has received a number of complaints over the years about vehicles being driven into and out of the site in the early hours of the morning causing a nuisance. It considers the use to be inappropriate in a very rural area and should be located on an industrial estate. It also draws attention to the fact that there was a fire in the workshop and the emergency vehicles were unable to reach the site and that the use of welding equipment makes a recurrence a real danger.

The Environmental Health Manager reports that he has received no complaints regarding noise from the operation and therefore he offers no objection to the renewal of permission subject to conditions to regulate the use.

The County Highway Authority has no objection subject to the repeating of conditions previously attached.

### **Responses to Publicity**

None received.

### **Structure/Local Plan Policies**

The relevant policies are:

Joint Structure Plan: Economy Policy 5.

Local Plan: Employment Policy 4.

### **Planning Considerations**

The main issues central to the determination of this application are whether the proposal complies with the provisions of the development plan and the impact of the use on the residential amenity and highway safety of the area.

### **Planning Assessment**

In principle, policy supports the reuse of rural buildings for business uses provided that the proposal is acceptable on environmental and traffic grounds. Additionally, the use has been granted consent on two occasions. As such, the principle of granting consent for the development is acceptable and in accord with policy.

In this case, notwithstanding the comments of the Parish Council, there is no firm evidence that there have been any problems with the use (which has now been in operation for six years). No objections have been received from the Environmental Health Manager (EHM) suggesting otherwise. Therefore, the proposal would not adversely affect residential amenity subject to the conditions suggested by the EHM.

Additionally, temporary permissions are generally granted so that the Planning Authority may monitor the use on the site. In this case the use has been carrying on for six years without complaint. As such, there is now no reason to seek to impose a further time limiting condition and an unrestricted permission is, therefore, recommended.

The County Highway Authority likewise has not raised any objections to the proposal. Therefore, it would not adversely affect highway safety.

The matter relating to emergency vehicles is not material to the determination of the application.

### **Recommendation**

**GRANT** permission subject to the following conditions:

1. No operations to which this permission relates shall be carried on on the site outside the hours of 08.00 and 18.00 Monday to Saturday, with no working on Sundays or Public Holidays.

Reason: To protect the amenities of adjoining properties and the locality generally.

2. No more than nine vehicles (either waiting to be worked on , being worked on, or awaiting despatch) shall be located at the site at any time, unless previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenities of adjoining properties and the locality generally.

3. No work shall be undertaken outside the workshops.

Reason: To protect the amenities of adjoining properties and the locality generally.

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and Article 3 and Part 3 of the Town and Country Planning (General Permitted Development) Order 1995, this permission shall relate to the use of the premises as described in your application and for no other purpose.

Reason: In order that the Local Planning Authority may retain control over the future use of the premises and in the interests of the amenity of the area.

25/09/2001

**Item** A16**Reg. No.** 9 2001 0813 F

**Applicant:**  
 N G Sread  
 Manor Farm  
 Stanton By Bridge  
 Derbyshire  
 DE731HU

**Agent:**  
 Monica Brown  
 Agricultural Assitance  
 36 West Street  
 Geddington  
 Nr Kettering  
 Northants  
 NN141BD

**Proposal:** The renovation and use as an interpretation centre of the Building To The North East Of The Chantry Farm Shop Wards Lane Kings Newton Derby

**Ward:** Melbourne

**Valid Date:** 14/08/2001

### **Site Description**

The building, the subject of this application, is a small stone built traditional farm building. It is located in an isolated position within an agricultural field within the gently sloping landscape to the south of the River Trent.

### **Proposal**

The applicant seeks consent to convert the building into an interpretation centre in conjunction with a Countryside Stewardship Scheme that would involve the land being made available to visitors. The building would be renovated and re-roofed. It measures 6.4 m x 4.8 m in plan.

The building would be reached on foot.

### **Applicants' supporting information**

Details of the Stewardship Scheme are submitted as part of the application and are available in full on the application file.

In brief the scheme would involve managing the applicant's farmland to provide wildlife habitats and public access. Parking would be provided at the nearby Chantry Farm Shop, which is also owned by the applicant.

