

PLANNING APPLICATIONS - 3rd APRIL

1. S.73 APPLICATION - REMOVAL OR VARIATION OF CONDITIONS 2, 4 AND 15 ON NP/DDD/0713/0582 AT ROCKMILL BUSINESS PARK, THE DALE, STONEY MIDDLETON (NP/DDD/1219/1344 AM)

That the application be **APPROVED** subject to the submission and re-consultation of amended plans for the Cupola building and Rockmill building with delegated authority to the Director of Conservation and Planning to agree amended plans; and subject to prior entry into a S.106 legal agreement to secure a mechanism for securing the completion of the Cupola building (external shell) concurrently with the Rockmill building and requiring the Cupola to be completed no later than two years after the completion of the Rockmill building. The S.106 shall also secure the provision of community space in the Rockmill building, highway works, travel plan, management plan and control of occupancy of the worker accommodation units; and subject to the following planning conditions:-

1. Vary planning condition 2 to relevant amended plans.
2. This permission relates solely to the use of the tourist accommodation within the Rock Mill building for short-let holiday use only. The accommodation within the Rock Mill building shall not be occupied by any one person for a period exceeding 28 days in any calendar year. The accommodation within the Rock Mill building shall be maintained as a single planning unit and no part of the accommodation shall be occupied as a permanent dwelling at any time. The owner shall maintain a register of occupants for each calendar year which shall be submitted by the Applicant to the National Park Authority for inspection each year.
3. Re-impose planning conditions imposed upon NP/DDD/0616/0564 taking into account design amendments and conditions that have already been partially discharged.

2. Section 73 Application - For the removal or variation of conditions 2, 11, 28, 49, 53, 54, 55 and 57 on NP/DDD/0815/0779 for demolition of existing industrial buildings, development of 55 dwellings (C3), erection of 6 industrial starter units (B1), car parking, landscaping and drainage attenuation with access from Netherside (Starter Units) and Bradwell Head, Bradwell Head Road (Residential), at Former Newburgh Engineering Co Ltd, Newburgh Works, Bradwell (NP/DDD1119/1232 JK)

That the application be **APPROVED** subject to i) The prior entry into a deed to vary the existing S106 planning obligation (on NP/DDD/0815/0779) to incorporate the current S73 amendment application and secure the phased delivery of the approved affordable housing; and ii) the following conditions which are transferred from NP/DDD/0815/0779 and amended/reworded where appropriate to take account of previous discharges and the amended details submitted within this application

Note: Former condition Nos are in brackets for ease of reference

1. (2) Carry out in accordance with the following specified amended plans;
 - 00-001revR - Proposed Site Plan,
 - GD-01 revA- Proposed Double Garage GA Drawings
 - GS-01 revA - Proposed Single Garage GA Drawings

GS34-01 revA - Proposed Single Garage (Plot 34 ONLY) GA Drawings

T1-01 revD - House Type T1 - (Plots 4-5 & 10-11) - GA Plans, Elevations and Visuals T1A-01 revE- House Type T1A - (Plots 6-9 & 30-33) - GA Plans, Elevations and Visuals

T2-01 revD - House Type T2 - (Plots 16-17 & 18-19) - GA Plans, Elevations and Visuals

T3&T5-01 revE - House Type T3&T5 - (Plots 26-29 & 41-44) - GA Plans, Elevations and Visuals

T4-01 revD - House Type T4 - (Plots 13&14) - GA Plans, Elevations and Visuals

T6-01 revE- House Type T6 - Winterley (Plots 3) - GA Plans, Elevations and Visuals

T6A-01 revF- House Type T6A - Winterley (Plot 45) - GA Plans, Elevations and Visuals

T7-01 revE- House Type T7 - (Plot 38) - GA Plans, Elevations and Visuals

T8-01 revE- House Type T8 - (Plot 50) - GA Plans, Elevations and Visuals

T9-01 revE- House Type T9 - Addleborough (Plot 25) GA Plans, Elevations and Visuals

T12-01 revE - House Type T12 - (Plots 12, 15, 51 & 53) - GA Plans, Elevations and Visuals

T14-01 revE - House Type T14 - (Plots 24) - GA Plans, Elevations and Visuals

S04-P01 - 4 Springfield Road - Party Wall Information

S05-P01 - 5 Springfield Road - Party Wall Information

S06-P01 - 6 Springfield Road - Party Wall Information

S07-P01 - 7 Springfield Road - Party Wall Information

S08-P01 - 8 Springfield Road - Party Wall Information

S09-P01 - 9 Springfield Road - Party Wall Information

S10-P01 - 10 Springfield Road - Party Wall Information

S23-P01 - 23 Bradwell Head Road - Party Wall Information

S24-P01 - 24 Bradwell Head Road - Party Wall Information

SW1-P01 - Property off Soft Water Lane - Party Wall Information

10-001 - Existing and Proposed Boundary Condition

2. (3) Phasing of development.
3. (4) Withdraw Permitted Development Rights.
4. (7) Implementation of the approved construction management plan.

