

EREWASH



REGENERATION & COMMUNITY
DIRECTORATE

Development Services

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Form TCP3

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11 AUG 2009

TOWN AND COUNTRY PLANNING ACT 1990

Town & Country Planning Development Orders 1988 as amended

PERMISSION FOR DEVELOPMENT

Erewash Borough Council in pursuance of powers under the above-mentioned Act hereby permit

TWO-STOREY AND SINGLE-STOREY EXTENSION TO EXISTING SPORTS PAVILION TO FORM A NEW VILLAGE HALL/COMMUNITY CENTRE

at ST PETERS PARK, VICARAGE LANE, LITTLE EATON, DERBYSHIRE, DE21 5EA FOR MR S DOWNING

ERE/1208/0017 submitted on 10 December 2008

in accordance with the accompanying plans and to the conditions specified hereunder:

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

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 *The external wall and roof materials used in the development, shall be of the same type, texture and colour as those used in the existing building unless otherwise agreed in writing with the Local Planning Authority beforehand. In addition samples of the brickwork to be used in the external construction of part of the development shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of any development and the development shall only be undertaken in accordance with the materials so approved.*

Reason

To ensure a satisfactory standard of external appearance.



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3 This planning permission shall relate to the following drawings:-

i) Block Plan (1:1250) Drawing No: J1234/6 Rev A received by the Local Planning Authority on 10 December 2008;

ii) Site Layout Plan (1:500) Drawing No: MP/LS/989-1 received by the Local Planning Authority on 11/03/09;

iii) Revised Drawing Nos: 1810.SITE.10F, 11F, 12, 13, 14, & 15 received by the Local Planning Authority on 14/07/09; and also to the amended Flood Risk Assessment received by the Local Planning Authority on 14/07/09.

Reason

For the avoidance of doubt; the original proposals being considered unsatisfactory.

4 The parking and manoeuvring facilities as already provided, and as shown on the revised site layout plan (Drawing No: MP/LS/989-1), shall be maintained in perpetuity free from any impediment to their designated use.

Reason

In the interests of highway safety.

5 The community centre building shall not be open for any purpose after 2300 hours, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To protect the amenities of nearby residential properties.

6 The extension shall not be brought into use until a scheme for an appropriate barrier (to restrict access out of hours) has been installed at the entrance to the extended car-park, in accordance with details (including siting) to be submitted to and approved by the LPA in writing.

Reason

To protect the amenities of nearby residential properties.



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- 7 Details of the boundary treatment for the site (including screen walls/fences) shall be submitted to and approved by the LPA in writing. Thereafter, the approved details shall be implemented prior to the development being brought into use.

Reason

As such details have not previously been submitted.

- 8 Details of any external lighting required in connection with the development shall be submitted to and approved by the Local Planning Authority in writing, prior to any installation on site.

Reason

To protect the amenities of nearby residential properties.

- 9 No vents, ducts, discharge points or chimneys shall be installed or discharged through the exterior of the building without the prior written consent of the Local Planning Authority.

Reason

To protect the amenities of occupiers of nearby properties.

- 10 The development hereby permitted shall not be commenced until such time as a detailed compensation scheme has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

Drawing number 003 (of the revised Flood Risk Assessment), entitled Flood Compensation Volumes, demonstrates the appropriate site area and levels for compensation. However, greater information regarding the finalised scheme, in particular the gradient and area created post excavation, is required to fully determine the effectiveness of the compensation.

Continued



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- 11 *The development hereby permitted shall not be commenced until such time as scheme for the surface water management on site has been submitted to, and approved in writing by, the local planning authority.*

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

SUMMARY OF POLICIES AND REASON FOR DECISION

The proposal is considered to be acceptable as it is considered to be in keeping with the existing building and its surroundings; acceptable in terms of its impact on neighbouring residential amenity; in the best interests of highway safety; and acceptable from a flood risk point of view, and so it generally accords with the objectives of Saved Policy LP1 and Saved Policy DC10 both of the Erewash Saved Policies (2005) and the advice given in PPS1 and PPS25, and in the opinion of the Local Planning Authority there are no other material considerations that indicate the decision should be taken at variance to these policies.

NOTES TO APPLICANT

The applicant will need to ensure that the nearby protected tree is not adversely affected as a result of any development works at the site.

Continued



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The Environment Agency advises the following:-

Support for the SUDS approach to managing surface water run-off is set out in paragraph 22 of Planning Policy Statement 1 (PPS): Delivering Sustainable Development and in more detail in Planning Policy Statement 25: Development and Flood Risk at Annex F. Paragraph F8 of the Annex notes that "Local Planning Authorities should ensure that their policies and decisions on applications support and complement Building Regulations on sustainable rainwater drainage". Therefore the Environment Agency would consider that the discussed proposal of using a soakaway is an appropriate technique, however further information is required to determine whether the size of the soakaway is appropriate for the development.

The attached report forms part of this decision.

Date 6 August 2009

Signed 
Interim Development Manager

ATTENTION IS CALLED TO THE NOTES OVERLEAF



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