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**North East
Derbyshire**
District Council

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Date: Monday, 6 January 2025

To: **Members of the Planning Committee**

Please attend a meeting of the Planning Committee to be held on **Tuesday, 14 January 2025 at 2.00 pm in the Council Chamber**, District Council Offices, 2013 Mill Lane, Wingerworth, Chesterfield S42 6NG.

Access to the Council Chamber

As the refurbishment of the reception area will have commenced, access to the Council Chamber will be via the Rykneld Homes access door to the right of the current reception.

The meeting will also be live streamed from the Council's website on its You Tube Channel. Click on the following link if you want to view the meeting:

[North East Derbyshire District Council - YouTube](#)

Yours sincerely

Assistant Director of Governance and Monitoring Officer

Members of the Committee

Councillor David Cheetham
Councillor Andrew Cooper
Councillor Peter Elliot
Councillor Mark Foster
Councillor Christine Gare
Councillor David Hancock

Councillor Lee Hartshorne (Chair)
Councillor William Jones
Councillor Tony Lacey
Councillor Fran Petersen
Councillor Kathy Rouse

Please notify the Governance Manager, Amy Bryan by 4.00 pm on Friday 10 January 2025 of any substitutions made for the meeting.

For further information about this meeting please contact: Amy Bryan 01246 217391

A G E N D A

1 Apologies for Absence and Substitutions

To receive any apologies for absence and notices of substitutions from Members.

2 Declarations of Interest

Members are requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

3 Declaration of Predetermination

Any Member who cannot determine an Application solely on the information presented to Committee at the meeting today is asked declare that they are 'Predetermined' on that item on the agenda and to withdraw from the meeting at the appropriate time.

4 Minutes of Last Meeting (Pages 4 - 7)

To approve as a correct record and the Chair to sign the Minutes of Planning Committee held on 3 December 2024.

5 NED/24/00303/FLH - Killamarsh (Pages 8 - 22)

Amendments to raising of ridge height and reduction in size of rear extension and atrium approved under planning application 19/00591/FLH at 41 Rose Way, Killamarsh.

(Planning Manager – Development Management)

6 TPO 302/2024 - Shirland (Pages 23 - 34)

Proposed Confirmation of Tree Preservation Order 302/2024 – Trees on Land South of Hallfieldgate Lane, Shirland.

(Planning Policy & Environment Manager)

7 Late Representations - Summary Update Report - TO FOLLOW

(Planning Manager – Development Management)

8 Planning Appeals - Lodged and Determined (Pages 35 - 39)

(Planning Manager – Development Management)

9 Matters of Urgency

To consider any other matter which the Chair is of the opinion should be considered as a matter of urgency.



**North East
Derbyshire**
District Council

Access for All statement

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PLANNING COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY, 3 DECEMBER 2024

Present:

Councillor Lee Hartshorne (Chair) (in the Chair)

Councillor Tony Lacey (Vice-Chair)

Councillor Neil Baker

Councillor Andrew Cooper

Councillor Christine Gare

Councillor William Jones

Councillor Kathy Rouse

Councillor David Cheetham

Councillor Peter Elliott

Councillor David Hancock

Councillor Fran Petersen

Also Present:

A Kirkham

A Lockett

A Jafri

A Bryan

M E Derbyshire

T Fuller

Planning Manager - Development Management

Senior Planning Officer

Planning Solicitor

Governance Manager

Members ICT & Training Officer

Governance Officer

PLA/ Apologies for Absence and Substitutions

35/2

4-25 Apologies for absence were received from Councillor M Foster.

Councillor N Baker attended as a substitute for Councillor M Foster.

PLA/ Declarations of Interest

36/2

4-25 Councillor A Cooper declared an interest in item 6 on the agenda, NED/24/00810/FL – PILSLEY, as the application was within his Ward. He indicated that he would leave the room at the appropriate time and would not participate in the Committee's consideration or determination of the application.

PLA/ Declaration of Predetermination

37/2

4-25 None.

PLA/ Minutes of Last Meeting

38/2

4-25 RESOLVED –

That the minutes of the meeting held on 5 November 2024 were approved as a true record.

PLA/ NED/24/00303/FLH - KILLAMARSH

39/2

4-25 The Chair of the Committee informed Members that he had agreed to defer item 5 on the Agenda, NED/24/00303/FLH – KILLAMARSH. The Planning Manager

(Development Management) explained that the deferral was in order for the applicant to submit updated drawings.

Having previously declared an interest in the next item, Councillor A Cooper left the meeting.

PLA/ NED/24/00810/FL - PILSLEY

40/2

4-25

The Committee considered an application that had been submitted for the change of use from dwelling to a children's residential care home for ages 6-15 at 8 Station Road, Pilsley. The application had been referred to Committee by Councillor K Gillott who had raised some concerns about it.

The recommendation by officers was to approve the application. The report to Committee explained the reasons for this.

The report contended that the proposal was in accordance with local and national planning policy aims to provide adequate specialist housing. In this context, officers had suggested that the new use of the dwelling would be well suited to the facilities and services of the area. It was reasoned that the design of the site meant there would be no harmful impact on the character of the area or amenity of neighbouring properties.

A late representation had been submitted by Councillor K Gillott stating that, in receipt of all the facts, he no longer wished to comment on the application.

Officers had concluded that the proposal was in accordance with local and national planning policy. They recommended, therefore, that the application be approved subject to conditions.

Committee considered the application. It took into account the relevant Local and National Planning Policies. These included and Local Plan policy LC4, concerning the type and mix of housing in the district, and paragraph 63 of the National Planning Policy Framework (NPPF), concerning the supply of homes for different groups. Committee also considered a Ministerial Statement made in 2023, concerning accommodation for vulnerable children.

Members discussed the application. Some Members suggested adding a condition limiting the number of children, aged 6-15, staying at the dwelling to 7. Committee agreed that this was a reasonable condition.

At the conclusion of the discussion Councillor D Hancock and Councillor T Lacey moved and seconded a Motion to approve the application, subject to the additional of a condition limiting the number of children residing at the property to 7. The motion was put to a vote and approved.

RESOLVED -

That the application be approved, in line with officer recommendations.

That the final wording of the conditions and legal agreement be delegated to the

Planning Manager (Development Management).

No	Condition	Reason
	The change of use hereby permitted shall be started within three years from the date of this permission.	To comply with the provision of Section 91 (as amended) of the Town and Country Planning Act 1990.
1.	The development hereby approved shall be carried out in accordance with the details shown on drawing numbers: 01-Location Plan 02- Parking Plan 04-Proposed Layout Plan 06-Proposed elevations received 04/10/2024;	For Clarity and avoidance of doubt
2.	Before the first use/occupation of building as a residential children's care home, hereby approved, the parking arrangements shall be laid out in accordance with the details shown in drawing 02 Parking Layout Plan. Once laid out as such the areas shall then be retained thereafter solely for the use of parking vehicles and for no other purpose, including for any storage.	To ensure that cars can be parked safely on the site to ensure highway safety in accordance with policy SDC12 of the North East Derbyshire Local Plan
3.	Before the first use/occupation of the building as a residential children's care home, a noise management plan shall be submitted to and be approved in writing by the Local Planning Authority. The management plan shall then be implemented in full as agreed and be retained as such thereafter.	To protect the amenity of neighbours in accordance with policies SDC12 and SDC13 of the North East Derbyshire Local Plan.
4.	That the number of children, aged 6-15, staying at the dwelling be limited to 7.	

Councillor A Cooper returned to the meeting.

PLA/ Planning Appeals - Lodged and Determined

41/2

4-25 The Committee considered a report which set out planning appeals that had been lodged and determined. The report set out that two appeals had been lodged, no appeals had been allowed or withdrawn, and no appeals had been dismissed. The relevant applications the appeals were in respect of was set out in the report.

PLA/ Matters of Urgency

42/2

4-25 None.

PLANNING COMMITTEE – 14th January 2024

Reference Number: 24/00303/FLH

Application expiry: 17/01/2025

Application Type: FULL

Proposal Description: Amendments to raising of ridge height and reduction in size of rear extension and atrium approved under planning application 19/00591/FLH.

