

ASHOVER PARISH COUNCIL
Minutes of the Ordinary Parish Council Meeting held in
The Sports Pavilion, Milken Lane, Ashover at
7.15 p.m. on Tuesday 19 SEPTEMBER 2017

PRESENT

Cllrs E Willmot (Chairman), N Early, Mrs R Early, R Fidler, Mrs M Hayward,
Mrs L Hunter-Bott, C Miller, Mrs A Tyson.
W Armitage (Parish & NEDDC District Cllr)
DCC Cllr B Lewis
S Atkinson (Parish Clerk)
Members of the Public – 2

NON-CONFIDENTIAL INFORMATION

094/17 Apologies for absence.

Apologies for absence were received from Cllr S Dronfield.

095/17 Variation of Order of Business.

There was no variation in the order of business.

096/17 Declaration of Members Interests and Requests for Dispensation

Interests were declared and relevant forms completed and dispensations confirmed as follows:-

- District/Parish Cllr W Armitage – Planning (dispensation granted to May 2019)
- Cllr E Willmot – Planning Application 17/00841/RM

097/17 Recording and Filming of Council and Committee Meetings

Members of the Public and Councillors were reminded that:-

The right to record, film and to broadcast meetings of the council, committees and sub committees is established following the Local Government Audit and Accountability Act 2014. This is in addition to the rights of the press and public to attend such meetings. Meetings or parts of meetings from which the press and public are excluded may not be filmed or recorded. Members of the public are permitted to film or record meetings to which they are permitted access, in a non-disruptive manner.

098/17 Public Speaking

Public – Members of the public spoke on planning application 17/00841/RM development on Narrowleys Lane, Ashover and refurbishment of dilapidated buildings.

County/District Liaison – DCC Cllr B Lewis spoke on changes to the management structure at Derbyshire County Council, ongoing highway maintenance, public transport services, parish maintenance and the Peak District National Park.

Members thanked NEDDC Cllr W Armitage and the public for their input into the refusal of an application for the development of 30 dwellings in Ashover. The NEDDC Local Plan was progressing and details of up to date housing figures would be sought.

Police – 15 parish crimes has been reported for June 2017. The Police would be requested to use the speed camera purchased by 11 Parish Councils (including Ashover) on Milken Lane, Ashover.

099/17 Minutes

The Minutes of the Ordinary Parish Council meeting held 18 July 2017 were put forward and it was proposed and seconded that these be approved as a correct record.

Resolution: That the Minutes of the Ordinary Parish Council Meeting held 18 July 2017 are approved as a correct record.

100/17 Exclusion of Public

There were no items taken in exclusion.

101/17 Planning

PLANNING APPLICATIONS

Cllr R Fidler (Vice-Chairman) took the chair for application 17/00841/RM and Cllr E Willmot left the room.

Application Number: 17/00841/RM

Proposal: Erection of 26 dwellings and garages (10 affordable units), with access onto Moor Road (incorporating areas of public open space/play areas and provision of paths/landscaping) (reserved matters further to outline approval NED/14/00766/OL) (Major Development)

Address: Land at the Junction Of Narrowleys Lane And Moor Road Ashover

Applicant: Marsh Green Estates Ltd

Comments: See Appendix 1

Cllr E Willmot returned to the meeting and took the chair.

Application Number: 17/00811/LB

Proposal: Listed Building Consent application to replace existing timber framed single glazed sash windows with timber framed double glazed sash windows on the front elevation

Address: Amber House Church Street Ashover Chesterfield

Applicant: Mrs Joanne Hardwick

Comments: Ashover Parish Council supports the application.

Application Number: 17/00832/FL

Proposal: Proposed extension to existing farm building

Address: Highfield House Farm Darley Road Stonedge Ashover

Applicant: Mr David Prince

No Comments.

Application Number: 17/00865/FL

Proposal: Erection of small general purpose agricultural building and alteration to access (Affecting a public right of way)

Address: Walnut Farm Ashover Hay Ashover Chesterfield

Applicant: Ms Eileen Bagshaw

No Comments.

Application Number: 17/00923/FL

Proposal: Demolition of existing farmhouse and associated buildings and barn and construction of a new farmhouse and barn

Address: Red House Farm Holestone Gate Road Holestone Moor Ashover

Applicant: Mr S Monaghan

Comments: Ashover Parish Council supports the application.