## **Responses to Consultations**

Melbourne Civic Society has no objection but regrets the trend away from traditional farming, fearing that the site may eventually become a shopping outlet.

The Highway Authority and Environmental Health Manager have no objection in principle.

## **Structure/Local Plan Policies**

The relevant policies are:

Joint Structure Plan: General Development Strategy Policy 5 and Leisure and Tourism Policy 1.

Local Plan: Environment Policy 1 and Recreation and Tourism Policy 1.

## **Planning Considerations**

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

- The principle of the development in a location outside settlements.
- Visual impact.
- Traffic.

## **Planning Assessment**

The policies of the development plan seek to encourage the re-use of buildings in the countryside providing they do not have an adverse impact on the character of the area. Additionally, recreation and tourist policies seek to encourage tourist facilities. Therefore, as the application seeks to make use of an existing structure, albeit in a run down state, for a tourist related activity, it is in principle acceptable.

Additionally, the building is small and it would be restored in a sympathetic manner. There would, therefore, be a neutral impact on the character and appearance of the countryside.

It is unlikely that there would be significant traffic associated with the proposal. Cars could not access the site proper and would need to park at the existing farm shop.

## **Recommendation**

**GRANT** permission subject to the following conditions:

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

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990

2. A sample of the roof tile to be used in the construction of the roof shall be submitted for approval in writing by the Local Planning Authority before work commences. The agreed materials shall then be used to construct the roof of the building.

Reason: To ensure the building/extension is in keeping with its surrounding in the interest of the character and visual amenity of the area.

3. Large scale drawings to a minimum Scale of 1:20 of external joinery, including sections, precise construction method of opening and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority before building work starts. The external joinery shall be constructed in accordance with the approved drawings.

Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.

4. Gutters and downpipes shall have a black finish and be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.

Reason: In the interests of the appearance of the building(s), and the character of the area.

25/09/2001

**Item** A17**Reg. No.** 9 2001 0830 F**Applicant:**

Mr Mrs G Walters  
The Cart Barn Arleston Farm, Arle  
Barrow On Trent  
Derby  
DE73 1HN

**Agent:**

N A Kellogg  
71 Huntley Avenue  
Spondon  
Derby  
DE217DW

**Proposal:** The erection of a detached dwelling at The Cart Barn  
Arleston Farm Arleston Lane Barrow On Trent Derby

**Ward:** Ticknall

**Valid Date:** 17/08/2001

**Site Description**

The property is one of a group of traditional former farm buildings that have been granted consent for conversion to residential use. The site is located within the open countryside.

**Proposal**

The applicant seeks consent to re-erect a building and to use it for a residential use as previously granted consent. The building collapsed whilst the original works of conversion were being undertaken. The degree of collapse is such that the extent of operations to restore it is tantamount to the erection of a new building.

The applicant also seeks to retain a hardstanding area that has been formed part way down the access track to Arleston Farm.

**Planning History**

Various permissions for conversion have been granted, most recently this year (9/2001/0186/F). The drawings for which consent was granted is the drawing that has been submitted in respect of the current proposal.

**Responses to Consultations**

The Parish Council, Highway Authority and Environment Agency have no objection in principle.

**Structure/Local Plan Policies**

The relevant policies are:

Joint Structure Plan: General Development Strategy Policy 5 and Housing Policy 8.  
Local Plan: Environment Policy 1 and Housing Policy 7 & 8.

### **Planning Considerations**

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

- The principle of development.
- Its impact on the character of the countryside.
- Highway safety.
- Drainage.

### **Planning Assessment**

The policies of the development plan seek to resist new development in the countryside. Specifically, new residential units are only permissible when proposed in connection with a rural based activity. Additionally, the development plan seeks to resist new dwellings in unsustainable locations. Therefore, in principle, this submission is contrary to the development plan.