At: 41 Rose Way, Killamarsh

For: Mr. Lee Dibble

Third Party Reps: 6 letters of objection received. (4 from a single correspondent.)

Parish: Killamarsh

Ward: Killamarsh West Ward

Report Author: Ken Huckle

Date of Report: 02/01/2025.

MAIN RECOMMENDATION: GRANT permission subject to conditions



Figure 1: Location plan, with site edged in red

1.0 Reason for Report

- 1.1 Cllr Lacey requested that the application be considered at Planning Committee for the following reasons:
- The revised scheme on the property leads to an unacceptable impact in terms of loss of light and overshadowing.
 - The overbearing impact of the revised dwelling as currently built.
 - The lack of consistency with the previously approved plans

2.0 Proposal and Background

Site Description

- 2.1 The application site was originally occupied by a single storey brick-built bungalow with a hipped roof located at the end of a cul-de-sac. The surrounding street scene is a mix of detached bungalows and two-storey dwellings, with semi-detached dwellings to the north on Rectory Road. The site is located within the Settlement Development Limit for Killamarsh.
- 2.2 Planning permission has been previously approved, under reference NED/18/01153/FLH and NED/19/00591/FLH, for the demolition of an existing garage and the erection of single-storey extensions to the side and rear, a two-storey front extension, the raising of the ridge height to create rooms in the roof space, a new double garage and a new 1.8m high boundary wall and entrance gates. The 2019 permission sought to finish the resulting dwelling in red brick compared to an approved render finish as approved in the 2018 permission. A further application, NED/ 19/01190/FLH, approved changes to the garage.
- 2.3 Building work has commenced on site and the dwelling and garage are both largely complete, although not in accordance with the previously approved plans. This application seeks to regularise this situation.

Proposal

- 2.4 This application, as set out above, seeks permission for amendments to the previously approved schemes including a further raising of the ridge height of the dwelling by 0.2m and a reduction in the length of the proposed rear extension and atrium on the dwelling, additional rooflights and amended positions of the rooflights and amendments to the height and appearance of the garage.
- 2.5 The proposal represents a departure from the previously approved schemes: the dwelling has a higher overall height, but it is smaller in both length and width, and the proposed garage differs in its overall height and design.

Amendments

- 2.6 There have been no further amendments to the proposal per se in respect of its scale and mass although amended plans have been submitted that now match the on-site situation and show the correct number and location of all the rooflights for which consent is sought.
- 2.7 Officers consider that the application can be properly assessed using the submitted information as it is clearly understood what has been constructed on site, and so what is applied for, as evidenced by the representations made.

3.0 Relevant Planning History

- 3.1 94/00614/FL | Construction of One Bungalow with Detached Garage on Plot 14 (Substitution of House Type) (Conditionally Approved)
- 3.2 18/01153/FLH | Demolition of existing garage and erection of single-storey extensions to side and rear, two-storey front extension, raising of ridge height to create rooms in roof space, new double garage and new 1.8m boundary wall and entrance gates (amended plans) (amended title) (Conditionally Approved)
- 3.3 19/00591/FLH | Demolition of existing garage and erection of single-storey extensions to side and rear, two-storey front extension, raising of ridge height to create rooms in roof space, new double garage and new 1.8m boundary wall and entrance gates (Revised scheme of 18/01153/FLH) (Conditionally Approved)
- 3.4 19/01190/FLH | Amendments to proposed detached garage which was approved as part of planning application 19/00591/FLH (Conditionally Approved)

4.0 Consultation Responses

- 4.1 Ward Member – No comments received except for the call-in request.
- 4.2 Parish Council – No comments received.
- 4.3 DCC Highways – No objections received.

5.0 Representations

- 5.1 The application was publicised by way of neighbour letters and the display of a site notice. A site notice was placed close to the application site on a lamp post adjacent the public highway.
- 5.2 6 representations (one showing a photograph) have been made by 3 local residents raising the following comments objecting to the proposed development:

- The increased height and addition of windows will result in overlooking impacts and a loss of privacy for residents on Rectory Road in particular.
- The built form on site results in overshadowing of surrounding neighbouring properties and gardens with Rectory Road in particular adversely affected.
- The built form of the property will result in an overbearing structure that is incongruous with the surrounding design of dwellings. The impact is accentuated by the sloping land.
- The render finish will also be incongruous within the street scene.
- Can the pitch of the roof be taken down at least even if the extension is allowed to remain.

6.0 Relevant Policy and Strategic Context

North East Derbyshire Local Plan 2014-2034 (LP)

6.1 The following policies of the LP are material to the determination of this application:

LC5 Residential Extensions
SDC12 High Quality Design and Place Making

National Planning Policy Framework (NPPF)

6.2 The overarching aims of the National Planning Policy Framework (NPPF) have been considered in the assessment of this application.

Other Material Planning Considerations

6.3 Successful Places Planning Guidance, (“Successful Places”)

7.0 Planning Issues

Principle of Development

7.1 The site is located within the Settlement Development Limit (SDL) for Killamarsh where the principle of domestic extensions and residential development is generally supported in principle.

- 7.2 Local Plan policy LC5 supports extensions and similar development, provided that it is appropriate in scale, proportion and materials and in its overall design and character. Similarly, a proposal should avoid significant loss of privacy and amenity for the residents of neighboring properties.
- 7.3 The principle of development on the site and extensions to the dwelling have been established through the granting of the previous planning permissions and Officers consider this continues to be the case.

Previous Approvals

- 7.4 Planning permission has been previously approved for the demolition of the original garage and the erection of single-storey extensions to the side and rear of the dwelling, a two-storey front extension, the raising of the ridge height to create rooms in the roof space to the dwelling, a new double garage and a new 1.8m boundary wall and entrance gates, under reference NED/18/01153/FLH and subsequently under reference NED/19/00591/FLH. The latter permission differed from the 2018 permission in that the materials proposed for the extension were to be brick rather than rendered blockwork. A further approval, reference NED/19/01190/FLH, sought to agree a taller (increase from 4.771m to 5.200m) and slightly redesigned garage.
- 7.5 The key consideration in the determination of this application is, therefore, whether the further changes in volume, height, dimensions and design of the dwelling and garage result in them now still being acceptable in terms of their design and appearance and/or their impact on the amenity of the residents of neighbouring properties.

Design/Streetscene Considerations

- 7.6 The proposal seeks permission to increase the ridge height of the dwelling, reduce the size of the rear extension and atrium, as previously approved, and increase the number of roof lights in the dwelling and remove the angled rear elevation, increase the ridge height, insert a window to the front gable end and add roof lights to the western roof plane [so forming a home gym in the roof space] to the previously approved garage.
- 7.7 The application site is located within the SDL for Killamarsh. Here, LP policy LC5 supports development provided that it is appropriate in scale, proportion and materials and overall design and character. Similarly, a proposal should avoid significant loss of privacy and amenity for the residents of neighbouring properties.
- 7.8 LP Policy SDC12 also states that all new development should be of high-quality design and make a positive contribution to the quality of the local environment. Proposals for development will only be permitted provided that they: Respond positively to local character and context to preserve and, where possible, enhance

the quality and local identity of existing communities and their surroundings; Protect the amenity of existing occupiers and create a good quality of amenity for future occupants of land or buildings including in relation to privacy, overlooking, overshadowing and/or any overbearing impacts; Make provision for private amenity space, storage and recycling facilities, and vehicle and cycle parking.