Application Number: 17/00911/FL

Proposal: Proposed steel agricultural building

Address: Clover House Farm Screetham Lane Ashover Chesterfield

Applicant: Mr J Pembery

No Comments.

Application Number: 17/00936/FL

Proposal: Two storey extension to the side and rear and single storey extension to rear

Address: Hodge Lane Cottage Hodge Lane Uppertown Ashover

Applicant: Mr J Wootton

No Comments.

Application Number: 17/00539/OL

Proposal: Outline application (with some matters reserved) for demolition of farm building and replacement with 2 residential properties (Amended Plans)

Address: Woodview Fallgate Milltown Ashover

Applicant: Mrs Ann Wallhead

NB: Out of time for comment, Members to respond as an individual if required.

Application Number: 17/00733/FLH

Proposal: Application to refurbish sheds and build greenhouse

Address: Nether Green Moor Road Ashover Chesterfield

Applicant: Mr Richard Hardy

NB: Out of time for comment, Members to respond as an individual if required.

Application Number: 17/00778/CUPDMB

Proposal: Notification for prior approval for proposed change of use of agricultural building to a dwelling house

Address: Highoredish Farm Coldharbour Lane Ashover Chesterfield

Applicant: Mr Watson

NB: Out of time for comment, Members to respond as an individual if required.

Application Number: 17/00791/FL

Proposal: Application for change of use from office and store to a 2bed holiday let

Address: Woodside Gin Lane Ashover Chesterfield

Applicant: Mrs J Beighton

NB: Out of time for comment, Members to respond as an individual if required.

102/17 Parish Maintenance – Consideration was given to quotations for replacement windows and re-pointing to the Cemetery Shed, re-pointing and rebuilding a section of a boundary wall in the cemetery, Pavilion water tank cleaning, door adjustment, wc seats and gutter repairs, flower box planting and flowerbed/grass maintenance.

Quotations for planting and maintenance of 9 flower boxes for winter 2017 and summer 2018 had been received as follows:-

Woolley Moor Nurseries - £1,600 plus VAT

Plantscape - £2,080 plus VAT

Burleys Grounds Maintenance – not returned.

It was noted that the Minor Maintenance Agreement works 2017/2018 (Minute 084/17) would be undertaken by T Cartwright.

Resolution:

- (i) ***That the quotation from Bowfield Windows for two replacement windows in the cemetery shed in the sum of £360 inc. VAT each is accepted.***
- (ii) ***That the quotation from G Shaw for re-pointing to the cemetery shed in the sum of £180 is accepted.***
- (iii) ***That, having regard to Financial Regulations 10.3 & 11.1g, in order that the cemetery boundary wall is rebuilt and maintained to the same standard as previously undertaken, the quotation from G Shaw in the sum of £1,150 is accepted.***
- (iv) ***That the Pavilion water tank cleaning undertaken by Hydro X at the instruction of the Parish Hall is noted and the Certificates filed.***
- (v) ***That the repairs/adjustment to the rear door of the pavilion are approved.***
- (vi) ***That 3 wc seats are purchased for the Pavilion toilets.***
- (vii) ***That broken guttering on the Pavilion is repaired.***
- (viii) ***That the flowerbed/grass maintenance contract is reviewed in April 2018.***
- (ix) ***That the quotation submitted by Woolley Moor Nurseries in the sum of £1,600 plus VAT for flower box planting and maintenance 2017/2018 is accepted.***

103/17 Winter Maintenance – Consideration was given to car park gritting, grit bin filling and the DCC Snow Warden scheme.

Resolution: ***That the Clerk is authorised to purchase road salt and instruct grit bin filling and car park gritting/clearance as required over the winter period.***

104/17 Neighbourhood Planning – The Chairman of the NP Steering Group reported that NEDDC had submitted the Ashover Parish Neighbourhood Plan to the Examiner.

NOTED.

105/17 Events – The Road Closure application for the Christmas Event on Sunday 03 December 2017 had been submitted to NEDDC. A new transformer had been purchased for the Christmas Lights. It was reported that an electricity supply to the Lights would be available during building works on The Bassett Rooms. A wedding party hiring the Parish Hall had requested to hold a fireworks display on the playing field. No report had been received on the Junior Tennis Coaching held in August.