5. (9) Implementation of drainage details (former condition 9); plus Details still to be submitted in respect of the timescale for the completion of the detention basin along with full details of the management and maintenance plan.
 6. (10) Implement in accordance with flood risk assessment
 7. (12) Implementation of agreed remediation strategy with submission of verification plan re contamination
 8. (13) Submit and agree verification report and long term management re contamination
 9. (26) Implement agreed sound proofing scheme to mitigate noise from garage
 10. (27) Complete in accordance with already agreed levels of dwellings
 11. (28) Implement agreed environmental management scheme for dwellings- pv panels to be integrated into roof so give flush finish with roofslope; Drawing 20-003 Roof Plan - PV Panel Location
 12. (29) Submit and agree roofing and render samples
 13. (30) Stonework carried out in accordance with agreed sample panel
 14. Restate conditions (31-38) covering minor architectural detailed design matters
 15. Restate conditions (39-43) regarding landscape scheme and implementation
 16. (44) Submit amended Construction environment management Plan with implementation
 17. (45) implementation of approved Species protection plan
 18. (46) No external lighting other than in accordance with agreed detail to be approved in writing
 19. (47) Submit amended travel plan for housing scheme
 20. (48) Implementation of agreed Bradwell Head Road Improvement scheme
- (49) Implementation of detailed estate road construction – approved in this application - Drawing Nos;
- 1305-05 02 Section 38 Layout H
 - 1305-05 03 Section 104 Layout H
 - 1305-05 04 Standard Road Details A
 - 1305-05 06.01 Longitudinal Section sheet 1 of 2 G
 - 1305-05 06.02 Longitudinal Section sheet 2 of 2 G
 - 1305-05 08.01 External Works Layout sheet 1 of 3 C
 - 1305-05 08.02 External Works Layout sheet 2 of 3 C

1305-05 08.03 External Works Layout sheet 3 of 3 D

1305-05 13 Site Location Plan

1305-05 16 Visibility splays Plan D

1305-05 17.01 Refuse vehicle swept path C

1305-05 17.02 Refuse vehicle swept path B

21. (50) Phasing of road construction in accordance with approved details in C23
22. (51) Implementation of junction visibility splays
23. (52) Implementation of forward estate street visibility splays
24. (53) Implementation of agreed bin storage area at each dwelling
25. (54) Implementation of Surface water drainage/disposal scheme from plots agreed in this application, subject to evidence of prior approval from Severn Trent Water
26. (55) Implementation of Surface water drainage from highway scheme plots agreed in this application, subject to evidence of prior approval from Severn Trent Water
27. (56) Implement agreed turning facilities for delivery and service vehicles Inc. interim measures
28. (57) Implementation of revised scheme for parking spaces/bike garage details agreed in this application
29. (58) No occupation of plots 12-22 and 26-34 until the pedestrian link to Softwater Lane provided in accordance with agreed details or, such alternative means of enhanced pedestrian connectivity for the development is provided in accordance with details agreed in writing with the Authority
30. (59) Reinstate condition re individual plot parking visibility
31. (60) Maintain garage spaces in designated use
32. (61) No gates opening onto street

3. FULL APPLICATION - CONVERSION OF THE EXISTING FIRST FLOOR FLAT TO 3 LETTING BEDROOMS AT THE EYRE ARMS, HASSOP (NP/DDD/1119/1226, MN)

That the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun within 3 years from the date of this permission
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans and the following conditions and amendments.
3. Prior to the boxing in or covering of the fireplace in bedroom 2 a full photographic record of the fireplace shall be made and submitted to and approved in writing by the Authority. Thereafter the boxing in or other works associated with the development shall not damage, be attached to or touch the fireplace, including the hearth.