- 7.9 The proposal changes the dimensions of the dwelling in terms of its height and length (and rooflight number and configuration). At the same time the garage would be amended in terms of its height, length (reduced) and width (reduced), and with the addition of windows in the front gable end and western roof plane. The changes to the dimensions of the dwelling and garage are set out in the two tables below with the relevant site plans (only) shown in Figures 2, 3 and 4 below:

DWELLING	Ridge Height	Eaves Height	Length	Width
Previously approved application	6.4m	2.4m	19.8m	8.7m
Proposed dwelling through this application	6.6m	2.8m	17.3m	8.7m

GARAGE	Ridge Height	Eaves Height	Length	Width
Previously approved application	5.2m	2.6m	8.9m	8.6m
Proposed garage through this application	5.4m	2.9m	6.1m	5.3m

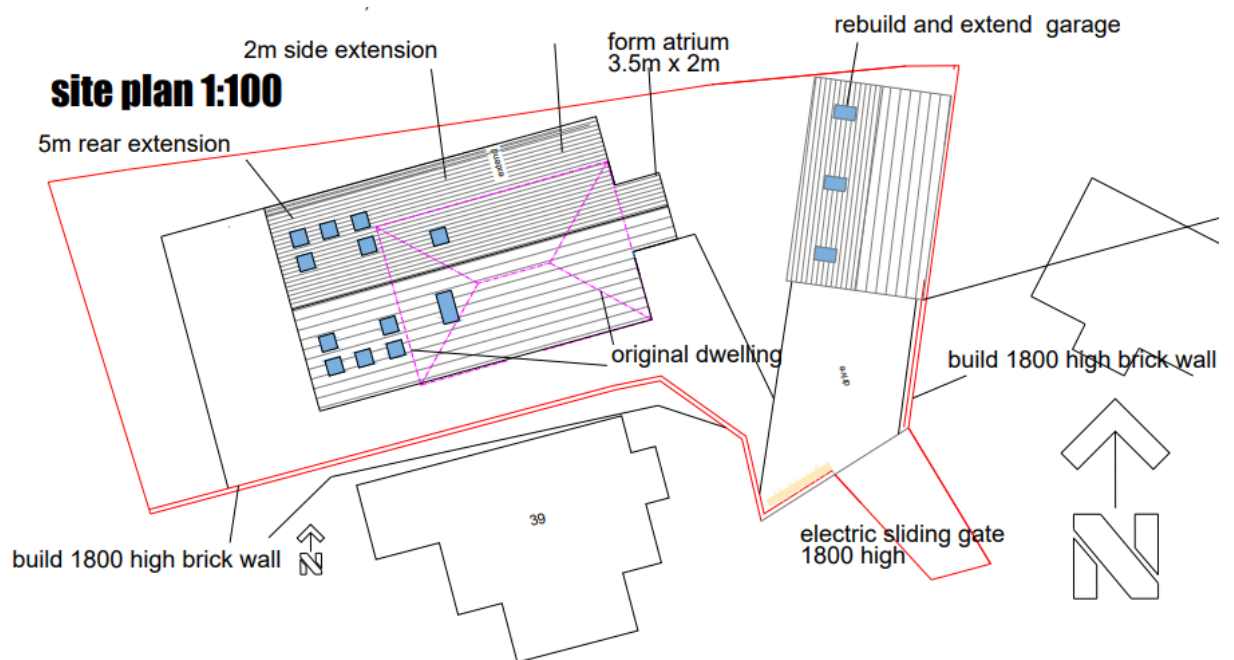


Figure 2: Site plan (only) as proposed (NED/24/00303)