Resolution:

- (i) ***That the purchase of the Christmas Lights transformer is approved.***
- (ii) ***That the wedding party hiring the Parish Hall on 28/10/2017 are allowed to hold a fireworks display on the playing field subject to full compliance with the Parish Council's Fireworks Policy.***

106/17 District, Town & Parish Conference & DCC Parish & Town Councils Forum – The NEDDC conference on 05/09/2017 had been attended by Cllr N Early and the Clerk. Items presented included Local Services and Governance Issues for Local Councils.

NOTED

107/17 Defibrillators – The new defibrillator at Littlemoor had been activated.

NOTED

108/17 1965 Trust Deed to Parish Hall – In accordance with Minute 086/17 the 1965 Trust Deed had now been deposited with Ashover Parish Hall. Consideration was given to the deposit of other Parish Council Deeds and documents.

Resolution: *That Parish Council Deeds and documents are deposited with BRM Solicitors, Gray Court, 99 Saltergate, Chesterfield S40 1LD.*

109/17 Road Traffic Regulation orders A632/A615 – Consideration was given to the RTR Orders proposed by Derbyshire County Council. No comments were put forward.

NOTED

110/17 Tree Group – The Tree Working Group Minutes dated 20 July 2017 were received.

NOTED

111/17 Newsletter – The draft newsletter no. 2 2017/2018 was considered for printing and general circulation.

Resolution: *That 500 copies of newsletter no. 2 2017/18 are printed and circulated.*

112/17 Electoral Review of North East Derbyshire - Notification of Final Recommendations had been received.

NOTED

113/17 Health & Safety – No items were raised.

114/17 Section 137 – The Tree Group had applied for £36.36 for copying of Tree Preservation Orders.

Resolution: *That £36.36 is reimbursed to the Tree Group under S137 for the photocopying of Tree Preservation Orders from disc.*

115/17 Training – Consideration was given to a request by the Clerk for attendance at a training event on 'Grants and Grant Funding' held by DALC on 30/11/2017 at a cost of £60.00.

Resolution: *That the Clerk is authorised to attend the DALC training event on 30/11/2017 at a cost of £60.00.*

116/17 Parish Clerk's Report – The report including DALC circulars was put forward.

Noted.

117/17 Electronic 'Tablet' – No further information was available.

118/17 Councillor Audit – The quarterly Councillor Audit had taken place on 13/09/2017 with no matters arising.

NOTED

119/17 Financial Report – A budget appraisal, printed report on the computerised accounts detailing account balances, cheques issued and cheques received were received

| DATE | CHEQUE NO. | PAYEE | GOODS/SERVICE | TOTAL (£) |
|------------|------------|-----------------|----------------------|-----------|
| 03/07/2017 | 4082/3 | Employees | Salaries & exp. | 1674.54 |
| 03/07/2017 | 4084 | HMRC | Tax & NI | 1232.38 |
| 03/07/2017 | DD | NEST | Pension Contrib | 70.11 |
| 17/07/2017 | DD | Eon | Pavilion electricity | 21.00 |
| 18/07/2017 | 4085 | WMN | Flower boxes | 960.00 |
| 18/07/2017 | 4086 | Getmapping | Map service | 67.20 |
| 18/07/2017 | 4087 | DALC | Training | 120.00 |
| 18/07/2017 | 4088 | Muktubs | Cemetery skips | 280.00 |
| 18/07/2017 | 4089 | STWA | Written back | 0.00 |
| 18/07/2017 | 4090/91 | Employees | Salaries & exp. | 1675.67 |
| 18/07/2017 | DD | British Gas | Pavilion gas | 81.00 |
| 20/07/2017 | DD | NEST | Pension Contrib | 70.11 |
| 20/07/2017 | DD | Eon | WC electricity | 40.67 |
| 15/08/2017 | DD | Eon | Pavilion electricity | 21.00 |
| 17/08/2017 | 4092 | STWA | Map request | 36.00 |
| 17/08/2017 | 4093 | InfoCommission | Annual Subscript | 35.00 |
| 17/08/2017 | 4094 | Grant Thornton | 2017 Ext Audit | 480.00 |
| 17/08/2017 | 4095 | NEDDC | Dog bin servicing | 535.08 |
| 17/08/2017 | 4096 | WG Pollard | WC door maint. | 66.00 |
| 17/08/2017 | 4097 | GE Willmot | Weedkilling | 186.00 |
| 17/08/2017 | 4098 | Water plus Ltd. | Pavilion water | 336.89 |
| 17/08/2017 | 4099 | Water plus Ltd. | WC water | 132.17 |
| 17/08/2017 | 4100 | Spoiled | Spoiled | 0.00 |
| 17/08/2017 | 4101 | Smith & Allen | Kiosk paint | 83.82 |
| 17/08/2017 | 4102 | X2connect | 3 defib signs | 82.08 |
| 17/08/2017 | 4103 | B & Q | Parts for kiosk | 32.20 |
| 17/08/2017 | 4104 | NEDDC | Xmas Rd closure | 200.00 |
| 17/08/2017 | 4105 | Ash Brownies | S137 donation | 30.00 |
| 18/08/2017 | DD | British Gas | Pavilion gas | 81.00 |
| 22/08/2017 | 4106 | C Slinn | Kiosk refurb | 498.00 |
| 22/08/2017 | 4107 | Alpha Heating | Annual Maint Pav | 213.00 |
| 29/08/2017 | DD | Water plus Ltd. | Cemetery Water | 52.16 |