However the following issues also need to be given weight in this matter and they are relevant material considerations:

- Whilst largely destroyed fragments of the original building remain.
- It is being rebuilt using materials reclaimed from the site.
- Its appearance is very similar to the previous building and would, therefore, have no greater impact on the area in which it is situated than that previously granted consent.
- The building recreates a very important visual element of the whole farm grouping. Permission was granted for conversion because the building contributed to the visual quality of the farm group.
- The building would provide a significant screen to domestic activity in the gardens to the applicant's property and other converted barns.

Of particular importance in this case is the contribution that the barn makes to the group as a whole. It closes off views into the courtyard of the converted complex, particularly from the public right of way that passes the site, and contributes to the setting of the complex as a whole. For these reasons, its original conversion was considered an important element of the conversion of this group of buildings as a whole. Additionally, the re-erection of the building would have no greater impact on the area than the barn that has been granted consent to be converted.

Whilst this matter is finely balanced in terms of the relevant considerations, in this case, on balance, these other considerations outweigh the normal presumption against the erection of new development in the countryside.

Highway safety and drainage issues are unchanged from the previous permission.

Notwithstanding other considerations, the hardstanding for which consent is sought, is remote from the subject building and there is a public right of way running next to it. Therefore any vehicles or materials stored thereon would be prominent to public view. This element of the proposal is harmful to the character of the area. As a result a split decision is proposed allowing the erection of the building but refusing consent for the hard standing.



## Recommendation

For the proposed building: **GRANT** permission subject to the following conditions:

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

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990

2. A sample of both the roof tile and the brick shall be submitted for approval in writing by the Local Planning Authority before work commences.

Reason: To ensure the building/extension is in keeping with its surrounding in the interest of the character and visual amenity of the area.

3. Pointing of the existing/ proposed building(s) shall be carried out using a lime mortar no stronger than 1:1:6 (cement:lime:yellow sand). The finished joint shall be slightly recessed with a brushed finish in accordance with Derbyshire County Council's advisory leaflet "Repointing of Brick and Stonework".

Reason: In the interests of the appearance of the building(s).

4. Large scale drawings to a minimum Scale of 1:20 of external joinery, including sections, precise construction method of opening and cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority before building work starts. The external joinery shall be constructed in accordance with the approved drawings.

Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.

5. External joinery shall be in timber and painted to a colour and specification which shall have been previously agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the building(s) and the character of the area.

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.

Reason: In the interests of the appearance of the building(s) and the character of the area.

7. Gutters and downpipes shall have a black finish and be fixed direct to the brickwork on metal brackets. No fascia boards shall be used.

Reason: In the interests of the appearance of the building(s), and the character of the area.

8. Notwithstanding any details submitted, precise details of the type, size and position of the proposed rooflight(s) shall be submitted to and approved in writing by the Local Planning Authority. The approved rooflight(s) shall be fitted such that their outer faces are flush with the plane of the roof, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the building(s) and the character of the area.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the dwelling hereby permitted shall not be altered, enlarged or extended, no satellite dishes shall be affixed to the dwelling and no buildings, gates, walls or other means of enclosure (except as authorised by this permission or required by any condition attached thereto) shall be erected on the application site (shown edged red on the submitted plan) without the prior grant of planning permission on an application made in that regard to the Local Planning Authority.

Reason: To maintain control in the interest of the character and amenity of the area, having regard to the setting and size of the development, the site area and effect upon neighbouring properties and/or the street scene.

10. The extent of residential curtilage associated with the dwelling shall be confined to the area shown hatched on the attached plan 9/2001/0830/F.

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

11. No work shall take place on the site until details of a scheme for the disposal of 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: In the interests of pollution control.

For the hardstanding: A) **REFUSE** permission for the following reason:

The hard standing is not appropriate to a location in the countryside and being adjacent to a public right of way it would have a severely harmful visual impact that would be to the detriment of the rural quality of the area and contrary to General Development Strategy Policy 5 of the Derby and Derbyshire Joint Structure Plan and Environment Policy 1 of the South Derbyshire Local Plan.

B) That the Committee authorises enforcement action to secure the removal of the unauthorised hardstanding.