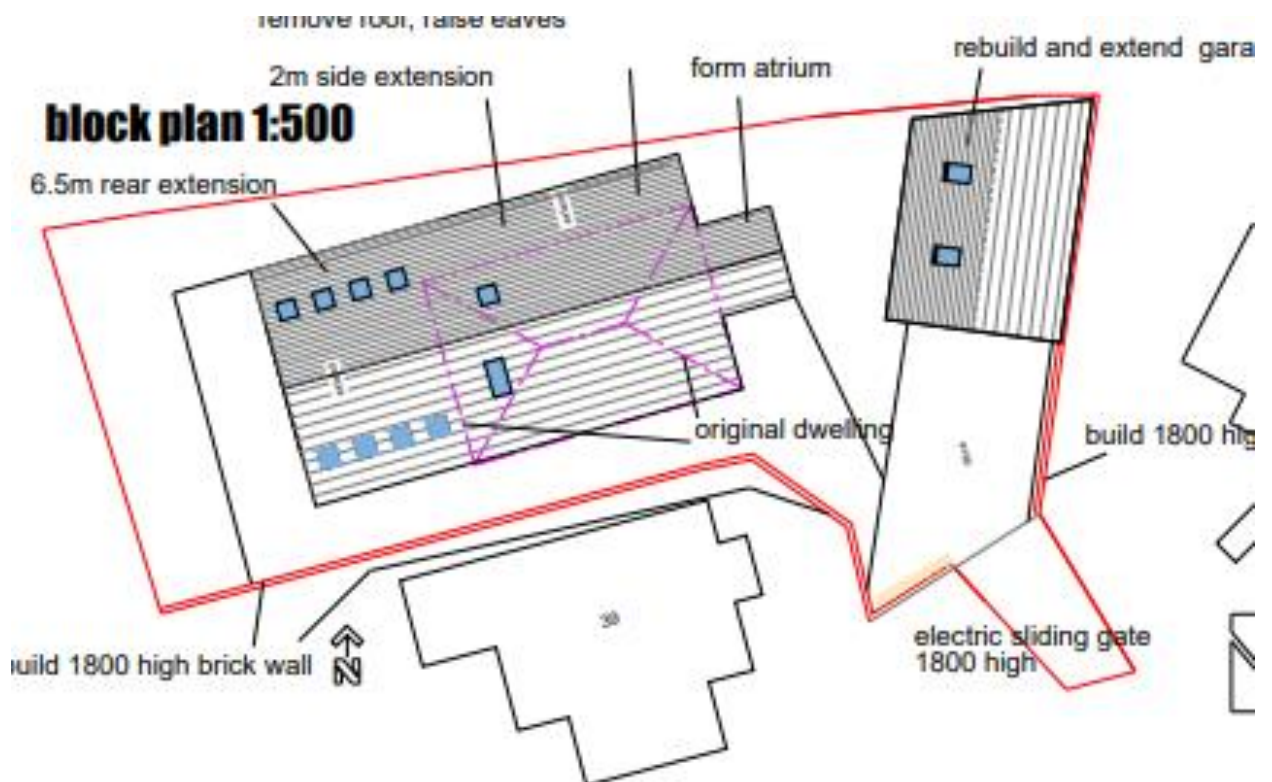


Figure 3: Site plan as approved under NED/18/01153/FLH

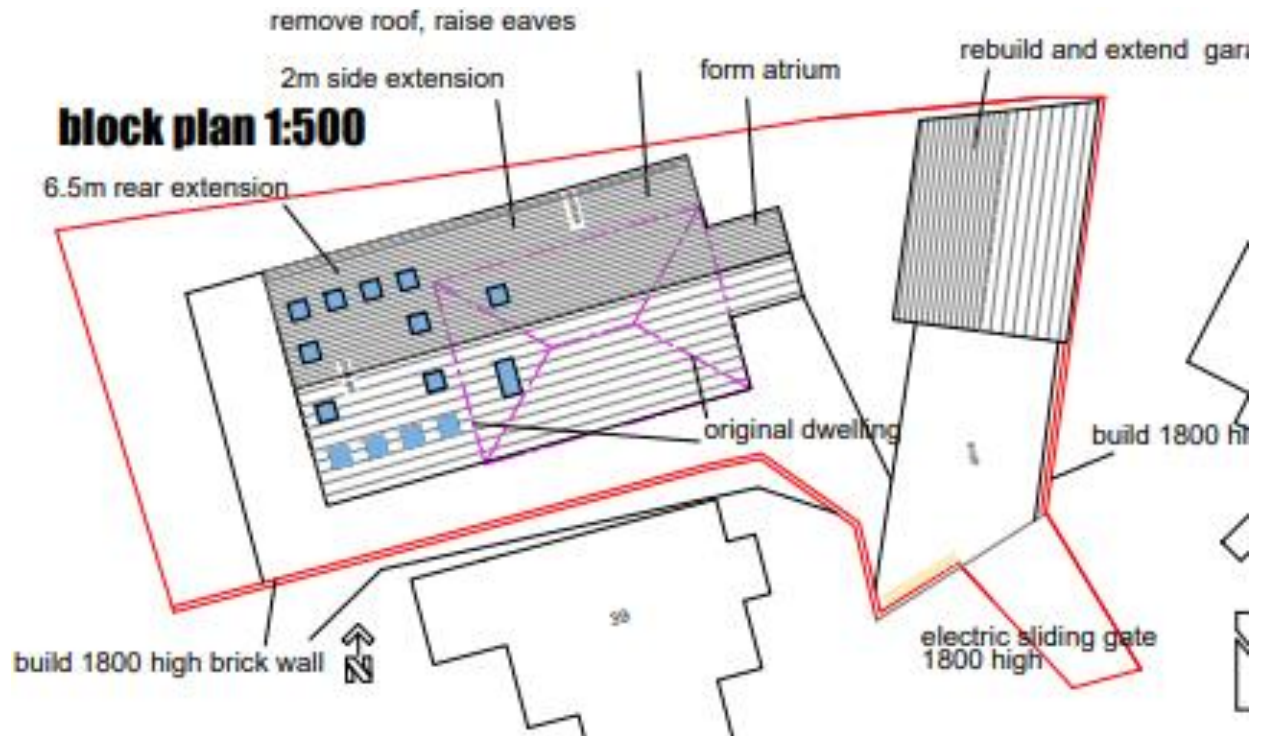


Figure 4: Site plan as approved under NED/19/00591/FLH

- 7.10 The tables illustrate that the dwelling, as built, is 0.2m higher than the approved dwelling with the eaves height increasing by 0.4m. The proposal is in the same location as the previously approved dwelling although it is slightly shorter in length (2.5m taken from the western extent of the dwelling) and the same width. With regards to the garage, it is 0.2m higher than the approved scheme with the eaves height increasing by 0.3m and the length and width both reducing.
- 7.11 In terms of window openings, the north elevation of the dwelling has an additional 5 rooflights installed whilst the southern elevation has 4 additional roof lights installed. (See Figures 5 to 9 below)

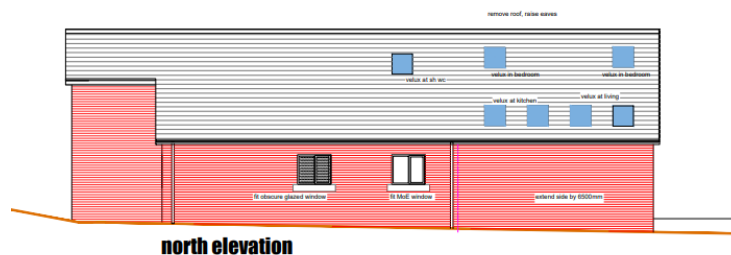


Figure 5: Approved north elevation.



Figure 6: Photograph showing the north elevation as built.

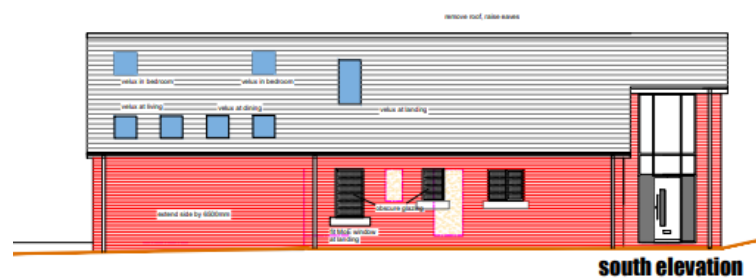


Figure 7: Approved south elevation



Figure 8: Photograph showing south elevation as built

7.12 The proposed garage changes are shown in Figure 9 below.

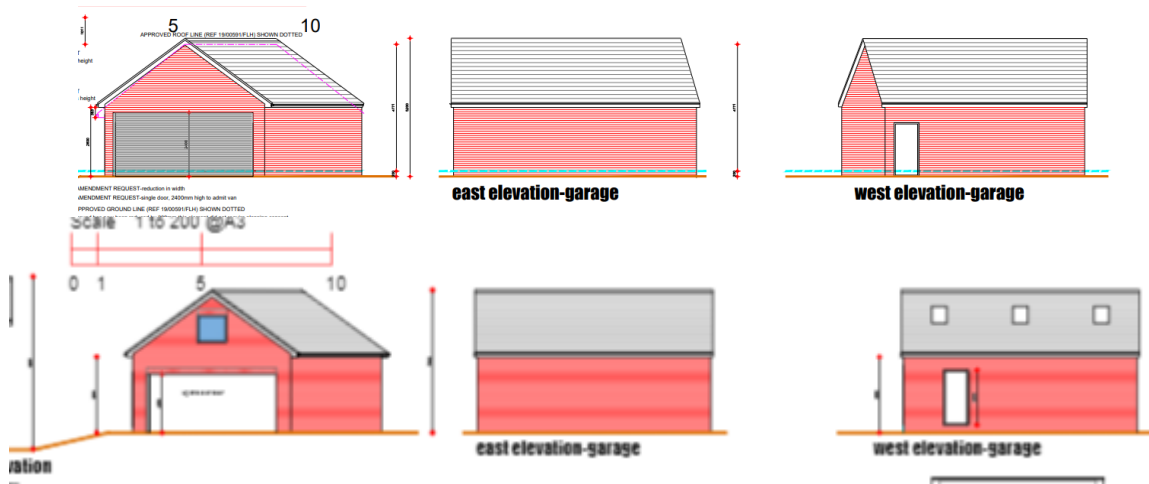


Figure 9: Existing garage (top) compared to proposed garage

7.13 The proposed dwelling will have a rendered finish, which differs from the previously approved (NED/19/00591/FLH) brick finish. The brick finish will however remain on the garage. Rose Way is a predominantly brick built cul de sac and the materials proposed are a departure from this. However, the properties on Rectory Road are of a render finish and so, on balance, Officers consider this choice of material to be acceptable.

7.14 Overall, it is considered that the changes now proposed, when compared with the previously approved scheme(s), are modest in overall extent, have limited impact outside the site itself due to the limited public visibility of the site and that their

impact on the design and appearance of the host dwelling and surrounding street scene is acceptable.

Privacy and Amenity Considerations

- 7.15 LP policy LC5 supports development provided that proposals avoid significant loss of privacy and amenity for the residents of neighbouring properties. Furthermore, policy SDC12 seeks to protect the amenity of existing occupiers and create a good quality of amenity for future occupants of land or buildings including in relation to privacy, overlooking, overshadowing and/or any overbearing impacts.
- 7.16 The application site is surrounded by residential properties and the main consideration here is the impact on the privacy and amenity of the residents of neighbouring properties as a result of both the increased height of the dwelling and garage and the potential for any overlooking/overbearing most notably as a result of the additional rooflights/windows installed in the buildings.
- 7.17 Neighbouring properties are illustrated in the plan below (Figure 10). Affected dwellings on **Rectory Road** are located to the north of the application site, the dwellings taking odd numbers from east to west.
- 7.18 No's 75 and 77 have a stronger relationship to the proposed garage than that of the main dwelling. There are no windows included in the rear elevation of the garage and as a result there is no additional overlooking back towards these properties. In terms of overshadowing, the building passes the 25° rule as set out in Successful Places and so leads Officers to conclude that along with the separation distance of 13m this will ensure that the relationship between the proposed garage and neighbouring dwellings is acceptable. Notwithstanding this, it is considered that the height and number of the windows should be limited to their current dimensions by the removal of further permitted development rights by condition of any planning permission granted, allowing the Council to assess any further windows proposed.