Resolution: That the Financial Report is confirmed and signed by the Chairman.

(Ashover Parish Council Standing Order 2(v) was suspended [9.15pm] and the meeting continued.)

120/17 Public Toilets – Consideration was given to payment of an invoice for cleaning.

Resolution: That the invoice in the sum of £60 plus VAT is paid.

121/17 Cheques for Signature – Details of cheques signed by authorised Councillors were received together with cheques for signature.

Resolution: That cheques signed by authorised Councillors be confirmed and cheques put forward signed.

THE MEETING CLOSED AT 9.25PM

Department for Communities and Local Government Ref:APP/R1038/W/15/3133527
19 December 2016

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78

APPEAL MADE BY MARSH GREEN ESTATES LTD

LAND AT THE JUNCTION OF NARROWLEYS LANE AND MOOR ROAD, ASHOVER

APPLICATION REF: 14/00766/OL

CONDITIONS IMPOSED BY THE SECRETARY OF STATE RE ABOVE APPEAL

INCORPORATING COMMENTS ON:-

Application Number: 17/00841/RM

Proposal: Erection of 26 dwellings and garages (10 affordable units), with access onto Moor Road (incorporating areas of public open space/play areas and provision of paths/landscaping) (reserved matters further to outline approval NED/14/00766/OL) (Major Development)

Address: Land at the Junction of Narrowleys Lane and Moor Road Ashover

Applicant: Marsh Green Estates Ltd

Conditions Imposed by the Secretary of State at Appeal (black)

Ashover Parish Council comments on application 17/00841/RM (red)

1) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

The application site now put forward is larger than that upheld at Appeal thereby impacting even further on the Special Landscape Area. Members consider that the original site size should be observed as approved by the Secretary of State. The design of the housing now put forward is far greater than that approved at Appeal and the design and size of dwelling now put forward may not have been accepted at Appeal, therefore, the originally proposed size and type of dwelling should be maintained as shown at outline stage and as approved at Appeal.

The proposed design of the dwellings is not in-keeping with surrounding properties and should be reviewed.

2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

4) No part of the development hereby permitted shall take place until a scheme for the provision of affordable housing as part of it has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing contained in the National Planning Policy Framework or any future policy or guidance in force at that time that replaces or supplements the Framework. The scheme shall include:

(i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of the housing units hereby approved;

(ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

(iii) the arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing if no Registered Social Landlord is involved);

(iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

(v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

No affordable housing is identified in the reserved matters application. Members consider that this condition must be fully met before proceeding further with the application.

5) No later than the date of submission of the first reserved matters application an assessment of the risks posed by any contamination shall be submitted to and approved in writing by the local planning authority. The assessment shall comprise a Desk Top Study (Phase I) to identify any likely contamination on the application site and any necessary Intrusive Site Investigation (Phase II) together with the timing for its implementation. If any contamination is found during Intrusive Site Investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the approved development (phase III), including the timescale for its implementation, shall be submitted to and approved in writing by the local planning authority.