4. Notwithstanding the approved plans the door head on the first floor landing shall not be lifted.
5. Prior to the installation of any piping, cabling or ventilation full details of routing and how harm impacts on historic fabric will be minimised shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
6. Prior to the removal or replacement of any ground floor doors a full photographic record of the doors to be replaced shall be made and submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
7. Prior to the replacement of any ground floor doors scaled elevation and section plans showing the proposed design (including door furniture and hinges) shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
8. Tiles within the gent's toilets shall be retained, except where the new external door requires their removal.
9. Prior to any works to the ground floor gents toilet or lobby area being undertaken full details of these works (including details of the proposed toilet door, doorway, fixing method for the stud walls, and of how the historic tiles will be retained and protected) shall be submitted to and approved in writing by the Authority.
10. Prior to the creation of the new external doorway details of the proposed door, door furniture, and how the area is to be made good, shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
11. The stud walls associated with the provision of the ensuite bathroom in bedroom 2 shall be attached to the existing walls, ceiling and floor so they can be removed at a later date if required. Prior to the commencement of these works details of how the walls will be constructed (including details of door frames and skirting) and affixed to existing walls and ceiling shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
12. Prior to its installation details of the boiler flue installation, including its exact location on the external wall, the external appearance of the vent and the proposed mortar mix for sealing the vent shall be submitted to and agreed in writing by the Authority. Thereafter the works shall be carried out only as approved.
13. Any investigative works affecting historic fabric that have been undertaken as part of the Heritage Statement shall be restored to their former condition prior to the occupation of the approved accommodation.
14. Prior to the replacement of the first floor doors details of the proposed door furniture shall be submitted to and approved in writing by the Authority.
15. Prior to the development being taken in to use details of the allocation of parking spaces within the car park for the letting rooms shall be submitted to and approved in writing by the Authority. The approved spaces shall thereafter remain available for the parking of vehicles of letting room guests throughout the lifetime of the development.

4. LISTED BUILDING CONSENT APPLICATION - WORKS TO FACILITATE THE CONVERSION OF THE EXISTING FIRST FLOOR FLAT TO 3 LETTING BEDROOMS AT THE EYRE ARMS, HASSOP (NP/DDD/1119/1227, MN)

That the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun within 3 years from the date of this permission
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans and the following conditions and amendments.
3. Prior to the boxing in or covering of the fireplace in bedroom 2 a full photographic record of the fireplace shall be made and submitted to and approved in writing by the Authority. Thereafter the boxing in or other works associated with the development shall not damage, be attached to or touch the fireplace, including the hearth.
4. Notwithstanding the approved plans the door head on the first floor landing shall not be lifted.
5. Prior to the installation of any piping, cabling or ventilation full details of routing and how harm impacts on historic fabric will be minimised shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
6. Prior to the removal or replacement of any ground floor doors a full photographic record of the doors to be replaced shall be made and submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
7. Prior to the replacement of any ground floor doors scaled elevation and section plans showing the proposed design (including door furniture and hinges) shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
8. Tiles within the gent's toilets shall be retained, except where the new external door requires their removal.
9. Prior to any works to the ground floor gents toilet or lobby area being undertaken full details of these works (including details of the proposed toilet door, doorway, fixing method for the stud walls, and of how the historic tiles will be retained and protected) shall be submitted to and approved in writing by the Authority.
10. Prior to the creation of the new external doorway details of the proposed door, door furniture, and how the area is to be made good, shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
11. The stud walls associated with the provision of the ensuite bathroom in bedroom 2 shall be attached to the existing walls, ceiling and floor so they can be removed at a later date if required. Prior to the commencement of these works details of how the walls will be constructed (including details of door frames and skirting) and affixed to existing walls and ceiling shall be submitted to and approved in writing by the Authority. Thereafter the works shall be carried out only as approved.
12. Prior to its installation details of the boiler flue installation, including its exact location on the external wall, the external appearance of the vent and the proposed mortar mix for sealing the vent shall be submitted to and agreed in writing by the Authority. Thereafter the works shall be carried out only as approved.

13. Any investigative works affecting historic fabric that have been undertaken as part of the Heritage Statement shall be restored to their former condition prior to the occupation of the approved accommodation.
14. Prior to the replacement of the first floor doors details of the proposed door furniture shall be submitted to and approved in writing by the Authority.

5. FULL APPLICATION - INSTALLATION OF EV CHARGING POINTS AT ALDERN HOUSE, BASLOW ROAD, BAKEWELL (NP/DDD/0120/0081, MN)

That the application be **APPROVED** subject to the following conditions:

1. 3 year time limit.
2. In accordance with submitted plans.

6. FULL APPLICATION - REPLACE EXISTING CESS PITT WITH SEWAGE TREATMENT PLANT. NEW TREATMENT PLANT TO BE WITHIN EXISTING SITE BOUNDARY BUT AT A NEW POSITION. INSTALLATION OF NEW DRAINAGE PIPES AND INSPECTION CHAMBERS TO CONNECT SEWAGE TREATMENT PLANT TO EXISTING FACILITIES AT ASHFORD DEPOT, THE DUKES DRIVE, ASHFORD IN THE WATER (NP/DDD/1119/1234, SC)

That the application be **APPROVED** subject to the following conditions:

1. Standard 3 Year time limit
2. Submitted plans and details