Figure 10: Plan showing the site and relationship to neighbouring dwellings

- 7.19 The positioning of the dwelling on the site, both in original and extended form, is closest to No. 79. The dwelling's height, when the 25° rule, as set out in Successful Places, is applied, results in no unacceptable overshadowing of the windows of any habitable rooms in No.79 and by reason of the extent of the rear garden, it is 14m in depth, Officers also conclude that there is no unacceptable impact on the overall outside amenity space of the property as this depth exceeds the 12m normally required from the rear elevation of one dwelling to the side elevation of another.
- 7.20 With regards to the impact on No.81, (see Figure 6 above) the proposed extended dwelling would be marginally further away than to No. 79, due to the angle in which the property addresses the boundary and, despite the extension to the rear of this dwelling, the habitable windows and private amenity space remain unaffected by overshadowing due to the length of the rear garden of 12 metres (to the extension) and the fact the application dwelling also passes the 25° rule.
- 7.21 No.'s 83 and 85 form a further pair of semi-detached dwellings. No.83 is the closest property to the application dwelling, but it is even further from it than No.81, due to the angle the boundary is addressed, and it has a rear garden depth of 14 metres. This relationship is also considered acceptable and the impact on No.85 is further reduced.

- 7.22 The rooflights proposed in the northern elevation of the extended dwelling will serve a ground floor kitchen and living room, along with bedrooms and bathrooms at upper storey level. These rooflights are all high level and will not, in the opinion of Officers, result in detrimental overlooking back towards any of the properties to the north on Rectory Road due to the high level of the rooflights in the rooms that they serve and their limited size.
- 7.23 The proposed western elevation will comprise of bifold doors at ground floor level, and no additional windows to the first floor. As a result of this, and the 1.8m wall to the boundary, there are no potential overlooking impacts in that direction.
- 7.24 No's 87 and 89 are located in excess of 25m from the extended dwelling and set at a 45 degree angle to the site. Given the relationship with the application dwelling and the separation distances involved, Officers are satisfied that there will be no adverse impacts to either of those neighbouring properties.
- 7.25 The properties to the west of the application site at No.'s 25/27 **Rose Way** have in excess of a 21-metre separation distance from the dwelling and good sized private rear gardens. Officers therefore conclude that there would be no negative overshadowing effects on them or other unacceptable impacts on their amenity, particularly when taking into account the reduction in the length of the dwelling from that previously approved. These dwellings also face a blank wall at first floor level and as a result there is no potential for any overlooking.
- 7.26 No. 39 Rose Way (Figure 8) is located immediately south of the application site and views of the property are partly obscured by the 1.8m high wall along the boundary between the two properties. The result is that the potential for overlooking is limited as a result of the window arrangement, and this is further mitigated against by the wall. In addition, due to the proposal being to the north of this dwelling there is no opportunity for any harmful overshadowing. In terms of overlooking impact, the southern roof slope includes high level windows serving a kitchen and dining room, along with high level rooflights serving bedrooms and a landing at the upper storey level. The primary outlook from these openings will be skywards rather than down towards No.39. Coupled with the limited size of these openings it is considered an acceptable relationship.
- 7.27 The property across Rose Way from the application site, No.28, is side on to the application site and has buildings in between. It is concluded, therefore, there is no adverse impact on this dwelling.
- 7.28 In view of the above, the proposal is therefore considered, overall, to be acceptable in regards its impact on the privacy and amenity of neighbouring residents.

Highways Considerations

- 7.29 The proposal includes plans for 1.8m tall electric sliding gates to the front (Figure 8).

7.30 The Highway Authority has commented on the proposal and conclude there will be no material impact on the highway.

7.31 As a result, Officers consider that the proposed development would not lead to an unacceptable impact on highway safety and the residual cumulative impact on the wider road network would not be severe.

8.0 Summary and Conclusion

8.1 Whilst the proposal does result in a modest increase in the ridge and eaves heights of both the dwelling and garage over those of the previously approved scheme(s) Officers conclude that the impact of these changes to be acceptable in respect of the overall design and impact on the surrounding street scene.

8.2 Furthermore, Officers are satisfied that the revised dimensions of the buildings, their increased height but reduced overall footprint, and the altered fenestration detailing would not result in an unacceptable impact on the privacy and amenity of any neighbouring occupiers.

8.3 Matters relating to highway safety are considered acceptable.

8.4 Officers therefore conclude that the proposed development would accord with policies LC5 and SDC12 of the North East Derbyshire Local Plan and the overarching aims of the National Planning Policy Framework.

9.0 Recommendation

9.1 That planning permission is **CONDITIONALLY APPROVED subject to the following conditions**, with the final wording delegated to the Planning Manager (Development Management):-

Conditions –

No	Condition	Reason	Pre-commencement agreement
1.	The development hereby approved shall be carried out in accordance with the details shown on drawing number XXXX	For clarity and avoidance of doubt	N/A
2.	Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General	In the interests of the amenity of neighbours to the property.	N/A

	<p>Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order), no additional window openings other than those shown on the approved plans, shall be installed within the northern or southern roof planes of the dwelling, as extended, or the eastern or western roof slope of the garage.</p>	
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North East Derbyshire District Council

Planning Committee

14 January 2025

PROPOSED CONFIRMATION OF TREE PRESERVATION ORDER (TPO 302/2024) The Trees on Land South of Hallfieldgate Lane, Shirland

Report of the Planning Policy & Environment Manager

Classification: This report is public

Report By: Principal Arboricultural Officer (Planning)

Contact Officer: David Cunningham

PURPOSE / SUMMARY

- Tree Preservation Order 302 was made in its provisional form on 22nd August 2024. The effect is that the Order applies for six months or until confirmed or modified.
- Before deciding to confirm an Order, the local authority must take into account all duly made objections and representations that have not been withdrawn.
- One duly made objection has been received.
- No representations of support have been received.
- The Council's Principal Arboricultural Officer believes that there is a foreseeable threat to trees on land south of Hallfieldgate Lane. This would likely result in the loss of trees should TPO 302 not be confirmed in the interests of amenity.

RECOMMENDATIONS

1. To confirm TPO302/2024 The Trees on Land South of Hallfieldgate Lane, Shirland without modification.

IMPLICATIONS

Finance and Risk: Yes ☐ No ☒

Details: There is no financial or other risk from the confirmation of the Order as the option remains for the tree owners to make an application to seek to undertake works to, or remove trees.

On Behalf of the Section 151 Officer

Legal (including Data Protection): Yes ☐ No ☒

Details: All proper legal processes have been followed, the landowners have been advised of the making of the provisional Orders and given the opportunity to make comments. Provisional TPOs must be confirmed within 6 months of their making, to retain effect. Failure to confirm the Orders within that time would mean they no longer have effect and any protection is lost.

On Behalf of the Solicitor to the Council

Staffing: Yes ☐ No ☒

Details: There are no significant implications on staffing resources arising from the action recommended in this report

On behalf of the Head of Paid Service

DECISION INFORMATION

Decision Information	
Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: NEDDC: Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Significantly Affected	None