The site shall be remediated in accordance with the approved measures and none of the dwellings hereby approved shall be occupied until a verification report has been submitted to and approved in writing by the local planning authority in respect of that dwelling. If, during the course of the approved development, any contamination is found otherwise than as part of the approved Intrusive Site Investigation, the development shall be suspended and additional measures of remediation shall be submitted to the local planning authority for approval. The remediation of the application site shall incorporate the approved additional measures, which shall also be covered by the verification report to be submitted to and approved in writing by the local planning authority before each dwelling is occupied.

Members have noted that a detailed Geo-technical and Geo-environmental Assessment Reports have been undertaken. Members wish to highlight the concerns raised by the Derbyshire County Council Archeologist that "The geophysics results do not show complex or dense archaeological remains within the site." The detailed response from the County Archeologist must be fully considered and particularly his comments regarding the archaeological evaluation of the site which has not yet taken place as per his comments at outline. Members support the Archeologist's comments and particularly his comment:-

"I recommend that this phase of work should take place before determination of the reserved matters application, to allow the local planning authority to be appraised of the archaeological significance of different parts of the site when considering the proposed layout as required at NPPF paras 128/9."

6) Details to be submitted to and approved in writing by the local planning authority for approval as part of the reserved matters shall:

(i) Include areas of built form and open space which are in the general locations shown in the Design and Access Statement (January 2015 revised May 2015), the Indicative Site Plan (Drawing No. 14-456-10 and Pegasus Design's Landscape Masterplan (Drawing No. D0373_09 Rev A);

(ii) provide for the retention of the mature oak tree within an area of open space within the application site; and

(iii) provide for the retention of the existing boundary hedgerows to the perimeter of the site.

Members do not consider that this criteria has been met. Specifically, Members support the comments submitted by The Woodland Trust on this application and that that the proposed path is now closer to the oak and thus further restricting the tree's root systems. A strong objection is lodged due to the encroachment of the development on the Root Protection Zone of this locally important aged oak.

7) Details to be submitted for approval as part of the reserved matters shall include a detailed design for a proposed single vehicular access onto Moor Road, the new road(s), any shared surface(s) and / or accesses to them within the application site and a timetable for their implementation.

8) There shall be no vehicular access off Narrowleys Lane and not more than one vehicular access onto Moor Road.

Members question other access shown on the plan albeit pedestrian and request that conditions are imposed to ensure that these are not changed to vehicular access in the future.

9) No dwelling hereby permitted shall be occupied until any road(s) or private driveway to serve that dwelling have been laid out, constructed and surfaced in accordance with details which shall first have been submitted to and approved in writing by the local planning authority. The road(s) and driveways shall be retained as such thereafter.

10) No part of the development hereby permitted shall take place until a scheme for the laying out and provision of a children's play area and amenity area for use by members of the public has been submitted to and approved in writing by the local planning authority. The scheme shall include details of public use, future management and maintenance arrangements for the play area and amenity area and a timetable for implementation. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details and timetable. The play area and amenity area shall thereafter remain available for public use for its designated purpose in accordance with the approved details.

The proposed layout shows a children's play area adjacent a Duck Pond, raising serious water safety concerns. Ashover Parish Council has not been approached regarding any future management or maintenance of the proposed play area as a public amenity as specified in the conditions. Due to continuing local authority restrictions on finance, any such approach would require detailed consideration.

11) No part of the development hereby permitted shall take place until details of a sustainable drainage system to serve the development have been submitted to and approved in writing by the local planning authority. Those details shall include:

(i) information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and measures taken to prevent pollution of the receiving groundwater and/or surface waters;

(ii) a timetable for its implementation; and

(iii) a management and maintenance plan which shall secure the effective operation of the sustainable drainage system throughout the lifetime of the development.

The sustainable drainage scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

The application does not appear to contain drainage plans and no subsequent approval by the Planning Authority. The only consultation between the Planning and Water Authorities appears to be in

comments submitted by Severn Trent Water on the draft 2011-2031 Local plan paragraph 4:-

"For new developments we would not expect surface water to be conveyed to our foul or combined sewage system."

This reinforces the advice on surface water in Government Paper "FUTURE WATER 2012."

However, the geotechnical survey for this application states:-

"soakaways are likely to be unsuitable for use given the nature of underlying low permeability soils. Piped drainage therefore should be adopted subject to relevant approvals."

No such approvals seem as yet to have been sought or given.

Members would also draw attention to the comments of the Flood Risk Engineer for Derbyshire County Council and the requirements and the inability of the LLFA to undertake an appropriate assessment based on the information submitted.

