

Jessica Cheadle

From: John Mills
Sent: 30 November 2021 13:01
To: SDDC Planning Applications
Subject: RE: Application ref. DMPA/2021/1711: Notification of planning application

I can confirm that I have no objections to the proposals in principle, however given the previous commercial use I recommend the following conditions:

1. a) No development shall commence until a scheme to identify and control any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority, and until the measures approved in that scheme have been implemented. The scheme shall include all of the measures (phases I to III) detailed in Box 1 of Section 3.1 of the Council's 'Guidance on submitting planning applications for land that may be contaminated' (herein referred to as 'the Guidance'), unless the Local Planning Authority dispenses with any such requirement specifically and in writing.
- b) Prior to occupation of the development (or parts thereof) an independent verification report which meets the requirements given in Box 2 of Section 3.1 of the Guidance shall be submitted to and approved in writing by the Local Planning Authority. With the prior written agreement of the Local Planning Authority pursuant to part (a) of this condition, this may be carried out on a plot-by-plot basis.
- c) In the event that it is proposed to import soil onto site in connection with the development, this shall comply with the specifications given in Box 3 of Section 3.1 of the Guidance.
- d) If required by the conceptual site model, no development shall commence until monitoring at the site for the presence of ground gas and a subsequent risk assessment which meets the requirements given in Box 4, Section 3.1 of the Guidance has been completed in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

Kind regards,

John Mills
Principal Environmental Health Officer
Environmental Protection
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From: Planning Applications <planningapplications@southderbyshire.gov.uk>
Sent: 30 November 2021 08:13
To: Environmental Health <Environmental.Health@southderbyshire.gov.uk>
Subject: Application ref. DMPA/2021/1711: Notification of planning application

Rebuilding and repair of existing barns and conversion to residential accommodation. Brizlincote Hall Farm, Brizlincote Lane, Bretby, Burton On Trent, DE15 0PR

The above application relating to development or works in, or having effects on, your Ward has been received. The case officer is Richard McMichael who can be contacted on richard.mcmichael@southderbyshire.gov.uk or .

The application may be viewed on our website at <https://planning.southderbyshire.gov.uk/dmapps.aspx/?ref=DMPA/2021/1711>. Should you have any comments please let me have these **no later than 31/12/2021** by replying to this email or using the online form at the above link.

Please note that there are various types of applications which may be submitted. For some of these, the Council is only able to consider certain matters:

- Full applications seek a decision on the detailed proposals of how a site can be developed;
- Outline applications seek a decision on the general principles of how a site can be developed. There will normally be only a site plan, although sometimes detail of the access or layout might be provided;
- Reserved matters applications seek approval of those matters not considered at the outline stage, such as the layout and design of new buildings;
- Variation/removal of condition applications seek to alter the wording of conditions imposed on a previous permission, including allowing for amended plans and drawings;
- Non-planning consents for certain types of works (such as works to trees or hedgerows, alterations to listed buildings or display of advertisements);
- Lawful development certificates seek a decision on whether an existing or proposed use or development is lawful for planning purposes and planning permission is not required;
- Prior approvals and prior notifications seek confirmation that specified matters set out under relevant legislation are acceptable and/or complied with. The 'scope' of material planning considerations is often limited.

Further information can be viewed on the [Planning Practice Guidance website](#).

Sometimes a proposal is revised and resubmitted following a previous refusal or approval of planning permission. The proposal may be similar to the previous application or modified in some way, possibly still retaining some elements of the previously submitted scheme. Such applications will be assessed afresh, on their merits, but with regard to any previously approved scheme(s).

Should you wish for this application to be considered at a meeting of the Planning Committee, noting that some proposals will accrue a default approval if not decided within statutory time limits and that lawful development certificates are exempt from being called in under delegation arrangements; please request a call-in form from the case officer by replying to this email.

Yours faithfully

Steffan Saunders

Head of Planning and Strategic Housing

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