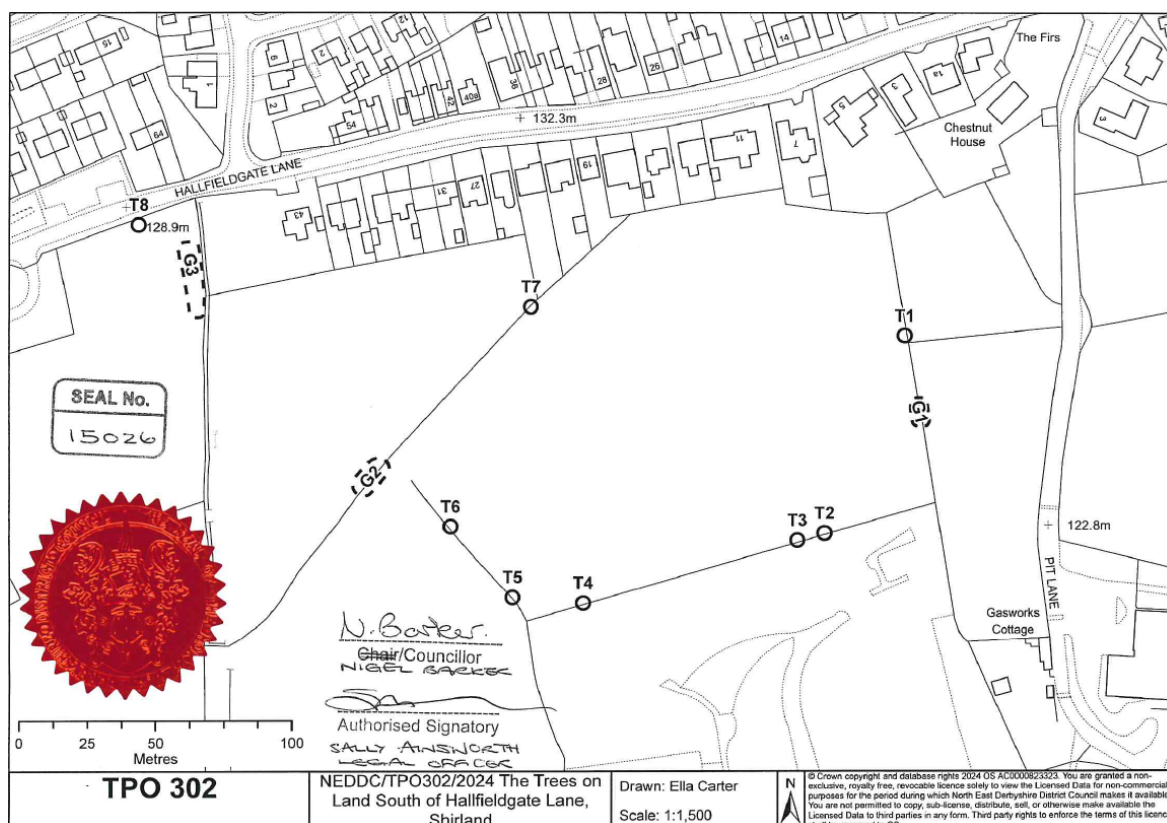
Equality Impact Assessment (EIA) details:	
Stage 1 screening undertaken <ul style="list-style-type: none"> Completed EIA stage 1 to be appended if not required to do a stage 2 	Yes, appended.
Stage 2 full assessment undertaken <ul style="list-style-type: none"> Completed EIA stage 2 needs to be appended to the report 	No, not applicable
Consultation: Leader / Deputy Leader <input type="checkbox"/> Cabinet <input type="checkbox"/> SMT <input type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input type="checkbox"/> Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Yes Details: Affected land owners have been consulted in line with legislation.

Links to Council Plan priorities; <ul style="list-style-type: none"> A great place that cares for the environment A great place to live well A great place to work A great place to access good public services
(A) A Great Place that Cares for the Environment (C) A Great Place to Live Well

REPORT DETAILS

1 Background

- 1.1 The Council's Tree Officer undertook an initial inspection of trees at the land south of Hallfieldgate Lane, Shirland on 25th July 2024. This was in response to a request from the Planning Manager (Development Management) for the trees to be considered for protection.
- 1.2 Section 198 of The Town and Country Planning Act 1990 affords the power for a local authority to make a TPO where it appears to the authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in its area.
- 1.3 A Tree Preservation Order (TPO 302), specified by eight individual trees and three groups of trees was made and served on 22nd August 2024. The effect is that the Order applies for six months or until confirmed or modified.



2. Details of Proposal or Information

- 2.1 The land south of Hallfieldgate Lane is comprised of agricultural land southwest of Shirland. The site comprises 3.95 hectares across four agricultural fields which are separated by hedgerows. The western extent of the north boundary of the site abuts Hallfieldgate Lane and then follows the rear boundary of domestic properties along Hallfieldgate Lane towards the eastern extent of the north boundary. The east boundary of the site abuts two grazing fields before the field pattern stops at Pit Lane. The southern site boundary abuts Shirland Golf Course, and the western site boundary abuts Hallfieldgate Farm, which denotes the start of the Hallfield Gate Conservation Area. The site is south facing with ground gradually falling away from Hallfieldgate Lane towards Alfreton Brook. The elevated position of Hallfieldgate Lane allows views across the site and onto the open countryside. Footpath NE16/33/1 exits Pit Lane to the east of the site and crosses one of the grazing fields before entering Shirland Golf Course at the north boundary of the golf course. The footpath then travels in a southwest direction across the golf course allowing views into the site before turning south to meet Sheep Lane.
- 2.2 A row of mature Sycamore line the north boundary in a prominent roadside position as Hallfeildgate Lane approaches the Hallfield Gate Conservation Area. The agricultural fields within the site are divided and bound by hedgerows. These hedgerows include several mature trees growing in groups or as individuals and can be readily seen from Hallfieldgate Lane or along footpath NE16/33/1.

- 2.3 Outline approval for the development of 90 dwellings at the site was granted at appeal APP/R1038/W/20/3259758. The site is currently pending a decision on Reserved Matters application 23/00947/RM for agreement of appearance, landscaping, layout and scale. The site is subject to an appeal to vary conditions 4 (approved plans), 16 (Temporary Access) and 17 (Highway Improvement Works) of planning approval, as allowed at appeal; Planning Inspectorate ref: APP/R1038/W/23/3324560. The site is subject to an additional appeal for a proposed footway extension to the north of the side of No.43 Hallfieldgate Lane; Planning Inspectorate ref: APP/R1038/W/23/3324561.
- 2.7 NEDDC TPO 104 was served in 1993 and protects roadside trees along Hallfieldgate Lane. However, one Sycamore tree which is considered to form part of this linear roadside feature was omitted from TPO 104. The reasons for the omission are not known.
- 2.8 NEDDC TPO 302 was served on 22nd August 2024 in its provisional form and protects eight individual trees and three groups of trees within the site. TPO 302 includes protection for the Sycamore (T8) which is roadside to Hallfieldgate Lane and previously omitted from NEDDC TPO 104.
- 2.7 The serving of TPO 302 has been contested and one objection has been received. The Council's Tree Officer gained permission to enter the land in response to this objection and undertook a detailed assessment of the trees on the 5th of November 2024. The Tree Officer identified eight individual trees and three groups of trees worthy of the continued protection of TPO 302.

3 Representations

- 3.1 One **Objection** has been received which raised the following points for consideration:
- 3.2 The site has the benefit of Outline Planning Permission and subject to a Reserved Matters application that is currently pending consideration. The proposals do not promote the removal of the TPO protected trees and condition 8 of the Appeal Decision requires a tree protection plan to be submitted for approval.
- 3.3 The site is subject to two Appeals. A planning condition could be imposed to require a tree protection plan to NEDDC for trees to be retained within the sites covered by the Appeals.
- 3.4 No details of any objective assessment that has been carried out by NEDDC to demonstrate why trees included within the TPO are considered to comprise an important element in the amenity of the area. It is understood that many Councils provide copies of a TEMPO assessment in their letters of notification.
- 3.5 Whilst some trees are visible from the public space, others are more distant. What is the reasonable degree of public benefit for including all of the TPO trees on this basis? We are unclear whether the TPO is based upon present or future benefit.

- 3.6 The trees are not considered scarce, and the trees have no particular importance in terms of their wildlife habitat.
- 3.7 The trees are under good arboricultural management.

4 Officer Response

- 4.1 The Officer response to each part of the objection is given below:
- 4.2 The Appeal Decision allowed for Outline planning permission for up to 90 dwellings and site access at land to the south of Hallfieldgate Lane, Shirland, with all other matters reserved. The Appeal Decision was granted in accordance with approved plans: Site Location Plan Drawing No 07/1657/LP Rev N and Proposed Site Access Drawing No JD119 – figure 3.1 Rev C. However, details of the appearance, landscaping, layout and scale are to be agreed following a Reserved Matters application at a later stage, and the Reserved Matters application is pending consideration.

Site Location Plan Drawing No 07/1657/LP Rev N is a Location Plan describing the red line boundary of the site and gives no detail on the indicative layout of the site and which trees may be retained or removed from the site. Proposed Site Access Drawing No JD119 – figure 3.1 Rev C is limited to detailing the arrangements of the proposed site access onto the site from Hallfieldgate Lane. The Proposed Site Access Drawing does not include any detailed information on the layout of the remainder of the site beyond the access, and what trees may or may not be removed. It is not possible to know what the proposal promotes regarding the retention of trees within the site from the drawings associated with condition 8 of the Appeal Decision.