Ashover Parish Council continues to raise concerns regarding the 'Awarded Water' crossing this site and the legal and flooding implications should this supply be 'stopped-up', together with the storm drain running parallel with Narrowleys Lane and laid by STWA, which cannot be covered by any hard surface.

12) No part of the development hereby permitted shall take place until full details of the finished levels, above ordnance datum, of the ground floors of the proposed dwellings, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

13) No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees and hedgerows and the working methods for the protection of the trees and hedgerows has been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees and hedgerows shall be carried out as approved.

Again, the comments of The Woodland Trust are highlighted and the need to protect trees and hedgerows.

14) No part of the development hereby permitted shall take place until a mitigation and monitoring strategy in respect of Great Crested Newts and a timetable for its implementation, allowing for the need to obtain any statutory licences or approvals, has been submitted to and approved in writing by the local planning authority. The approved scheme shall then be implemented as approved.

Ashover Parish Council requests that all relevant authorities give written approval of the schedule of works prior to commencement of any work on site.

15) No part of the development hereby permitted shall take place until a scheme for the provision of ecological habitats in accordance with the Detailed Ecological Mitigation Proposals (November 2015) document and a timetable for its implementation have been submitted to and approved in writing by the local planning authority. The scheme shall provide details of how the positive nature conservation management of all retained and created habitats will be funded, maintained, implemented and managed and made available for use by members of the public. The approved proposals shall be implemented in full accordance with the approved details and timetable and shall be retained as such thereafter.

Ashover Parish Council requests that all relevant authorities give written approval of the schedule of work prior to commencement of any work on site and that full consideration is given to bat, badger, owl and all other wildlife known to inhabit the area.

16) No part of the development hereby permitted shall take place until a scheme(s) for the recruitment of employees for the construction period of the development, including a timetable for its implementation, has been submitted to and approved in writing by the local planning authority. The scheme(s) shall be operated as part of the development in accordance with the approved details.

17) No part of the development hereby permitted shall take place until a scheme(s) for the storage of refuse and recycling bins and access for refuse collection vehicles has been submitted to and approved in writing by the local planning authority. None of the proposed dwellings shall be occupied until the refuse collection and recycling storage facility for that property has been provided in accordance with the approved scheme.

It is noted that the District Council's Street Scene Section requires further consideration and liaison with Derbyshire County Council the status and construction of the proposed road in order for it to operate a refuse collection service.

18) No part of the development hereby permitted shall take place until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) wheel washing facilities;
- (v) measures to control the emission of dust and dirt during construction;
- (vi) construction working hours; and
- (vii) the arrangements, to include hours of operation, and routing for delivery and construction vehicles to and from the application site.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Ashover Parish Council requests that every consideration is given to residents, school access, The Grove Residential Home etc. and that the public is fully informed before any Method Statement being approved.

19) No street lighting or lighting of public areas associated with the development hereby permitted shall be carried out except in accordance with details which have previously been submitted to and approved in writing by the local planning authority.

The proposed lighting levels during construction and completion should be strictly monitored and should not impose any light pollution into the special landscape area or impose any loss of amenity to residents.

20) No part of the development hereby permitted shall take place until a scheme to provide for pedestrian movement to, from and within the application site has been submitted to and approved in writing by the local planning authority. The scheme shall take account of any pedestrian desire lines and provide details of the design and construction of new footpaths, the arrangements for their future management and maintenance and a timescale(s) for implementation. The scheme shall be implemented in accordance with the approved details and timescale(s) and shall thereafter be retained in accordance with the approved details

CONCLUSION

The impact of this development on the surrounding infrastructure must be fully appreciated, considered, assessed, managed and controlled prior to any approval of reserved matters on this and all other developments now approved at outline stage.

Ashover Parish Council insists the applicant must amend the scheme to reflect the outline proposal as put forward to the Secretary of State for Communities. It further considers that the applicant has not observed the conditions set out by the Secretary of State for Communities on the scheme put forward at outline stage. It is requested that no approvals should be granted until these conditions have been fully met and complied with and the scheme is amended to reflect the outline application as upheld by the Secretary of State.

Ashover Parish Council supports the request put forward by District Councillor William Armitage and that this application is considered by the Planning Committee, to allow members of the public to express their thoughts and concerns on an application that will impact on the community for many years to come.