The requirements of a condition rely upon the precise wording within the condition itself. Condition 8 of Appeal Decision APP/R1038/W/20/3259758 is given below:

No development shall take place until a detailed Tree Protection Plan, showing the positions, species and crown spread of trees to be retained within, and adjacent to, the application site together with measures for their protection for the duration of the works, has been submitted to, and approved in writing by, the local planning authority. The means of protection shall be installed in accordance with the approved scheme before any works commence on site and shall be retained in position until all the building works hereby approved have been completed. The area within the fenced/protected area shall not be used for storage or the parking of machinery or vehicles and the ground levels shall not be altered.

There appears nothing within the wording of condition 8 which prevents the removal of trees from the site, or irreversible damage being inflicted to the trees onsite, before the submission of a detailed Tree Protection Plan, or the commencement of the development. The inclusion of a requirement to submit a plan showing the positions and species of trees to be retained within the

wording of the condition implies that details pertaining to the retention of trees were not known at the time the Appeal Decision was issued.

- 4.3 Whilst a planning condition could be imposed to require a tree protection plan it would not provide the level of protection afforded by Tree Preservation Order. Planning permission must first be implemented before any condition would bite, and there would be nothing preventing the removal of trees, before planning permission is implemented. If a planning condition were imposed and not being implemented, an authority would have to take enforcement action and issue an enforcement notice or a breach of condition notice to require the condition to be implemented. Both the enforcement notice and the breach of condition notice would require a period of compliance before criminal sanctions can trigger. There is nothing preventing irreversible damage being sustained to trees protected by a tree protection plan, imposed by planning condition, during the period of compliance.
- 4.4 TEMPO is a field guide to decision making and includes all the relevant factors in the TPO decision-making chain. Whilst the Council does choose to use the TEMPO system, there is no requirement to include a copy of a TEMPO assessment within any notification following the creation of an Order. The requirements of notification following an Order being made are covered within regulation 5 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012. The requirements include a copy of the Order and a notice containing the following particulars:
- a) The reasons for making the Order.
 - b) A statement that objections or other representations with respect to any trees, groups of trees or woodlands specified in the Order may be made to the authority in accordance with regulation 6.
 - c) The date, being at least 28 days after the date of the notice, by which any objection or representation must be received by the authority; and
 - d) A copy of regulation 6

There is no requirement to include a copy of a TEMPO assessment, and many Councils do not use TEMPO whatsoever. The notification given upon the serving of TPO 302 explained that the Council made the Order because the trees are considered an important element in the amenity of the area. Alongside a copy of the Order and the other required particulars, this is considered adequate to satisfy the requirements of giving reason for making the Order, pursuant to regulation 5(2)(a) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012.

- 4.5 When making TPOs, an authority is advised to develop ways of assessing amenity value of trees in a structured and consistent way and public visibility will inform the authority's assessment of whether the impact on the local environment is significant. As such, the Council choose to use the TEMPO system. TEMPO is a structured and consistent field guide to decision making and includes all the relevant factors in the TPO decision-making chain. Part C of the TEMPO system considers the relative public visibility and suitability of a tree or group of trees for TPO. Part C of the survey data sheet for TEMPO

TPO 302 is a TPO comprising eight individual trees and three groups of trees. T1, T2, T3, T4, T8 and G1 and G3 provide a significant contribution to the amenity of the location presently. T5, T6, T7 and G2 will provide a significant contribution to the amenity of the location in the future, following the site being developed. During the initial site visit of the 25th of July 2024, the Tree Officer assessed the site from Hallfieldgate Lane and footpath NE16/33/1. In addition to assessing the current contribution made by trees from the existing rights of way, the Tree Officer used the Proposed Site Layout drawing: Accommodation Schedule Plan 07-1657-(02)002 Rev B, submitted in support of the Reserved Matters application, to assess the realistic potential for future visibility with changed land use. A TEMPO assessment was undertaken for each tree with the resulting score recorded. Where a tree or group of trees scored a value of twelve or more, which is a score required to recommend that TPO for the individual or group of trees is defensible in the TEMPO system, it was included within the protection of TPO 302.



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assessment. This second site visit served as confirmation to the Tree Officer that the trees originally considered worthy of protecting by TPO 302 warranted the continued protection of TPO 302.

- 4.6 There is no requirement for the species of tree to be rare, or scarce, or particularly important in terms of their wildlife, before it is considered suitable for protection by TPO. Whilst consideration of the rarity of a particular tree might help inform decision making as to whether an individual, or group of trees merit TPO protection, it is the consideration of public visibility alongside characteristics of individual, collective and wider impact, such as size and form; future potential as an amenity; rarity, cultural or historic value; contribution to, and relationship with, the landscape, which in combination inform whether the loss of an individual or group of trees would have a significant negative impact on the local environment and its enjoyment by the public. Authorities are advised that other factors, such as importance to nature conservation, may be considered relevant factors, although these factors alone would not warrant making an Order.
- 4.7 Whilst it appears true that the trees are under good arboricultural management currently, the site benefits from Outline planning permission for the development of up to 90 residential units. The site is subject to a Reserved Matters application and subject to two further appeals. As such, it is expected that the development of the site will happen in some form, and that current land use and ownership of the site shall change. The Tree Officer does not know who will own or have management responsibility of the trees across the site, but it is realistic to expect that the current regime of arboricultural management shall change. The government guidance notes are very clear that there does not have to be an immediate risk for there to be a need to protect trees and that pressure from development may trigger the expedience of making an Order.

5 Reasons for Recommendations

- 5.1 A tree preservation order is normally made to protect trees in the interests of amenity, and this involves an assessment of the tree's visibility, impact (including the contribution to the wider landscape) and the trees size and form. Before confirming an Order, the Council should satisfy itself that the trees would bring a reasonable degree of public benefit in the present or future. In this case, officers consider that the trees offer a significant level of amenity to the area and are either readily visible from public viewpoints along the highway and along public footpaths or will provide a future amenity following the development of the site. The trees have been assessed by the Council's Tree Officer and have been found to be healthy and maturing trees merit worthy of the special protection afforded by TPO in the interests of amenity.
- 5.2 A local authority may make a TPO where it appears to the authority that it is expedient in the interests of amenity. Intentions to fell trees are not always known in advance and Government Guidance advises it may sometimes be appropriate to proactively make Orders as a precaution. The principle of changing land use at land south of Hallfieldgate Lane has already been determined at appeal, and it appears development of the site shall happen in

the near future. The Tree Officer perceives a risk of losing mature trees from this location from development pressure, and this increases the protection imperative above the level of precaution alone.

5 **Alternative Options and Reasons for Rejection**

- 4.1 To decide to not confirm the TPO. This option was rejected because it would leave trees unprotected and could lead to trees being removed which would be detrimental to local amenity.

DOCUMENT INFORMATION

Appendix No	Title
1	EQIA Screening
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)	

Stage 1 – Equality Impact Assessment Screening

Any new policy, strategy, function, service, practice, or proposal will need to be screened to decide whether it's relevant to equality and if this is the case, it is necessary to build an assessment (Stage 2) into the **initial drafting** or **development** of the piece of work.

The relevant strands of equality are:

Age, Disability, Gender identity/Gender reassignment, Race, Religion or belief, Sex, Sexual orientation, Women who are pregnant or have recently had a baby.

Also, for issues affecting staff, consider employees who are married or in a civil partnership.

The next section sets out the points you may need to consider in determining whether to carry out an EIA (stage 2). For advice/support in making this determination, please contact the Performance & Improvement Team (Equality lead).

Title of policy or proposal	Proposed confirmation of Tree Preservation Order 302 The Trees on Land South of Hallfieldgate Lane, Shirland.
Name of EIA lead	David Cunningham
Briefly describe the aims of the policy, strategy, service, decision or proposal, its aims, the likely outcomes, and the rationale for it	Tree Preservation Order 302 was made in its provisional form on 22 nd August 2024 and protects trees on land south of Hallfieldgate Lane, Shirland. The effect is that the Order applies for six months or until confirmed or modified. Before deciding to confirm an Order, the local authority must take into account all duly made objections and representations that have not been withdrawn. One objection has been received. The Council's Principal Arboricultural Officer believes that there is a foreseeable threat to trees on land south of Hallfieldgate Lane. This would likely result in the loss of trees should TPO 302 not be confirmed in the interests of amenity. The decision whether to confirm TPO 302 shall be placed before the January Planning Committee for consideration of the duly made objection.

	Initial Assessment Considerations	Yes	No	Comments
1.	Does this policy/proposal affect people: <ul style="list-style-type: none"> • Customers • Residents • Staff 		No	
2.	Does it have the potential to adversely impact on any of the protected characteristics?		No	
3.	Can the council influence the impact? E.g., is it a statutory requirement, national guidance etc.		No	
4.	Are existing equality monitoring processes already in place? If so, please note under comments		No	

If the answer to questions 1 to 3 above is 'yes', then an **Equality Impact Assessment** (Stage 2) may be necessary.

A copy of the form should be sent via email to the Performance and Improvement (Equality Lead) amar.bashir@ne-derbyshire.gov.uk and a copy should be retained with your policy/proposal documentation.

Equality Officer Recommendation	Tick as appropriate	Date
EIA Stage 2 required		
EIA Stage 2 NOT required	✓	24/12/2024

Copy to be returned to the EIA lead with Equality Officer recommendation.

Performance and Improvement Team to keep a central electronic record of all decisions made under Stage 1.

North East Derbyshire District Council

Planning Committee

14 January 2025

Planning Appeals – Lodged and Determined

Report of the Planning Manager – Development Management

Classification: This report is public

Report By: **Joanne Edwards**

Contact Officer: **Joanne Edwards 01246 217163**

PURPOSE / SUMMARY

To inform the Committee of the appeals lodged and determined.

RECOMMENDATIONS

None.

IMPLICATIONS

Finance and Risk: Yes ☐ No ☒

Details:

On Behalf of the Section 151 Officer

Legal (including Data Protection): Yes ☐ No ☒

Details:

On Behalf of the Solicitor to the Council

Staffing: Yes ☐ No ☒

Details:

On behalf of the Head of Paid Service

DECISION INFORMATION

Decision Information	
Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: NEDDC: Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Significantly Affected	None
Equality Impact Assessment (EIA) details:	
Stage 1 screening undertaken <ul style="list-style-type: none"> Completed EIA stage 1 to be appended if not required to do a stage 2 	Not required as the report is for information only.
Stage 2 full assessment undertaken <ul style="list-style-type: none"> Completed EIA stage 2 needs to be appended to the report 	No, not applicable
Consultation: Leader / Deputy Leader <input type="checkbox"/> Cabinet <input type="checkbox"/> SMT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes Details:

Links to Council Plan priorities, including Climate Change, Economic and Health implications.
A place to live that people value. A place where people enjoy spending time. Continually improve Council services to deliver excellence and value for money.

REPORT DETAILS

1 Background

1.1 To inform the Committee of the appeals lodged and determined.

2. Details of Proposal or Information

2.1 Appeals Lodged

The following appeals have been lodged: -

Mr Robert Sharpe - Erection of barn (Package Treatment Plant) at Site Of Former Hay Lane Cottage Hay Lane Milltown Ashover (24/00800/FL)

Planning Officer – Kerry Hallam kerry.hallam@ne-derbyshire.gov.uk

Daniel Smedley - Demolition of single storey extension to the north east and south west, plus demolition of rear garage outbuilding. Erection of 2 two storey side extensions, new glazed entrance feature, Orangery to rear, roof raised 900mm and rear dormer added plus erection of new rear garage at Orchard House Lower Alley Calow (24/00300/FLH)

Planning Officer – Curtis Rouse curtis.rouse@ne-derbyshire.gov.uk

Mr Brian Cooper - Outline application for residential development of up to 5 dwellings with access off Main Road (Landscaping only reserved matter) (Affecting the Setting of a Listed Building) (Conservation Area)(Amended Title)(Amended Plans) (Further Amended Plans) at Land To Rear Of Hollybush Farm Main Road Morton (23/00262/OL)

Planning Officer – Steven Wigglesworth steven.wigglesworth@ne-derbyshire.gov.uk

Mr Taylor - Construction of subterranean garage accessed through existing outbuilding with subterranean link to Birley Hay Farmhouse and restoration of adjoining retaining wall. (Listed Building)(Conservation Area)(Affecting public footpath)(Amended Plans) at Birley Hay Farm Geer Lane Birley Hay Ridgeway (23/00938/LB)

Planning Officer – Kenneth Huckle kenneth.huckle@ne-derbyshire.gov.uk

Mr Taylor - Construction of subterranean garage accessed through existing outbuilding with subterranean link to Birley Hay Farmhouse and restoration of adjoining retaining wall (Listed Building)(Conservation Area)(Affecting public footpath)(Amended Plans) at Birley Hay Farm Geer Lane Birley Hay Ridgeway (23/00937/FLH)

Planning Officer – Kenneth Huckle kenneth.huckle@ne-derbyshire.gov.uk

2.2 Appeal Allowed

The following appeals have been allowed:

Friar 2019 Ltd - Proposed footway extension to the north side of (Amended Plan) 43 Hallfieldgate Lane Shirland (22/00185/FL)

Planning Officer – Susan Wraith susan.wraith@ne-derbyshire.gov.uk

Mr David Ray - Application for Lawful Development Certificate for proposed use for static and touring caravans without control on the number (revised scheme 19/00008/LDC) at Pinegroves Caravan Park High Lane Tansley (21/00465/LDC)

Planning Officer – Susan Wraith susan.wraith@ne-derbyshire.gov.uk

Application for costs against the Council was dismissed.

Trustees Of Ted Speed And Pauline Speed Hallfield Trust - Application to vary conditions 4 (Approved Plans), 16 (Temporary Access) and 17 (Highway Improvement Works) of planning approval 19/00335/OL to provide a revised site access (Major Development) (Amended Plan) at Land To The South Of Hallfieldgate Lane Shirland (21/01376/OL)

Planning Officer – Susan Wraith susan.wraith@ne-derbyshire.gov.uk

Application for costs against the Council was partially allowed.

2.3 Appeal Dismissed

The following appeals have been dismissed: -

Mr Stuart Hadley - Application for Advertisement consent for the installation of one freestanding LED illuminated display panel 6.4m wide x 3.4m high at TTS Car Sales Derby Road New Tupton (24/00295/AD)

Planning Officer – Colin Wilson colin.wilson@ne-derbyshire.gov.uk

Mr John Painter - Change of use from Allotment to use class C3 residential and the construction of a single storey 3 bed bungalow at Land To North Of 4 West Street Stonebroom (24/00093/FL)

Planning Officer – Susan Wraith susan.wraith@ne-derbyshire.gov.uk

Mr Duncan Fuller - Demolition of stables and workshop, rear and side extensions forward of existing dwelling, alterations to openings, terraces and associated landscaping (resubmission of application 23/00825/FL at The Cottage Oxton Rake Road Oxton Rakes Barlow (24/00343/FLH)

Planning Officer – Kenneth Huckle kenneth.huckle@ne-derbyshire.gov.uk

Mr Tony Johnson - Proposed two storey front extension including new basement area with alterations to fenestration at Rosings Hundall Apperknowle (24/00403/FLH)

Planning Officer – Curtis Rouse curtis.rouse@ne-derbyshire.gov.uk

2.4 Appeals Withdrawn

No appeals have been withdrawn.

3 Reasons for Recommendation

- 3.1 The report is to inform the Planning Committee of appeals lodged and determined.

4 Alternative Options and Reasons for Rejection

- 4.1 There are no alternative options as this report is for information only.

DOCUMENT INFORMATION

Appendix No	Title
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)	